



9189 Busaco Park Way

\$1,198,000

Single Family Residence · Winter Garden, FL 34787

4

beds

4

baths

3,424

sqft

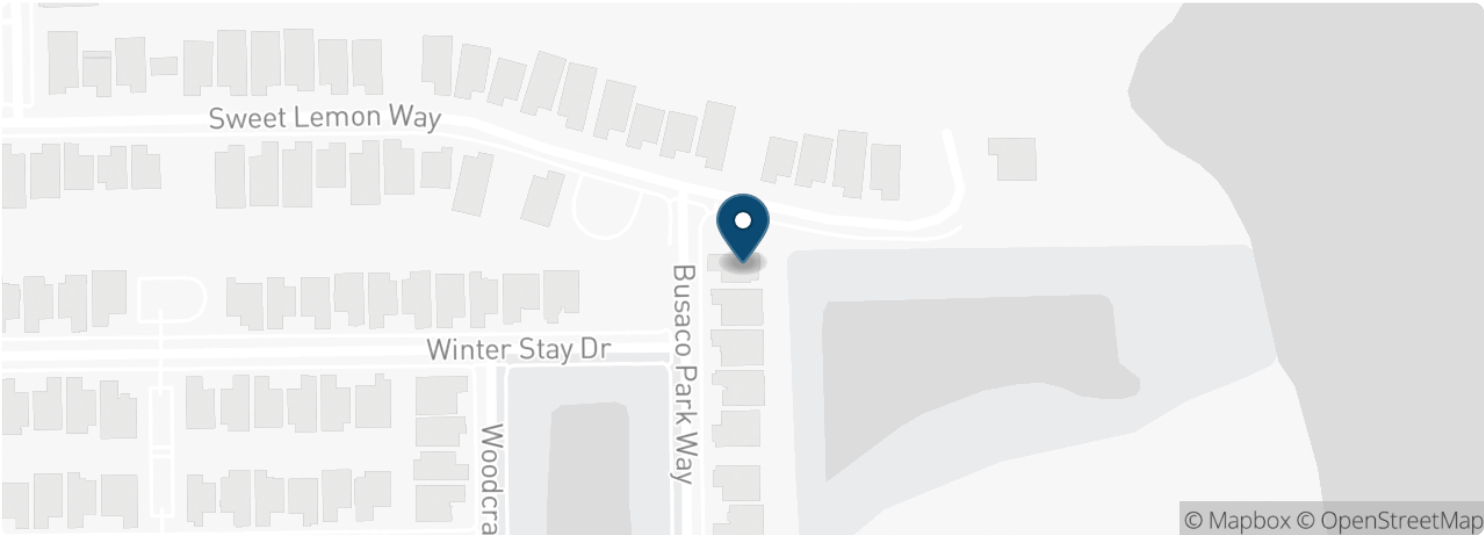
Private

pool



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2015	\$350	130 days	May 31, 2026	\$158 Monthly	O6410698



