



# Central Florida

# Relocation Guide.



Lacey Funez  
Central Florida Realtor

Everything you need to know for families relocating to Orlando and the surrounding areas.

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# Why So Many Are Relocating to Central Florida in 2026

- Central Florida has become one of the most desirable places to live in the country. Offering a unique mix of luxury living, strong job growth, and year-round lifestyle.
- From Lakefront estates and gated communities to vibrant downtown living, Orlando provides options for every stage of life.
- Whether you're relocating for work, lifestyle, or investment opportunities, this guide will help you navigate the market with confidence and void costly mistakes.

## What you'll learn in this guide:

- The best areas to live (based on lifestyle & budget)
- What is really costs to live in Central Florida
- Hidden gems most buyers overlook
- The biggest relocation mistakes to avoid
- Insider tips from a local expert

**Relocating soon? Let's find the right area for you.**

# Best Areas to Live in Central Florida

## Winter Garden

A highly desirable area known for its charm, top-rated schools, and family-friendly atmosphere.

- Historic downtown (Plant Street)
- Great for families
- Strong property value growth Best for:

**Best for: Families & Lifestyle**

## Windermere

Famous for its Chain of Lakes and laid-back waterfront lifestyle.

- Gated communities
- Butler Chain of Lakes
- Luxury lakefront lifestyle

**Best for: Luxury Buyers**

## Lake Nona

A rapidly growing, modern community known for innovation and new construction homes.

- Medical City hub
- Smart-home communities
- Great for professionals

**Best for: Professionals & New builds**

## Downtown Orlando

Perfect for those who want a vibrant, walkable lifestyle close to dining, nightlife, and entertainment

- High-rise condominiums
- Urban Lifestyle
- Close to everything

**Best for: Urban Lifestyle**

Central Florida offers a wide range of communities – from luxury estates and family-friendly suburbs to vibrant urban living.

Here are some of the most sought-after areas, each offering a unique lifestyle depending on what you're looking for.



**Not sure which area fits you best? I can help you narrow it down.**

# Cost of Living in Central Florida

- What it really costs to live in Central Florida (and what most people don't expect)
- Understanding the cost of living is one of the most important parts of relocating.
- Central Florida offers a wide range of options - from affordable suburban living to luxury communities - making it possible to find something that fits your lifestyle and budget.

## Housing

Home prices vary depending on location, but most buyers can expect:

- Entry-level homes: \$350k-\$500k (first-time buyers)
- Mid-range homes: \$500k-\$900k (popular for relocating families)
- Luxury homes: \$1M+ (Custom homes, lakefront, gated communities)

## Everyday Costs

Groceries, dining, and daily expenses are generally in line with the national average.

Utilities may be slightly higher during summer months due to air conditioning, but remain manageable year-round

## Taxes

Florida has **NO STATE INCOME TAX**, which can significantly reduce your overall cost of living compared to many other states.

Property taxes vary by county but are generally lower than many major metro areas!

## Transportation

Central Florida is largely car dependent, with most residents relying on driving for daily activities.

However, major highways and expanding infrastructure make commuting relatively easy depending on location.

**Want a personalized cost breakdown based on your budget and lifestyle? I can help you map out exactly what to expect before you move.**

# Why Work With a Local Expert?

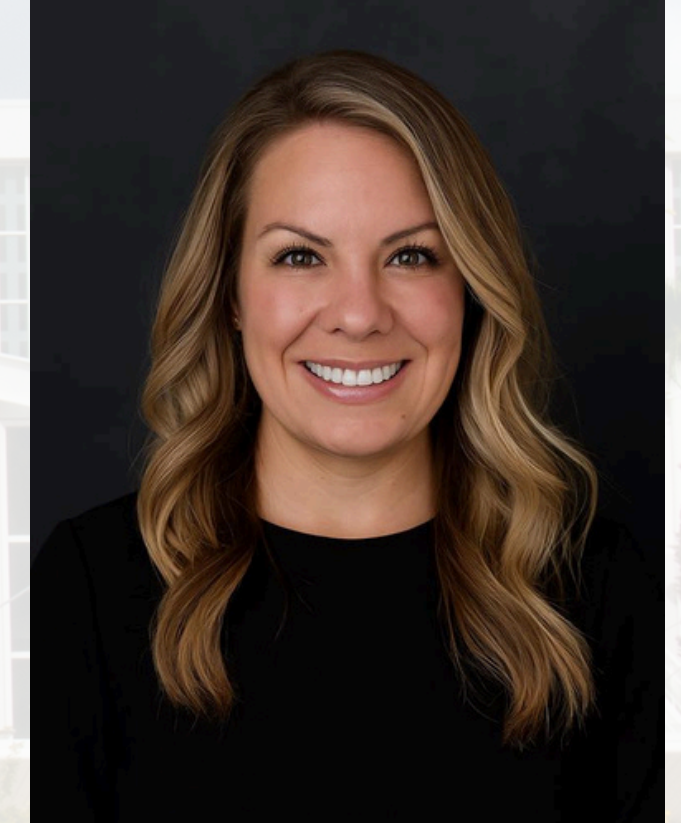
Relocating to a new area can feel overwhelming - especially when you don't know the market, neighborhoods, or hidden pitfalls.

