



12349 Westfield Lakes Circle

\$740,500

Single Family Residence · Winter Garden, FL 34787

5

beds

3

baths

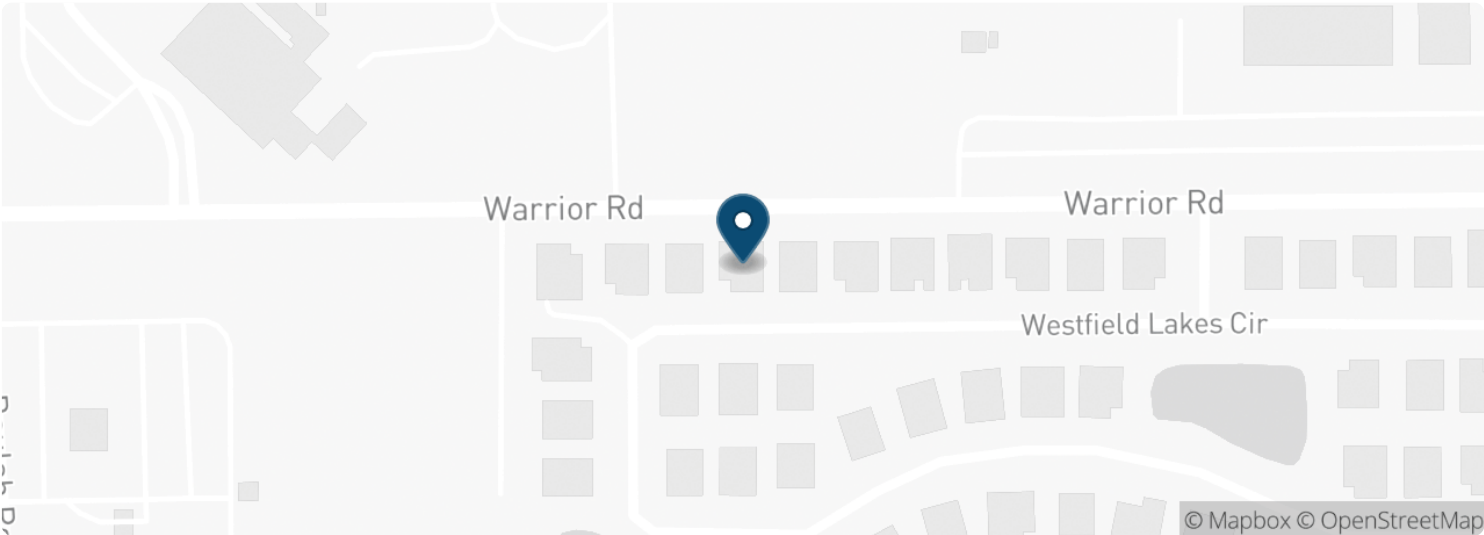
2,777

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2004	\$267	6 days	Oct 2, 2026	\$345 Semi-Annually	O6445527



