



7011 Via Carmel Way

\$13,500,000

Single Family Residence · Orlando, FL 32819

5

beds

10

baths

10,519

sqft

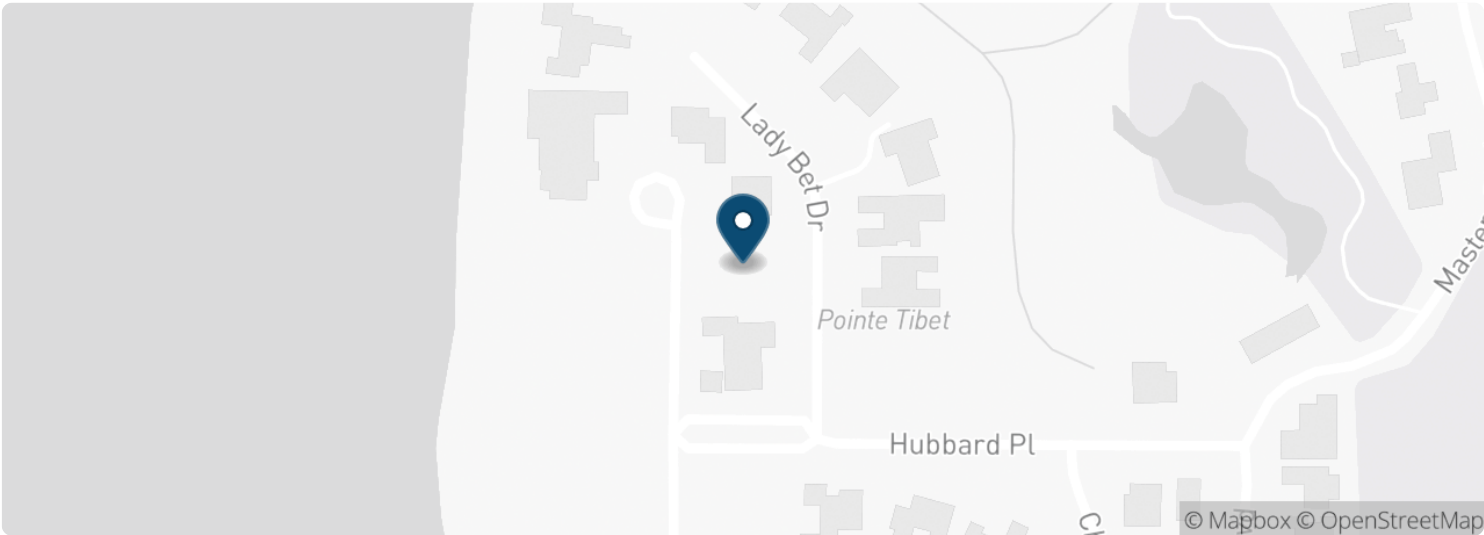
Private

pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2026	\$1,283	472 days	Jun 23, 2025	\$15,460 Annually	O6320806



Property overview

About this property

Under Construction. Welcome to an extraordinary custom estate in the privately gated enclave of Carmel, within Arnold Palmer’s Bay Hill Club & Lodge. Perfectly set on an oversized lakeview lot in Dr. Phillips, this 5-bedroom, 7 full and 3 half-bath residence is designed for both grand entertaining and everyday elegance. The first floor showcases soaring 12’8” ceilings, a dramatic great room, formal dining, and a gallery-style foyer anchored by a grand circular staircase. A chef’s kitchen with a single oversized island, pizza oven, wine refrigeration, and adjoining catering kitchen offers the ultimate in culinary luxury. Multiple multipurpose rooms, a private study, and two guest suites provide versatility and comfort. A dedicated massage/yoga/gym room with custom sauna and steam room creates a private wellness retreat. Upstairs, the expansive owner’s suite features a private sitting area, spa-inspired bath with dual vanities, soaking tub, oversized shower, and custom his and her closets. The second floor also offers two additional bedroom suites, a game room, and a separate sitting room for flexible living and entertaining. Resort-style outdoor living includes a dramatic pool with hot tub and cold plunge, a covered lanai with dual fire features, and a rooftop deck with panoramic lake views. A private boat dock offers direct water access. The home is cutting edge with technological features, including a Lutron Ketra lighting system, Lutron motorized shades throughout, Savant Smart Home Automation system, solar panels with home battery storage system, and net-zero ready design. The four-car garage is lift-ready to accommodate a fifth vehicle, with dual laundry rooms and extensive storage ensuring ease of living. The home will also be delivered custom furnished in the study, family, dining, and covered lanai, offering a seamless move-in experience. Nestled among mature oaks and cypress trees, this rare property offers tranquility while being minutes from world-class dining, luxury shopping, major thoroughfares, and Orlando’s premier attractions. This estate embodies lakeview elegance, modern innovation, and the elevated Bay Hill lifestyle.

Key features

LEVELS
Two
LOT
22,085 sqft
FACES
West
PARKING
4-car garage, Driveway
OUTDOOR
Rear Porch, Covered
POOL
In Ground, Heated · Spa Heated
COMMUNITY
Gated · Lake
PETS
Allowed

Property & ownership details

Home

Property type	Single Family Residence	Year built	2026
New construction	Yes	Faces	West
Rooms	15	Living area	10,519 sqft
Total building area	12,788 sqft	Levels	Two
Property condition	Under Construction	Bedrooms	5
Bathrooms	10	Full bathrooms	7
Half bathrooms	3	Cooling	Zoned, Central Air, Humidity Control
Heating	Central, Natural Gas	Lot size	22,085 sqft
Water body	LAKE TIBET	Construction materials	Block, Stucco, Concrete
Roof	Other, Tile	Waterfront	Waterfront

Accommodation & amenities

Appliances	Disposal, Cooktop, Refrigerator, Range Hood, Freezer, Microwave, Range, Dishwasher	Flooring	Hardwood, Carpet, Other, Ceramic Tile
Laundry	Laundry Room	Patio and porch	Rear Porch, Covered
Pool features	Gunite, In Ground, Heated	Spa features	Heated
Window features	Low-Emissivity Windows		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	4	Covered spaces	4
Parking features	Driveway, Garage Faces Side	Road surface	Paved, Asphalt
Security features	Smoke Detector(s)		

Community & HOA

Primary association	Carmel Homeowners Association, Inc	Primary association fee	\$15,460
Primary fee frequency	Annually	Land lease	No
Senior community	No	Association amenities	Gated
Community features	Lake	Pets allowed	Yes

Utilities & services

Utilities	Natural Gas Connected, Sewer Connected, Underground Utilities		
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Price & sale history

Asking price increased by \$3,000,000 (28.6%) since first listed.

Date	Event	Price	Change
Jan 15, 2026	Price increased MLS #O6320806	\$13,500,000	+28.6% +\$3,000,000
Jun 23, 2025	Listed for sale MLS #O6320806	\$10,500,000	—
Mar 17, 2021	Sold MLS #O5858281	\$950,000	—
Apr 23, 2020	Listed for sale MLS #O5858281	\$960,000	—

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