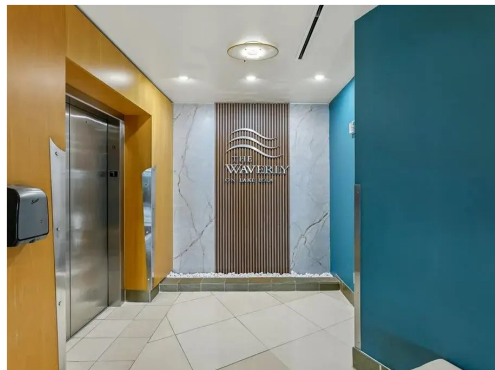
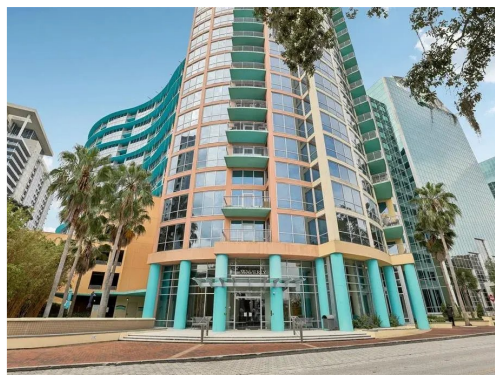




322 E Central Boulevard Unit 806

\$398,600

Condominium · Orlando, FL 32801

2 beds | **2** baths | **1,148** sqft



[View online](#)