Property overview

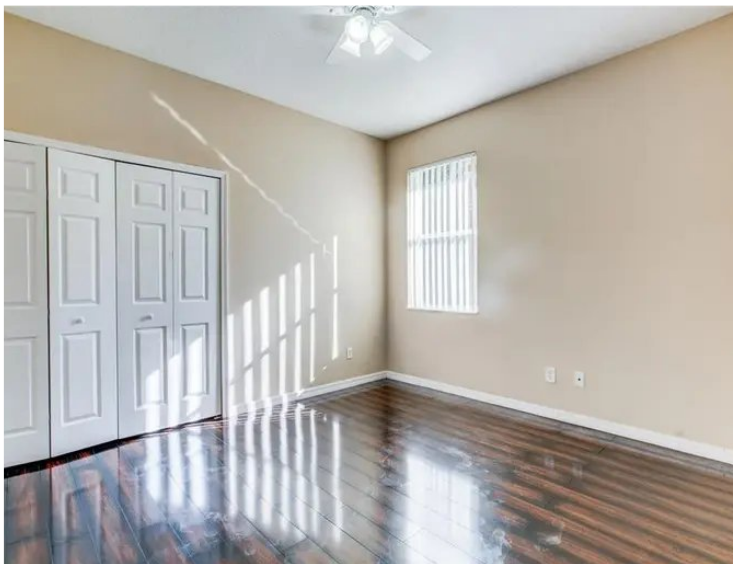
About this property

Welcome to Westfield Lakes, a charming community nestled along the shores of Lake Beulah in desirable Winter Garden! This beautifully maintained custom built Morrison Home offers 5 bedrooms, 3 full baths, a 3-way split bedroom floor plan. The thoughtful floor plan includes a private bedroom and full bath separated from both the primary suite and additional bedrooms, making it ideal for guests, extended family, or an in-law suite. The home is on an oversized lot with no rear neighbors. From the moment you step inside, you'll appreciate the soaring 12-foot ceilings, abundant natural light, crown molding, and thoughtful design throughout. The spacious kitchen features 42-inch cabinetry, rich granite countertops, upgraded appliances, and plenty of room to gather with family and friends. The open family room is pre-wired for surround sound and overlooks the extended covered lanai and private backyard, creating an ideal space for entertaining or simply enjoying the peaceful Florida lifestyle. The oversized lot offers plenty of room to add a pool. The private primary suite is thoughtfully separated from the additional bedrooms and features a tray ceiling, direct access to the covered lanai, dual vanities, a large garden tub, and a separate fully tiled shower and a custom closet with built ins, which add both functionality and a custom feel. The fifth bedroom offers flexibility as a home office, den, or guest space. Additional features include 18-inch tile flooring, a spacious 3 car garage with epoxy flooring, brick paver driveway, brick privacy fencing, professional landscape edging, and a recently painted exterior. Major updates provide added peace of mind with a NEW ROOF in February 2026, NEW WATER HEATER and NEW A/C October 2026, plus the freshly painted exterior Sept 2026. Westfield Lakes offers residents a beautiful neighborhood park, tennis courts, and a fishing pier along Lake Beulah. Ideally located near West Orange High School, Roper YMCA Family Center, Winter Garden Village, historic Downtown Winter Garden, dining, shopping, entertainment, dog parks, the West Orange Trail, and major roadways including the 429, Turnpike, and 408. This is more than a home, it's an opportunity to enjoy the space, privacy, and lifestyle that make Westfield Lakes such a special place to call home. Come see it for yourself!

Key features

LEVELS
One
LOT
11,142 sqft
FACES
South
PARKING
3-car garage, Driveway
OUTDOOR
Rear Porch, Covered
VIEW
Trees/Woods
COMMUNITY
Playground, Park, Tennis Court(s)
PETS
Dogs OK, Cats OK

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2004
Faces	South	Rooms	12
Building stories	1	Living area	2,777 sqft
Total building area	3,744 sqft	Levels	One
Bedrooms	5	Bathrooms	3
Full bathrooms	3	Cooling	Central Air
Heating	Central	Lot size	11,142 sqft
Construction materials	Stucco	Lot features	Landscaped
Roof	Shingle		

Accommodation & amenities			
Appliances	Dryer, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Tile
Laundry	Laundry Room	Exterior features	Rain Gutters
Patio and porch	Rear Porch, Covered	View	Trees/Woods

Parking & access			
Open parking	Yes	Attached garage	Yes
Garage spaces	3	Covered spaces	3
Parking features	Garage Door Opener, Driveway	Road surface	Paved, Asphalt

Community & HOA			
Primary association	Edison Association Management	Primary association fee	\$345
Primary fee frequency	Semi-Annually	Land lease	No
Senior community	No	Association amenities	Park, Tennis Court(s), Playground
Community features	Playground, Park, Tennis Court(s)	Pets allowed	Dogs OK, Cats OK

Utilities & services	
Utilities	Electricity Connected

Price & sale history

Date	Event	Price	Change
Oct 2, 2026	Listed for sale MLS #O6445527	\$740,500	—
Around Feb 25, 2024	Price changed MLS #O4561759	\$313,919	—
Jul 19, 2013	Sold MLS #O5157798	\$315,500	—
May 3, 2013	Listed for sale MLS #O5157798	\$329,000	—
Aug 20, 2004	Sold MLS #O4561759	\$311,919	—
Jun 11, 2004	Listed for sale MLS #O4561759	\$311,919	—

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