



16016 Sandy Cliffs Drive

\$1,499,000

Single Family Residence · Clermont, FL 34714

10
beds

8
baths

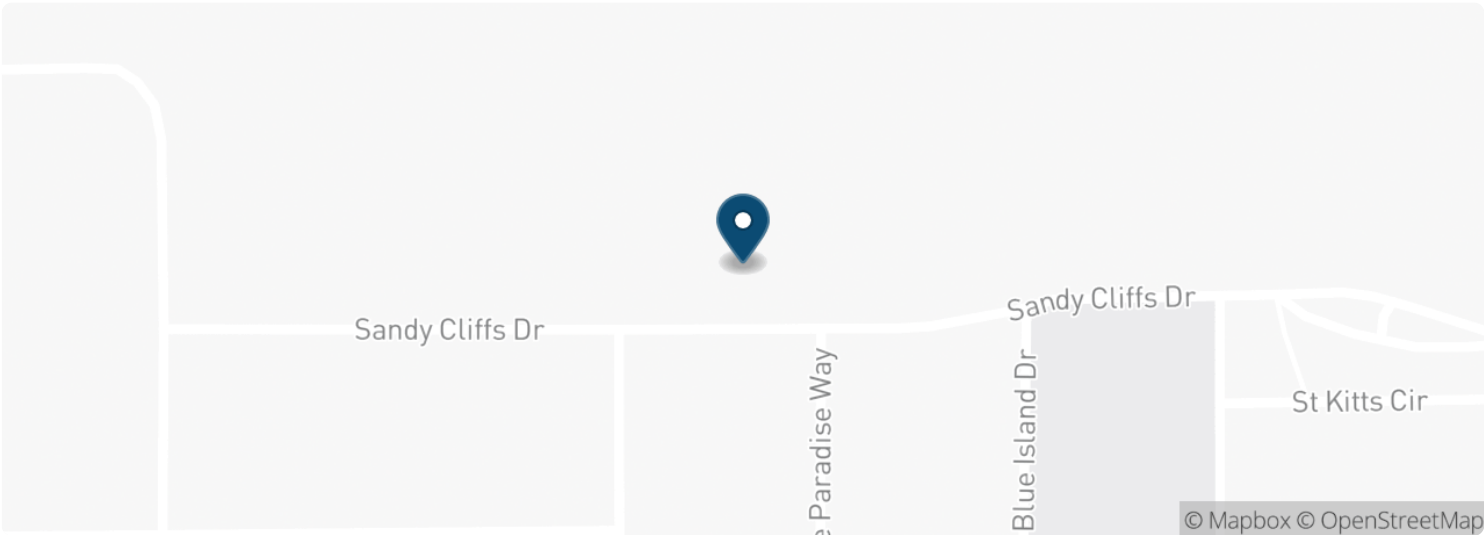
4,376
sqft

Private
pool & spa



View online

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2024	\$343	224 days	Feb 26, 2026	\$467 Monthly	O6384007



Property overview

About this property

This stunning 2024 Custom Clearwater Grand is a truly one-of-a-kind 10-bedroom luxury vacation home located within the highly sought-after Windsor Cay Resort, fully zoned for short-term rentals and designed to deliver an unforgettable guest experience with exceptional income-producing potential. What truly separates this property from the competition is its distinction as the only property in Windsor Cay currently carrying the Airbnb Luxe badge, placing it within Airbnb's highly exclusive luxury collection and creating a significant competitive advantage within the Central Florida vacation rental market. Spanning approximately 4,382 sq ft across two stories, this customized and enlarged floor plan comfortably accommodates 28+ guests and features virtually every available builder upgrade. Throughout the home, guests are immersed in extraordinary custom themes and hand-painted murals created by artists behind Epic Universe, utilizing amusement park-grade materials, specialty lighting, and glow-in-the-dark effects to create an immersive resort-style experience unlike a traditional vacation rental. Positioned on a premium oversized 7,500 sq ft lot with no rear neighbors, the property offers enhanced privacy, open rear views, and direct views of the nightly Disney fireworks from the backyard—a rare and memorable feature for guests. The fully screened outdoor retreat is designed as a destination of its own, featuring a heated pool and spa with custom lighting, privacy screens, and an expansive AVATAR-themed entertainment area. Guests can enjoy a premium outdoor movie theater, volleyball, basketball hoop, foosball, Mega Connect 4, covered dining and lounge areas, outdoor TV, and optional BBQ setup. A dedicated, fully stocked popcorn bar completes the movie-night experience with a commercial-grade popcorn machine, flavor shakers, serving bowls, and supplies. Inside, two custom entertainment spaces further distinguish the home. The TRON-inspired arcade features a one-of-a-kind custom-built **360° rotating TRON Legacy replica virtual-reality racing simulator created exclusively for this property**, along with an arcade cabinet, Nintendo Switch, air hockey, and immersive neon lighting. Upstairs, the FANTASIA-themed loft offers a pool table, 65-inch Roku TV, massage chair, board games, and dedicated social-media wall. The property offers exceptional investment appeal with the potential to generate \$150,000+ in gross annual rental income, supported by its large guest capacity, premium lot, extensive entertainment features, rare custom theming, and exclusive Airbnb Luxe designation. These characteristics position the home to compete among the premier short-term rental properties in the Central Florida vacation market while offering immediate income-producing potential. Windsor Cay Resort amenities include a resort-style clubhouse, lazy river, water slides, splash park, fitness center, arcade, sports courts, and mini-golf. Located approximately 8 miles from Walt Disney World and minutes from Universal Orlando, including Epic Universe, SeaWorld, Orlando International Airport, major highways, shopping, and dining, this exceptional property combines location, privacy, extraordinary custom design, luxury positioning, and strong income potential.

