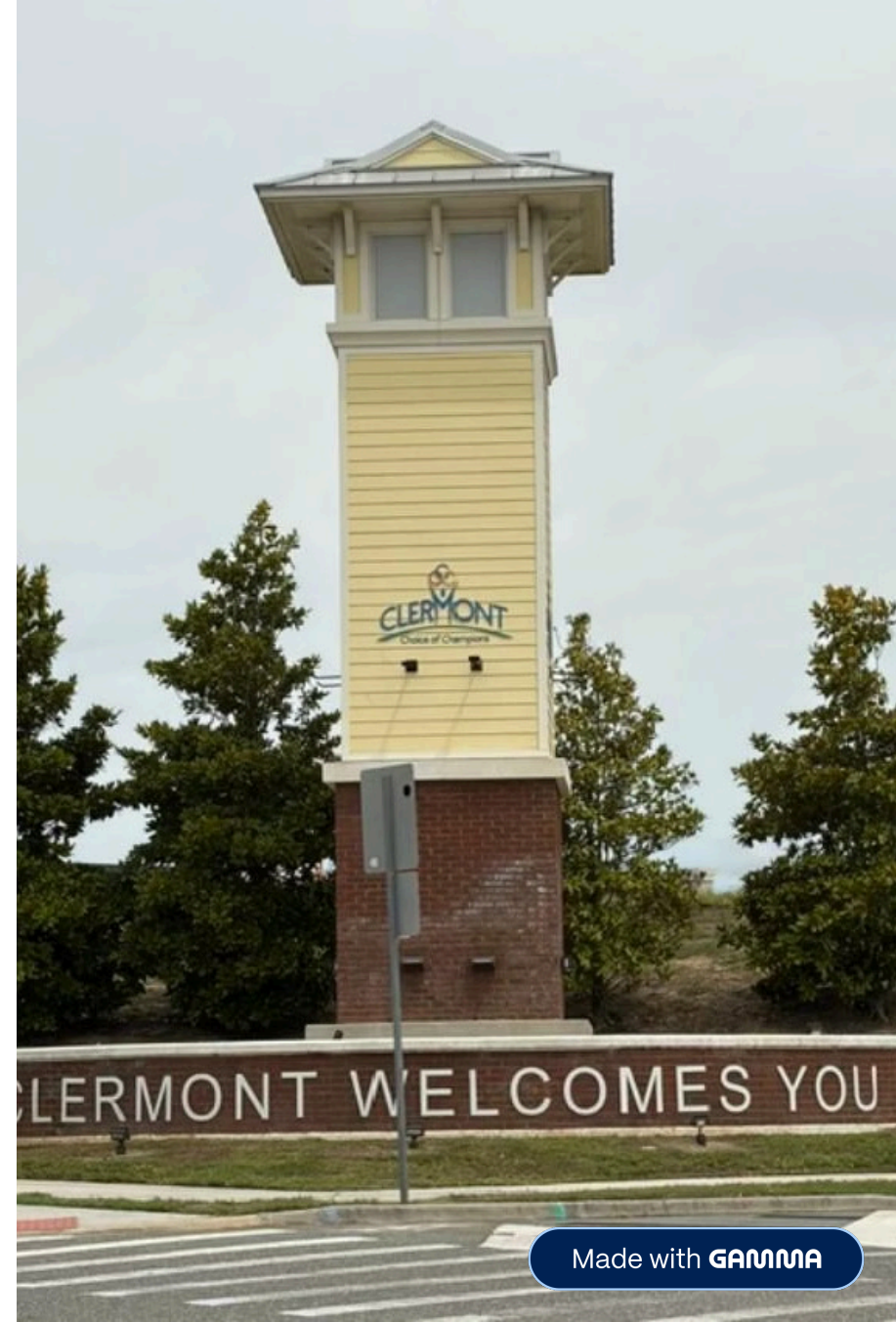


RELOCATION GUIDE

Your Guide to Moving to Clermont, Florida

Everything you need to know about life, home, and community in one of Central Florida's most sought-after destinations.



