



322 E Central Boulevard Unit 912

\$389,000

Condominium · Orlando, FL 32801

2
beds

2
baths

1,143
sqft



[View online](#)

Year built
2001

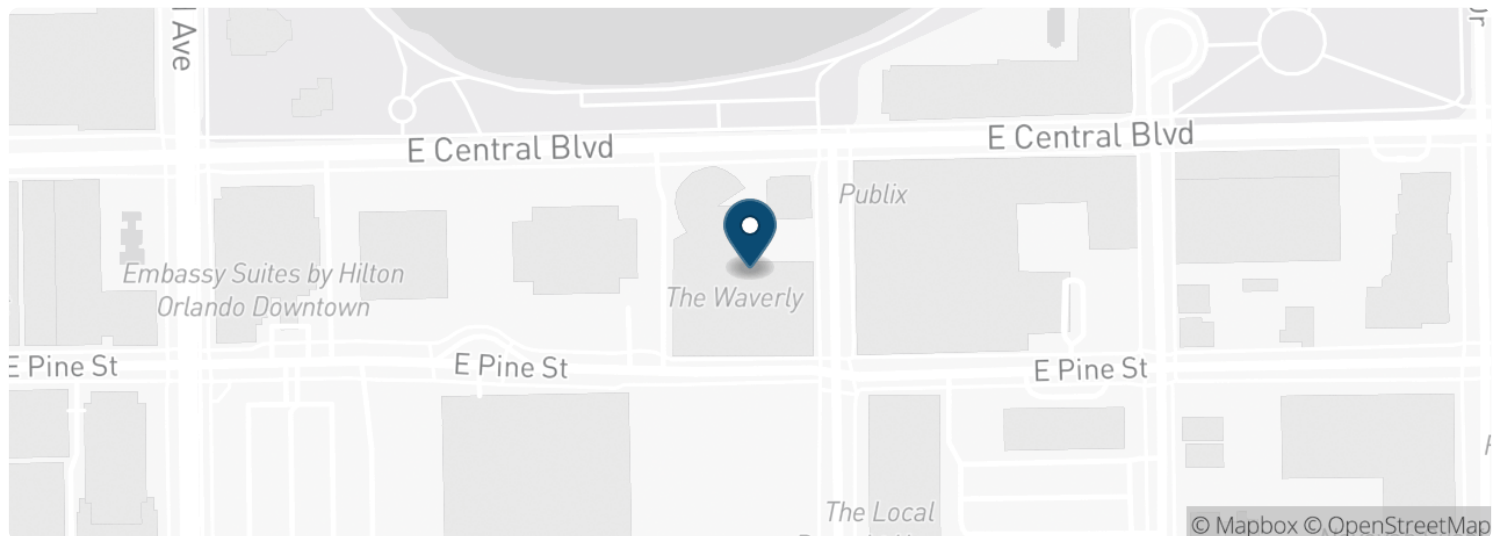
Price per sqft
\$340

Days on market
112 days

Listed
Jun 18, 2026

HOA
\$929 Monthly

MLS #
O6417637



Property overview

About this property

Welcome to sophistication in Unit 912 at The Waverly on Lake Eola, a beautifully appointed lake view two-bedroom, two-bathroom condominium located in the heart of Downtown Orlando. Situated on the ninth floor of one of the city's most sought-after luxury high-rise communities, this residence offers approximately 1,143 square feet of thoughtfully designed living space with stunning views of the downtown skyline and surrounding Lake Eola district. The open-concept floor plan is filled with natural light from the wood-tiled flooring, expansive floor-to-ceiling windows and features a spacious living and dining area that seamlessly flows onto a private balcony, creating the perfect setting for relaxing or entertaining. The well-equipped kitchen offers ample updated cabinetry, generous granite counter top space, and a functional layout ideal for everyday living. The primary suite serves as a private retreat, complete with a walk-in closet and an ensuite custom bathroom, while the second bedroom and full bath provide flexibility for guests, a home office, or additional living space. Additional features include in-unit laundry, central heating and air conditioning, and secure assigned oversized parking spot within the building's covered garage. Residents of The Waverly enjoy an exceptional collection of amenities, including 24-hour concierge service, controlled building access, a resort-style swimming pool and spa, a state-of-the-art fitness center, clubroom, business center, conference facilities, and beautifully maintained common areas. Located directly across from Lake Eola Park, the building places residents within walking distance of Orlando's finest restaurants, coffee shops, entertainment and sports venues, shopping, Publix Grocery, cultural attractions, and the vibrant Thornton Park neighborhood. With convenient access to Interstate 4, State Road 408, and Orlando's central business district, Unit 912 offers the perfect combination of luxury, convenience, and urban lifestyle in one of Downtown Orlando's premier residential addresses.

