

# 8 POPULAR CENTRAL FLORIDA NEIGHBORHOODS



**DREAM**  
**BUILDERS**  
REALTY





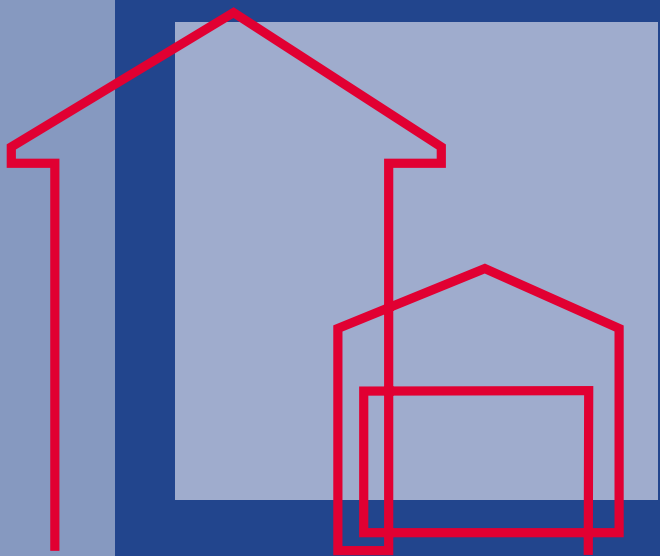


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# LIVING IN CENTRAL FLORIDA



**Sunrise,  
sunshine,  
sunset,  
repeat.**

People move to Florida from all across the country, and even from many parts of the world, in part to our beautiful white sandy beaches, warm and sunny weather, and numerous points of interest.

Within this eBook, you'll learn about 8 popular Central Florida neighborhoods that you may want to consider if you too are looking to call Central Florida home.



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# BELLALAGO



## FAST FACTS ABOUT THE NEIGHBORHOOD OF BELLALAGO

- 1,300-foot boardwalk with gazebo on Lake Tohopekaliga
- 10 boat slips, a boat ramp and lift, a fishing pier, and covered areas for relaxing
- Two multi-million-dollar clubhouses

Bellalago is a lakeside community located just 20-minutes from Walt Disney World™ and all the other attractions that area holds. While this Kissimmee neighborhood boasts the small town lifestyle, its touch of Mediterranean flair sets it apart from the many communities that surround it.

So, why might you want to call Bellalago home?

Well, Bellalago has over 1,300 feet of boardwalk along the well-known Lake Tohopekaliga (or Lake Toho to its locals), a picture perfect gazebo, and a boat ramp and lift that can accommodate powerboats up to 26 feet. With this, the residents of Bellalago can enjoy access to over 300 acres of inland lake and waterways, making it the prime location for avid boaters and fishermen alike.



Residents can also enjoy what Bellalago so lovingly calls, “Club Vialago”, the social hub of the community that consists of a pair of clubhouses and these amenities:

- **State of the art fitness centers**
- **Multi-pool aquatic centers**
- **Children’s water parks and splash pads**
- **Tennis and basketball courts**
- **A band shell**
- **Walking and biking paths**

In addition to Club Vialago amenities, residents of Bellalago have access to Club Isla, located in Bellalago’s sister community, Isles of Bellalago.

Besides the outdoor amenities, the Village Shops at Bellalago offer many of the conveniences any homeowner would like to have nearby, including a grocery store, restaurants, banking, and more. It is also home to Bellalago Academy, a K-8 charter school featuring a state-of-the-art learning environment. The neighboring Liberty High School is just a few years old and offers public education for 9th through 12th graders. Valencia College’s Poinciana Campus opened just down the road in 2017 and boasts a state-of-the-art building with 12 classrooms, a science lab, a computer lab, a Culinary teaching kitchen, library, tutoring center, indoor café, and WiFi Internet access throughout the campus.

