

\$1,900 - 1195 Chiasson Avenue, THE VILLAGES

MLS® #O6311430

\$1,900

2 Bedroom, 2.00 Bathroom, 1,314 sqft

Residential Lease on 0.09 Acres

N/A, THE VILLAGES, FL

Spacious 2-Bedroom Moonstone Villa on Oversized Corner Lot – Walk to Eastport & Adult Pool



Roomy, Modern & Right in the Action

This beautifully designed Moonstone model is the largest of the patio villas and sits on an oversized corner lot in the sought-after Villages of Water™s Edge. With a smart split-bedroom layout, a large open kitchen with center island, and walk-in closet in the primary suite, this home is designed for both comfort and style.

Open Concept Living

The bright and airy layout seamlessly connects the spacious kitchen, dining, and living areas—perfect for entertaining or relaxing after a day of Villages activities.

Relax in the Lanai

Enjoy Florida™s famous sunshine from your cozy lanai—ideal for your morning coffee or an evening drink.

Golf Cart Garage + Convenience

This villa includes a full one-car garage plus a dedicated golf cart garage—ample room for all your transportation needs.

Walk to It All – Adult Pool & Eastport

Located just steps from the nearest adult pool and within easy walking distance to the brand-new Eastport entertainment district, this

home places you in the center of all the excitement the Villagesâ€™ newest area has to offer.

Nearby Amenities & Recreation

Magnolia Plaza: Minutes away for grocery runs and pharmacy needs

Everglades Recreation Center: Pickleball, sports courts, and outdoor fun

Riverbend Recreation Center: Trails, fitness options, and social spaces

Sawgrass Marketplace: A 10-minute golf cart ride to restaurants, music, and events

Vibrant & Walkable Community

Explore scenic nature paths, enjoy recreation just around the corner, or ride your golf cart to nightly live entertainment. Waterâ€™s Edge is quickly becoming a favorite spot for those wanting convenience, activity, and connection.

LANDLORD RESPONSIBILITIES:

Monthly amenities fee, water, lawn care, and pest control “ all included.

Built in 2025

Essential Information

MLS® #	O6311430
Price	\$1,900
Sold Price	\$2,000
Sold Date	July 22nd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,314
Acres	0.09

Year Built	2025
Type	Residential Lease
Sub-Type	Villa
Status	Leased

Community Information

Address	1195 Chiasson Avenue
Area	Okahumpka
Subdivision	N/A
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	34762

Amenities

# of Garages	1
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Interior

Interior Features	Ceiling Fan(s), Smart Home, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting
Lot Description	Corner Lot

Additional Information

Date Listed	May 22nd, 2025
Days on Market	156

Listing Details

Listing Office	PELLEGO, LLC
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