



1204 Nottingham Street

\$2,745,000

Single Family Residence · Orlando, FL 32803

5

beds

6

baths

3,689

sqft

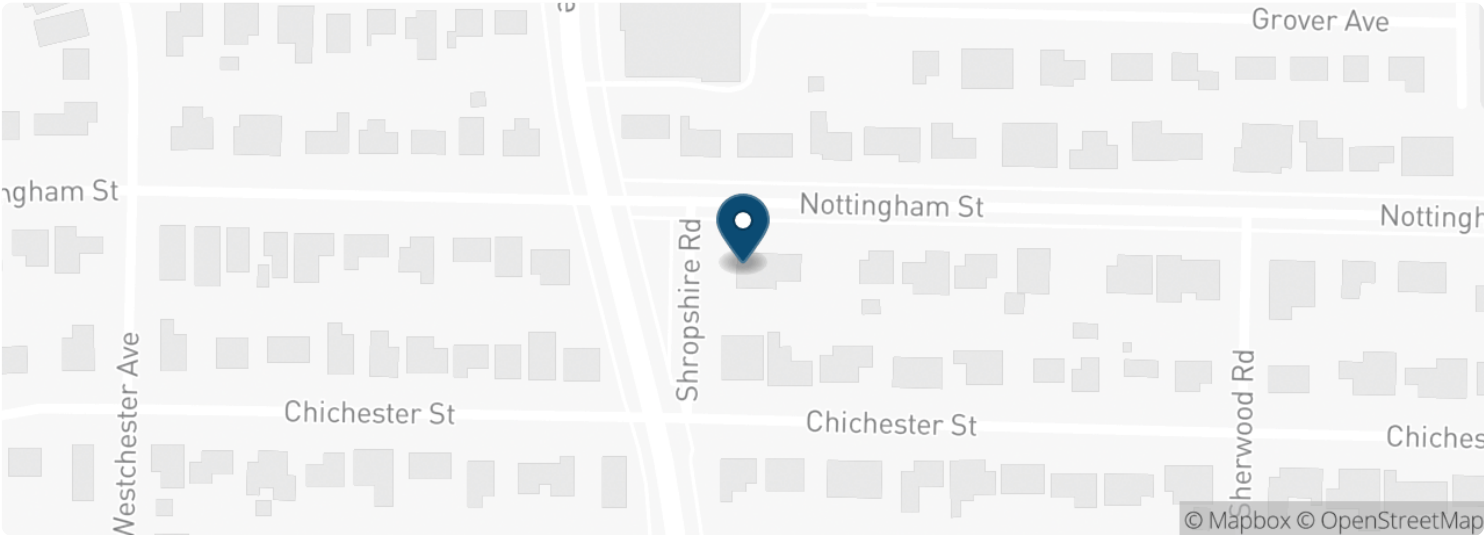
Private

pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	MLS #
2026	\$744	84 days	Jul 16, 2026	O6425268