One of the most attractive things about this community though is the attention given to building relationships among the residents of the community. A monthly newsletter is sent out to everyone highlighting key information such as weekly community events, other special events and even articles on health and well-being.



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# LAKE NONA

Lake Nona is quickly evolving into one of the best Central Florida neighborhoods to call home and is located within the city limits of Orlando, just southeast of the Orlando International Airport.

With the new Medical City calling Lake Nona home, there has been an influx of people and professionals moving into this area. What was once miles and miles of uninhabited land has now been replaced with newly constructed neighborhoods, golf communities, shopping centers, schools, and more.

The name Medical City comes from the high volume of medical facilities and learning sites in the area, all within a few miles of each other. There is Nemours Children's Hospital and Orlando Veterans Administration Medical Center servicing patients, in addition to the many doctors offices that have now set up shop within these buildings and the surrounding area. Besides these medical facilities, there is the Sanford-Burnham Medical Research Institute, The UCF College of Medicine, and the University of Florida Academic and Research Center leading students of the medical profession to Lake Nona. Living in Lake Nona is healthy living at its finest.





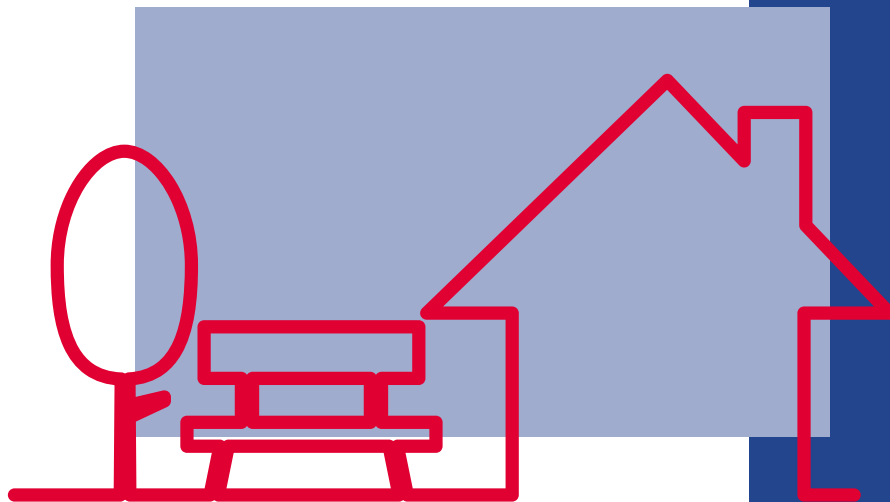
Enough talk about medicine. With this area's drastic growth there has also been an inundation of hip and happening restaurants and shopping areas. You can meet the demands of your day-to-day needs at Lake Nona Plaza where you will find a local Publix Super Market, Addition Financial, nail salon, jeweler, and cleaner just to name a few. To add a little more fun (and good food) to your life, you can head over to Lake Nona Village where you will find a Menchie's Frozen Yogurt, Panera Bread, Nona Blue Modern Tavern, and the WineHouse at Lake Nona. There are also plans for the Lake Nona Town Center, which will offer shopping opportunities from department stores, retail, and fashion boutiques and more. Construction is set to start on this project sometime this year.

One of our favorite hotspots in Lake Nona is Boxi Park, a 30,000-square-foot outdoor gathering space created from repurposed shipping containers. It's designed to encourage it's visitors to kick back and relax and is one of the most family-friendly spots in town. It features a stage for live music and entertainment, a big screen, and amazing food and drinks from various vendors located within. It's a great spot for friends to meet up for a girls night out, families to gather and let the kids run wild in the fenced-in playground, or really anyone who just wants to meet up and listen to live music while grabbing a bite to eat. They also feature seasonal events that delight all their visitors.

