



322 E Central Boulevard Unit 1005

\$369,000

Condominium · Orlando, FL 32801

2

beds

2

baths

1,150

sqft



[View online](#)

Year built
2001

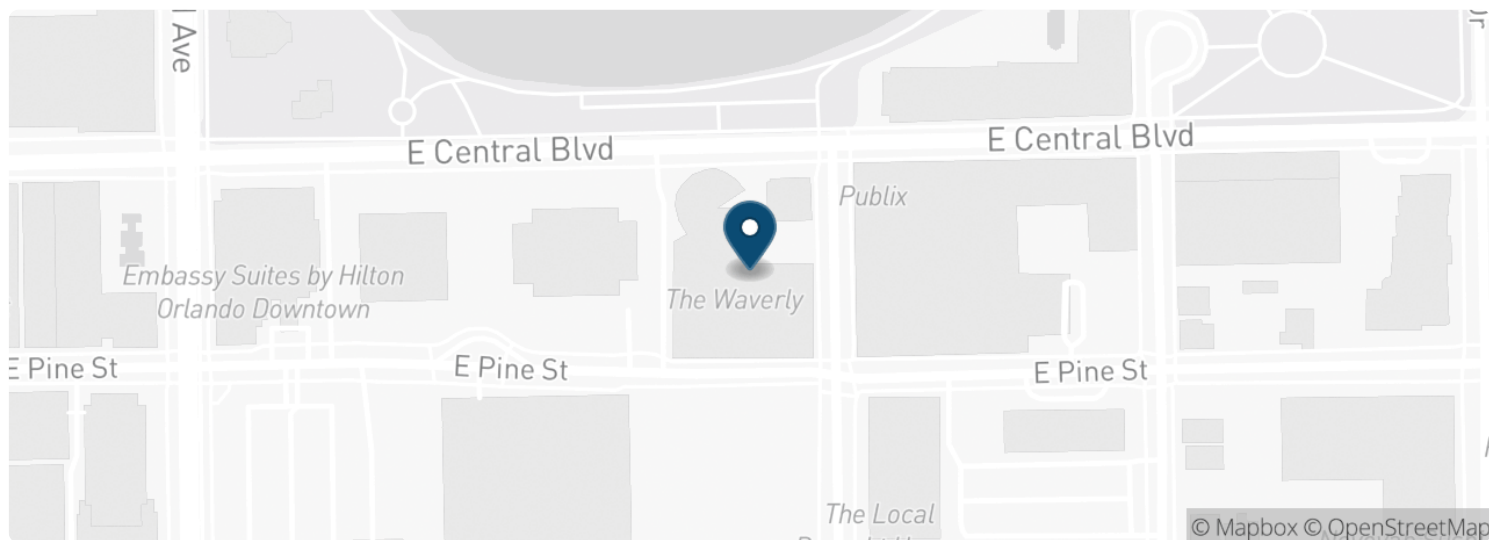
Price per sqft
\$321

Days on market
210 days

Listed
Mar 12, 2026

HOA
\$937 Monthly

MLS #
O6383624



Property overview

About this property

Live above downtown Orlando in this updated 10th-floor condo at The Waverly on Lake Eola. This 2-bedroom, 2-bath residence features sweeping city views, floor-to-ceiling wall-to-wall windows, hardwood flooring, and a bright open-concept layout designed for easy everyday living and entertaining. The kitchen opens to the living area and offers a breakfast bar, granite countertops, and stainless steel appliances. Just off the main living space, the private balcony gives you outdoor space with peek-a-boo views of Lake Eola. The primary suite features city views, a walk-in closet, and a private ensuite bath. A spacious second bedroom and full guest bathroom provide flexibility for guests, a roommate, or a home office. The location is one of the biggest highlights. Publix is directly across the street, and Thornton Park’s restaurants, cafés, wine bars, Lake Eola, downtown events, and the Dr. Phillips Center are all close by. With the planned transformation of Lake Eola Park, this location offers even more long-term lifestyle appeal right outside your front door. Updated, walkable, light-filled, and positioned in one of downtown Orlando’s most recognizable condo buildings, this Waverly residence offers a front-row seat to city living.

Key features

LEVELS

One

LOT

28,523 sqft

FACES

Southeast

PARKING

1-car garage, Covered, Assigned

VIEW

Water, City

COMMUNITY

Clubhouse, Pool, Fitness Center, Recreation Facilities, Security

HOA COVERS

Water, Maintenance Grounds, Trash, Insurance, Security, Maintenance Structure, Sewer

PETS

Breed Restrictions, Dogs OK, Cats OK, Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	2001
Faces	Southeast	Rooms	6
Building stories	22	Living area	1,150 sqft
Total building area	1,150 sqft	Levels	One
Bedrooms	2	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central, Electric	Lot size	28,523 sqft
Construction materials	Block, Concrete	Roof	Membrane

Accommodation & amenities

Appliances	Refrigerator, Electric Water Heater, Microwave, Range, Dishwasher	Flooring	Hardwood, Tile
Laundry	Washer Hookup, Inside, Laundry Room, Electric Dryer Hookup	Exterior features	Balcony
View	Water, City		

Parking & access

Attached garage	Yes	Garage spaces	1
Covered spaces	1	Parking features	Covered, Assigned
Road surface	Asphalt	Security features	Smoke Detector(s), Fire Sprinkler System

Community & HOA

Primary association	First Service Residential/Dwayne Robinson	Primary association fee	\$937
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Recreation Facilities, Clubhouse, Fitness Center, Security, Pool, Elevator(s)
Association fee includes	Water, Maintenance Grounds, Trash, Insurance, Security, Maintenance Structure, Sewer	Community features	Clubhouse, Pool, Fitness Center, Sidewalks
Pets allowed	Breed Restrictions, Dogs OK, Cats OK, Yes		

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected		
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Price & sale history

Asking price reduced by \$56,000 (13.2%) since first listed.

Date	Event	Price	Change
Sep 11, 2026	Price reduced MLS #O6383624	\$369,000	-13.2% -\$56,000
Mar 12, 2026	Listed for sale MLS #O6383624	\$425,000	—
Jun 9, 2022	Sold MLS #O6015846	\$440,000	—
May 3, 2022	Price reduced MLS #O6015846	\$440,000	-6.4% -\$30,000
Apr 7, 2022	Listed for sale MLS #O6015846	\$470,000	—
Jul 23, 2012	Sold MLS #O5095439	\$235,000	—
Apr 12, 2012	Listed for sale MLS #O5095439	\$240,000	—
Apr 30, 2010	Sold MLS #O4967018	\$138,000	—
Mar 5, 2010	Listed for sale MLS #O4967018	\$126,700	—

History may be incomplete.

Stellar MLS / IDX



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