

\$269,900 - 2588 Birch Avenue, THE VILLAGES

MLS® #G5099437

\$269,900

2 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.08 Acres

VILLAGES OF SUMTER HOLLY HILLVILLAS,
THE VILLAGES, FL

This well-maintained Cabot Cove floor plan offered TURN-KEY with a brand-new roof perfectly combines style, comfort, and convenience. Located in the Village of Duval, this patio villa offers an inviting screened-in lanai ideal for relaxing or entertaining. Inside, the vaulted ceilings and water-resistant laminate flooring create a bright and open atmosphere throughout the living, dining, and kitchen areas. The kitchen features a breakfast bar for two, updated cabinet hardware, a newer refrigerator, dishwasher, and microwave, and updated light fixtures, plus a spacious pantry and an interior laundry room conveniently located just off the kitchen! The spacious primary suite boasts a large walk-in closet and a private ensuite with a pocket door for added privacy. The versatile guest bedroom is adjacent to a full guest bath, completing this functional layout to optimize convenience. Conveniently located in between the 6th, this home is less than a mile to Sandhill Executive Golf course, Seabreeze Recreation center, and Brinson-perry Dog park, while approximately 10 minutes to BOTH Brownwood town square and Lake Sumter Landing for close proximity to free nightly entertainment and dining! Don't miss your chance to experience The Villages lifestyle—schedule your private showing today.



Built in 2007

Essential Information

MLS® #	G5099437
Price	\$269,900
Sold Price	\$266,000
Sold Date	October 10th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	2588 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

# of Garages	1
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Interior

Interior Features	Ceiling Fan(s), Thermostat
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Sliding Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	July 10th, 2025
Days on Market	64
Zoning	RES

Listing Details

Listing Office	WORTH CLARK REALTY
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Listing information last updated on October 27th, 2025 at 7:24am EDT