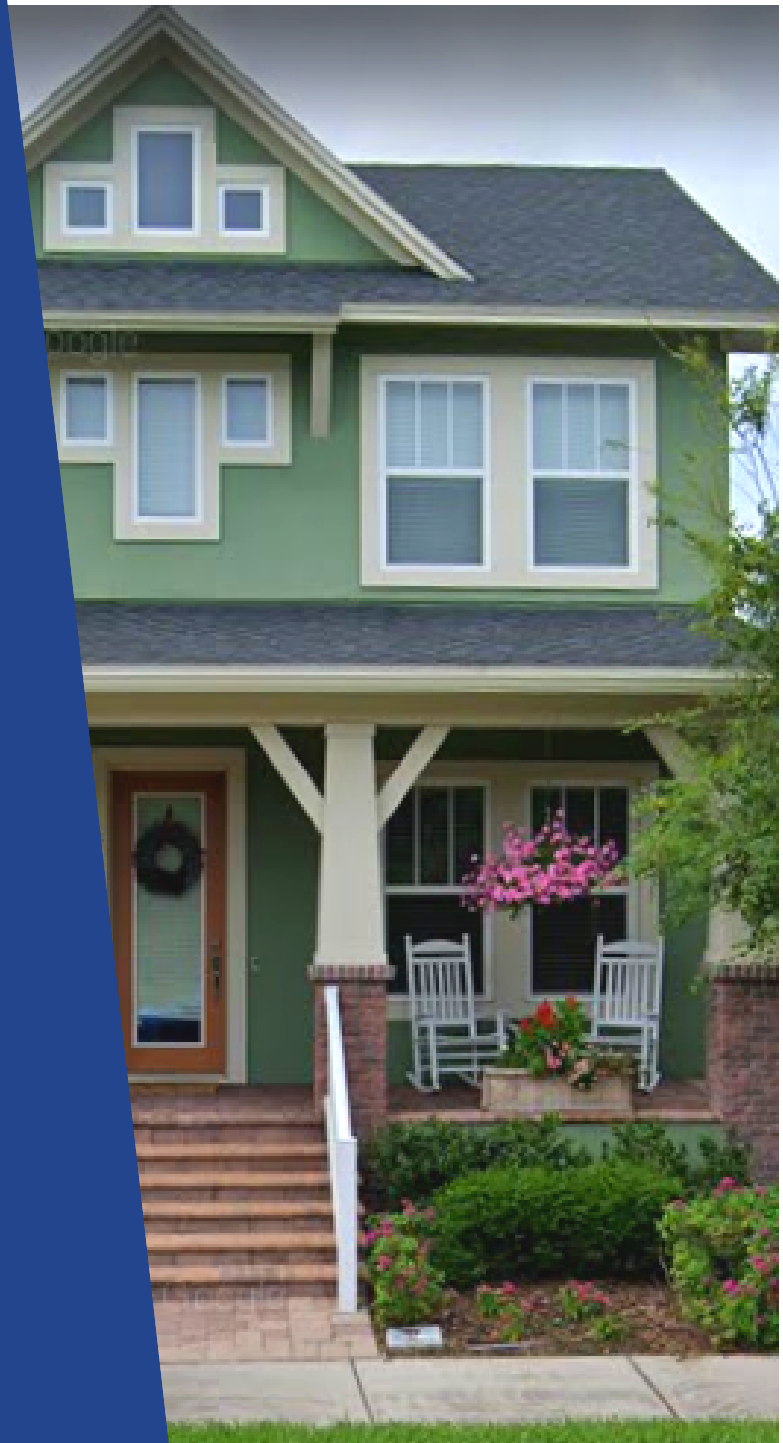


Lake Nona, Florida offers a wide selection of neighborhoods that appeal to an array of different lifestyles. Laureate Park features homes with transitional architecture styles while NorthLake Park offers single family and multi-family homes in its neo-traditional community. Within NorthLake Park there is also Waters Edge, a gated community offering true waterfront living featuring charming homes and townhomes. Last, but not least, there is also the Lake Nona Golf & Country Club. It is a private golf and country club that offers luxury real estate and world-class amenities along the shores of Lake Nona.

