



312 Briley Avenue

\$3,295,000

Single Family Residence · Oakland, FL 34760

6

beds

7

baths

5,144

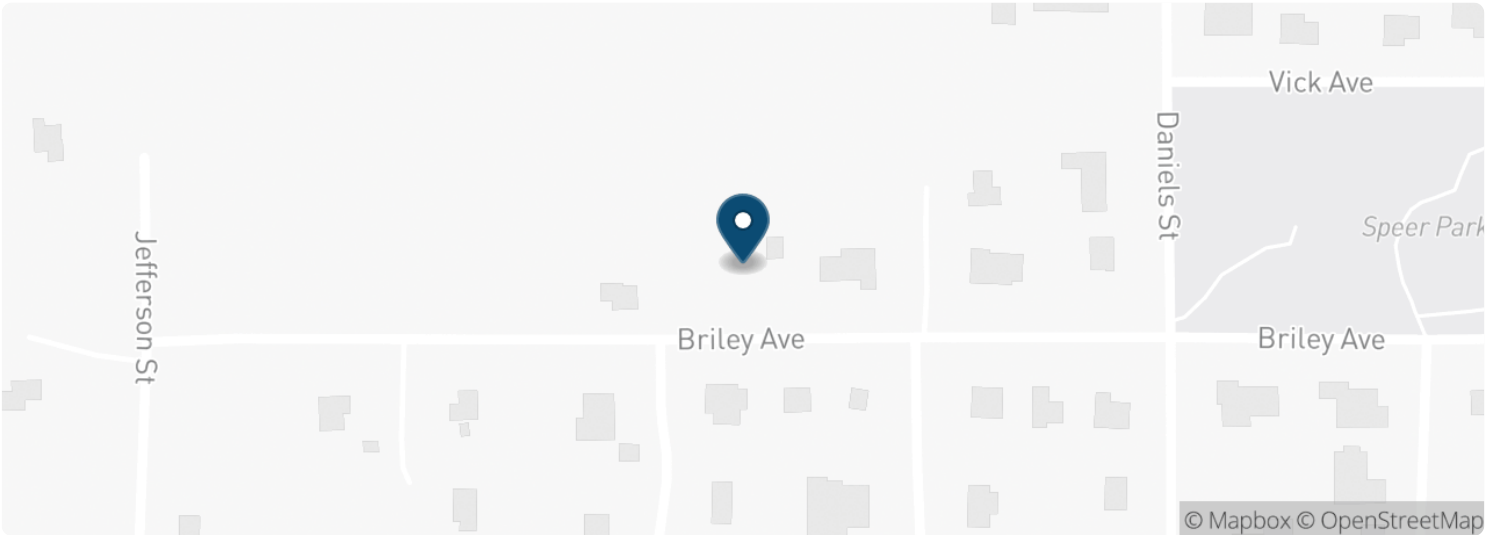
sqft

Private

pool & spa



Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2025	\$641	70 days	Jul 30, 2026	\$2,100 Annually	O6429415



Property overview

About this property

Under Construction. This exceptional luxury residence by Element Home Builders is located in the prestigious Briley Farm community and offers 5,144 square feet of thoughtfully designed living space on a private 0.5-acre homesite. Featuring 6 bedrooms, 6 full bathrooms, and 1 half bath, this home showcases one of Element's most sought-after floor plans, blending timeless architecture with modern luxury. Designed for both everyday living and elegant entertaining, the open-concept layout features a gourmet chef's kitchen, expansive great room, private office, loft, and spacious covered lanai. Enjoy true Florida living with an extended outdoor entertaining area complete with a resort-style pool, spa, and fully equipped summer kitchen for seamless indoor-outdoor living. Every detail reflects the exceptional craftsmanship, premium finishes, and attention to detail that define Element Home Builders. With construction just beginning, buyers have the rare opportunity to personalize select finishes and own a brand-new custom luxury home in one of Oakland's most desirable communities. Briley Farm is an exclusive enclave just minutes from historic Downtown Winter Garden, the West Orange Trail, top-rated schools, boutique shopping, dining, and major highways, offering convenient access to Downtown Orlando, Walt Disney World, and Orlando International Airport. Experience the perfect blend of luxury, privacy, and convenience in one of Central Florida's premier custom home communities. ning, and major roadways, while maintaining the privacy and charm of luxury estate living. Renderings are for illustration purposes only. Features, specifications, and finishes are subject to change without notice.

