

Your Guide to Living in Windermere, Florida

Welcome to the definitive relocation guide for one of Central Florida's most coveted communities. Whether you're drawn by the chain of pristine lakes, the top-rated schools, or the quiet luxury that defines this town, this guide will walk you through everything you need to know — created by your local Realtor and attorney, **David Dowell**.

 REALTOR & ATTORNEY

 ORLANDO, FLORIDA



Made with **GAMMA**



A Personal Welcome

Meet David Dowell

As both a licensed Realtor and a practicing attorney here in Orlando, I bring a rare combination of market insight and legal precision to every relocation. I've called Central Florida home for years, and I've helped countless families find their place in the Windermere community — from lakefront estates to family-friendly cul-de-sacs.

My mission is simple: make your move seamless, transparent, and even enjoyable. I understand that relocating isn't just a transaction — it's a life decision. That's why I treat every client like a neighbor.

 Dual expertise as a Realtor **and** attorney means your contracts, closings, and negotiations are handled with extra care and protection.

Why Relocate Here

5 Reasons Families Choose Windermere

Tucked among the Butler Chain of Lakes, Windermere blends small-town charm with world-class amenities. Here's what draws people from across the country.



Year-Round Sunshine

Mild winters and warm, lush summers let you enjoy the outdoors nearly every day of the year.



Top-Rated Schools

Some of the highest-performing public and private schools in Orange County.



Safety & Privacy

Low crime rates and gated communities make Windermere a haven for families.



Lakefront Living

The Butler Chain of Lakes offers boating, fishing, and stunning waterfront views.



Central Location

Minutes from Orlando's attractions, dining, and a major international airport.

Find Your Fit

Neighborhood Breakdown

Windermere and its surrounding communities each have a distinct personality. Here's a snapshot to help you find the perfect match for your lifestyle and budget.



Isleworth

Luxury & Privacy. Exclusive gated golf community.

Range: \$2M–\$20M+



Downtown Windermere

Walkable & Historic. Tree-lined streets and small-town feel.

Range: \$700K–\$2M



Windermere Trails

Family-Friendly. Newer homes, parks, and pools.

Range: \$500K–\$900K



Horizon West

Up-and-Coming. Rapidly growing with new amenities.

Range: \$450K–\$800K

The Numbers

Cost of Living & Market Trends

Windermere remains a strong investment market. While home values sit above the national average, the area's desirability and limited inventory continue to drive steady appreciation. Property taxes are competitive, and Florida's lack of a state income tax is a major draw for relocating buyers.

- Median home price: approximately \$850,000
- Average rent (single-family): \$3,200–\$5,000/month
- Property tax rate: roughly 1.0% of assessed value
- No Florida state income tax

✓ With inventory tight and interest in lakefront living rising, now is a smart time to lock in your Windermere home.

At a Glance

\$850K

Median home price

0%

State income tax



Education

Schools & Higher Learning

Families relocate to Windermere in large part for the exceptional schools. The area is served by top-rated public options and prestigious private academies, with major universities just a short drive away.

Public Schools

Windermere High, Bridgewater Middle, and Sunset Park Elementary consistently earn high marks from the Florida Department of Education.

Private Academies

Windermere Preparatory School and Foundation Academy offer rigorous college-prep curricula.

Universities Nearby

University of Central Florida and Valencia College are within easy commuting distance.

For independent rankings, I recommend GreatSchools.org and Niche.com — I'm always happy to walk you through what the data really means for your family.

Work & Economy

A Thriving Job Market

Central Florida's economy is diverse and growing fast. Beyond tourism, the region has become a hub for healthcare, technology, and simulation industries — and its strong broadband infrastructure makes it ideal for remote professionals.

- **Major Employers**

Walt Disney World, AdventHealth, Lockheed Martin, and Orlando Health.

- **Growing Industries**

Healthcare, tech, aerospace, and hospitality.