Whether you are coming to this area to work, play or live, Lake Nona has something for everyone and is growing by the minute.







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# CELEBRATION



Celebration is a master-planned community in the outskirts of Osceola County located just a hop, skip, and a jump from Walt Disney World. It was originally developed by The Walt Disney World Company and still hosts many Disney operated businesses. Celebration was designed to mirror Walt Disney's vision of the Experimental Prototype Community of Tomorrow (EPCOT).

Today, Celebration has become known to many as an example of new urbanism thanks to its safe, walkable community life. The downtown area is home to shops, restaurants, and other commercial establishments. The Celebration Hotel and Celebration Golf Club are two key staples of this community.

## HOTSPOTS IN CELEBRATION

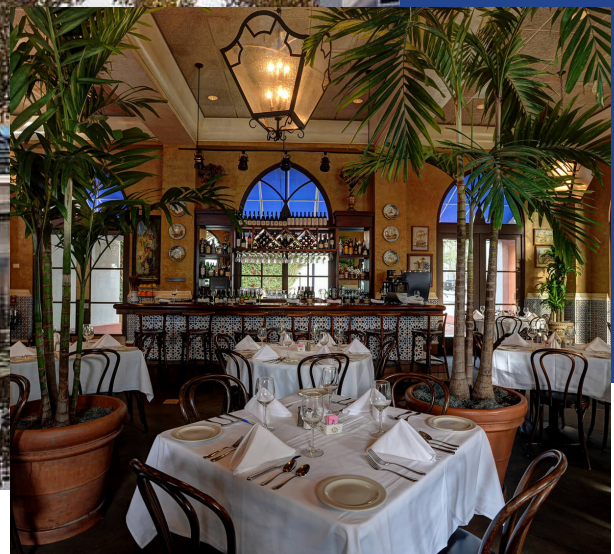
- **Columbia Restaurant**
- **Bohemian Hotel**
- **Celebration Golf Club**
- **Avocado Mexican Grill**
- **Celebration Town Tavern**
- **Starbucks**



Residents of Celebration live in one of the many “villages” or neighborhoods, each with its own unique flair ranging from Georgetown-style condos to Victorian-style estates and more. Residents enjoy the use of five large parks with indoor and outdoor spaces available such as the community pool, tennis and volleyball courts, recreational fields, and various pavilions. When it comes to everyday needs, there is a local post office, bank, fire department and hospital. Celebration’s motto is “Live. Work. Play.” and residents here are able to do just that.

Another amenity of this community is its tie to education. Celebration is home to its own K-8 school and high school. Both of which are part of the Osceola School District. For those furthering their education, The Stetson University Center offers master’s degree programs in business administration, marriage and family therapy, educational leadership, and information technology.

While Celebration residents are not the only ones to enjoy the luxuries of this community, local residents of Osceola County and others around Central Florida do too. Celebration hosts many events throughout the year such as their community-wide yard sales and a weekly farmers market, 4th of July parade and fireworks, Oktoberfest, falling leaves and snow, an exotic car show and much more.





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# HARMONY

Harmony is located in rural west Osceola County, right off East Irlo Bronson Memorial Highway. Their motto is, "Where nature calls you home" and their location is just one of the many reasons that motto speaks truth to their lifestyle. It was originally developed in cooperation with the University of Florida's Department of Wildlife Ecology and Conservation, and it is a Green-certified community by the Florida Green Building Coalition.

Harmony is fairly young as far as established master-planned communities go, open to residents in 2003. You will find that Harmony offers a wide variety of homes that fit different needs and different budgets. They offer townhouses, villas, spacious homes, and custom manor homes. As a master-planned community, it offers many amenities such as its own golf course, restaurants, a doctor's office, nail salon, market place, and more. The amenity they consider one of their biggest features though is the 7,700 acres of open space, along with two large natural lakes with pristine shores. It also boasts 12.5 miles of trails and pathways perfect for walking, biking, and jogging.





