



**GOYAL & DeCOSTER**  
A REAL ESTATE COMPANY

Creativity, Luxury & Integrity in Every Transaction

## **Luxury in Winter Park Built New for you or Built by you**



# For Sale

**+1 (407) 460-0432**  
[www.goyaldecoster.com](http://www.goyaldecoster.com)

**1740 Anzle Ave**  
**Winter Park, FL, 32789**





# Exquisite Haven: Luxurious Modern Elegance at 1740 Anzle Ave, Winter Park

Contact Listing Agent for more details.

Nestled in the heart of Winter Park's prestigious 32789 ZIP code, this stunning new possibility at 1740 Anzle Ave offers the epitome of luxury living in one of Central Florida's most coveted neighborhoods. Spanning a generous 6,598 sq ft lot, this modern two-story masterpiece boasts an approximate 2,640 sq ft of meticulously designed living space, crafted to blend sophistication with functionality.

## Luxurious Features

**Spacious Layout:** This 4-bedroom, 3.5-bathroom home is thoughtfully designed for comfort and elegance. The open-concept floor plan seamlessly connects living, dining, and entertaining areas, perfect for both intimate gatherings and grand celebrations.

**Private Pool Oasis:** The sparkling in-ground pool serves as the centerpiece of a serene backyard retreat, ideal for relaxation and outdoor enjoyment. Surrounded by lush landscaping potential, it enhances the property's resort-like ambiance.

**Expansive Driveway:** A rare 6-car driveway provides ample parking, a premium feature for car enthusiasts or those hosting frequent guests, adding to the home's practicality and appeal.

**New Construction Excellence:** To be built with cutting-edge design and premium materials, this home will incorporate modern amenities such as energy-efficient systems, smart home technology, and high-end finishes, ensuring a blend of luxury and sustainability.

## Prime Location

Situated in Winter Park, this property is steps away from the charm of Park Avenue, with its boutique shops, gourmet dining, and cultural gems like the Morse Museum. The neighborhood's tree-lined streets and proximity to top-rated schools, parks, and recreational amenities make it an ideal setting for families and professionals alike. Just minutes from downtown Orlando, the location offers both tranquility and connectivity, appealing to those seeking an upscale lifestyle in a vibrant community.

## Investment and Lifestyle Potential

This beautifully designed home is a rare opportunity to own a luxurious residence in a high-demand market known for strong appreciation and rental potential. Whether you're envisioning your dream home or a high-return investment property, 1740 Anzle Ave delivers unparalleled quality, modern elegance, and a prime Winter Park address.

Warm regards,  
Felipe Robayo



## **3 SCENARIOS**

### Make yourself \$300k

#### **SCENARIO 1**

\$1,646,000 Builder may build the house for you!

\$795k (to the Seller) + \$850k (Actual construction cost estimate, current house demolition included) - You deal directly with the Seller's builder.

08.25.2025 Demolition notice period ends. Full Permits 2 weeks to 1 month away & you can start building right away

\$623 / sq ft

#### **SCENARIO 2**

Investors

Build right away for less  
and sell for \$1.9M to \$2.1M

#### **SCENARIOS 3**

Purchase the property AS-IS with the full set of plans, permits and demolition period over, and Build with your builder or Goyal & DeCoster's builders of choice.



## COMPS



Subject Property  
\$623 / Sqft (Estimate)



\$809.85 sq ft



\$714.91 sq ft



\$601.49 sq ft







## COMPS

### 06275164 1660 WALNUT AVE, WINTER PARK, FL 32789



1 / 11



**County:** Orange  
**Subdiv:** LAKE KNOWLES TERRACE  
**Subdiv/Condo:**  
**Beds:** 4  
**Baths:** 3/1  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** 8-12 Months  
**Garage:** Yes **Attch:** Yes **SpCs:** 2  
**Garage/Parking Features:**  
**Assigned SpCs:**  
**LP/SqFt:** \$809.85  
**New Construction:** Yes  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:** X  
**Builder Name:** LUIH  
**Builder Model:** Walnut  
**Permit Number:** BLDR-2024-0562  
**Proj Comp Date:** 01/02/2026

