

Welcome to Celebration, Florida

A masterfully planned community nestled in Osceola County, just minutes from the magic of Orlando. Discover a town designed to inspire connection, beauty, and a timeless way of life.

YOUR RELOCATION GUIDE



The Vision: Walt Disney's Legacy

A Dream Brought to Life

Founded in the early 1990s by the Disney Development Company, Celebration was conceived as more than a neighborhood — it was a bold experiment in ideal American living, rooted in nostalgia and forward-thinking design.

Core Founding Principles

- **Community First**
Designed to encourage neighbor-to-neighbor connection at every level
- **Connectivity**
Walkable streets and shared spaces woven into the urban fabric
- **Classic Design**
Architecture and planning rooted in enduring, timeless aesthetics



Architectural Timelessness

Celebration's built environment draws from some of America's most celebrated design traditions — creating a downtown that feels both nostalgic and alive.



Downtown Aesthetic

Modeled after early 20th-century Main Street America, with covered walkways, brick detailing, and intimate storefronts that invite exploration on foot.



Pedestrian-First Planning

Wide sidewalks, tree canopies, and strategically placed gathering spots encourage residents to walk, linger, and interact with their neighbors daily.



Cohesive Streetscapes

Architectural guidelines ensure visual harmony across all neighborhoods, preserving the community's signature look through thoughtful design standards.

Life in the Villages

A Home for Everyone

Celebration offers a diverse range of residential villages — from compact cottages to grand estate homes — each carefully integrated with parks, natural preserves, and miles of walking and cycling trails.

- Village, Manors, and Estate home tiers to suit every lifestyle
- Over 26 miles of interconnected trails and greenways
- Pocket parks and communal green spaces throughout
- Strong homeowners association maintaining community standards



Residential Variety

Homes ranging from ~\$300K condos to \$1M+ estate properties



Nature Access

Wetland preserves and nature trails bordering many properties



Walkability

Most amenities reachable on foot or by bike from any neighborhood



Essential Amenities

Celebration was designed to be a self-sufficient town — offering residents everything they need within a short walk or drive from home.



Healthcare

AdventHealth Celebration provides a full-service hospital with specialty care, emergency services, and wellness programs right within the community.



Recreation

Celebration Golf Club offers a professional-grade 18-hole course, while fitness centers, tennis courts, and pools serve residents year-round.



Top-Rated Schools

Celebration K-8 and Celebration High School are part of Osceola County Schools, offering strong academics and community-focused programs.



Faith & Community

Multiple houses of worship and community centers provide spiritual grounding and civic gathering space for residents of all backgrounds.



Seasonal Traditions

A Community That Celebrates Together

Celebration's calendar is filled with events that bring residents together throughout the year — from summer concerts on the waterfront to the town's most iconic tradition.

- ❑ Every Friday and Saturday evening in November and December, real "snow" falls on Market Street — a beloved tradition drawing thousands of visitors and residents alike.

