



1221 Dorchester Street

\$2,295,000

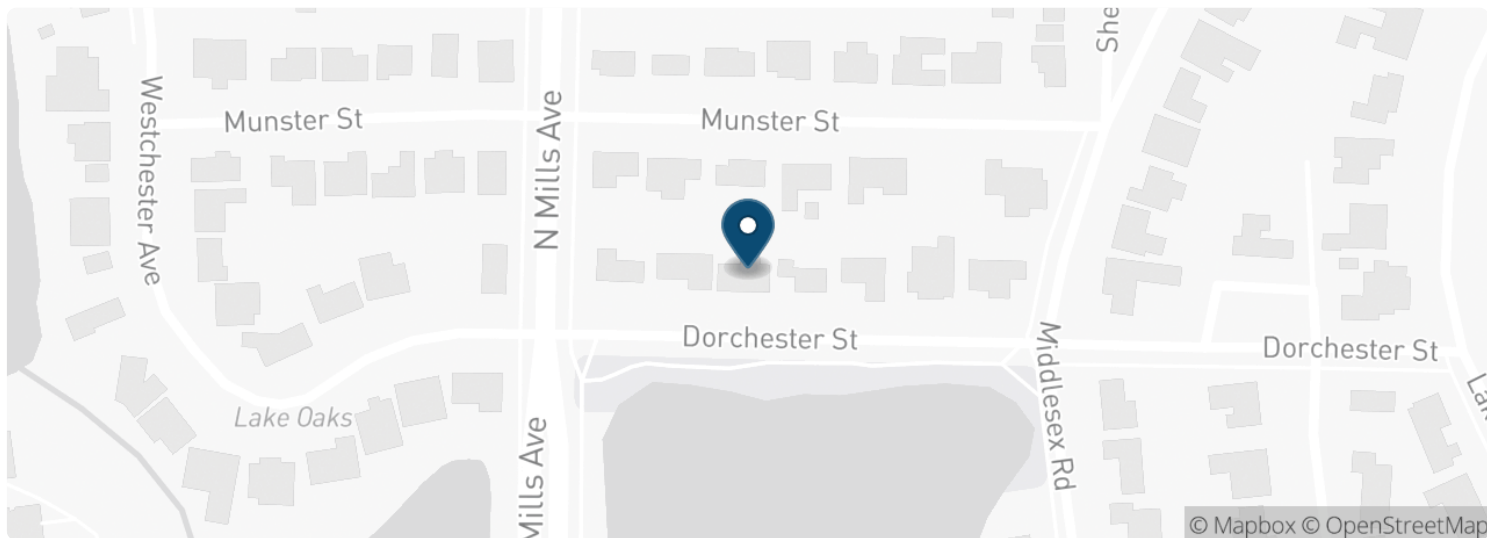
Single Family Residence · Orlando, FL 32803

6 beds | **6** baths | **3,781** sqft | **Private** pool



[View online](#)

Year built 1942	Price per sqft \$607	Days on market 41 days	Listed Aug 28, 2026	MLS # O6436124
---------------------------	--------------------------------	----------------------------------	-------------------------------	--------------------------