**Status:** Active  
**On Market Date:** 01/28/2025  
**List Price:** \$1,759,000  
**Year Built:** 2025  
**Special Sale:** None  
**ADOM:** 126  
**CDOM:** 126  
**Pets:**  
**Max Times per Yr:**  
**Carport:** No **SpCs:**

**Heated Area:** 2,172 SqFt / 202 SqM  
**Total Area:** 3,281 SqFt / 305 SqM

**\$809.85 sq ft**

### 06275847 785 N PHELPS AVE, WINTER PARK, FL 32789



1 / 11



**County:** Orange  
**Subdiv:** COMSTOCK PARK  
**Subdiv/Condo:**  
**Beds:** 5  
**Baths:** 3/1  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** No Minimum  
**Garage:** Yes **Attch:** Yes **SpCs:** 2  
**Garage/Parking Features:**  
**Assigned SpCs:**  
**LP/SqFt:** \$714.91  
**New Construction:** Yes  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:** x  
**Builder Name:** Luih  
**Builder Model:** N Phelps  
**Permit Number:** BLDR-2024-0638  
**Proj Comp Date:** 12/22/2025

**Status:** Active  
**On Market Date:** 02/01/2025  
**List Price:** \$2,119,000  
**Year Built:** 2025  
**Special Sale:** None  
**ADOM:** 202  
**CDOM:** 202  
**Pets:**  
**Max Times per Yr:**  
**Carport:** No **SpCs:**

**Heated Area:** 2,964 SqFt / 275 SqM  
**Total Area:** 3,941 SqFt / 366 SqM

**\$714.91 sq ft**

[Virtual Tour 1: Click Here](#)

### 06319166 1780 MIZELL AVE., WINTER PARK, FL 32789



**County:** Orange  
**Subdiv:** TANGERINE COURT  
**Subdiv/Condo:**  
**Beds:** 4  
**Baths:** 4/0  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** 1 Month  
**Garage:** Yes **Attch:** Yes **SpCs:** 2  
**Garage/Parking Features:**  
**Assigned SpCs:**  
**LP/SqFt:** \$601.49  
**New Construction:** Yes  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:** x

**Status:** Active  
**On Market Date:** 06/21/2025  
**List Price:** \$1,649,900  
**Year Built:** 2025  
**Special Sale:** None  
**ADOM:** 62  
**CDOM:** 62  
**Pets:**  
**Max Times per Yr:**  
**Carport:** No **SpCs:**

**Heated Area:** 2,743 SqFt / 255 SqM  
**Total Area:** 3,683 SqFt / 342 SqM

**\$601.49 sq ft**





## PROPERTY FEATURES



**WINTER PARK**  
Prime location



**RETAIL PRICE**  
\$2M



**NEW BUILD**  
Lot 6,598.00 Sqft  
House 2,640.00 Sqft



**PARKING SPACES**  
6+



**DISTRIBUTION**  
4 Bedrooms  
3.5 Bathrooms



**POINTS OF INTEREST**  
Downtown Winter Park  
Rollins College

### DREAM HOME or INVESTMENT OPPORTUNITY



The combination of Winter Park's prestigious reputation, the flexibility of a new build to meet modern standards (e.g., energy efficiency, smart home features), and the area's strong market dynamics makes 1740 Anzle Ave an ideal canvas for a dream home or a lucrative investment. Whether you're envisioning a forever home or a property to capitalize on Central Florida's growth, this location offers both lifestyle and financial rewards.







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## PROPERTY SHOWCASE







## Floor Plan

### 1st FLOOR



### 2nd FLOOR







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## YOUR NEW PROPERTY

# BUILD NEW AT WINTER PARK



## Contact Us

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