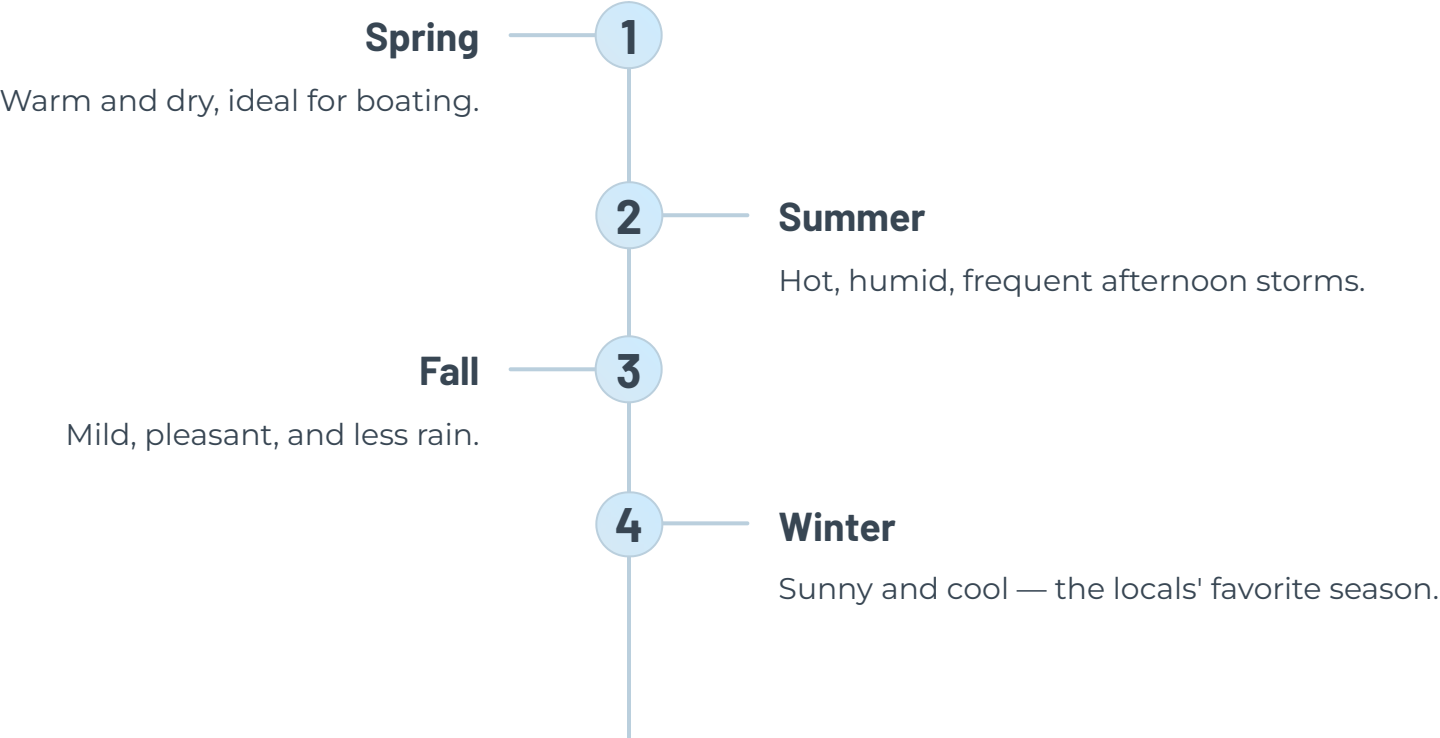
- **Remote-Friendly**

High-speed internet and coworking spaces support work-from-home lifestyles.



Weather, Seasons & Accessibility

Windermere enjoys a subtropical climate with abundant sunshine. Summers are warm and humid with afternoon showers, while fall through spring bring comfortable, breezy days perfect for outdoor living.



Getting around is easy: Orlando International Airport (MCO) is about 30 minutes away, with quick access to I-4 and the 408/429 expressways. A car is recommended, though rideshare and growing transit options are available.



Lifestyle

Fun, Food & Things to Do

Life in Windermere balances laid-back lakeside leisure with world-class entertainment just minutes away. Locals love the farmers markets, boating weekends, and the easy access to Orlando's renowned dining and theme parks.



Dining

From lakeside patios to upscale eateries in nearby Winter Garden.



Events

Town markets, holiday parades, and seasonal festivals.



Outdoors

Boating, golf, biking trails, and water sports on the lakes.

Let's Make Your Move

Your Relocation Starts Here

Ready to call Windermere home? I'll guide you through every step — from your first virtual tour to closing day and beyond. Use this checklist to get started, then reach out for a free, no-pressure consultation.

Smooth Move Checklist

- ☐ Book a free relocation consultation
- ☐ Set up utilities & internet
- ☐ Transfer your driver's license at the DMV
- ☐ Establish local healthcare providers
- ☐ Join neighborhood & community groups

Let's Connect

David Dowell

Realtor & Attorney, Orlando, FL

 Watch my Windermere video tour playlist on [YouTube](#)

 Call or text for a free relocation consultation

Book Your Free Consult

"David made our out-of-state move effortless. His legal background gave us total peace of mind at closing." — A Relocated Windermere Family