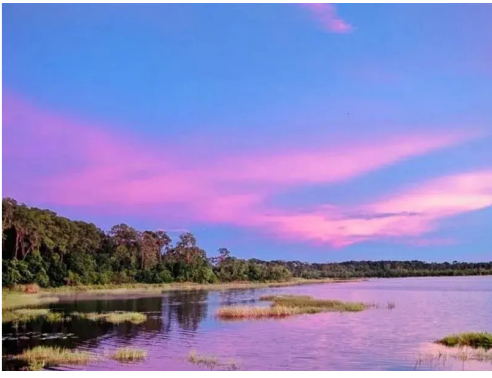




8822 Winter Garden Vineland Road

\$6,500,000

Single Family Residence · Orlando, FL 32836

3
beds

3
baths

2,496
sqft



[View online](#)

Year built 1979	Price per sqft \$2,604	Days on market 239 days	Listed Feb 11, 2026	MLS # G5107287
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Property overview

About this property

Now offered as an individual parcel following completion of a recent survey, this exceptional Lake Mabel offering features approximately 4.66± acres and 162± feet of direct Lake Mabel shoreline, presenting one of the few remaining opportunities to create a private waterfront estate within one of Central Florida’s most prestigious lakefront corridors. With fewer than 40 estate homes surrounding the approximately 394-acre spring-fed Lake Mabel, the property is framed by mature trees and expansive water views, creating a peaceful sense of privacy and a rare lakefront lifestyle. Enjoy boating, waterskiing, paddleboarding, fishing, gorgeous Florida sunsets, and views of Magic Kingdom fireworks—all from your own backyard. Lake Mabel is among the region’s most exclusive private lakes, with no public boat ramp. Much of the lake’s remaining shoreline is owned by Walt Disney World and remains undeveloped, helping preserve the lake’s natural beauty, privacy, and secluded, estate-like setting. The property is just minutes from the Butler Chain of Lakes, Isleworth, Keene’s Pointe, Golden Oak at Walt Disney World, Windermere Preparatory School, and the Lake Sheen corridor, providing convenient access to private clubs, championship golf, fine dining, and world-class entertainment. The existing residence, dock, well, septic system, and improvements convey as-is, allowing the next owner to enjoy the property immediately, renovate the existing home, or design a custom waterfront residence. Zoned R-CE, the property also supports an equestrian lifestyle as permitted by Orange County. Future use and development are subject to zoning, environmental regulations, and applicable governmental approvals. For those seeking an even larger estate opportunity, this property may also be purchased together with the adjacent parcel, creating a combined offering of 9.48± acres and 307± feet of shoreline. The adjacent parcel offers the opportunity to build from the ground up, create an additional residence, or design a private multigenerational retreat.

Key features

LEVELS
One
LOT
.66 acres
FACES
Northeast
PARKING
2-car garage, Oversized, Boat
VIEW
Water
PETS
Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	1979
Faces	Northeast	Rooms	3
Living area	2,496 sqft	Total building area	4,758 sqft
Levels	One	Bedrooms	3
Bathrooms	3	Full bathrooms	3
Fireplace	Yes	Cooling	Central Air
Fireplace features	Living Room	Heating	Central, Natural Gas, Electric
Lot size	4.66 acres	Water body	LAKE MABEL
Construction materials	Stone, Concrete	Roof	Shingle
Waterfront	Lake Front		

Accommodation & amenities

Appliances	Dishwasher	Flooring	Hardwood, Carpet, Linoleum, Tile
Laundry	In Garage	Exterior features	Rain Gutters
View	Water		

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Parking features	Oversized, Boat
Road surface	Paved		

Community & HOA

Primary association	Royal Ranch Estates Prop Owners Assn, Inc.	Primary association fee	\$0
Land lease	No	Lots	2
Senior community	No	Pets allowed	Yes

Utilities & services

Utilities	Electricity Connected, Natural Gas Connected, Cable Connected		
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Price & sale history

Asking price reduced by \$8,500,000 (56.7%) since first listed.

Date	Event	Price	Change
Jul 14, 2026	Price reduced MLS #G5107287	\$6,500,000	-56.7% -\$8,500,000
Feb 11, 2026	Listed for sale MLS #G5107287	\$15,000,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT