

**G5107981****5321 GREENS DRIVE LADY LAKE, 32159**

**County:** Lake  
**Subdiv:** HARBOR HILLS UNIT 01  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** None  
**Style:** Single Family Residence  
**Const Status:**  
**Acreage:** 1/2 to less than 1  
**Garage:** Yes   **Attch:** Yes   **Spcls:** 2   **Carport:** No   **Spcls:**  
**Garage/Carport:**  
**Location:**

**Status:** Active  
**List Price:** \$499,000  
**Year Built:** 1992  
**Special Sale:** None  
**ADOM:** 168  
**CDOM:** 168  
**Proj Comp Date:**  
**Pets:** Breed Restrictions, Cats OK, Dogs OK, Number Limit  
**SqFt Heated:** 2,948  
**Total SF:** 4,631  
**LP/SqFt:** \$169.27

**IMPROVED PRICING !** 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

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| <b>SE/TP/RG:</b> 13/18S/24E<br><b>Subd #:</b><br><b>Tax ID:</b> 13-18-24-0500-00P-00700<br><b>Taxes:</b> \$7,110<br><b>Auction:</b><br><b>Homestead:</b> No<br><b>Alt Key/Folio:</b> 241813050000P00700<br><b>Lot Dimensions:</b><br><b>Water Access:</b> Lake - Chain of Lakes<br><b>Water Frontage:</b><br><b>Water View:</b><br><b>Legal Description:</b> HARBOR HILLS UNIT 1 LOT 7 BLK P PB 30 PGS 13-27 ORB 2913 PG 523 | <b>Zoning:</b> PUD<br><b>Future Land Use:</b><br><b>Zoning Compatible:</b><br><b>Tax Year:</b> 2025<br><b>Auction Time:</b><br><b>Complex/Community Name:</b><br><br><b>Lot Size Acres:</b> 0.53 | <b>Section #:</b><br><b>Block/Parcel:</b> 00P<br><b>Front Exposure:</b> Southwest<br><b>Lot #:</b> 7<br><b>Other Exemptions:</b><br><b>Additional Parcels:</b> No<br><b>Ownership:</b> Fee Simple<br><b>Flood Zone Code:</b> X<br><b>Water Name(s):</b> LAKE GRIFFIN<br><b>Waterfront Feet:</b> 0<br><b>Water Extras:</b> Private Lake Dues Required | <b>Floor Number:</b><br><b>CDD:</b> No<br><b>Annual CDD Fee:</b><br><b>Land Lease Fee:</b><br><b>Plat Book/Page:</b> 30-13-27 |
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#### Interior Information

**Air Conditioning:** Central Air  
**Heating and Fuel:** Central  
**Fireplace:** Yes/Family Room, Wood Burning  
**Utilities:** Cable Available, Electricity Connected, Sprinkler Meter, Underground Utilities, Water Connected  
**Sewer:** Septic Tank  
**Interior Features:** 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)  
**Appliances Included:** Cooktop, Dryer, Refrigerator, Washer

**Flooring Covering:** Carpet, Ceramic Tile  
**Security Features:**  
**SqFt Heated Source:** Public Records  
**Water:** Public

| Room             | Dimensions | Room        | Dimensions | Room            | Dimensions |
|------------------|------------|-------------|------------|-----------------|------------|
| Living Room      |            | Dining Room |            | Primary Bedroom |            |
| Primary Bathroom |            | Family Room |            | Bedroom 3       |            |
| Game Room        |            |             |            |                 |            |

#### Exterior Information

**Exterior Construction:** Block, Stucco  
**Roof:** Shingle  
**Exterior Features:** Garden, Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered  
**Description:**  
**Garage Dimensions:**

#### Community Information

|                                                                                                                                |                                                                       |                                                                                                                                      |                             |
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| <b>HOA / Comm Assn:</b> Yes<br><b>Monthly HOA Amount:</b> \$183<br><b>Housing for Older Persons:</b> False<br><b>FCHR Web:</b> | <b>HOA Fee:</b> \$548.04<br><b># of Pets:</b> 2<br><b>Max Pet Wt:</b> | <b>HOA Pmt Sched.:</b> Quarterly<br><b>Other Fees:</b><br><b>Pet Size Limit:</b> Extra Large (101+ Lbs.)<br><b>Pet Rest:</b> See HOA | <b>Mo Maint\$(add HOA):</b> |
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#### Realtor Information



**For more information on this or any other properties  
please contact:**

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