Harmony is also committed to education. In the community itself, you can find Harmony Community School, a preschool through 5th-grade A-rated school that features state-of-the-art classroom technology. Within walking distance of the community is the brand new Harmony Middle School, and Harmony High School, another A-rated school featuring an Agriscience and Veterinary Science Career Academy. Teaching students from a young age to value nature shows just how committed this community is to protecting the environment.



Residents of Harmony also partake in an exciting community lifestyle. Throughout the year, the Harmony social committee hosts many special events, such as book clubs, poker nights, swimming events, Relay for Life, and much more.

If you are looking to relocate to Central Florida, Harmony may end up being the perfect fit.

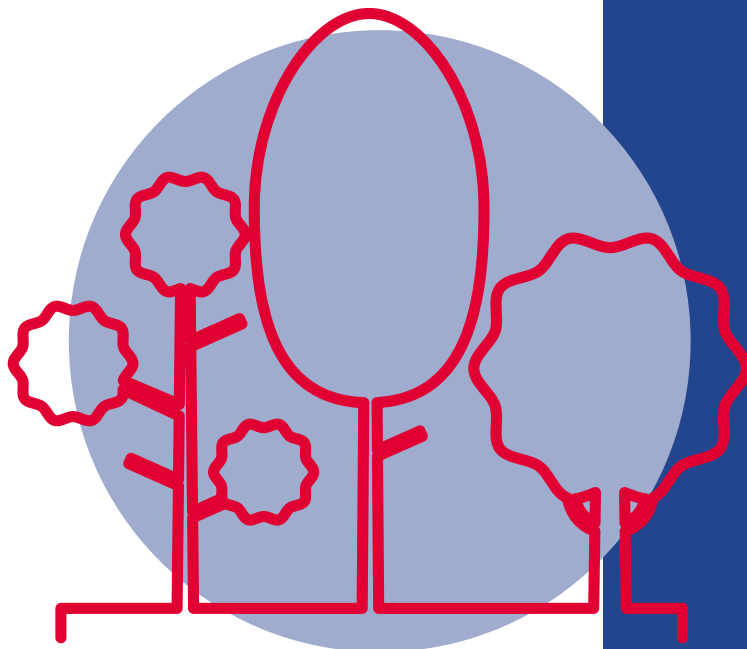
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# HUNTER'S CREEK

A more established community on the Osceola/Orange County line, Hunter's Creek is a 6.5-square-mile community consisting of many neighborhoods, parks, schools, and a golf club. Recognized by CNN/Money and Money magazine as one of the 100 best places to live in the United States, Hunter's Creek is central to many big-name stores such as Target, Home Depot and Walmart Marketplace, along with dozens of small shops and restaurants.

It is also a stone's throw away from The Loop and Crosslands—two popular shopping, dining, and entertainment centers located in Osceola County. From Hunter's Creek you can easily access major roads such as John Young Parkway and the 417 toll road, making the drive into Orlando and throughout Central Florida an easy one.

Within the community you can also find Hunter's Creek Golf Club, a public golf course with multi-tier tees showcasing spacious fairways that carve their way through tall pines and 13 lakes.





Established in the late 80s and early 90s, Hunter's Creek is a neighborhood you will not find much new construction in. Most of the neighborhoods within the community stem off of Hunter's Creek Boulevard and Town Center Boulevard and include nearly 30 mini-subdivisions in total. All of the subdivisions are lined with private brick walls and uniform neighborhood signs. Mature oak trees line much of the green space along the roads and neighborhoods, making it for a great place to walk, bike, or run in.

With nearly 25,000 residents, Hunter's Creek is a bustling community that offers an active, yet comfortable lifestyle for all.



