

\$299,900 - 2570 Birch Avenue, THE VILLAGES

MLS® #G5088200

\$299,900

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.08 Acres

VILLAGES OF SUMTER HOLLY HILLVILLAS,
THE VILLAGES, FL

New Price! Smack dap in the Middle of the 466'S and surrounded by 20 Golf Courses. Be prepared to fall in love with this beautifully appointed and updated Colony Villa, spacious rooms, Glass Enclosed Lanai with Custom Blinds. Tile Floor in Lanai. NO Pop Corn Ceiling, Quartz Counter Tops. Updated HVAC, Hot Water and Roof. Indoor Laundry. Large Breakfast Bar, Nicely landscaped. This one is Move in Ready. Low Bond Balance.

Conveniently located between the 466's and a short distance to Lake Sumter. Sea Breeze Regional Recreation Center. Duvall Swimming Pool is a short golf cart ride away. 18 Minute Golf Cart Ride to Brownwood Paddock Square. Golf Courses are everywhere so you will not ever miss a Tee time. Restaurants, shopping and nightly entertainment is going on Daily from 5 to 9PM. Come join the fun, start living the dream in this wonderfully updated Patio Villa.

Check it out and look at the photos. Certainly one of a kind for your new Lifestyle in the Villages! Roof 2022 HVAC 2017 Bond \$5,307. 2024



Built in 2007

Essential Information

MLS® # G5088200

Price \$299,900

Sold Price	\$292,500
Sold Date	February 14th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	2570 Birch Avenue
Area	Lady Lake/The Villages
Subdivision	VILLAGES OF SUMTER HOLLY HILLVILLAS
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-2019

Amenities

Amenities	Golf Course, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)
# of Garages	1
View	Garden

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Rain Gutters, Sliding Doors
Roof	Shingle

Foundation Slab

Additional Information

Date Listed October 17th, 2024
Days on Market 347
Zoning RESIDENTIA

Listing Details

Listing Office REALTY EXECUTIVES IN THE VILLAGES

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