

\$2,750,000 - 1108 N New York Avenue, WINTER PARK

MLS® #O6203301

\$2,750,000

5 Bedroom, 5.00 Bathroom, 3,576 sqft

Residential on 0.21 Acres

VALENCIA TERRACE, WINTER PARK, FL

Truly exceptional Downtown Winter Park home with all of the character and amenities that make this lifestyle so sought-after. Well designed floor plan combines expansive open kitchen/gathering room as well as a large formal dining room and separate living room. Three way split bedroom plan offers two bedrooms downstairs and three bedrooms upstairs. Fifth bedroom is best suited for additional office or media room upstairs. Well-appointed kitchen with Wolf gas range, unique onyx mosaic backsplash, loads of storage and island seating. Ideal for entertaining with French doors leading to large covered terrace overlooking an incredible waterfall pool. The backyard feels like a private resort- in addition to the heated pool and spa, enjoy a gas firepit with built-in seating and an outdoor kitchen- all surrounded by lush tropical landscaping. Relaxing upstairs terrace with views of WP golf course. Other notable features include newly painted interior, charming front porch. Ten foot ceilings and walls of windows throughout afford abundant natural light. Downstairs laundry room plus a second floor laundry closet for another washer& dryer. There is a charming second entry designed with built-ins for an ideal mudroom/drop zone. Architectural details include crown moldings, custom designed wrought iron, stone columns and a beautifully lit tray ceiling in primary bedroom. Real (not paver) brick driveway, porches and pool deck. Mature landscaping with tropical palms,



magnolias and signature oaks. This home has been impeccably maintained and exudes quality throughout. Of course, the location is one of the most outstanding features of this home- Walk to Farmers market, Park Avenue shoppes and restaurants and of course the Winter park 9 just one house away.

Built in 2007

Essential Information

MLS® #	O6203301
Price	\$2,750,000
Sold Price	\$2,600,000
Sold Date	November 4th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,576
Acres	0.21
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold

Community Information

Address	1108 N New York Avenue
Area	Winter Park
Subdivision	VALENCIA TERRACE
City	WINTER PARK
County	Orange
State	FL
Zip Code	32789

Amenities

Parking	Garage Door Opener, Garage Faces Side, Ground Level
# of Garages	2

View	Garden, Pool
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Dry Bar, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Wine Refrigerator
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Gas, Living Room

Exterior

Exterior Features	Balcony, French Doors, Irrigation System, Outdoor Grill, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sidewalk
Lot Description	City Lot, Landscaped, Near Golf Course, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Lakemont Elem
Middle	Maitland Middle
High	Winter Park High

Additional Information

Date Listed	May 9th, 2024
Days on Market	481
Zoning	R-1A

Listing Details

Listing Office	FANNIE HILLMAN & ASSOCIATES
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Listing information last updated on October 31st, 2025 at 3:27pm EDT