



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS UNIT 01
Subdiv/Condo:
Beds: 3, **Baths:** 2/0
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 2
Max Times per Yr: 2
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 2,192.16
Average Monthly Fees: 182.68

Status: Active
List Price: \$535,000
LP/SqFt: \$181.48
Year Built: 1992
ADOM: 108 **CDOM:** 108
Heated Area: 2,948 SqFt / 274 SqM
Total Area: 4,631 SqFt / 430 SqM
Total Acreage: 1/2 to less than 1
Lot Features:
Flood Zone Code: X

GREAT NEW PRICE! Nestled on a beautifully landscaped 0.53-acre homesite within the gated community of Harbor Hills, this exceptional residence offers an elegant blend of comfort, sophistication, and timeless Florida living. Boasting 3 bedrooms, 2 bathrooms, an expansive game room, and an oversized screened lanai, the home is thoughtfully designed for both everyday enjoyment and gracious entertaining. A welcoming living and dining area is bathed in natural light, with expansive windows showcasing picturesque views of the lush grounds and meticulously maintained gardens. The well-appointed kitchen is a chef's delight, featuring abundant cabinetry, generous workspace, and a charming breakfast nook that flows seamlessly into the inviting family room. Here, custom built-ins, a cozy fireplace, and a wall of windows create a warm and refined gathering space overlooking the spectacular screened lanai. The private primary suite serves as a peaceful retreat, thoughtfully separated from the secondary bedrooms and complete with a comfortable en-suite bath. Two additional bedrooms, conveniently located near the kitchen and family room, share a full bath and provide ideal accommodations for family and guests. The spacious game room, enhanced by built-in bookcases and sun-filled windows, offers endless possibilities for recreation, a home office, or a personal library. Designed for effortless indoor-outdoor living, the expansive screened lanai provides the perfect setting for morning coffee, afternoon relaxation, or elegant evening entertaining while enjoying the beauty of the surrounding landscape. An oversized laundry room offers exceptional storage and convenient access to the attached two-car garage. Recent improvements add tremendous value and peace of mind, including a new roof installed in February 2026 and a new HVAC system installed in April 2026. Ideally located near shopping, medical facilities, dining, and entertainment, and just five miles from The Villages, residents enjoy easy access to a wealth of amenities. Optional memberships are available for golf, tennis, fitness, swimming, and racquetball, enhancing the exceptional lifestyle offered within this sought-after community. This distinguished residence presents a rare opportunity to enjoy luxury, privacy, and convenience in one of Central Florida's most desirable gated neighborhoods. Welcome home.

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS UNIT 1 LOT 7 BLK P PB 30 PGS 13-27 ORB 2913 PG 523
SE/TP/RG: 13-18S-24E
Subdivision #:
Between US 1 & River:
Tax ID: [13-18-24-0500-00P-00700](#)
Taxes: \$7,110
Homestead: No **CDD:** No
AG Exemption Y/N:
Alt Key/Folio #: 241813050000P00700
Ownership: Fee Simple

Zoning: PUD
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2025
Annual CDD Fee:
Development:

Block/Parcel: 00P
Book/Page: 30-13-27
Front Exposure: Southwest
Lot #: 7
Other Exemptions:
Subdiv/Condo:

Complex/Comm Name:
Flood Zone Date: 12/18/2012
Floor #:
Census Block: 2
Planned Unit Dev:
Census Tract: 030410

Bldg Name/#:
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions:
Water Access: Yes-Lake - Chain of Lakes

Lot Size Acres: 0.53 **Lot Size:** 23,234 SqFt / 2,159 SqM
Water Name: LAKE GRIFFIN
Water Extras: Yes-Private Lake Dues Required

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Cable Available, Electricity Connected, Sprinkler Meter, Underground Utilities, Water Connected
Sewer: Septic Tank
Water: Public
Fireplace: Yes-Family Room, Wood Burning
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Cooktop, Dryer, Refrigerator, Washer
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First		Carpet		
Dining Room	First		Carpet		
Kitchen	First		Ceramic Tile		
Primary Bedroom	First		Carpet	Walk-in Closet	
Primary Bathroom	First		Ceramic Tile		
Family Room	First		Carpet		
Bedroom 2	First		Carpet	Built-in Closet	
Bedroom 3	First		Carpet	Built-in Closet	
Game Room	First				

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Foundation: Slab
Property Description:
Ext Features: Garden, Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered
Pool: None

Assigned Spcs:
Garage Dim: , **Attached Garage Y/N:** Yes
Property Attached:
Architectural Style:

Pool Dimensions:

Road Surface Type: Paved

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

HOA / Comm Assn: Yes

HOA Fee: \$548.04 / Required

HOA Pmt Sched: Quarterly

Mo Maint\$(add HOA):

Monthly HOA Amount: \$183

Other Fee:

Housing for Older Per: No

Pet Size: Extra Large (101+ Lbs.)

of Pets: 2

Max Pet Wt:

Pet Restrictions: See HOA

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: No

Number of Ownership Years Prior to Lease: 0

Approval Process: Must do orientation and purchase a transponder for entrance to the community.

Amenities w/Addnl Fees: Country club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball & participation in clubs by Club Members only. Call 352-753-7000 for current rates. Elite/Social and Golf memberships available. New Owners have required Orientation

Association/Manager Name:Sentry Mgt/ Lara Parker

Association/Manager Contact Phone:352-773-7000

Association Email:lparker@sentrymgt.com

Association URL:harborhillshoa.com

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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