

\$2,050 - 2558 Birch Avenue, THE VILLAGES

MLS® #OM704461

\$2,050

2 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential Lease on 0.08 Acres

VILLAGES OF SUMTER HOLLY HILLVILLAS,
THE VILLAGES, FL

LOCATION, LOCATION, LOCATION!!!! This beautiful, unfurnished long-term rental home in the village of Duval offers you:

- 2 bedrooms and 2 bathrooms
- Plank laminate flooring throughout
- A 1.5-car garage
- Stone kitchen countertops and stainless steel appliances
- Walk-in showers with glass doors in both bathrooms
- A second bedroom featuring a built-in office and a queen-sized Murphy bed
- A screened-in lanai for your enjoyment
- A spacious walk-in master closet
- Ceiling fans in all rooms
- A utility sink in the garage
- A large pantry

This property is conveniently located just 3.4 miles from Lake Sumter Landing (1000 Lake Sumter Landing), 0.7 miles from the SeaBreeze Pool & Recreation Center, 1 mile from Sandhill Executive Golf Course, 0.9 miles from Turtle Mound Executive Golf Course, 1.2 miles from Roosevelt Executive Golf Course, and 4.1 miles from Brownwood Paddock Square.

GENERAL RENTAL POLICIES Rent includes pest control, lawn service, monthly amenities , and the irrigation. The tenants are responsible for electric, cable, internet, and any other desired services. Tenants receive 2 temporary



Village ID cards allowing use of Villages rec centers, pools, activities and golf. Guest passes are available through The Villages. Security deposit is refundable pending the final inspection and return of all keys, garage door openers, gate passes, and final payment of utilities. A Cleaning fee will be charged if the house is left in unsatisfactory condition. Renter’s insurance is recommended. Renters must consent to credit and background check. Absolutely NO SMOKING

Built in 2007

Essential Information

MLS® #	OM704461
Price	\$2,050
Sold Price	\$2,050
Sold Date	July 28th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.08
Year Built	2007
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	2558 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	Thermostat
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air

Additional Information

Date Listed	June 26th, 2025
Days on Market	100

Listing Details

Listing Office	REALTY EXECUTIVES IN THE VILLAGES
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