

# Your Guide to Winter Garden, Florida

Welcome to one of Central Florida's most beloved communities. Whether you're relocating for work, lifestyle, or the sunshine, Winter Garden offers a rare blend of small-town charm and modern convenience — and I'm here to guide you every step of the way.

PRESENTED BY DAVID DOWELL

LOCAL REALTOR & RELOCATION EXPERT



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MEET YOUR LOCAL EXPERT

# Welcome from David Dowell

Hi, I'm David Dowell — a Realtor who specializes in Winter Garden and has deep roots in this community. I didn't just choose to work here; I chose to **focus** here. That means I know the neighborhoods, the schools, the hidden-gem restaurants, and the market trends in a way that only a local specialist can.

Relocating is one of life's biggest decisions. My job is to make it feel effortless. From your first virtual tour to the day you hand over the keys, I'm your trusted partner — not just your agent.



## Winter Garden Specialist

Focused on serving this market



## Relocation Specialist

Dedicated to smooth transitions

## Ready to Connect?

Book a free, no-obligation relocation consultation and let's start building your Winter Garden story together.



Call or text anytime



Email for a personalized guide



YouTube: Video tours & neighborhood guides



Made with **GAMMA**

# Why Move to Winter Garden?

Winter Garden consistently ranks among Florida's top places to live — and once you visit, it's easy to see why. Here are the top reasons relocation buyers fall in love with this city.



## 300 Days of Sunshine

Enjoy warm, mild weather year-round. Winters are pleasant, summers are vibrant, and outdoor living is a true lifestyle — not just a seasonal option.



## Safe & Family-Friendly

Winter Garden consistently reports lower crime rates than national averages, making it an ideal place to raise a family or enjoy a peaceful retirement.



## Strong Value Proposition

While Florida real estate has appreciated, Winter Garden still offers better value than nearby Orlando or Winter Park — with more space for your money.



## Stunning Natural Beauty

Surrounded by lakes, the West Orange Trail, and lush greenery, Winter Garden offers a scenic, park-like atmosphere that's rare in a growing metro area.



## Prime Central Location

Just 20 minutes from downtown Orlando, 30 minutes from the airport, and close to major employment hubs — you're connected without the urban congestion.

# Neighborhood Breakdown

Winter Garden offers diverse neighborhoods to match every lifestyle and budget. Here's a snapshot of the most popular areas relocation buyers explore.



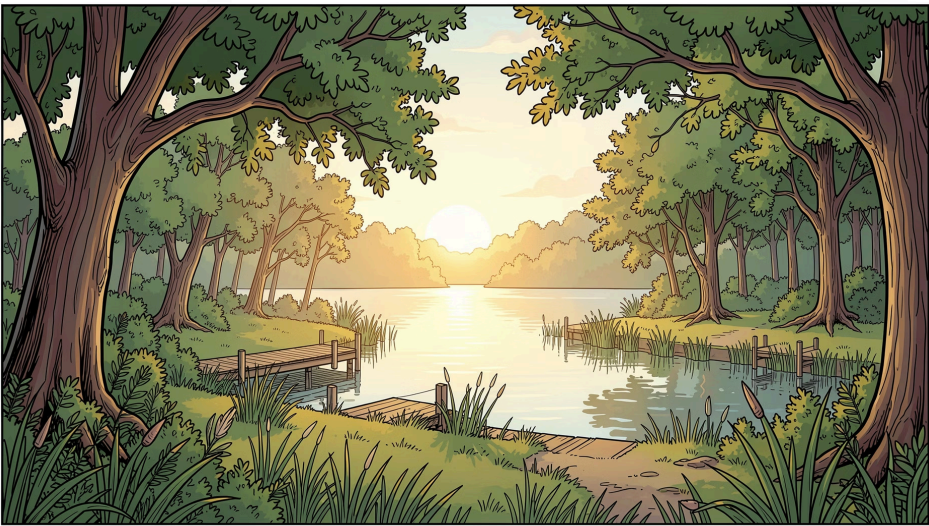
## Historic Downtown

**Vibe:** Walkable, vibrant, charming  
**Price Range:** \$350K–\$700K+  
**Best For:** Empty-nesters, young professionals, and anyone who loves a small-town main street with cafes, breweries, and events steps from home.



## Winter Garden Village / Horizon West

**Vibe:** Master-planned, family-centric, amenity-rich  
**Price Range:** \$400K–\$800K+  
**Best For:** Families seeking top schools, community pools, parks, and newer construction in a master-planned setting.



## Lake Apopka Waterfront

**Vibe:** Serene, upscale, nature-forward  
**Price Range:** \$600K–\$2M+  
**Best For:** Buyers seeking privacy, lake views, and larger lots. A peaceful retreat that still feels close to everything.



## Ocoee / Winter Garden Border

**Vibe:** Up-and-coming, value-driven, growing  
**Price Range:** \$300K–\$500K  
**Best For:** First-time buyers and investors looking for appreciation potential in a rapidly developing corridor with strong rental demand.

