

Welcome to Orlando, Lake Mary, Winter Garden, Clermont,
Deland, Debary, Sanford, Longwood, Minneola, Leesburg, St Cloud,
DOZENS of nearby quaint cities and towns....

*Central Florida is soooo much more
than amusements parks.*

CENTRAL FLORIDA RELOCATION GUIDE



Brokered by:



www.KellyDenio.com

Compliments of Kelly Ann Denio PA , Realtor®



LIVE LIKE YOU'RE ON VACATION EVERY DAY...

Many Orlando suburbs and nearby towns exude ole' town Southern charm where art, architecture, and trendy boutiques line the streets. Walk and shop (window shop?) under a veil of palms or oaks draped in Spanish moss.

WINTER GARDEN * DELAND * CLERMONT

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Downtown Clermont

WHERE DO YOU WANT TO LIVE?

What matters most in your future home? Do you want to live by the ocean? Do you like an urban environment where you can walk everywhere? Need top rated schools?

Orlando is ***much more than Disney and the The Villages.*** Come with me and and learn about the different areas and neighborhoods around Central Florida.

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GET TO KNOW OUR SCHOOLS

Check out this map of public schools around Central Florida (link below) that are rated a **9 or higher** by GreatSchools.org.

www.GreatSchools-org

www.KellyDenio.com



WANT TO LIVE IN A 55+ COMMUNITY?

Here are a few favorites to get you started. All have amazing amenities and have planned activities. Many 55+ communities paint the home exterior every 7-10 years, provide full lawn and landscaping care and many provide cable/internet. Some include roof replacements - earmarked in their HOA fees. A few have a restaurant in their clubhouse for daily dining.

- 1.) **Esplanade at Highland Ranch** - *Lake County* - (**Clermont**) - on the higher end of price, offers casual and fine dining.
- 2.) **Summit Greens** - *Lake County* - (**Clermont**) - resort pool offers a huge section of the pool covered - nice for handicap access and/or those sun sensitive.
- 3.) **Kings Ridge** - *Lake County* (**Clermont**) - near restaurants, banks and professional areas where residents can drive their golf carts to do shopping ect.
- 4.) **Del Web** - *Lake County* - (**Minneola**) - One of the newest 55+ communities. Del Webb communities never disappoint. Minneola is gorgeous with its rolling hills.
- 5.) **Victoria Gardens** - *Volusia County* - (**Deland**) - 30 minutes to the beach. The last phase of homes were built in 2021, The town of Deland was voted the town with the best main street (2019).
- 6.) **Sullivan Ranch** - *Lake County* - (**Mount Dora**) - this community is unique in that it has both a 55+ community and single family homes, which is ideal for generational housing and for seniors who's mindset may be, "interacting with young people keeps one young" A wooden bridge sets the stage for this community located on 75 acres lined with cobblestone streets. Easy access to historic Mount Dora, known for it's boutique shopping with excellent dining.



Download PDF for Live Link About These Communities

www.KellyDenio.com

NEIGHBORHOODS

Discover which Orlando area best suits your needs



DOWNTOWN AREA (ORANGE COUNTY)

Urban environment, walk to most places, A mixture of different neighborhoods depending on your lifestyle. High rises, craftsman style restored homes, mid-century cottage and ranch style homes - all with nearby trendy restaurants and bars



EAST - LAKE NONA (ORANGE COUNTY)

Newer home communities - town homes, 55+ community, single family homes and luxury estate homes. Also nicknamed Medical City. FORTUNE Magazine "Lake Nona: How to Build a Great American City"



WEST - DR. PHILLIPS & BAY HILL AREA (ORANGE COUNTY)

The Dr. Philips area was named one of the best places to live in Florida by Time's Money Magazine.

The Dr. Philips area is surrounded by lakes with the most affluent neighborhood being Bay Hill.

AND MORE...NEIGHBORHOODS

Discover these marvelous nearby neighborhoods - offering something for everyone.



WINTER GARDEN (ORANGE COUNTY) NEXT TO LAKE COUNTY

Named one of the best place to live in Orlando for families. Bike on the West Orange Trail and ride directly through downtown Winter Garden's main street. Winter Garden offers both new communities as well as the charm of older historical homes.



LAKE MARY / HEATHROW (SEMINOLE COUNTY)

No. 1 city a few different times as best place to raise a family. Known for it's well-planned communities and excellent schools. Lake Mary / Heathrow is also known for its numerous gated communities full of distinctive homes.



CLERMONT & MINNEOLA (LAKE COUNTY)

Clermont and its sister city Minneola are known for its beautiful topography of hills and excellent schools. It's a favorite area for multi generational relocators - appealing to both young families and retirees.



MOUNT DORA (LAKE COUNTY)

Mount Dora is known for its quaint downtown area filled with antique shops, dining (no fast food here) and it's annual festivals. Downtown is positioned around Lake Dora - having attracted the likes of past presidents as well as Thomas Edison and Henry Ford.

