



446 Melrose Avenue

\$1,495,000

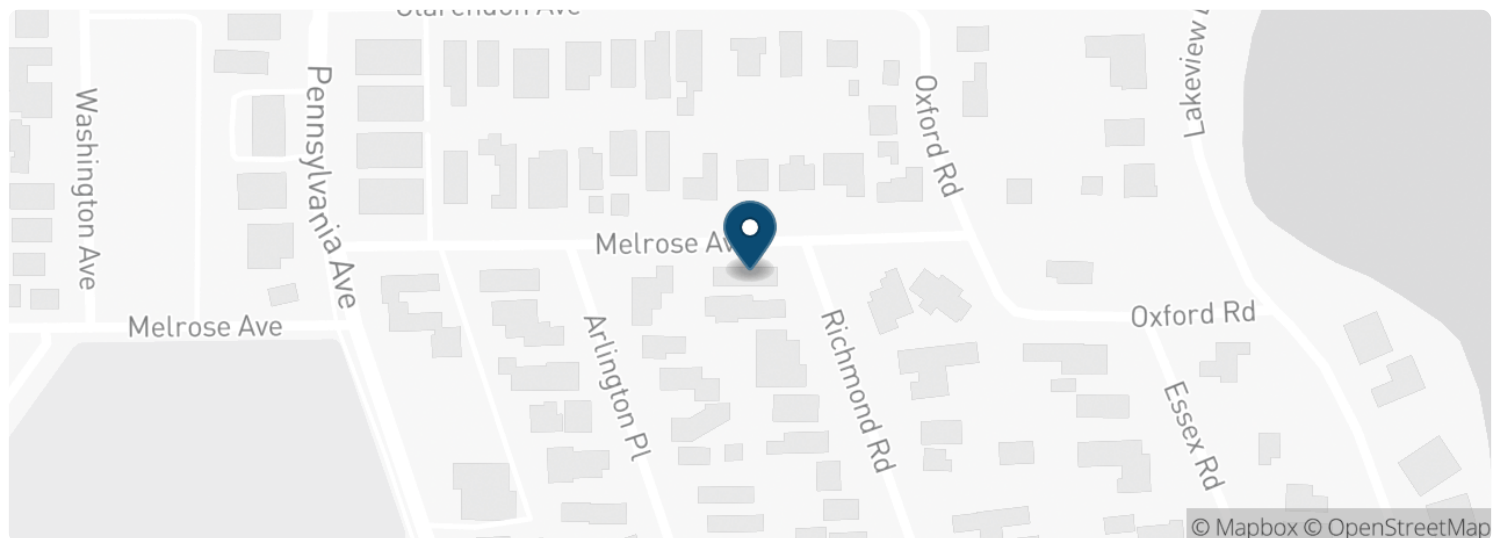
Single Family Residence · Winter Park, FL 32789

4 beds | 2 baths | 2,640 sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	MLS #
1987	\$566	164 days	Apr 27, 2026	O6402113



Property overview

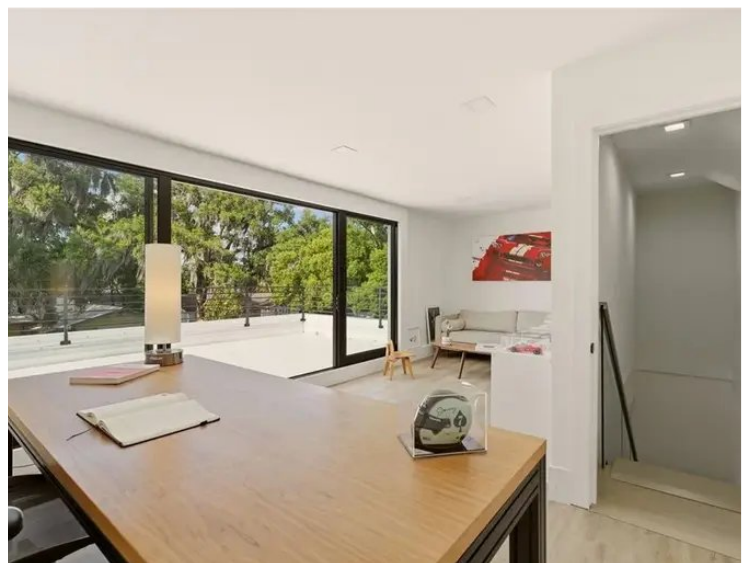
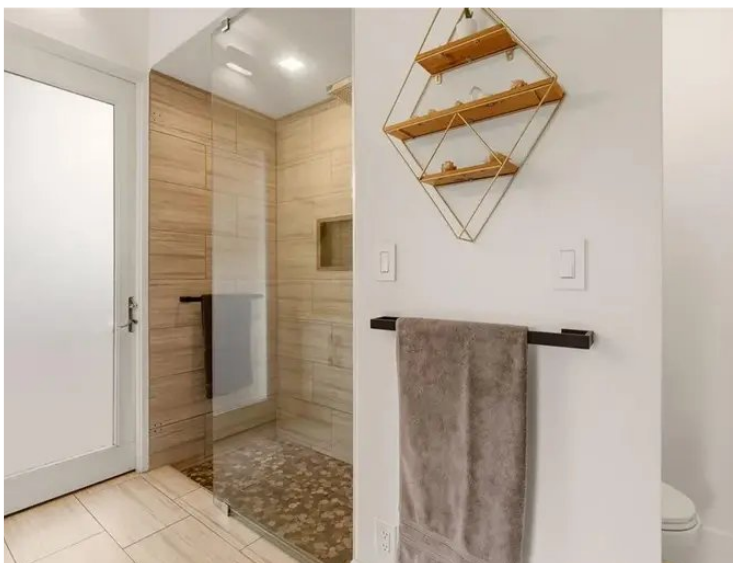
About this property

