

Vacant lot on Park Avenue sells for \$6.85M after owners demolish mansion

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By Tiffani Sherman | GrowthSpotter Contributor

October 31, 2023 at 3:30 p.m.

Where a huge, pink lakefront home once stood is now an empty lot with iron gates opening onto a brick driveway.

The home that was on the site on N Park Ave in Winter Park needed a lot of work.

“We listed it originally at \$10.8 million but the problem it was a big home, 20,000-square-foot under air and 25,500 under roof, but sadly, it had no value,” explained listing agent Brian Mitnik with Re/Max 200 Realty. “Everybody that looked at it felt it should be torn down. So we tore the house down and at that point got a tremendous amount of interest.”

The 1.94 acre lot on Lake Maitland sold earlier this month for \$6.85 million.

“I believe that is the highest priced residential lot that has ever sold in Winter Park, FL,” Mitnik told GrowthSpotter. “A lot of people told me I would never get more than five and a half million dollars for it.”

The home that stood on the property was the family home of homebuilder Charlie Clayton’s parents, Joan and Charles Clayton. She passed away in 2021 and her estate just sold the home.

In 1978, the elder Clayton purchased the original home for \$180,000. That structure dated back to 1938.

The family added to the house in 1999, giving it a total of eight bedrooms, nine full bathrooms, five half baths, three kitchens, two garages, huge closets, and more.

“If you look at the pictures, the house from the outside was beautiful, but it was so expensive to renovate, three to four million, and for just another million or two, you could build a new home,” Mitnick said.

Public records show Charlie Clayton submitted the demolition permit application on May 8 and the city approved it on July 17.

The home had some historic stained glass windows, chandeliers, and other items inside.

“Anything that had any kind of value like that was pulled out of that house prior [to demolition,]” Mitnick said. “I don’t know where all of it went, but [Clayton] was very sensitive to saving anything in there that had any kind of value.”

Public records show the buyers are Mark and Chloe Daley, and as of now, no other permits have been filed for possible construction on the property. Because the lot is on the Winter Park Chain of Lakes, any new permits must be approved by the planning commission.

Mitnik says he was a bit sad to see it torn down.

“It was such a beautiful old house, but everybody said it the house was too expensive to start renovating and it would be better off starting with a clean slate.”

Michael Rasmussen and Maggie Drummond with Daven Real Estate represented the buyers, who Mitnick says bought a lot in a great location.

“It’s nearly two acres on the most sought-after lake, on Park Avenue and in walking distance to Park Avenue shops.”

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