HOSPITALS

We have an abundance of hospitals in Central Florida surrounding areas including:

- * ADVENT HEALTH (30 Florida locations) - Voted #1 Hospital in Orlando - *U.S News * World Report 2022* -
- *Best* Neurosurgical - *Best* Cancer Care - *Best* Orthopedic
Best Obstetrics & Gynecologic - *Best* Heart Care
- * ORLANDO HEALTH - Level One Trauma Center
- * NEMOURS Children's Hospital
- * VA - Orlando VA Medical Center - Lake Nona



BIKE & WALKING TRAILS

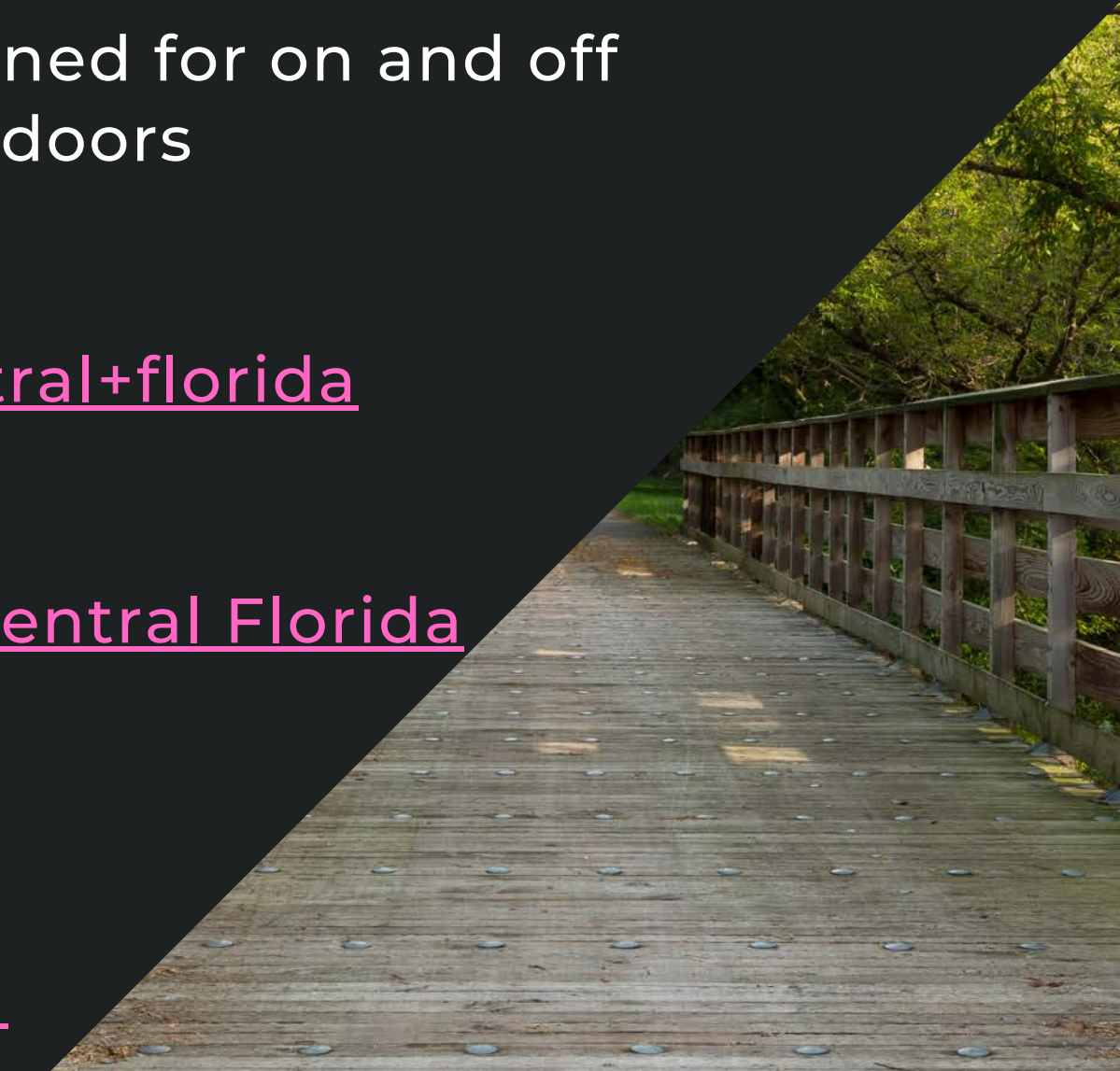
Florida has **expansive** biking and walking trails - converting **UNUSED** railroad tracks to public, **mult-use walking and bike trails** - part of the **RAILS-TO-TRAILS Conservancy**.

- * Superbly planned
- * Go for a short or a long adventure - the trail heads are well-positioned for on and off points, making trails ideal for ALL to enjoy our UNIQUE Florida outdoors
- * Many have water spigots for fur friends along the trails

<https://www.traillink.com/trailsearch/?city=orlando&keyword=central+florida>

WOW! Check this link out for "over the top" map >>> [Bike/Walk Central Florida](#)

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YOUR CENTRAL FLORIDA REALTOR®

I'm a full time REALTOR® with AmeriTeam Realty. I have spent 20+ years in the real estate industry. My parents moved from Colorado to Florida (Maitland) in the early 70's and of course I followed them, since I was just 12. :-)

By the time I moved to Florida, my parents had bought and sold five (5) homes. Back when family's did Sunday drives, mine were *always* scheduled around "open houses" - which may be the reason I've always had a love for real estate. 🧑🏻

I enjoy helping people get what they want (yes, I'm a people pleaser). I particularly enjoy working with **families relocating** and ❤️ helping **Seniors & Boomers** who are downsizing aka "right-sizing".

YOUR MOVE TO CENTRAL FLORIDA – SIMPLIFIED

Contact me for any real estate inquiries - **no strings attached.**

Looking **outside of Central Florida?** Let me personally VET and **FIND** you a superior agent in another part of Florida. I have a vast network of **QUALITY** agents.

Not your typical salesy real estate agent. I am here if you need me, and not if you don't.

My #1 GOAL is to provide YOU **usable** real estate education to help YOU make YOUR best decisions.

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THANK YOU AND WELCOME TO CENTRAL FLORIDA...

We can't wait to meet you!

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