# Cost of Living & Real Estate Market

## What Your Money Buys Here

Winter Garden offers a compelling cost-of-living advantage compared to coastal Florida markets. No state income tax, reasonable property taxes, and a housing market that still offers room to grow make this a smart long-term investment.

### Median Home Price

~\$425,000 (varies by neighborhood)

### Avg. Monthly Rent

~\$2,100 for a 3BR home

### Property Tax Rate

~0.89% of assessed value

## Why Now Is a Smart Time to Move

Inventory is stabilizing, interest rates are moderating, and Winter Garden continues to attract new employers and residents. Buyers who act now are positioning themselves ahead of continued appreciation in this high-demand corridor.

Metric



- Strong job growth driving demand
- More inventory = better buyer options
- Historic downtown revitalization boosting values
- Horizon West expansion creating new opportunities

# Schools & Education Overview

Winter Garden is served by Orange County Public Schools — one of the largest and most highly rated districts in Florida. Families also have access to excellent private and charter options.

## Top Public Schools

- Winter Garden High School (A-rated)
- West Orange High School
- Horizon Middle School
- Windermere Elementary (nearby)

## Private & Charter Options

- Winter Garden Christian Academy
- Orange County Charter Schools
- Several Montessori & faith-based options

## Higher Education Nearby

- University of Central Florida (30 min)
- Valencia College (multiple campuses)
- Rollins College, Winter Park (25 min)
- Full Sail University (nearby)



 **Pro Tip:** School zoning can change. I'll help you verify current boundaries for any home you're considering — school ratings and zone maps are available through [GreatSchools.org](https://GreatSchools.org) and the Orange County Public Schools website.



# Job Market & Economy

## Major Employers Nearby

- Walt Disney World Resort
- Universal Orlando & NBCUniversal
- AdventHealth & Orlando Health
- Lockheed Martin
- Siemens Energy
- Amazon & logistics hubs

Winter Garden's proximity to **Lake Nona's Medical City** and the **Orlando Tech Corridor** means high-paying careers are within easy commuting distance.

## A Thriving, Diversified Economy

Orlando's metro economy is one of the fastest-growing in the Southeast. Winter Garden benefits directly from this expansion, with new corporate campuses, healthcare facilities, and tech companies choosing the area for its talent pool and quality of life.

### → Remote Work Friendly

High-speed fiber internet is widely available, and co-working spaces are growing. Many residents work remotely for companies nationwide.

### → Growing Industries

Healthcare, aerospace, simulation technology, hospitality management, and fintech are all expanding rapidly in the region.



# Weather, Seasons & Transportation

## ☀️ What to Expect Year-Round

Winter Garden enjoys a subtropical climate — warm and inviting most of the year, with distinct but mild seasonal shifts.



## 🚗 Getting Around Winter Garden

Winter Garden is car-friendly with excellent highway access, making commuting across Central Florida straightforward.



### Orlando International Airport (MCO)

Just 30 minutes away. Direct flights to 150+ destinations worldwide.



### Highway Access

Easy access to FL-429, I-4, and the 408 Expressway. Downtown Orlando is ~20 minutes.



### West Orange Trail

A 22-mile paved trail for biking and walking connects Winter Garden to nearby communities — a local favorite.



The West Orange Trail is a local favorite for biking and walking, offering a scenic, paved route through Florida greenery.

# Fun, Food & Things to Do

Winter Garden has a vibrant local culture that residents genuinely love. From the historic Plant Street corridor to lakeside parks, there's always something happening.



## Plant Street Market

A beloved local food hall and gathering spot featuring local vendors, craft beers, and live music. The heart of Winter Garden's social scene.



## West Orange Trail

This 22-mile paved trail is a lifestyle staple. Bike, jog, or stroll through scenic landscapes connecting Winter Garden to Apopka, Ocoee, and beyond.



## Events & Festivals

From the Winter Garden Arts Festival to seasonal farmers markets and concert series, the city's event calendar is packed year-round with community gatherings.



## Outdoor Adventures

Kayak Lake Apopka, fish the many local waterways, or explore nearby Wekiwa Springs State Park. Nature is never far away in Winter Garden.

# Let's Make Your Move Seamless

## Relocation Checklist — Start Here

01

### Book Your Consultation

A free, no-pressure conversation to discuss your timeline, budget, and priorities.

02

### Explore Neighborhoods

Virtual or in-person tours tailored to your lifestyle. I'll show you what locals actually love.

03

### Secure Financing

I work with trusted local lenders who understand relocation scenarios and can move quickly.

04

### Close & Settle In

From utilities to DMV to local recommendations — I'll hand you a personalized welcome guide.

## Ready to Talk?

Relocating doesn't have to be stressful. With the right local expert in your corner, it can actually be exciting.



### Call or Text David

Reach me directly for a personal conversation



### YouTube Channel

Neighborhood tours, market updates, and relocation tips



### Email Me

Request your free digital relocation guide

[Book a Consult](#)



★ "David made our move from out of state completely stress-free. He knew every neighborhood and made us feel at home before we even arrived." — Happy Winter Garden Buyer