

Your Guide to Horizon West, Florida

Welcome to one of Central Florida's most sought-after communities. This relocation guide is your trusted resource for everything you need to know about moving to Horizon West — from neighborhoods and schools to lifestyle and the local market. I'm **David Dowell**, and I'm here to make your move seamless.

REALTOR & ATTORNEY

HORIZON WEST, ORLANDO FL



Made with GAMMA

YOUR LOCAL EXPERT

Meet David Dowell — Your Trusted Guide

Why Work With Me?

I'm not just a realtor — I'm a licensed attorney and a **Horizon West resident**. I live, work, and raise my family in the very community you're considering. That means I bring firsthand knowledge no outsider can match.

- Dual-licensed Realtor & Attorney in Florida
- Deep local expertise in Horizon West & Orlando
- Specialized in relocation buyer guidance
- Full-service support from search to closing

A Personal Message

Moving is one of life's biggest decisions. Having navigated it myself, I understand the questions, concerns, and excitement that come with it. My mission is to be your most trusted resource — providing honest, expert guidance every step of the way.

✓  Ready to talk? **Book your free relocation consultation** — no obligation, just expert advice.

Top 5 Reasons People Are Moving Here



Ideal Florida Climate

300+ days of sunshine, warm winters, and endless outdoor living — perfect for active families year-round.



Safe & Family-Friendly

Low crime rates, well-lit streets, and a strong sense of community make Horizon West one of Florida's safest master-planned areas.



Top-Rated Schools

Home to A-rated public schools and excellent private options — a major draw for families prioritizing education.



Strong Home Value Growth

Horizon West has seen consistent appreciation, with new construction and expanding amenities driving long-term equity.



Prime Central Florida Location

Minutes from Disney, Universal, the Airport, and major employment hubs — convenience without the congestion.

Where Should You Live? Neighborhood Breakdown

Horizon West is made up of distinct villages, each with its own character and price point.



Lakeside Village

Best for: Buyers who want waterfront views, newer homes, and a quiet residential feel. **Price Range:** \$550K–\$900K+. **Key amenities:** Scenic lakes, nearby trails, neighborhood parks, and easy access to Hamlin amenities.



Hamlin

Best for: Buyers who want convenience, entertainment, and an active lifestyle. **Price Range:** \$500K–\$1M+. **Key amenities:** Hamlin Town Center, shopping and dining, the Cinépolis movie theater, lakefront restaurants, and community events.



Summerlake

Best for: Families and first-time buyers looking for walkability and community amenities. **Price Range:** \$550K–\$1M+. **Key amenities:** Resort-style pool, clubhouse, playgrounds, fitness amenities, and close proximity to schools and shopping.



Bridgewater / Orchard Hills

Best for: Luxury buyers and families wanting larger homes with a more private setting. **Price Range:** \$500K–\$1.2M+. **Key amenities:** Community parks, resort-style pools, clubhouses, lakes, and quick access to Horizon West schools and retail.

Cost of Living & Real Estate Market

Current Market Snapshot

~\$485K

Average Home Price (Horizon West)

~\$2,400

Avg. Monthly Rent (3BR)

~0.9%

Effective Property Tax Rate

Florida has **no state income tax** — a major financial advantage for relocating professionals and retirees. Overall cost of living is competitive compared to Northeast and West Coast metros.

Why Now Is a Smart Time to Move

- Inventory is stabilizing, giving buyers more negotiating power
- New construction communities are offering builder incentives
- Interest rate environment is creating motivated sellers
- Horizon West's long-term appreciation trend remains strong
- Population growth continues to drive demand and amenities



Want a personalized market analysis? Let's connect — I'll show you exactly what your budget gets you in Horizon West.



EDUCATION

Schools & Education: A Family's Dream

Horizon West is served by **Orange County Public Schools**, one of Florida's largest and highest-performing districts. Many schools in the area carry **A-ratings** from the Florida Department of Education.



Elementary Schools

Windermere Elementary, Horizon West Elementary, and Lake Whitney Elementary are among the top-rated options with strong STEM and arts programs.



Private & Charter Options

Families also have access to excellent private schools including The Geneva School, Trinity Prep, and numerous charter options within a short drive.



