



1113 Via Del Mar

\$1,595,000

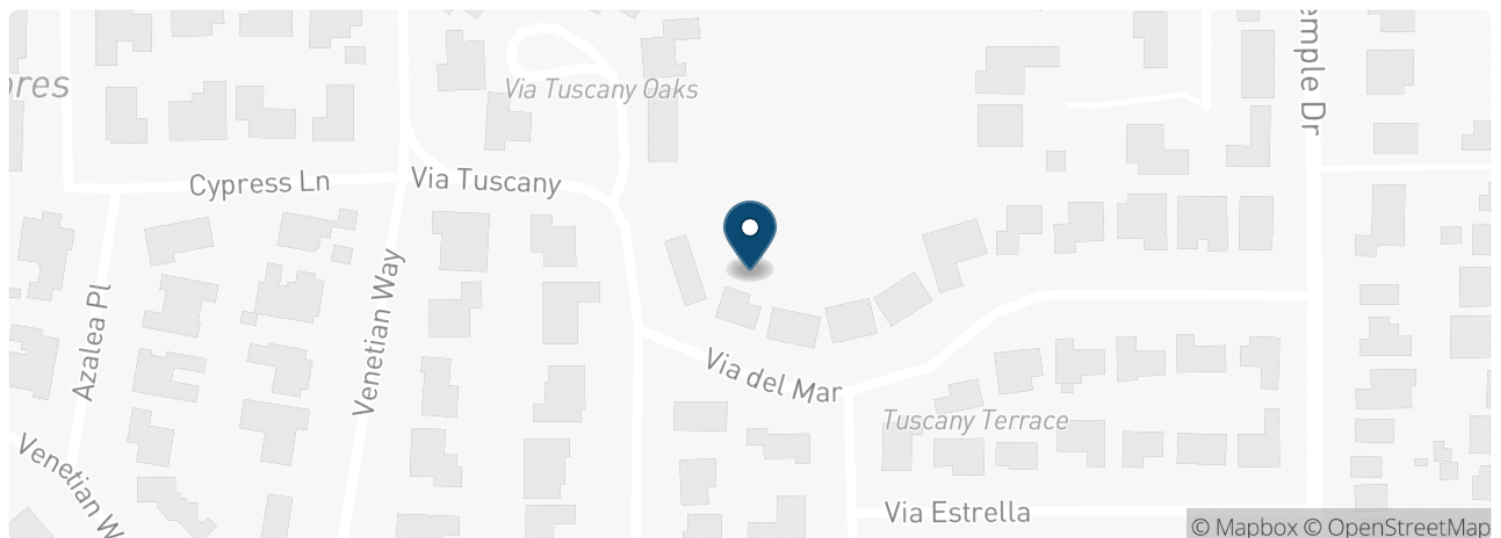
Single Family Residence · Winter Park, FL 32789

3 beds | **2** baths | **2,012** sqft



[View online](#)

Year built 1957	Price per sqft \$793	Days on market 246 days	Listed Feb 4, 2026	MLS # O6379697
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Property overview

About this property

Exceptional opportunity in the heart of Winter Park — a truly premier and irreplaceable homesite offering rare scale, privacy, and extraordinary future build potential. The primary value is in the land, presenting an unparalleled canvas for a custom luxury residence, with virtually no comparable vacant land available in the immediate vicinity. Set on a tranquil small lake that provides remarkable serenity and picturesque water views, this property combines peaceful natural surroundings with unbeatable walkability. Ideally positioned just steps from the Racquet Club, moments to Park Avenue's renowned dining, boutiques, and cultural venues, and within easy reach of the Winter Park Chain of Lakes. The location also offers the distinct prestige of residing within the coveted "Vias" of Winter Park, a collection of streets long regarded as one of the city's most established and desirable residential enclaves. The existing residence is perfectly livable and has benefited from numerous upgrades, offering flexibility for immediate occupancy while planning a future custom build. The home also presents excellent rental potential. Please note the interior is currently being utilized for storage and does not reflect its full presentation potential, providing an opportunity for cosmetic refresh or personalization. Whether envisioned as a modern architectural statement or an elegant estate home, this site delivers the location, setting, and versatility sought by discerning builders, investors, and end users alike — a rare chance to secure one of Winter Park's most desirable land offerings in a highly established neighborhood.

Key features

LEVELS

One

LOT

17,661 sqft

FACES

South

PARKING

2-car garage, Parking Pad, Driveway

OUTDOOR

Front Porch, Patio

VIEW

Water

Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	1957
Faces	South	Rooms	10
Building stories	1	Living area	2,012 sqft
Total building area	2,557 sqft	Levels	One
Bedrooms	3	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Heat Pump	Lot size	17,661 sqft
Water body	LITTLE LAKE TUSCANY	Construction materials	Block
Roof	Shingle	Waterfront	Lake Front

Accommodation & amenities

Appliances	Disposal, Cooktop, Refrigerator, Water Softener, Ice Maker, Electric Water Heater, Dishwasher		
Flooring	Hardwood	Laundry	In Garage
Exterior features	Lighting, Storage, Rain Gutters, Awning(s)	Patio and porch	Front Porch, Patio
View	Water		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	Parking Pad, Garage Door Opener, Driveway	Road surface	Asphalt

Community & HOA

Homeowners association	No	Land lease	No
Senior community	No		

Utilities & services

Utilities	Water Connected, Electricity Connected, Cable Connected, Underground Utilities		
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Price & sale history

Date	Event	Price	Change
Jun 11, 2026	Listed for sale MLS #O6416144	\$1,595,000	—
Feb 4, 2026	Listed for sale MLS #O6379697	\$1,595,000	—
Jan 22, 2021	Sold MLS #O5901816	\$740,000	—
Jan 22, 2021	Sold MLS #O5901852	\$740,000	—
Oct 28, 2020	Listed for sale MLS #O5901852	\$759,000	—
Oct 28, 2020	Listed for sale MLS #O5901816	\$759,000	—

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