

\$11,950,000 - 1640 East Adams Drive, MAITLAND

MLS® #O6304588

\$11,950,000

5 Bedroom, 8.00 Bathroom, 8,174 sqft
Residential on 2 Acres

ADAMS GROVE, MAITLAND, FL

Behind private gates along the shores of Lake Maitland, this elegant Mizner-style Mediterranean estate offers an extraordinary opportunity to own a timeless lakefront masterpiece on the Winter Park Chain of Lakes. Encompassing approximately two acres of meticulously manicured grounds framed by soaring palms and mature live oaks, this exceptional property blends classic architecture with state-of-the-art amenities and modern luxury. Originally built with uncompromising craftsmanship and fully renovated in recent years, the home's interiors, designed by Ted Maines, exude sophistication, featuring curated high-end finishes, custom built-ins, and designer lighting throughout. The main house offers 6,634 square feet while the detached media room has 676 square feet, and the second-floor guest apartment above the media room has 864 square feet. The main residence includes four spacious bedrooms, each with en-suite baths and walk-in closets, as well as a stately office/library and a stunning grand Mizner trademark living room with a soaring 24-foot wood-beamed ceiling. This additional entertaining area is flanked by two walls of arched French doors, one offering breathtaking views of Lake Maitland and the other opening to a tranquil courtyard, creating a seamless connection to the home's beautifully designed outdoor spaces. A dramatic formal dining room showcases a curved wall of windows that frame spectacular



lake vistas, while the chef's kitchen is equipped with commercial-grade appliances and opens to a gracious gathering room ideal for everyday living and casual entertaining. Upstairs, the luxurious primary suite serves as a private retreat with its fireplace, a spacious custom dressing room, a spa bath with soaking tub and steam shower, and access to a rooftop terrace with glass railings and panoramic lake views. A separate structure on the property includes a state-of-the-art theater/listening room and a fully appointed one-bedroom guest apartment above, complete with a kitchen and living area. Outdoor living is equally impressive, with a covered lanai and summer kitchen off the family room, an expansive open-air terrace extending from the great room and a resort-style travertine pool deck surrounded by lush landscaping. A newer Trex walking path leads to the covered boat dock with lift, complete with a jet ski lift, conditioned storage room and direct access to the Winter Park Chain of Lakes. Additional features include four EV chargers, a Lutron smart lighting system, a 12-camera security surveillance system with HomeKit integration, high-speed fiber internet from three providers, and a 500-gallon water reserve supporting the fire sprinkler system in the main house. A circular paver driveway, with automated gate entry and a generous motor court completes the approach. In one of Maitland/Winter Park's desirable lakefront enclaves, this private estate offers unmatched serenity and convenience just minutes from Park Avenue's renowned shops and restaurants, area hospitals, major roadways, and both the executive and international airports. See MLS attachments for a list of additional enhancements to the property by owner.

Built in 1991

Essential Information

MLS® #	O6304588
Price	\$11,950,000
Bedrooms	5
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	8,174
Acres	1.86
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Active

Community Information

Address	1640 East Adams Drive
Area	Maitland / Eatonville
Subdivision	ADAMS GROVE
City	MAITLAND
County	Orange
State	FL
Zip Code	32751

Amenities

# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Lake Privileges
Has Pool	Yes

Interior

Interior Features	Built-in Features, Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes

Fireplaces	Family Room, Gas, Primary Bedroom
# of Stories	2

Exterior

Exterior Features	Balcony, French Doors, Lighting, Outdoor Kitchen, Rain Gutters
Lot Description	Landscaped, Oversized Lot, Paved
Roof	Tile
Foundation	Slab

School Information

Elementary	Dommerich Elem
Middle	Maitland Middle
High	Winter Park High

Additional Information

Days on Market	37
Zoning	RSF-1

Listing Information Courtesy of Premier Sotheby's Intl. Realty

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