Middle & High Schools

Gotha Middle and West Orange High School serve the area with advanced placement, dual enrollment, and award-winning athletics programs.



Nearby Colleges

UCF (University of Central Florida), Rollins College, and Valencia College are all within 30 minutes — offering higher education and continuing learning opportunities.



Jobs, Weather & Getting Around

Job Market & Major Employers

Orlando's economy is booming. Horizon West residents enjoy easy access to some of Florida's largest employers:

- **Walt Disney World & Universal** — Tourism & Entertainment
- **AdventHealth & Orlando Health** — Healthcare (Medical City nearby)
- **Lockheed Martin & Siemens** — Aerospace & Tech
- **EA Sports & tech startups** — Growing remote-friendly scene

Orlando consistently ranks among the top U.S. cities for remote work flexibility and job growth in tech, healthcare, and hospitality.

Weather & Seasons

Horizon West enjoys a **subtropical climate** — warm, sunny, and outdoor-friendly nearly year-round.

- **Spring (Mar–May):** 75–85°F, low humidity, perfect for outdoor activities
- **Summer (Jun–Sep):** 88–95°F, afternoon thunderstorms, vibrant lakeside living
- **Fall (Oct–Nov):** 70–82°F, pleasant and dry — peak outdoor season
- **Winter (Dec–Feb):** 55–72°F, mild and sunny — no snow, light layers only

Transportation & Accessibility



Orlando International Airport (MCO)

Just 25 minutes away — direct flights to major U.S. and international destinations.



Major Highways

Easy access to FL-429, I-4, and the Western Beltway for seamless commuting across Central Florida.



Commute Times

20 min to Disney, 25 min to Downtown Orlando, 30 min to Sanford Airport — Central Florida at your doorstep.

LOCAL LIFE

Fun, Food & Things Locals Love

Life in Horizon West goes far beyond the front door. The area is packed with restaurants, parks, events, and experiences that make it one of Florida's most vibrant communities.



Dining & Nightlife

Winter Garden's Plant Street Market, Dr. Phillips Restaurant Row, and the thriving Windermere dining scene offer everything from farm-to-table to international cuisine.



Outdoor Recreation

Horizon West features miles of trails, lakes for kayaking and paddleboarding, golf courses, and the nearby West Orange Trail — a 22-mile paved path for cycling and walking.



Events & Community

From the Winter Garden Farmers Market to Disney fireworks views, community concerts, and seasonal festivals — there's always something happening locally.

Your Smooth Move: Relocation Checklist

Moving to a new state involves more than packing boxes. Here's a streamlined checklist to help you settle into Horizon West with confidence.

01

Before You Move

Connect with David for a buyer consultation, get pre-approved, and start your home search remotely using virtual tours.

02

Utilities & Services

Set up OUC (electric), Spectrum or AT&T (internet), and waste services. Many providers offer online setup before you arrive.

03

Florida DMV & Legal

Update your driver's license within 30 days, register your vehicle, and update your homestead exemption for tax benefits.

04

Healthcare & Schools

Transfer medical records, enroll children in school, and locate nearby urgent care and specialists through AdventHealth or Orlando Health.

05

Get Connected

Join local Facebook groups, neighborhood associations, and community events. Horizon West has an active, welcoming resident community.

LET'S CONNECT

Your Horizon West Journey Starts Here

Whether you're just exploring or ready to make a move, I'm here to help. As a **Realtor, Attorney, and Horizon West resident**, I offer a level of expertise and personal commitment that's hard to find. Let's make your relocation smooth, informed, and exciting.

Free Relocation Consultation

No obligation — just honest, expert guidance tailored to your family's needs and timeline.

Virtual Tours & YouTube

Explore Horizon West from anywhere. Check out my YouTube channel for neighborhood tours and market updates.

Trusted Local Expert

Backed by real client testimonials and a proven track record helping families relocate to Central Florida.

"David made our relocation to Horizon West completely stress-free. His knowledge of the area, the schools, and the market was invaluable. We couldn't have done it without him." — **Happy Horizon West Family**

  **David Dowell** — Realtor & Attorney | Horizon West, Orlando FL | Reach out today to schedule your free consultation and start your Florida journey.