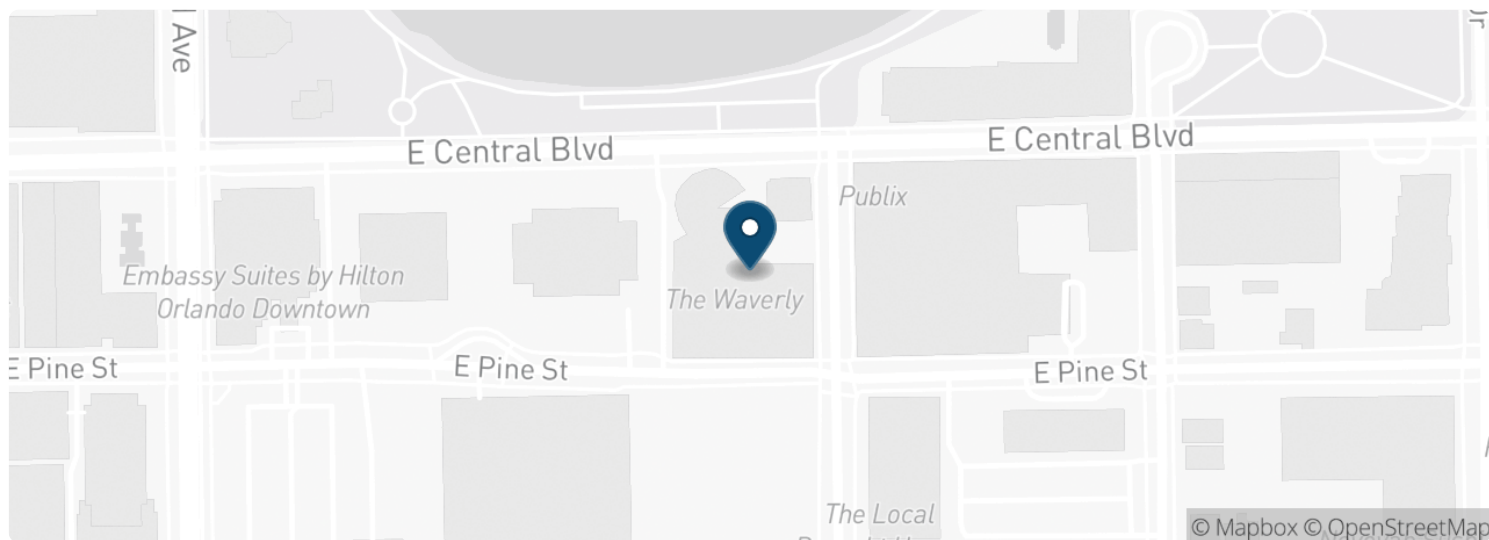
Year built
2001

Price per sqft
\$347

Days on market
52 days

Listed
Aug 17, 2026

MLS #
O6434038



Property overview

About this property

DOWNTOWN LIVING, BEAUTIFULLY REIMAGINED A rare opportunity at The Waverly on Lake Eola! Completely renovated from top to bottom and professionally designed, this exceptional residence offers a level of style and finish seldom found within the building. Every detail has been thoughtfully selected to create a sophisticated yet inviting downtown home. Wide-plank flooring flows throughout the residence, complementing the clean architectural lines and striking black, white and natural-wood color palette. The beautifully reimagined kitchen features rich black cabinetry with brushed-gold hardware, stainless-steel appliances, sleek countertops, a textured designer backsplash and a breakfast bar overlooking the living area. An adjoining custom pantry and preparation area provides additional cabinetry, butcher-block workspace and open shelving, an especially thoughtful use of space. The open living and dining areas are framed by floor-to-ceiling windows showcasing views of Orlando's downtown skyline, The Waverly pool and a partial view of Lake Eola. A dramatic accent wall, designer lighting and carefully chosen finishes give the home a polished, cohesive look rarely seen in a condominium renovation. The spa-inspired bathroom is another standout, featuring an oversized glass-enclosed shower with contrasting tilework, matte-black hardware and a striking wood-look feature wall. Floating shelves and coordinated finishes complete the contemporary design. Step outside to the covered balcony, where there is plenty of room to relax and enjoy the city views. The residence also includes ****2 SIDE-BY-SIDE PARKING SPACES**** This is not simply an updated condo; it is a professionally designed, fully renovated home offering turnkey style in one of downtown Orlando's most recognizable buildings, directly across from beautiful Lake Eola. The Waverly on Lake Eola's amenities include a resort-style community pool and spa, a clubhouse room, fitness center and weight room, outdoor kitchen areas, concierge, and 24-hour security. Located directly across from Lake Eola Park's fountain, the area hosts over 200 events annually, including food and wine festivals, a weekly Farmers Market, yoga, movie nights, and music events. With Publix next door and just blocks from the Orlando City Soccer Stadium, Kia Center, and The Dr. Phillips Center for the Performing Arts, the location is unparalleled. Easy access to I-4 and the 408 Expressway puts you less than 20 minutes from the Orlando International Airport, Universal Studios, and Walt Disney World.

Key features

LEVELS

One

LOT

28,523 sqft

FACES

West

PARKING

2-car garage

OUTDOOR

Porch, Covered

VIEW

City

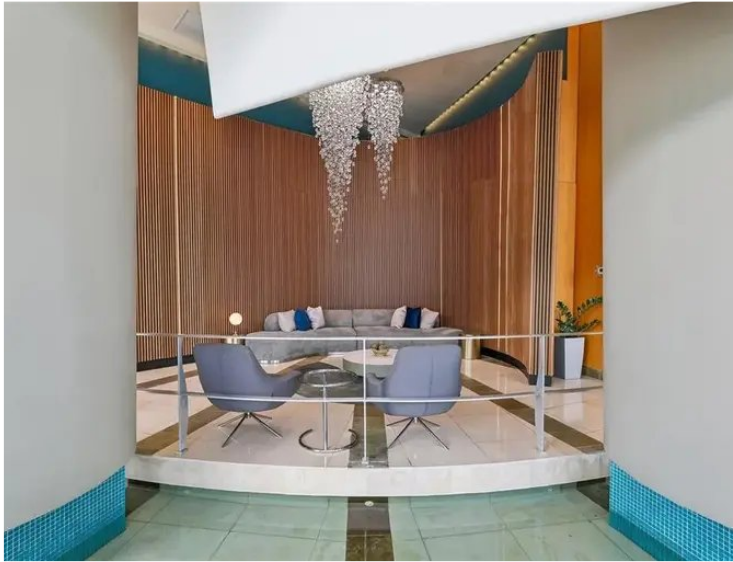
COMMUNITY

Pool, Fitness Center

PETS

Allowed

Property gallery



Property gallery



© Blvd Unit 806, Orlando, FL 32801

Floor plan/colour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Property & ownership details

Home

Property type	Condominium	Year built	2001
Faces	West	Rooms	4
Building stories	1	Living area	1,148 sqft
Total building area	1,148 sqft	Architectural style	Contemporary
Levels	One	Bedrooms	2
Bathrooms	2	Full bathrooms	2
Cooling	Central Air	Heating	Central
Lot size	28,523 sqft	Construction materials	Concrete
Roof	Other		

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Engineered Hardwood
Laundry	Laundry Room	Exterior features	Balcony
Patio and porch	Porch, Covered	View	City
Window features	Window Treatments		

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt

Community & HOA

Homeowners association	Yes	Primary association	Castle Group
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Pool
Community features	Pool, Fitness Center	Pets allowed	Yes

Price & sale history

Asking price reduced by \$11,400 (2.8%) since first listed.

Date	Event	Price	Change
Sep 12, 2026	Price reduced MLS #O6434038	\$398,600	-2.8% -\$11,400
Aug 17, 2026	Listed for sale MLS #O6434038	\$410,000	—
Jul 8, 2020	Sold MLS #O5834923	\$290,000	—
Jan 6, 2020	Listed for sale MLS #O5834923	\$299,000	—

History may be incomplete.

Stellar MLS / IDX



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