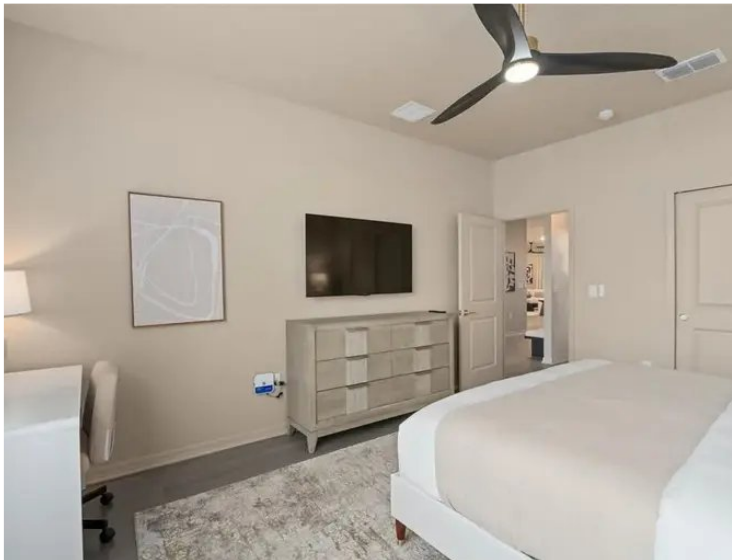
Key features

LEVELS
Two
LOT
7,500 sqft
FACES
South
PARKING
2-car garage
POOL
In Ground, Heated · Spa In Ground, Heated
COMMUNITY
Gated · Pool, Playground, Fitness Center, Restaurant, Recreation Facilities
HOA COVERS
Pest Control, Water, Internet, Trash, Cable TV, Security, Maintenance Structure, Sewer
PETS
No

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2024
New construction	Yes	Faces	South
Rooms	3	Building stories	2
Living area	4,376 sqft	Total building area	4,382 sqft
Levels	Two	Bedrooms	10
Bathrooms	8	Full bathrooms	8
Cooling	Central Air	Heating	Electric
Lot size	7,500 sqft	Construction materials	Block, Stucco
Roof	Shingle		

Accommodation & amenities			
Appliances	Disposal, Dryer, Convection Oven, Refrigerator, Freezer, Ice Maker, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Tile, Luxury Vinyl	Laundry	Laundry Room
Exterior features	Lighting, Storage, Private Yard, Outdoor Grill	Pool features	In Ground, Heated
Spa features	In Ground, Heated	Window features	Blinds

Parking & access			
Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Paved
Security features	Fire Alarm, Smoke Detector(s), Gated Community, Security System		

Community & HOA			
Primary association	Castle Group	Primary association fee	\$467
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Recreation Facilities, Clubhouse, Spa/Hot Tub, Fitness Center, Gated, Security, Pool
Association fee includes	Pest Control, Water, Internet, Trash, Cable TV, Security, Maintenance Structure, Sewer	Community features	Pool, Playground, Fitness Center, Restaurant
Pets allowed	No		

Utilities & services			
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Utilities

Water Connected, Electricity
Connected, Cable Connected, Sewer
Connected

Price & sale history

Asking price reduced by \$96,000 (6%) since first listed.

Date	Event	Price	Change
Sep 30, 2026	Price reduced MLS #O6384007	\$1,499,000	-3.3% -\$51,000
Sep 24, 2026	Price reduced MLS #O6384007	\$1,550,000	-1.6% -\$25,000
Sep 3, 2026	Price reduced MLS #O6384007	\$1,575,000	-1.3% -\$20,000
Feb 26, 2026	Listed for sale MLS #O6384007	\$1,595,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 12:01 AM EDT