



12001 Lake Butler Boulevard

\$1,775,000

Single Family Residence · Windermere, FL 34786

3

beds

3

baths

3,135

sqft

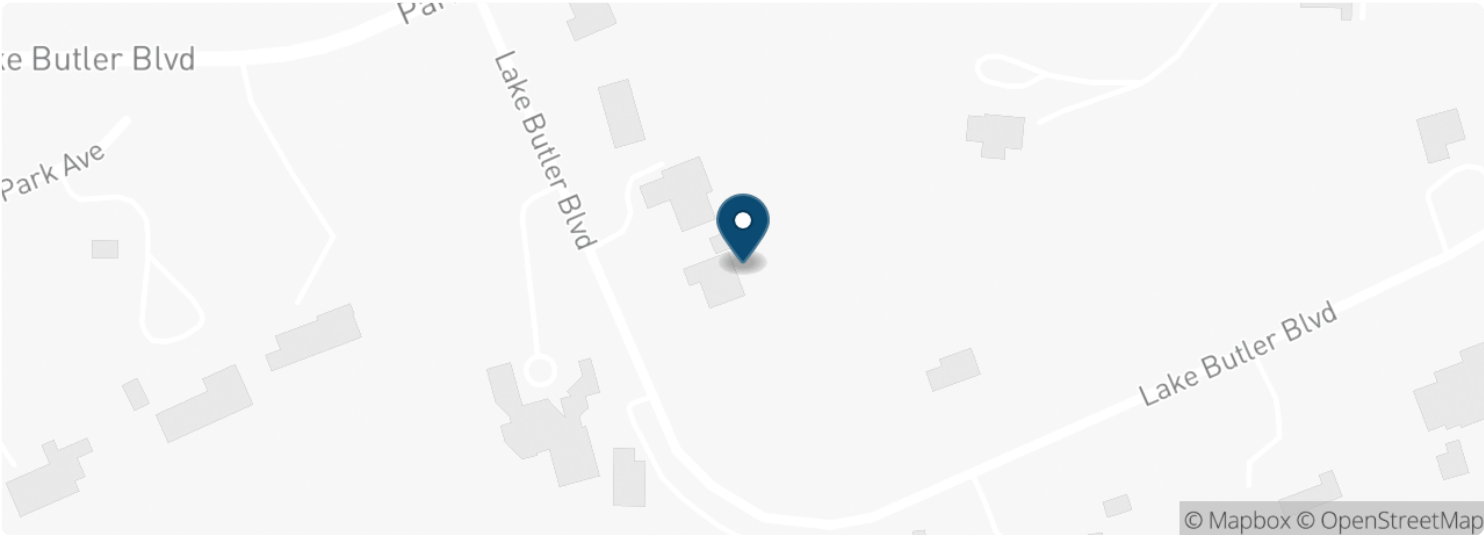
Private

pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
1988	\$566	399 days	Sep 4, 2025	\$250 Semi-Annually	O6341557