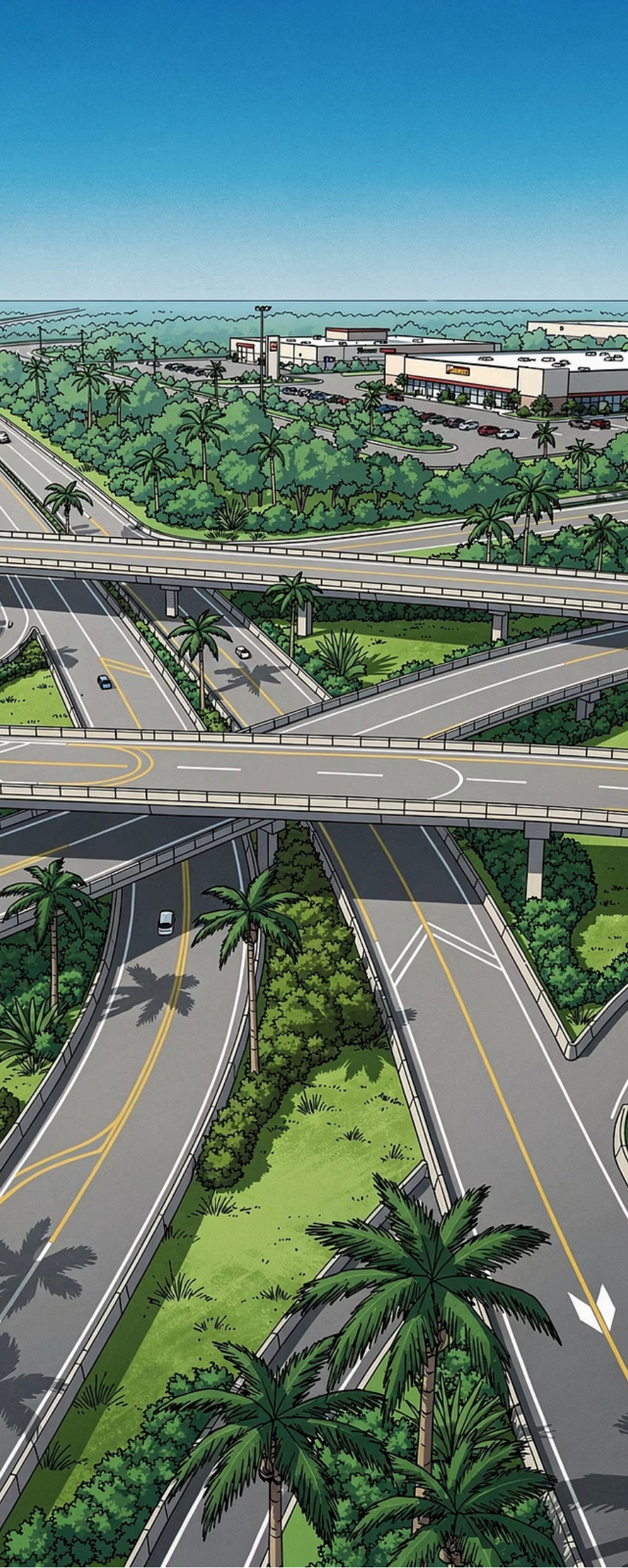
Year-Round Events

- **Spring:** Celebration Foundation Gala and outdoor farmers markets
- **Summer:** Fourth of July fireworks over Celebration Lake
- **Fall:** Oktoberfest celebrations and Halloween festivities on Market St.
- **Winter:** Signature snow nights, holiday boat parades, and tree lighting ceremonies

The Practical Move: Logistics



Moving into a planned community requires preparation beyond the typical home purchase. Understanding Celebration's HOA covenants, architectural review processes, and community standards before you sign will ensure a smooth and welcoming transition into this high-standard environment.



Staying Connected

Prime Central Florida Location

Celebration sits at the intersection of convenience and community. Residents enjoy seamless access to all that Central Florida has to offer — without sacrificing the peace of a planned neighborhood.

Transportation Highlights

Orlando International Airport

Just 15–20 minutes by car via US-192 or FL-417

Major Highways

Direct access to I-4, US-192, and FL-417 (GreeneWay)

Downtown Orlando

Approximately 30 minutes to the city's business and cultural core

Theme Parks

Walt Disney World is literally next door — under 5 minutes away

Building Your Future in Celebration

Families and professionals alike are drawn to Celebration for reasons that go beyond real estate — it's a lifestyle investment in a community that continues to evolve while honoring its founding vision.



Family Appeal

Safe streets, excellent schools, and nature access make Celebration one of Central Florida's most family-friendly addresses.



Professional Draw

Proximity to Orlando's growing job market, healthcare corridor, and tech sector makes Celebration ideal for working professionals.



Strong Property Values

HOA standards and community desirability have helped Celebration maintain and grow home values consistently over time.



Modern Growth

New dining, retail, and mixed-use development continues to expand Celebration's offerings while preserving its original character.

Make It Home
Every day is a



Your Trusted Guide: David Dowell

Realtor & Attorney

David Dowell brings a rare combination of real estate and legal expertise to every Celebration, FL transaction. As both a licensed real estate professional and attorney, he helps buyers navigate the process with clarity, confidence, and added protection.

Legal expertise in real estate transactions

Insight into contracts, disclosures, and closing details helps protect clients at every step.

Deep knowledge of Celebration's community standards and HOA

Guidance on covenants, rules, and neighborhood expectations unique to Celebration.

Full-service representation from search to closing

Support throughout the entire home-buying journey, from the first showing to final signatures.

Personalized client advocacy

A trusted advisor focused on your goals, your interests, and a smoother path to closing.

Contact Information



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