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# SOLIVITA



## **FAST FACTS ABOUT THE NEIGHBORHOOD OF SOLIVITA**

- **Situated on 4,300 acres**
- **Most established 55+ Community in Osceola County**
- **Two championship 18-hole golf courses**

Solivita is a 55+ community that has been named one of the Nation's Top 50 Master-Planned 55-Plus Communities by Where to Retire Magazine three consecutive times.

Located in Kissimmee, Florida, Solivita is situated on 4,300-acres and boasts 150,000-square-feet of resort-style amenities offered to its residents such as golf, state of the art fitness programs, various dining options, and more. This master-planned 55+ community has eight amenity complexes and neighborhood centers, encouraging its residents to get out and get together as much as possible.



A few other notable spaces within the community include:

- **The Starlite Ballroom - an indoor entertainment facility perfect for hosting parties or meetings**
- **The Waterfront Galleries - a two-story studio for arts, crafts, and games**
- **Freedom Park - and outdoor recreational sports complex**

Within Solivita is the semi-private Stonegate Golf Club with two championship 18-hole golf courses, The Oaks and The Cypress. The Golf Club also features a pro shop, practice facilities, an aquatic driving range, and men's and women's locker rooms. For dining, the Stonegate Grille overlooks the finishing holes of the Stonegate Golf Club and serves up amazing food and cocktails.

On-site there is a full-time Activities Director and Lifestyles Team, which creates resident schedules that are packed with a wide variety of events and activities. Just minutes from Kissimmee and a 30-minute drive to Walt Disney World and the Orlando International Airport, it is situated in one of the best locations in Central Florida.



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# WINDERMERE

Located near the popular Butler Chain of Lakes, Windermere is considered an upscale area of Orlando. It boasts gated communities, private schools, and world-famous golf courses. Situated south-west of Orlando, it is convenient to downtown Orlando and the area attractions, but leaves you with that small town feel so many prefer.

Windermere is considered a suburb of Orlando and boasts a population of nearly 4,000. Living in Windermere offers residents a suburban feel while still being close to everything. It's a family-friendly town and home to numerous professional athletes and other celebrities, CEOs and executives, and boasts amazing private communities.

