



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS/THE GROVE
Subdiv/Condo:
Beds: 3, **Baths:** 2/0
Pool: None
Garage: Yes **Attch:** Yes **Spcls:** 2
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 970.20
Average Monthly Fees: 80.85

Status: Active
List Price: \$328,500
LP/SqFt: \$216.26
Year Built: 2001
ADOM: 1 **CDOM:** 1
Heated Area: 1,519 SqFt / 141 SqM
Total Area: 2,284 SqFt / 212 SqM
Total Acreage: 1/2 to less than 1
Lot Features: In County, Landscaped, Near Golf Course, Oversized Lot, Sidewalks, Street Paved
Flood Zone Code: X

Virtually Staged. Move-in ready and beautifully refreshed! This charming one-story home in The Grove at Harbor Hills offers 3 bedrooms, 2 full bathrooms and 1,581 square feet of comfortable living space on an oversized 0.51-acre homesite. The open great-room design seamlessly connects the living area, dining space and kitchen, creating an inviting setting for everyday living and entertaining. A dramatic decorative fan-shaped window with three additional windows below fills the space with natural light. The kitchen features light-oak wood cabinetry, a closet pantry, recessed lighting and a full complement of appliances. Sliding glass doors open to a covered, screened lanai—perfect for relaxing and enjoying the Florida lifestyle. The primary suite includes a private bath with dual sinks and a walk-in shower. Two additional bedrooms share a conveniently located guest bath with a tub. Laminate and tile flooring extend throughout the home, and the interior was freshly painted in August 2026. Major improvements include a new HVAC system installed in May 2024, a new roof completed in August 2024 and a newer water heater. An interior laundry room with washer and dryer is conveniently located beside the garage. The Grove offers a remarkably reasonable HOA fee. Optional membership in Harbor Hills Country Club provides access to golf, tennis, pickleball, swimming, fitness facilities, racquetball, a boat dock, clubhouse amenities and members-only clubs and activities for an additional fee. Offered at a very competitive square foot price, this well-maintained home delivers exceptional value and is ready for its new owner!

Land, Site, and Tax Information

Legal Desc: THE GROVE AT HARBOR HILLS SUB LOT 4 PB 37 PGS 40-42 ORB 4457 PG 565 ORB 4562 PG 1035

SE/TP/RG: 13-18S-24E

Subdivision #:

Between US 1 & River:

Tax ID: [13-18-24-0400-000-00400](#)

Taxes: \$2,436

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 241813040000000400

Ownership: Fee Simple

Zoning: PUD

Future Land Use:

No Drive Beach:

Zoning Comp: Yes

Tax Year: 2025

Annual CDD Fee:

Development:

Block/Parcel: 000

Book/Page: 37-40-42

Front Exposure: Southwest

Lot #: 4

Other Exemptions:

Subdiv/Condo:

Bldg Name/#:

Total # of Floors: 1

Land Lease Y/N: No

Lot Dimensions:

Water Access: Yes-Lake - Chain of Lakes, Limited Access

Land Lease Fee:

Complex/Comm Name:

Flood Zone Date: 12/18/2012

Floor #:

Census Block: 2

Planned Unit Dev:

Census Tract: 030410

Lot Size Acres: 0.52

Lot Size: 22,530 SqFt / 2,093 SqM

Water Name: LAKE GRIFFIN

Water Extras: Yes-Private Lake Dues Required

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sprinkler Meter, Underground Utilities, Water Connected

Sewer: Septic Tank

Water: Public

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Room Type

Level

Approx Dim

Flooring

Closet Type

Features

Great Room

First

Laminate

Kitchen

First

Ceramic Tile

Primary Bedroom

First

Laminate

Walk-in Closet

Closet Pantry

Primary Bathroom

First

Ceramic Tile

Shower - No Tub

Bedroom 2

First

Laminate

Walk-in Closet

Bedroom 3

First

Laminate

Built-in Closet

Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Flooring Covering: Ceramic Tile, Laminate

Interior Feat: Ceiling Fans(s), High Ceiling(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

of Wells:

of Septics:

Exterior Information

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Description:

Ext Features: Irrigation System, Sidewalk, Sliding Doors

Pool: None

Assigned Spcls:

Garage Dim: , **Attached Garage Y/N:** Yes

Property Attached:

Architectural Style: Florida

Pool Dimensions:

Vegetation: Mature

Landscaping

View:

Road Surface Type: Paved

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Community Mailbox, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf Community, Sidewalk

Comm/Assoc Water Feat: Private Boat Ramp

Fee Includes: 24-Hour Guard, Private Road, Security

HOA / Comm Assn: Yes	HOA Fee: \$242.55 / Required	HOA Pmt Sched: Quarterly	Mo Maint\$(add HOA):
Monthly HOA Amount: \$81		Other Fee:	Housing for Older Per: No
Pet Size: Extra Large (101+ Lbs.)		# of Pets: 2	
Max Pet Wt:		Pet Restrictions: SEE HOA	
Elementary School: Villages Elem of Lady Lake		Middle School: Carver Middle	High School: Leesburg High
Association Approval Required: Yes		Years of Ownership Prior to Leasing Required: No	
Lease Restrictions: Yes		Number of Ownership Years Prior to Lease: 0	
Approval Process: SEE HOA			
Additional Lease Restrictions: The Grove in Harbor Hills limits the % of homes which may be rented. Please see The Grove's HOA documents for more clarification... http://thegrove.homeviewfla.com/			
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/JASON SACKMANN		Association/Manager Contact Phone: 352-343-5706	
Association Email: jsackmann@sentrymgt.com		Association URL: thegrovehh.org	
Master Assn/Name: No		Master Assn Fee:	Master Assn Ph:

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