Key features

LEVELS

One

LOT

28,480 sqft

FACES

Northeast

PARKING

1-car garage, Guest, On Street, Assigned, Underground

VIEW

Water

COMMUNITY

Pool

HOA COVERS

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

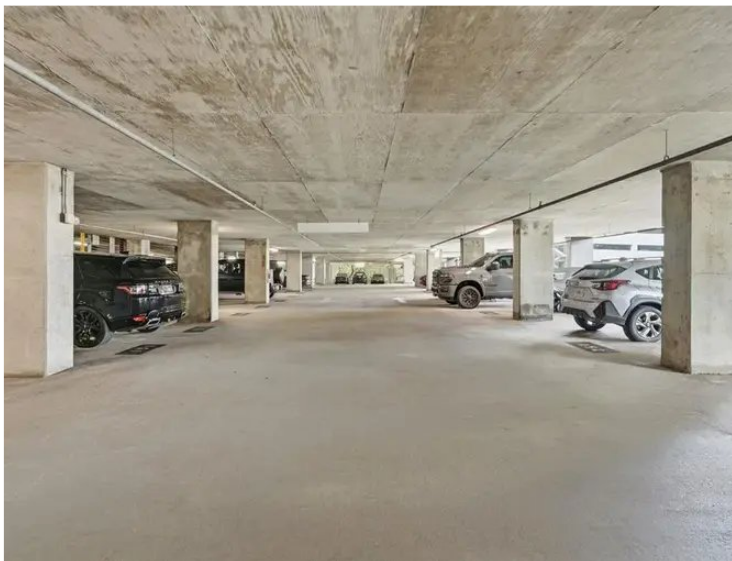
PETS

Dogs OK, Cats OK, Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	2001
Faces	Northeast	Rooms	3
Building stories	22	Living area	1,143 sqft
Total building area	1,143 sqft	Levels	One
Bedrooms	2	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central	Lot size	28,480 sqft
Construction materials	Block	Lot features	Near Public Transit
Roof	Other		

Accommodation & amenities

Appliances	Dryer, Refrigerator, Range, Washer, Dishwasher	Flooring	Hardwood, Ceramic Tile
Laundry	Inside	Exterior features	Balcony
View	Water	Window features	Blinds

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	1	Covered spaces	1
Parking features	Guest, On Street, Assigned, Underground	Road surface	Concrete, Asphalt

Community & HOA

Primary association	Nicholas Scinta	Primary association fee	\$929
Primary fee frequency	Monthly	Land lease	No
Senior community	No		
Association fee includes	Pest Control, Water, Maintenance Grounds, Trash, Insurance, Security, Maintenance Structure, Sewer		
Community features	Pool	Pets allowed	Dogs OK, Cats OK, Yes

Price & sale history

Asking price reduced by \$10,000 (2.5%) since first listed.

Date	Event	Price	Change
Aug 10, 2026	Price reduced MLS #O6417637	\$389,000	-2.5% -\$10,000
Jun 18, 2026	Listed for sale MLS #O6417637	\$399,000	—
Aug 1, 2007	Sold MLS #O4724130	\$304,000	—
May 25, 2007	Price reduced MLS #O4724130	\$304,000	-24% -\$95,900
Oct 20, 2006	Listed for sale MLS #O4724130	\$399,900	—

History may be incomplete.

Stellar MLS / IDX



The data relating to real estate displayed on this sell sheet comes in part from the Internet Data Exchange (IDX) Program of Stellar MLS. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings may be subject to prior sale or removal from sale; availability should always be independently verified. Listing information is provided for consumers' personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT