



8749 The Esplanade Unit 22

\$545,000

Condominium · Orlando, FL 32836

2
beds

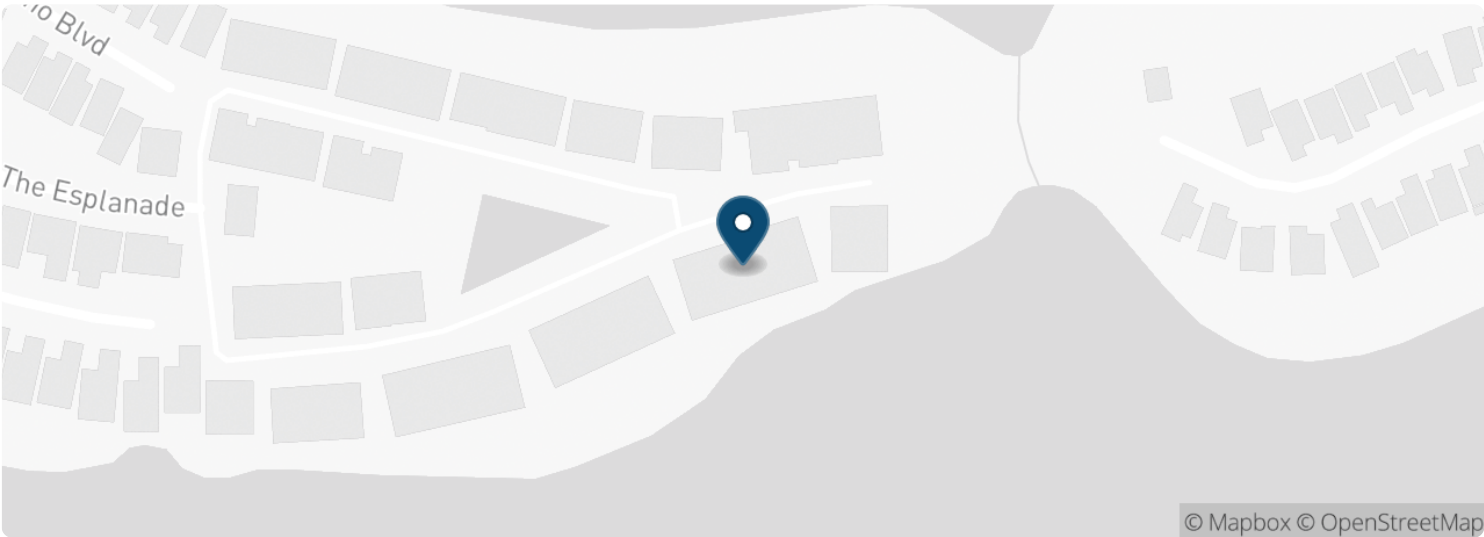
2
baths

2,162
sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2006	\$252	83 days	Jul 17, 2026	\$1,103 Monthly · \$600 Quarterly	O6410224



Property overview

About this property

Virtually Staged. Seller is offering up to \$10,000 towards buyer's closing costs & prepaids, or a 2/1 interest rate buydown. Experience breathtaking waterfront living in the heart of Dr. Phillips at 8749 The Esplanade #22 in the highly sought-after Vizcaya community. This beautifully updated 2-bedroom, 2-bath condominium is located on the 4th floor and offers stunning panoramic views of Big Sand Lake and Little Sand Lake, creating a picturesque backdrop from sunrise to sunset along with nightly fireworks from Universal Epic and Disney. The spacious interior features tile flooring throughout, a well-appointed kitchen with granite countertops and stainless-steel appliances, and an open living and dining area designed to showcase the incredible lake views. Both bedrooms enjoy tranquil water vistas, providing a peaceful retreat at the end of the day. Step onto the private balcony and take in sweeping waterfront views stretching across the lakes and surrounding skyline. On clear evenings, enjoy views toward Universal Orlando, Pointe Orlando, and the Disney area, creating a truly unique Central Florida living experience. This residence includes a designated parking space and a private storage room in the building's basement for added convenience. Vizcaya is one of Orlando's premier gated waterfront communities, offering residents access to a clubhouse, resort-style swimming pool, tennis courts, fitness facilities, and beautifully maintained grounds. Ideally located just a short walk from the renowned Restaurant Row on Sand Lake Road, you'll enjoy immediate access to award-winning restaurants, upscale shopping, entertainment, and everyday conveniences. The home is also just minutes from Bay Hill Club & Lodge, Universal Orlando Resort, Walt Disney World, International Drive, and major transportation routes. This is a rare opportunity to own a move-in-ready waterfront condominium with spectacular views in one of Orlando's most desirable locations. A/C 2019; Water heater 2014; Subzero refrigerator 2014; Bosch DW 2018; Monogram Advantium microwave and GE Monogram Convection Wall Oven 2014; crown molding in dining and family room; California closet system in primary closet; Updated primary bathroom; Plantation shutters on all windows with 6'8" roller shades on master picture window; Windows and sliding glass door are double pane, low-e, argon gas.

Key features

LEVELS
One
LOT
2,895 sqft
FACES
Northwest
PARKING
Deeded
OUTDOOR
Rear Porch
VIEW
Water
COMMUNITY
Gated · Clubhouse, Pool, Playground, Fitness Center, Lake
HOA COVERS
Maintenance Grounds, Security, Maintenance Structure
PETS
Breed Restrictions

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	2006
Faces	Northwest	Rooms	8
Building stories	6	Living area	2,162 sqft
Total building area	2,162 sqft	Architectural style	Contemporary
Levels	One	Bedrooms	2
Bathrooms	2	Full bathrooms	2
Cooling	Central Air	Heating	Electric
Lot size	2,895 sqft	Water body	SAND LAKE
Construction materials	Block, Stucco	Roof	Membrane, Tile
Waterfront	Lake Front		

Accommodation & amenities

Appliances	Disposal, Exhaust Fan, Dryer, Cooktop, Convection Oven, Refrigerator, Range Hood, Electric Water Heater, Microwave, Washer, Dishwasher		
Flooring	Carpet, Ceramic Tile	Laundry	Laundry Room
Exterior features	Balcony, Storage	Patio and porch	Rear Porch
View	Water	Window features	Insulated Windows, Shutters

Parking & access

Parking features	Deeded	Road surface	Paved, Asphalt
Security features	Smoke Detector(s), Fire Sprinkler System, Security Gate, Gated Community		

Community & HOA

Primary association	Castle Management	Primary association fee	\$1,103
Primary fee frequency	Monthly	Secondary association	Vizcaya Heights
Secondary association fee	\$600	Secondary fee frequency	Quarterly
Land lease	No	Senior community	No
Association amenities	Storage, Tennis Court(s), Clubhouse, Playground, Fitness Center, Maintenance, Gated, Security, Pool, Elevator(s)		
Association fee includes	Maintenance Grounds, Security, Maintenance Structure	Community features	Clubhouse, Pool, Playground, Fitness Center, Lake, Tennis Court(s), Sidewalks
Pets allowed	Breed Restrictions		

Utilities & services

Utilities	Water Connected, Electricity Connected		
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Price & sale history

Asking price reduced by \$30,000 (5.2%) since first listed.

Date	Event	Price	Change
Sep 4, 2026	Price reduced MLS #O6410224	\$545,000	-5.2% -\$30,000
Jul 17, 2026	Listed for sale MLS #O6410224	\$575,000	—
Jul 29, 2020	Sold MLS #O5857480	\$485,000	—
Apr 14, 2020	Listed for sale MLS #O5857480	\$490,000	—
Jul 26, 2010	Sold MLS #O4964411	\$350,000	—
Mar 15, 2010	Price reduced MLS #O4964411	\$369,000	-31.7% -\$171,000
Feb 22, 2010	Listed for sale MLS #O4964411	\$540,000	—

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