Working with a local expert ensures you make the right decisions from day one.

- Deep knowledge of Central Florida neighborhoods
- Access to off-market and early listings
- Guidance tailored to your lifestyle and budget
- Help you avoid costly and stressful relocation mistakes
- Trusted local connections (lenders, inspectors, etc.)

My goal is simple - to make your move **smooth, stress-free, and successful.**  
Let's find the perfect home for you.

*"As someone who knows Central Florida inside and out, I help my clients avoid the common mistakes most people make when relocating."*



Lacey Funez  
**Central Florida Relocation Specialist**  
*Helping families and buyers relocate with confidence*



# Hidden Gems

*Areas most out-of-state buyers don't know about – but should*

## Horizons West

- One of the fastest-growing areas in Central Florida
- Master-planned communities with modern homes
- Top-rated schools and family friendly design
- Close to Disney, Hamlin Town Center, and new development

## Minneola

- Quiet, suburban feel just outside Clermont
- New developments with more affordable pricing
- Easy access to Florida Turnpike for commuting
- Great for families wanting space without city congestion
- Growing local and dining and entertainment scene

## Groveland

- Up-and-coming area with major growth potential
- Larger lots and newer homes at lower price
- Ideal for buyers looking for value + future appreciation
- Expanding infrastructure and community development

## Clermont

- Rolling hills (rare for Florida) + scenic lake views
- More space and better value compared to Orlando
- Popular for outdoor lifestyle (Biking, boating, trails)
- Rapid growth with new construction communities

## Oveido

- Highly rated schools and strong community feel
- Safe, established neighborhoods with consistent demand
- Close to UCF and major employers
- Great balance of suburban living + city access

## Winter Park

- One of Central Florida's most charming and established areas
- Walkable downtown with boutique shops, dining, and Park Ave
- Quiet tree-lined streets with a mix of historic and newer homes
- Top-rated schools and strong long-term property value
- Close to downtown Orlando without the city noise
- Ideal for buyers wanting character, lifestyle, and convenience