Property overview

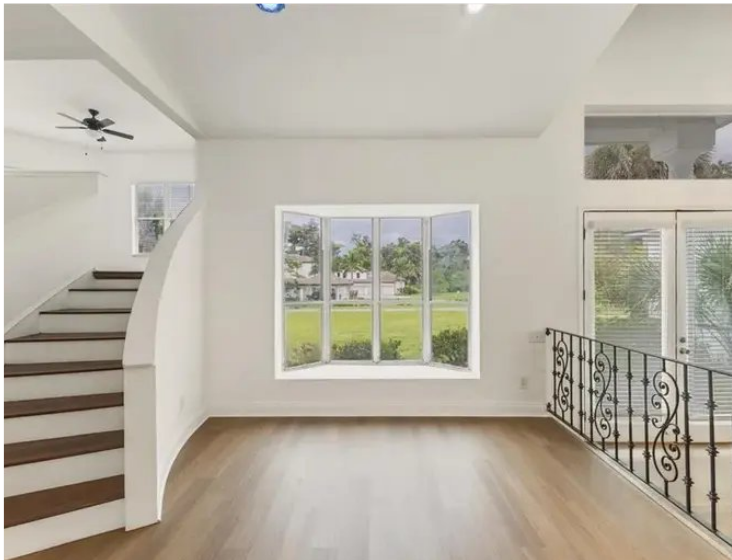
About this property

Exceptional Contemporary Estate in the Heart of Windermere! Discover the perfect blend of modern design, timeless comfort, and unmatched location with this beautifully updated estate home, ideally situated on a 1-acre lot in the desirable Town of Windermere. Surrounded by multi-million-dollar residences, and just moments from the famed Butler Chain of Lakes, this property offers a rare opportunity to enjoy luxury living in one of Central Florida’s most desirable communities. Step inside and be greeted by natural light pouring through every room, highlighting fresh interior paint (2025) and warm wood flooring. The open-concept floor plan creates an effortless flow between living, dining, and entertaining spaces, anchored by a cozy wood-burning fireplace. Offering incredible flexibility, the home features two primary suites—perfect for multi-generational living or guest accommodations—along with a dedicated flex room to adapt to your lifestyle. Designed for both relaxation and recreation, the home’s outdoor living spaces are a true highlight. A screen-enclosed pool and spa, expansive covered lanai, and lush surroundings create the perfect backdrop for year-round Florida living. For those with a passion for travel or hobbies, the oversized 48x20 recreational garage provides exceptional space for a motor coach, RV, or boat. With a brand-new roof (2025), freshly painted exterior (2025), and durable block construction, this home is move-in ready while still offering room for expansion. Located within the coveted A-rated school district, close to charming downtown Windermere, world-class golf, and renowned shopping and dining, this residence offers not just a home, but a lifestyle. Owner finance options available. Don’t miss your chance to own a piece of Windermere luxury — where contemporary elegance, everyday comfort, and premier location meet.

Key features

LEVELS
Two
LOT
1 acres
FACES
Southwest
PARKING
3-car garage, Driveway
OUTDOOR
Porch, Screened, Covered, Patio
POOL
Screen Enclosure, In Ground · Spa In Ground
PETS
Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	1988
Faces	Southwest	Rooms	7
Building stories	2	Living area	3,135 sqft
Total building area	5,205 sqft	Architectural style	Contemporary
Levels	Two	Property condition	Fixer
Bedrooms	3	Bathrooms	3
Full bathrooms	3	Fireplace	Yes
Cooling	Central Air	Fireplace features	Family Room, Wood Burning
Heating	Central	Lot size	1 acres
Construction materials	Block, Stucco	Roof	Shingle

Accommodation & amenities

Appliances	Disposal, Cooktop, Refrigerator, Water Softener, Electric Water Heater, Microwave, Range, Dishwasher		
Flooring	Hardwood, Ceramic Tile	Laundry	Inside
Patio and porch	Porch, Screened, Covered, Patio	Pool features	Gunite, Screen Enclosure, In Ground
Spa features	In Ground		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	3	Covered spaces	3
Parking features	RV Garage, Garage Door Opener, Driveway, Garage Faces Side	Road surface	Paved

Community & HOA

Primary association	Lake Butler Estates HOA	Primary association fee	\$250
Primary fee frequency	Semi-Annually	Land lease	No
Senior community	No	Pets allowed	Yes

Utilities & services

Utilities	Cable Available, Electricity Connected		
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Price & sale history

Date	Event	Price	Change
Sep 4, 2025	Listed for sale MLS #O6341557	\$1,775,000	—
Feb 28, 2011	Sold MLS #O4990946	\$450,000	—
Dec 21, 2010	Price reduced MLS #O4990946	\$495,000	-13.9% -\$80,000
Jun 30, 2010	Listed for sale MLS #O4990946	\$575,000	—

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