

\$399,900 - 311 E Morse Boulevard 6-7, WINTER PARK

MLS® #O6290860

\$399,900

1 Bedroom, 1.00 Bathroom, 884 sqft

Residential

PHILLIPS CIRCLE REP, WINTER PARK, FL

Priced to sell!! Motivated Seller. Outstanding structural integrity, no big assessments ahead! Whispering Waters passed its structural integrity inspection and reserves study with flying colorsâ€”earning compliments for the quality and care of the buildings. This is a very well-managed community, and the \$1,054 monthly HOA covers nearly everything, including electricity! The only exception is cable and internet, making this an incredible value with true peace of mind. Tucked away just two blocks from Park Avenue, this one bedroom, one bathroom corner unit places you in the heart of downtown Winter Parkâ€”steps from acclaimed restaurants, charming shops, and the iconic boat tour on Lake Osceola. Situated on the second floor of Building 6 with convenient elevator access, this light filled condo has brand new carpet in the living areas and bedroom, creating a fresh and cozy feel. The kitchen features granite countertops, a built-in oven, glass cooktop, stainless steel refrigerator, and recently painted blue, solid wood cabinetry that adds a fun pop of color to the space. A dedicated dining area is located just off the kitchen and includes sliding glass doors that open to a small private balcony overlooking Morse Blvdâ€”perfect for enjoying your morning coffee. Off the living room, an enclosed sunroom offers bonus living space with abundant natural light, motorized custom blinds, and upgraded windows for improved energy efficiency and sound insulation. The oversized bedroom offers space for a sitting



area and features motorized shades for added comfort and privacy. A convenient door allows you to close off the bedroom –ideal for when guests are visiting and need access to the bathroom without entering the bedroom. The unit also comes with one assigned parking space in the garage, additional storage, and the peace of mind that HOA covers electric, water, sewer, trash, building insurance, pool maintenance, landscaping, and on-site management. Whispering Waters is a lakefront community on beautiful Lake Osceola, with water access available to residents –bring your kayak, soak in the serene views, or enjoy a sunset by the water. Whether you're seeking a full-time residence or a part-time getaway, this home offers effortless, low-maintenance living –just lock and leave. Bonus: Since the current owner is under 55, the next buyer can be too (only 85% of residents need to meet the 55+ age requirement). Call today to schedule your private showing!

Built in 1960

Essential Information

MLS® #	O6290860
Price	\$399,900
Sold Price	\$362,500
Sold Date	July 30th, 2025
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	884
Year Built	1960
Type	Residential
Sub-Type	Condominium
Style	Florida, Mid-Century Modern
Status	Sold

Community Information

Address	311 E Morse Boulevard 6-7
Area	Winter Park
Subdivision	PHILLIPS CIRCLE REP
City	WINTER PARK
County	Orange
State	FL
Zip Code	32789

Amenities

Amenities	Elevator(s), Laundry, Maintenance, Other, Pool
Parking	Assigned, Garage Door Opener, On Street, Underground
# of Garages	1
View	City
Waterfront	Lake, Waterfront

Interior

Interior Features	Crown Molding, Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Range Hood, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, Sidewalk, Sliding Doors, Sprinkler Metered, Storage
Lot Description	City Lot, Sidewalk
Roof	Membrane
Foundation	Slab

School Information

Elementary	Audubon Park K8
Middle	Audubon Park K-8
High	Winter Park High

Additional Information

Date Listed	March 18th, 2025
Days on Market	198
Zoning	R-4

Listing Details

Listing Office FANNIE HILLMAN & ASSOCIATES

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