Key features

LEVELS

Two

LOT

18,909 sqft

FACES

East

PARKING

4-car garage

OUTDOOR

Rear Porch, Front Porch

POOL

In Ground, Salt Water, Heated · Spa In Ground, Heated

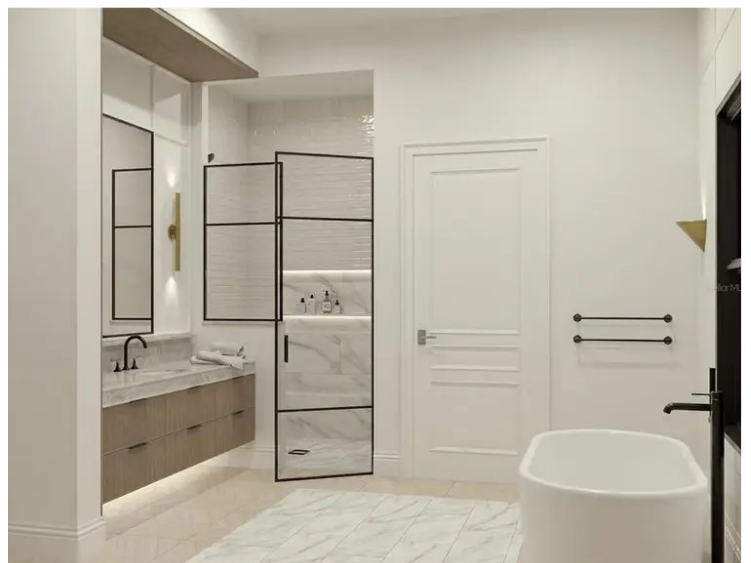
COMMUNITY

Clubhouse, Pool, Fitness Center, Park, Tennis Court(s)

PETS

Breed Restrictions, Dogs OK, Cats OK, Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2025
New construction	Yes	Faces	East
Rooms	13	Living area	5,144 sqft
Total building area	6,551 sqft	Levels	Two
Property condition	Under Construction	Bedrooms	6
Bathrooms	7	Full bathrooms	6
Half bathrooms	1	Fireplace	Yes
Cooling	Zoned, Central Air	Fireplace features	Gas
Heating	Central, Zoned	Lot size	18,909 sqft
Water body	LAKE AOPKA	Construction materials	Block, Stucco, Cement Siding
Lot features	Corner Lot	Roof	Metal, Shingle

Accommodation & amenities

Appliances	Tankless Water Heater, Refrigerator, Range Hood, Microwave, Range, Dishwasher	Flooring	Carpet, Engineered Hardwood
Laundry	Inside, Laundry Room	Exterior features	Outdoor Kitchen
Patio and porch	Rear Porch, Front Porch	Pool features	Gunite, In Ground, Salt Water, Heated
Spa features	In Ground, Heated		

Parking & access

Attached garage	Yes	Garage spaces	4
Covered spaces	4	Road surface	Paved, Asphalt
Security features	Security System Owned		

Community & HOA

Primary association	Access Management - Erin Poirier	Primary association fee	\$2,100
Primary fee frequency	Annually	Land lease	No
Senior community	No		
Association amenities	Park, Recreation Facilities, Tennis Court(s), Clubhouse, Playground, Pool, Basketball Court		
Community features	Clubhouse, Pool, Fitness Center, Park, Tennis Court(s), Sidewalks	Pets allowed	Breed Restrictions, Dogs OK, Cats OK, Yes

Utilities & services

Utilities	Cable Available, Electricity Connected, Water Available, Natural Gas Available, Sewer Connected		
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Price & sale history

Date	Event	Price	Change
Jul 30, 2026	Listed for sale MLS #O6429415	\$3,295,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 12:01 AM EDT