Made with GAMMA

Welcome from David Dowell

Why I'm Your Trusted Local Expert

As both a licensed Florida Realtor and a practicing real estate attorney, I bring a rare dual perspective to every transaction. I've helped families relocate to Clermont for years, and I understand the legal nuances that can make or break a smooth move. My mission is to ensure your transition to Clermont is seamless, informed, and rewarding from day one.

From navigating contracts to finding the right neighborhood for your family, I'm here to advocate for you at every step. I know these streets, these schools, and these communities because I live and work here every day. That local knowledge is your advantage.

 Realtor & Attorney Dual Expertise — Legal protection and market insight in one trusted advisor.

WHY CLERMONT?

Top 5 Reasons Families Are Moving Here

Year-Round Sunshine

Average winter highs in the 70s means outdoor living all 12 months — no snow shovels required.

Lower Cost of Living

No state income tax combined with affordable housing makes Clermont a smart financial move.

Lakes & Hills

Florida's only rolling hills region, with over a dozen pristine lakes for boating and recreation.

Top-Rated Schools

Highly rated public and charter schools make this a magnet for growing families.

Safe & Welcoming

Consistently ranked among the safest communities in the Orlando metro area.

NEIGHBORHOODS

Find Your Perfect Community

Clermont Chain of Lakes — Luxury waterfront estates. \$500K–\$1.5M. Pros: Direct lake access, stunning views. Cons: Premium pricing.

Downtown Clermont — Walkable historic district. \$275K–\$500K. Pros: Charm, dining, events. Cons: Older homes.

Greater Groves — Up-and-coming with new construction. \$300K–\$550K. Pros: Modern builds, growing amenities. Cons: Suburban commute.

Legends — Family-friendly gated golf community. \$350K–\$700K. Pros: Amenities, top schools. Cons: HOA fees.

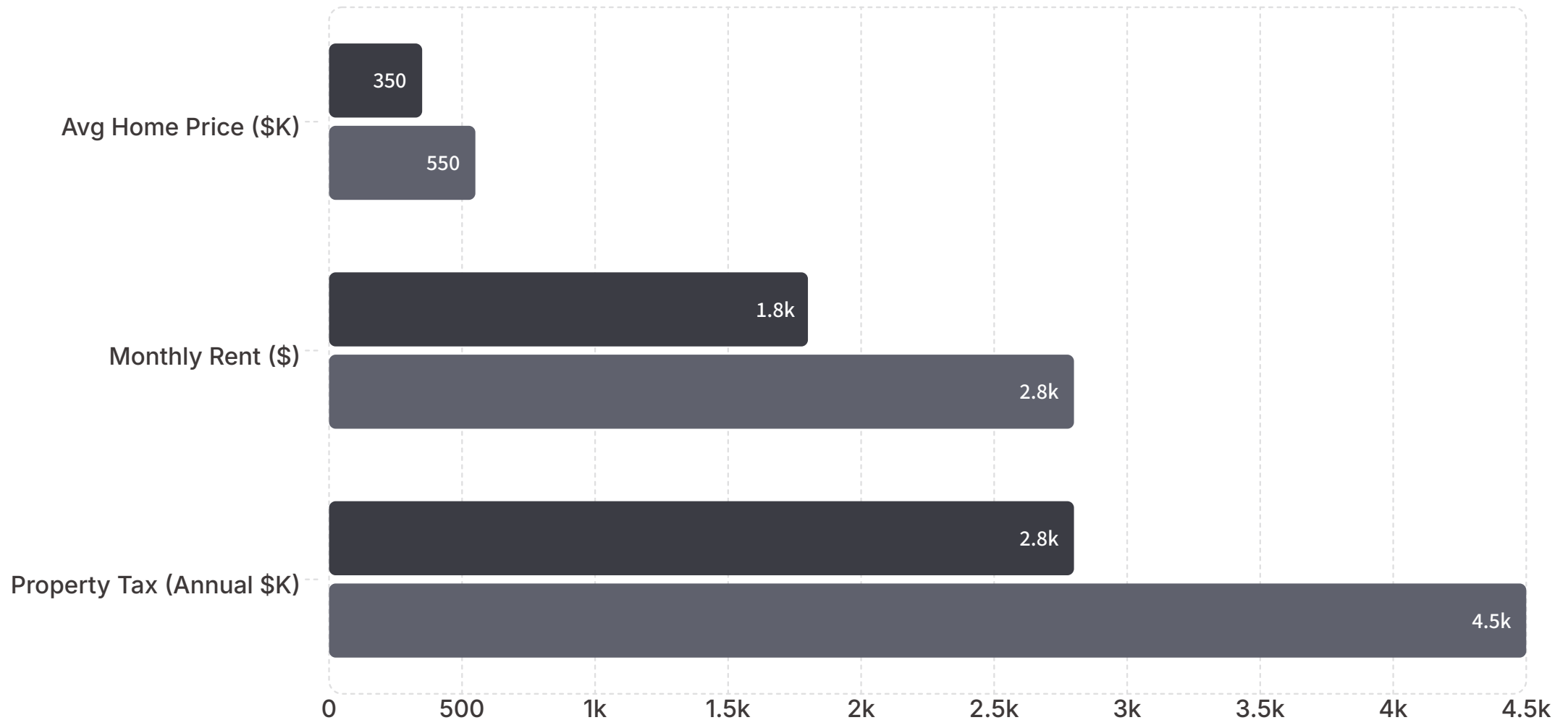
Summit Greens — Active 55+ community. \$250K–\$450K. Pros: Resort living, clubhouse. Cons: Age-restricted.