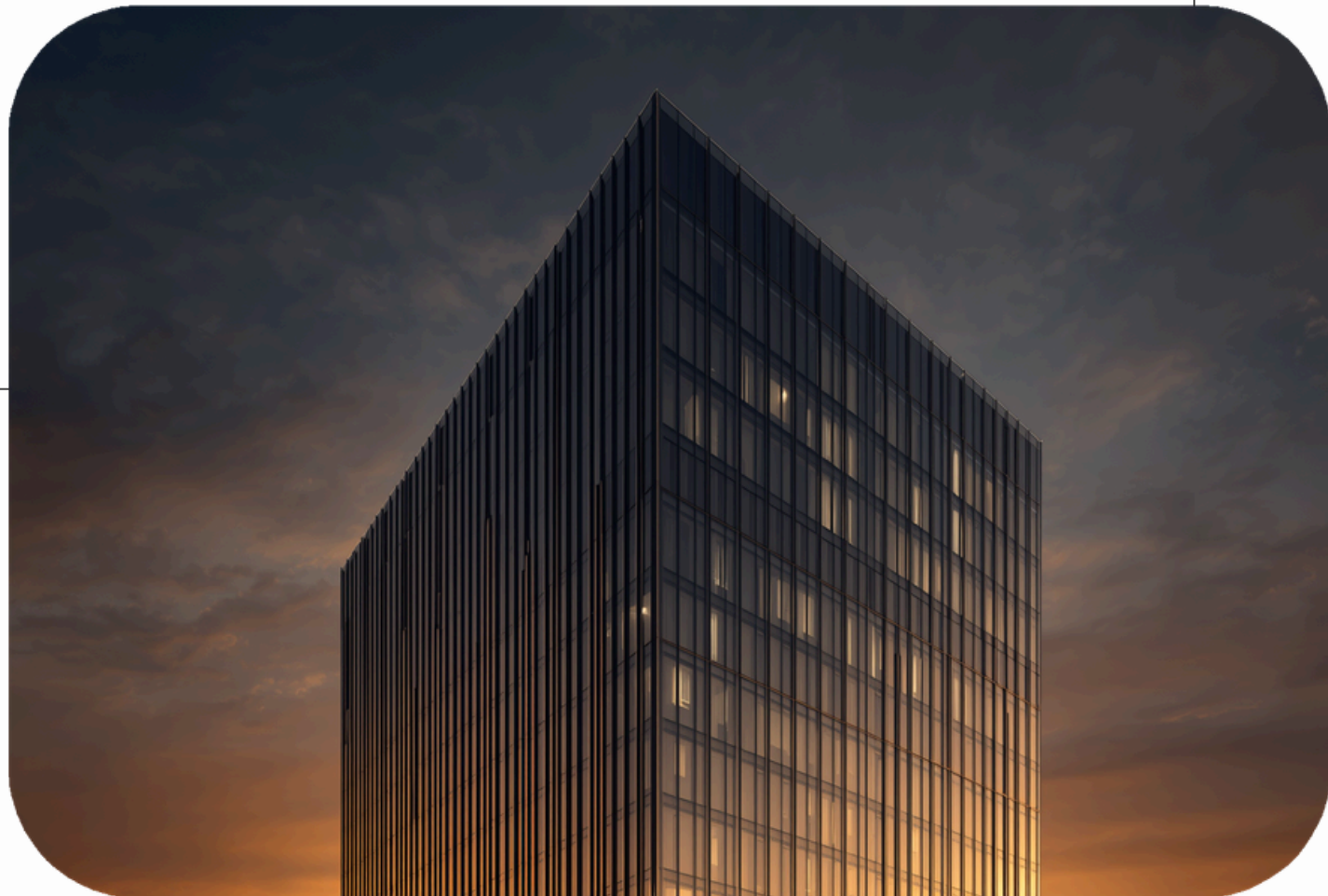


**Not sure which area fits your lifestyle? I can help you narrow it down.**



# Why Invest in Central Florida

Orlando's real estate market offers exceptional investment potential with consistent property appreciation averaging 8-10% annually. The city's booming tourism industry, major corporate relocations, and population growth create strong rental demand year-round. From luxury vacation rentals to executive properties, investors benefit from favorable tax structures and a thriving economy that continues to attract high-net-worth buyers.



# Top Mistakes Buyers Make When Relocating to Central Florida (And How to Avoid Them)

## **X** Choosing an Area Without Visiting

- Photos don't show traffic, layout, or true neighborhood feel
- Each area in Central Florida has a very different lifestyle

## **X** Underestimating Commute Times

- 20 miles can easily mean 45+ minutes with traffic
- Proximity to highways (I-4, Florida Turnpike, 429) matters more than distance

## **X** Focusing Only on Price

- Lower prices often come with trade-offs (location, commute, amenities)
- The "cheapest" option isn't always the best long-term decision

## **X** Not Understanding New Construction

- Builder incentives can be misleading
- Negotiation, lot selection, and upgrades matter more than buyers realize

## **X** Trying to Navigate the Market Alone (and Overpaying Because of It)

- Missing off-market opportunities
- Lack of local insight can lead to overpaying or choosing the wrong area

***The right guidance can save you time, money, and stress - and help you avoid costly mistakes before they happen.***



***If you're planning a move, I can help you avoid these mistakes and make the right decision from the start***

# Let's Plan Your Move to Central Florida


Relocating doesn't have to be overwhelming - I'll guide you every step of the way.

Get a personalized plan tailored to you:

- Best areas for your lifestyle & budget
- Off-market & early listings
- Step-by-step guidance
- Avoid costly mistakes



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