



8310 Tivoli Drive

\$1,250,000

Single Family Residence · Orlando, FL 32836

5

beds

3

baths

3,107

sqft

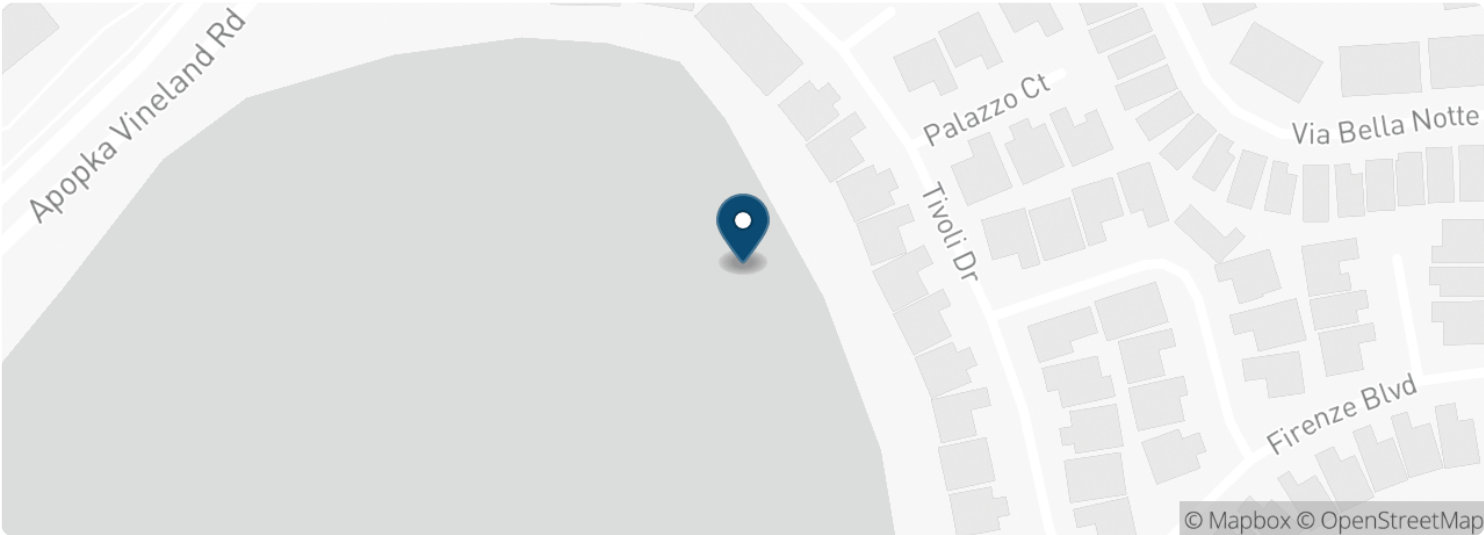
Private

pool



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2002	\$402	111 days	Jun 19, 2026	\$750 Quarterly	O6417803



Property overview

About this property

Virtually Staged. HUGE PRICE REDUCTION — NOW \$1,250,000! DON'T MISS THIS OPPORTUNITY! This spectacular lakefront home in the exclusive 24-hour guard-gated community of Vizcaya, perfectly positioned on a pristine lakefront homesite in the heart of Orlando's renowned Restaurant Row. This stunning 5-bedroom, 3-bath pool home with a 3-car garage offers breathtaking water views and the perfect blend of luxury, comfort, and elegance. NEW ROOF (2022), AC (2015), TANKLESS WATER HEATER (2018). From the moment you enter through the grand double doors, you'll be captivated by panoramic lake views that create a stunning backdrop throughout the home. Designed for both everyday living and entertaining, the open and light-filled floor plan features spacious living and dining areas, soaring ceilings, and seamless indoor-outdoor living. The gourmet kitchen boasts modern appliances, abundant cabinetry, a center island with breakfast bar, and a breakfast nook overlooking the sparkling pool and tranquil lake. The thoughtfully designed layout includes three bedrooms on the main floor, including a luxurious primary suite with lake views, a spacious walk-in closet, dual vanities, a garden tub, and a separate shower. Upstairs, you'll find two additional bedrooms and access to a private balcony, perfect for enjoying peaceful lake views and spectacular sunsets. Step outside to your private waterfront oasis, where a sparkling pool and spa overlook the lake, creating the ideal setting for relaxation and entertainment. Enjoy year-round outdoor living and watch Disney Magic Kingdom fireworks from your backyard. Vizcaya residents enjoy resort-style amenities including a lakefront clubhouse, community pool and spa, fitness center, tennis courts, walking paths, playground, and dog park. Conveniently located near Restaurant Row and just minutes from I-4, Orlando International Airport, world-class shopping, dining, and attractions. This is a rare lakefront retreat offering luxury living in one of Orlando's most sought-after communities. Schedule your private showing today.

Key features

LEVELS

Two

LOT

35,788 sqft

FACES

East

PARKING

3-car garage, Guest, Driveway

OUTDOOR

Rear Porch, Front Porch, Covered, Patio

POOL

In Ground

VIEW

Pool, Water

COMMUNITY

Gated · Clubhouse, Pool, Lake, Tennis Court(s), Playground

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2002
Faces	East	Rooms	10
Building stories	2	Living area	3,107 sqft
Total building area	4,397 sqft	Architectural style	Mediterranean
Levels	Two	Bedrooms	5
Bathrooms	3	Full bathrooms	3
Fireplace	Yes	Cooling	Central Air
Fireplace features	Family Room	Heating	Central
Lot size	35,788 sqft	Construction materials	Block, Stucco
Fencing	Fenced	Lot features	Landscaped, City Lot
Roof	Tile	Waterfront	Waterfront, Lake Front

Accommodation & amenities

Appliances	Disposal, Exhaust Fan, Cooktop, Refrigerator, Ice Maker, Electric Water Heater, Microwave, Range, Dishwasher		
Flooring	Hardwood, Vinyl, Tile	Laundry	Inside, Laundry Room
Exterior features	Balcony, Lighting, Private Yard, Rain Gutters	Patio and porch	Rear Porch, Front Porch, Covered, Patio
Pool features	In Ground	View	Pool, Water
Window features	Drapes, Window Treatments, Blinds		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	3	Covered spaces	3
Parking features	Guest, Garage Door Opener, Driveway, Garage Faces Side	Road surface	Paved
Security features	Gated Community		

Community & HOA

Primary association	Aris Payabyab	Primary association fee	\$750
Primary fee frequency	Quarterly	Land lease	No
Senior community	No	Association amenities	Tennis Court(s), Playground, Fitness Center, Gated
Community features	Clubhouse, Pool, Lake, Tennis Court(s), Sidewalks	Pets allowed	Yes

Utilities & services

Utilities

Water Connected, Electricity
Connected, Cable Connected, Sewer
Connected

Price & sale history

Asking price reduced by \$125,000 (9.1%) since first listed.

Date	Event	Price	Change
Sep 17, 2026	Price reduced MLS #O6417803	\$1,250,000	-9.1% -\$125,000
Jun 19, 2026	Listed for sale MLS #O6417803	\$1,375,000	—
Aug 19, 2011	Sold MLS #O5045507	\$669,900	—
May 20, 2011	Listed for sale MLS #O5045507	\$699,000	—

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