What Homes Cost Right Now

Low High

Metric



Average home prices currently range from \$350K to \$550K depending on neighborhood and lot size. Rentals typically run \$1,800–\$2,800/month. Property taxes are reasonable, and with steady market appreciation, low interest rates, and ongoing development, now is an opportune time to invest in Clermont real estate.



EDUCATION

Top-Rated Schools & Higher Learning



Public Schools

South Lake High and East Ridge High both earn high marks. Top-rated elementary options include Cypress Ridge and Lost Lake.



Private & Charter

Founders Academy and Real Life Christian Academy offer strong alternatives with smaller class sizes and values-based curricula.



Higher Education

College of Central Florida and UCF satellite campuses are within easy commute. Stetson University is 30 minutes away.



Ranking Resources

Check GreatSchools.org and Niche.com for up-to-date ratings and parent reviews on every campus in the area.

Jobs, Weather & Getting Around

Job Market & Economy

Major employers include Orlando Health South Lake Hospital, Publix, and expanding tech firms in the Orlando metro. Healthcare, hospitality, and construction sectors are growing fast.

Remote work friendly: Yes. Fiber internet and co-working spaces are widely available, and downtown Orlando is under 30 minutes away.

Weather & Transit

Climate: Hot humid summers (90s), mild comfortable winters (70s highs). Hurricane season is June–November.

Transit: Orlando International (MCO) is 40 minutes away. Highways 27, 50, and the Florida Turnpike connect you everywhere. Commuting by car is essential; public transit is limited.

THINGS TO DO

Fun, Food & Local Favorites



Dining

Try Citrus Smoke House for BBQ, Taves Dominican Kitchen for local flavor, and The Swamp for burgers and brews.



Outdoors

Waterfront Park hosts national triathlons. Kayak the chain of lakes, or bike the West Orange Trail.



Unique Spots

Lakeridge Winery offers free tours and tastings. Historic downtown hosts First Friday events monthly.

Tips for a Smooth Relocation



Start by researching neighborhoods online and scheduling a discovery call with me. I'll guide you through home selection, contract negotiation, and legal review — all under one roof. Then handle utilities, submit your DMV address change within 10 days, register vehicles, and transfer healthcare and schools. Join the Clermont Community Facebook group to connect with neighbors before you arrive.



GET IN TOUCH

Let's Make Clermont Home

Book your free relocation consultation today. I'll answer your questions, share video tours, and create a personalized home search plan — with full legal support at every step.

Call

Book your free consultation at www.calendly.com/daviddowell

Watch

Neighborhood video tours on my [YouTube channel](#)

Meet

In-person and virtual tours arranged on your schedule

Build

Custom search plan tailored to your needs timeline



"David made our move from Chicago stress-free. His legal expertise saved us thousands. We couldn't be happier in Clermont." — The Anderson Family