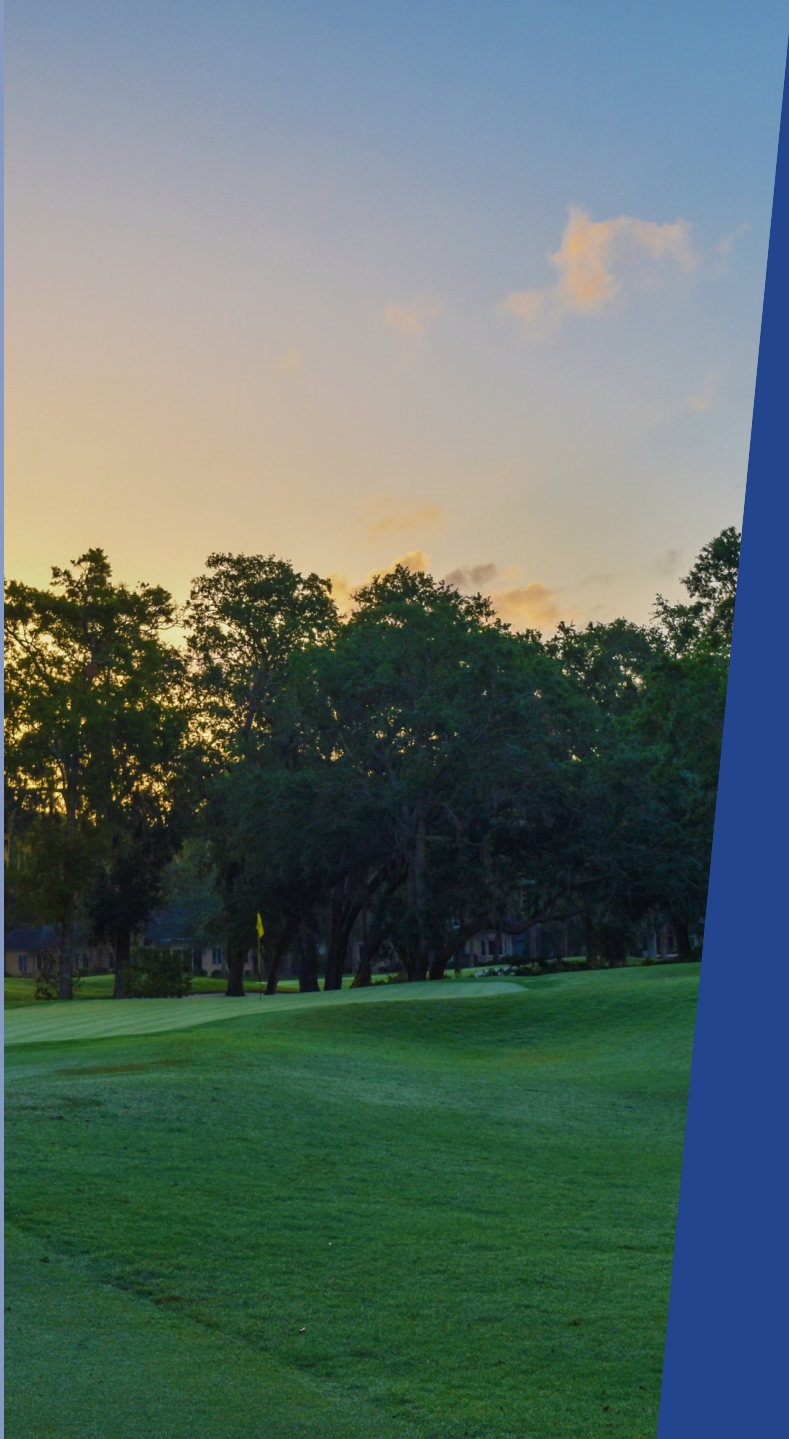
Notable residents include:

- Paula Creamer (LPGA professional golfer)
- Skip Kendall (professional golfer)
- Bubba Watson (PGA tour professional)

The public schools in Windermere are highly rated and part of the Orange County School District.









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# WINTER GARDEN

Just 14 miles west of downtown Orlando, historic Winter Garden offers a collection of restaurants, shops, cafes, museums and a performing arts venue. This neighborhood is registered with The National Registry of Historic Places and boasts an old-Florida lifestyle that many seek out.

A favorite for many residents and guests of Winter Garden is the open-air shopping center with a wide array of chain shops and restaurants and the popular weekly farmers market. This neighborhood is situated along the award-winning West Orange Trail, a 22-mile multi-use trail for walking, biking, and picnicking, and is part of the 250-mile Coast-to-Coast Connector Trail that runs across the state of Florida.

The paved trail passes through downtown Oakland, Winter Garden and Apopka with most of its length built on old railroad alignments.

Things to do on the trail:

- cycling
- walking
- hiking
- jogging
- skateboarding
- inline skating

One of our favorite spots to visit when in Winter Garden is the Plant Street Market. It's a local community artisan market featuring nearly 20 vendors offering natural, organic, and handmade products all inside the building.

From farm fresh products to handmade trinkets this is a family and pet-friendly place perfect for all. If you are looking to relocate to Central Florida, Winter Garden may just be the perfect fit.



**INTERESTED IN ONE OF  
THESE NEIGHBORHOODS?  
CONTACT ME TODAY.**



**Tim Weisheyer**  
Broker/Owner

☎ 407.847.5428 📠 407.460.3211  
Tim@DreamBuildersRealty.com

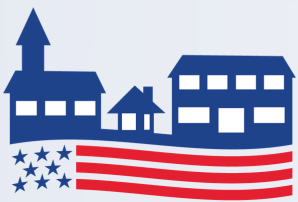


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