A distinctive offering where design, location and performative upgrades come together seamlessly. One of the original modern homes in Winter Park, this iconic residence has been thoughtfully reimagined through a designer-led renovation that emphasizes clean lines, natural light, easy maintenance and high durability. The result is a bright, refined space that balances architectural character with modern comfort. A flexible two-level layout offers main living areas on the first floor, complemented by an upper-level studio or retreat space with optional deck access, ideal for today's lifestyle. Extensively improved with over \$260,000 in recent upgrades, the home was enhanced with durability and efficiency in mind. Major improvements include a commercial-grade TPO roofing system with advanced drainage and a 20-year warranty completed in 2024, as well as hurricane-impact aluminum sliders all around with large missile-rated glass and enduring waterproofing. Additional features such as a white reflective roof, whole-house surge protection, updated electrical components, and a new code-compliant deck railing further elevate the home's long-term value and performance. The outdoor spaces have been equally curated, with mid-century-inspired landscaping designed for beauty and ease of maintenance. Palms, agave and drought-tolerant plantings create a clean, modern aesthetic, while redesigned yard spaces enhance openness and usability. A professionally landscaped east yard, low-maintenance turf on the west side, a five-zone irrigation system, and private well irrigation contribute to a thoughtfully executed exterior environment. An expanded driveway provides ample parking, and outdoor lighting enhances ambiance and function. Just moments from desirable Park Avenue, this architecturally significant modern residence is ideally in one of Winter Park's sought-after neighborhoods, near Lake Virginia, Rollins College and Winter Park Tennis Center. Set on a quiet, tree-lined corner lot with no through traffic, the home enjoys an elevated position on a natural rise, offering peace of mind with no history of flooding, along with ideal north-facing orientation and beautiful natural light throughout the day.

Key features

LEVELS
Two
LOT
7,403 sqft
FACES
North
PARKING
Off Street, Oversized, Driveway
OUTDOOR
Front Porch, Covered, Patio
PETS
Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	1987
Faces	North	Rooms	12
Building stories	2	Living area	2,640 sqft
Total building area	3,072 sqft	Architectural style	Contemporary
Levels	Two	Bedrooms	4
Bathrooms	2	Full bathrooms	2
Fireplace	Yes	Cooling	Zoned, Central Air
Fireplace features	Electric	Heating	Central, Zoned
Lot size	7,403 sqft	Water body	LAKE VIRGINIA
Construction materials	Block, Stucco	Fencing	Fenced
Lot features	Level, Near Public Transit, City Lot, Corner Lot	Other structures	Shed(s), Storage
Roof	Membrane		

Accommodation & amenities

Appliances	Disposal, Cooktop, Refrigerator, Microwave, Range, Dishwasher	Flooring	Ceramic Tile, Luxury Vinyl
Laundry	Laundry Room	Exterior features	Lighting
Patio and porch	Front Porch, Covered, Patio	Window features	Aluminum Frames, Storm Window(s)

Parking & access

Open parking	Yes	Parking features	Off Street, Oversized, Driveway
Road surface	Paved	Security features	Smoke Detector(s), Security System

Community & HOA

Homeowners association	No	Land lease	No
Lots	1	Senior community	No
Pets allowed	Yes		

Utilities & services

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

Asking price reduced by \$200,000 (11.8%) since first listed.

Date	Event	Price	Change
Oct 1, 2026	Price reduced MLS #O6402113	\$1,495,000	-2% -\$30,000
Sep 22, 2026	Price reduced MLS #O6402113	\$1,525,000	-4.4% -\$70,000
Sep 2, 2026	Price reduced MLS #O6402113	\$1,595,000	-5.9% -\$100,000
Apr 27, 2026	Listed for sale MLS #O6402113	\$1,695,000	—
Nov 2, 2021	Sold MLS #O5962697	\$1,260,000	—
Sep 15, 2021	Price reduced MLS #O5962697	\$1,175,000	-2.1% -\$25,000
Aug 10, 2021	Listed for sale MLS #O5962697	\$1,200,000	—
Oct 8, 2019	Sold MLS #O5807102	\$749,000	—
Sep 6, 2019	Listed for sale MLS #O5807102	\$749,000	—

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