Property overview

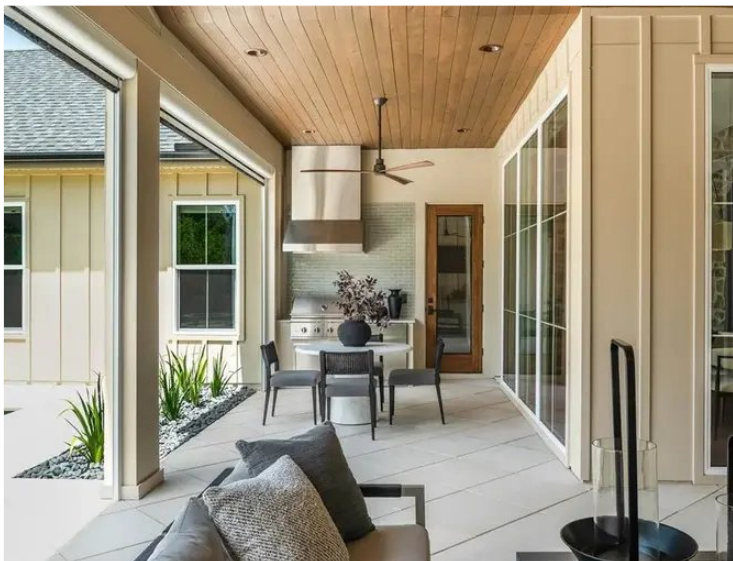
About this property

A REFINED CUSTOM SINGLE-STORY RESIDENCE WITH CASITA BY M. LAHR HOMES! Located in the highly sought-after Beverly Shores / Rose Isle neighborhood of Orlando / Winter Park, this newly completed custom residence represents a rare opportunity in one of Central Florida’s most desirable and seldom-available areas. This home reflects the level of craftsmanship, detail, and execution that has made the builder one of the most respected names in Winter Park and Orlando luxury construction. Thoughtfully designed as a large single-story residence, the main home offers an expansive beautifully planned living space with 4 bedrooms, a private office, 4.5 baths, and a layout that balances scale, functionality, and everyday livability. Adding to the rarity of the offering is the casita / secondary living space, creating exceptional flexibility for guests, extended family, private work space, or additional lifestyle needs. From the moment of arrival, the home conveys a sense of timeless design and quality. Inside, the experience is defined by a clean, cohesive aesthetic and a level of finish that is simply not typical in today’s new construction market. Every element, from the architectural lines to the material selections, has been intentionally executed, resulting in a home that feels both elevated and enduring. The floor plan is open and highly functional, with expansive living areas that transition seamlessly to the outdoor environment, creating a natural extension of the interior living space. The result is a home that lives comfortably day-to-day while offering the scale, presence, and design quality expected at this level. Opportunities in Beverly Shores / Rose Isle rarely present themselves, and large single-story custom homes with a casita are especially difficult to find. This is one of those moments. What ultimately sets this property apart is the consistency of its execution — a level of detail, craftsmanship, and finish quality that is rarely achieved, even among competing new construction offerings in Winter Park and Orlando. Located in a fantastic location in the highly desirable Audubon Park School K-8 School District. Minutes to Downtown Orlando, Downtown Winter Park, Winter Park’s Park Avenue, Winter Park Village, AdventHealth, ORMC, shopping, dining, and more. An exquisite luxury estate in one of Central Florida’s most dynamic and desirable areas!

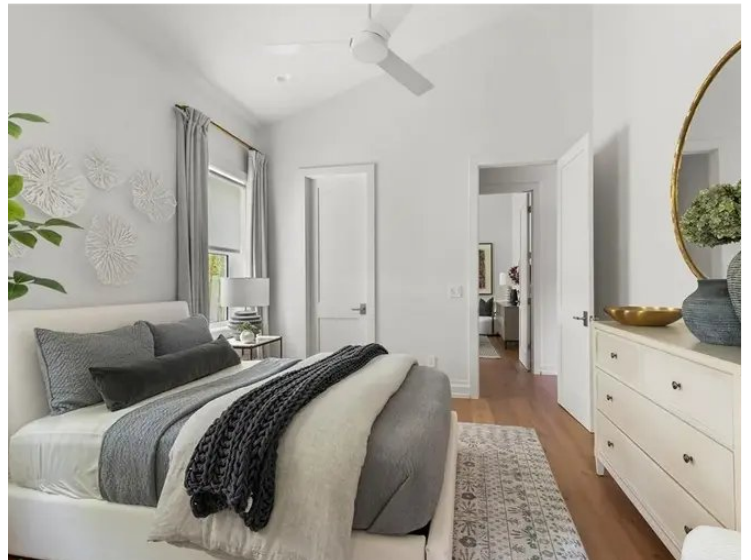
Key features

LEVELS
One
LOT
13,196 sqft
FACES
North
PARKING
2-car garage
OUTDOOR
Porch, Screened, Rear Porch, Front Porch, Covered, Deck, Patio
POOL
In Ground · Spa In Ground, Heated

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2026
New construction	Yes	Faces	North
Rooms	10	Living area	3,689 sqft
Total building area	5,022 sqft	Levels	One
Bedrooms	5	Bathrooms	6
Full bathrooms	4	Half bathrooms	2
Fireplace	Yes	Cooling	Central Air
Fireplace features	Family Room	Heating	Central, Electric
Lot size	13,196 sqft	Construction materials	Block
Other structures	Cabana, Outdoor Kitchen	Roof	Metal, Shingle

Accommodation & amenities			
Appliances	Disposal, Dryer, Wine Refrigerator, Refrigerator, Range Hood, Microwave, Range, Dishwasher	Flooring	Hardwood, Tile
Laundry	Inside, Laundry Room	Exterior features	Lighting, Private Yard, Rain Gutters, Outdoor Grill
Patio and porch	Porch, Screened, Rear Porch, Front Porch, Covered, Deck, Patio	Pool features	Gunite, In Ground
Spa features	In Ground, Heated	Window features	Blinds

Parking & access			
Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt
Security features	Security System Owned		

Community & HOA			
Homeowners association	No	Land lease	No
Senior community	No		

Utilities & services	
Utilities	Cable Available

Price & sale history

Asking price reduced by \$250,000 (8.3%) since first listed.

Date	Event	Price	Change
Sep 17, 2026	Price reduced MLS #O6425268	\$2,745,000	-8.3% -\$250,000
Jul 16, 2026	Listed for sale MLS #O6425268	\$2,995,000	—

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