Property overview

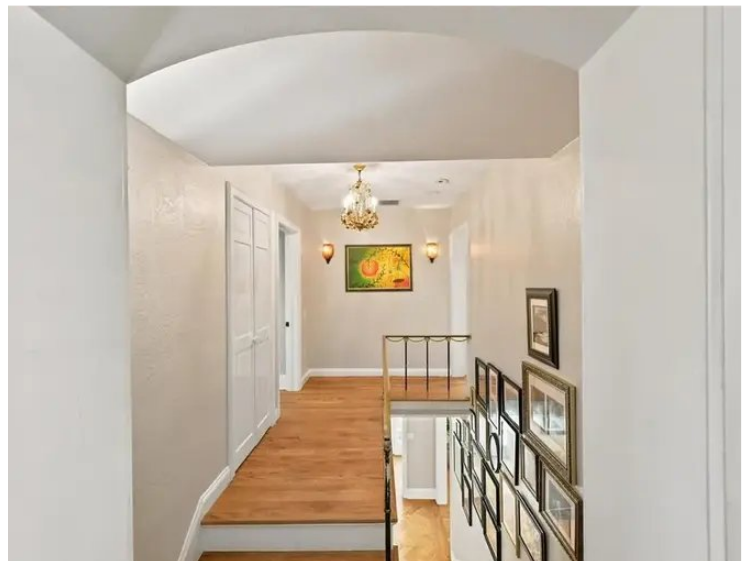
About this property

A distinctive piece of Orlando history in Beverly Shores, this gracious 1942 Colonial Revival enjoys wide views of Lake Estelle and offers an extraordinary combination of character, space and flexibility. Featured in The Orlando Sentinel when selected as the Hope and Help Center’s 1999 Designer Show House, the residence underwent an extensive transformation through the work of nine area design firms, with enhancements to the kitchen, primary suite, baths, living spaces, outdoor entertaining areas and classic Colonial façade. Continued renovations and improvements followed over the years by a family who has loved living here for decades. Today, the home offers approximately 3,781 square feet of living space with six bedrooms, five full and one half baths, plus an approximately 237-square-foot third-floor bonus area not included in the living square footage. Set on approximately .28 acres with sweeping lake views, the property pairs traditional architecture and mature landscaping with a uniquely private outdoor setting. French doors and windows connect the interiors to an expansive covered porch and terraced backyard designed for outdoor living, with a large swimming pool surrounded by generous deck space, a garden area, pergola and covered entertaining area with a summer kitchen. Dedicated storage for towels and outdoor supplies, along with a separate storage shed, adds everyday practicality. Inside, generously proportioned living and dining rooms are complemented by a well-positioned kitchen with abundant storage that connects naturally to the formal dining room, casual eat-in area and family room. The floor plan offers an unusual degree of separation and flexibility for both gathering and privacy. A dual-primary arrangement includes a first-floor primary suite with a zero-entry shower and a spacious second-floor primary suite with a private balcony overlooking Lake Estelle. Also on the first floor is an office or music room adjoining the formal living room, with beautiful lake views. Upstairs, four additional bedrooms are served by two Jack-and-Jill-style baths, while the third-floor bonus space provides further flexibility for living, working, recreation or storage. A two-car garage with abundant storage completes the property. The home’s documented design history brought together notable Central Florida design and architectural talent, including architect Randall Slocum, Robb & Stucky, Beasley & Henley, Pam Niemann Interiors, Pasternak Designs and Kitchen Designs of Winter Park—many names that have stood the test of time and remain recognizable in our market today. The result is a home with a layered history reflecting its original 1940s architecture and decades of thoughtful evolution, with scale and versatility that can be difficult to find in an established Orlando neighborhood. Conveniently positioned between Downtown Orlando and Winter Park and zoned for Audubon K-8 and Edgewater High, both A-rated for 2025, the location makes everyday life remarkably convenient. A recent 4-point inspection, floor plan and measured appraiser’s sketch are available for review. Comfortable and ready to enjoy today, the home also offers its next owner the opportunity to thoughtfully make it their own over time, carrying forward more than 80 years of character and history.

Key features

LEVELS
Three Or More
LOT
12,150 sqft
FACES
South
PARKING
2-car garage, On Street, Driveway
OUTDOOR
Rear Porch, Front Porch, Covered
POOL
In Ground, Salt Water, Heated
VIEW
Water, Trees/Woods
PETS
Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	1942
Faces	South	Rooms	12
Living area	3,781 sqft	Total building area	5,402 sqft
Architectural style	Colonial	Levels	Three Or More
Bedrooms	6	Bathrooms	6
Full bathrooms	5	Half bathrooms	1
Fireplace	Yes	Cooling	Central Air
Fireplace features	Living Room, Wood Burning	Heating	Central
Lot size	12,150 sqft	Water body	LAKE ESTELLE
Construction materials	Block, Stucco, Concrete	Fencing	Wood
Lot features	Landscaped, City Lot	Roof	Shingle

Accommodation & amenities

Appliances	Disposal, Bar Fridge, Tankless Water Heater, Dryer, Cooktop, Convection Oven, Refrigerator, Range Hood, Water Softener, Microwave, Range, Washer, Dishwasher		
Flooring	Hardwood, Tile	Laundry	Inside, Laundry Room
Exterior features	Rain Gutters, Outdoor Kitchen	Patio and porch	Rear Porch, Front Porch, Covered
Pool features	In Ground, Salt Water, Heated	View	Water, Trees/Woods
Accessibility	Accessible Full Bath		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	On Street, Driveway	Road surface	Paved

Community & HOA

Homeowners association	No	Land lease	No
Senior community	No	Pets allowed	Yes

Utilities & services

Utilities	Water Connected, Electricity Connected, Sewer Connected		
-----------	---	--	--



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

Price & sale history

Date	Event	Price	Change
Aug 28, 2026	Listed for sale MLS #O6436124	\$2,295,000	—

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