Property overview

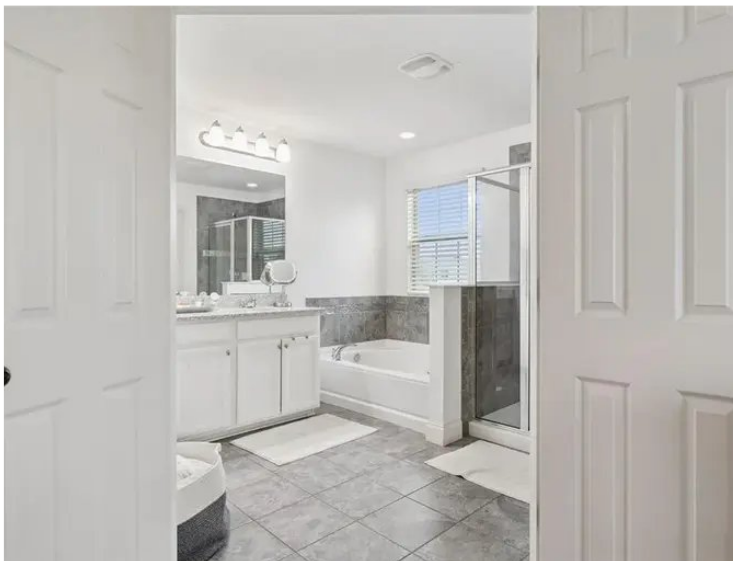
About this property

Welcome to an exceptional residence where luxury, lifestyle, and location converge in one of Winter Garden’s most desirable communities. Situated on a hard to find oversized premium corner lot, this stunning 4-bedroom, 4-full bath home offers 3,424 square feet of thoughtfully designed living space, perfectly positioned to capture serene park views in the front and tranquil pond vistas in the rear. From the moment you arrive, the home’s elevated presence and expansive setting set the tone. Inside, you are greeted by a light-filled, open-concept layout designed for both elegant entertaining and everyday comfort. The spacious floor plan flows seamlessly, enhanced by refined finishes and generous living areas. At the heart of the home, the kitchen and great room spaces connect effortlessly to the outdoors, where your private resort-style retreat awaits, outdoor living at its finest! Step outside to your private POOL (built in 2022)—a true showpiece designed for relaxation and entertaining. The fully fenced backyard with a sleek metallic fence offers both privacy and unobstructed views, creating the perfect balance of security and openness. Whether hosting gatherings or enjoying a quiet evening, the backdrop of the pond and open skies delivers an unparalleled sense of tranquility. And as the sun sets, prepare for a truly magical experience—nightly views of the MAGIC KINGDOM FIREWORKS right from your backyard create a one-of-a-kind ambiance that elevates everyday living into something extraordinary. INTERIOR HIGHLIGHTS: 4 Bedrooms | 4 Full Bathrooms. A spacious DEN located in the first floor is currently set as a guest room, with the convenience of a full bathroom in the first floor with access to the pool. A spacious BONUS ROOM located on the second floor— ideal for a media room, office, or playroom. Expansive GREAT ROOM and entertaining areas including a STUDY SPACE off of the kitchen and a DINETTE SPACE. A thoughtfully designed layout with functional flow! Recent Update:A/C UNIT REPLACED in late 2025, offering peace of mind and energy efficiency for years to come. Park views from the front – providing openness and privacy. Pond views from the rear – creating a serene and picturesque backdrop. Oversized corner lot enhances curb appeal and outdoor space. This is more than just a home—it’s a lifestyle property that blends natural beauty, luxury amenities, and a prime location. From quiet mornings overlooking the pond to evenings watching Disney fireworks, every day here feels elevated.

Key features

LEVELS
Two
LOT
6,612 sqft
FACES
West
PARKING
2-car garage, Driveway
VIEW
Water
COMMUNITY
Clubhouse, Pool, Playground, Fitness Center, Park
PETS
Breed Restrictions, Dogs OK, Cats OK, Allowed

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2015
Faces	West	Rooms	12
Living area	3,424 sqft	Total building area	3,979 sqft
Levels	Two	Bedrooms	4
Bathrooms	4	Full bathrooms	4
Cooling	Central Air	Heating	Electric
Lot size	6,612 sqft	Construction materials	Stucco
Fencing	Fenced	Lot features	Corner Lot
Roof	Tile		

Accommodation & amenities			
Appliances	Disposal, Dryer, Convection Oven, Refrigerator, Range Hood, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Hardwood, Tile	Laundry	Laundry Room
Exterior features	Lighting	Pool features	Tile
View	Water		

Parking & access			
Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	Driveway	Road surface	Asphalt

Community & HOA			
Primary association	Don Danos	Primary association fee	\$158
Primary fee frequency	Monthly	Land lease	No
Senior community	No		
Association amenities	Park, Recreation Facilities, Tennis Court(s), Clubhouse, Playground, Fitness Center, Pool, Basketball Court		
Community features	Clubhouse, Pool, Playground, Fitness Center, Park, Tennis Court(s), Sidewalks	Pets allowed	Breed Restrictions, Dogs OK, Cats OK, Yes

Utilities & services	
Utilities	Cable Available, Water Connected, Electricity Connected

Price & sale history

Asking price reduced by \$102,000 (7.8%) since first listed.

Date	Event	Price	Change
Aug 22, 2026	Price reduced MLS #O6410698	\$1,198,000	-7.8% -\$102,000
May 31, 2026	Listed for sale MLS #O6410698	\$1,300,000	—

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