



Navigating Florida: Choosing Your Ideal Location





At Signature Collection Realty, we hold the belief that buying a home in Florida is an exceptional and life-enriching decision, whether it's for a vacation retreat, permanent residence, or as an investment opportunity. Given the staggering influx of 135 million visitors to Florida in 2023, it's evident why so many individuals, particularly international guests from the United Kingdom, Canada, and South America, choose the Sunshine State as their preferred locale for a second home.

Naturally, delving into real estate transactions in a foreign setting poses its unique set of challenges. However, navigating these hurdles becomes more manageable when one approaches each stage of the purchasing journey with care—spanning from initial planning and property visits to securing financing and ultimately taking ownership.

This handbook is crafted to provide you with a comprehensive introduction to various areas in Central Florida and the Gulf Coast, offering insights into the distinctive characteristics of each area. Our aim is to familiarize you with the diverse real estate landscapes in the state, allowing you to make well-informed decisions that align with your preferences and aspirations.

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Where do I Want to Buy?

With its year-round sunshine, convenient flights, world-class attractions, and attractively priced properties, it's no surprise that individuals seeking a holiday home with consistent rental demand turn their attention to Florida.

The nickname "Sunshine State" is well-earned, drawing thousands of residents from all over the world each winter. This includes numerous families, retirees, and golf enthusiasts from Britain, Canada, Europe, and South America.

A significant portion of British and Canadian buyers are drawn to the Orlando area, the United States' most visited tourist destination with over 74 million visitors annually. This region serves as a core market for British families seeking four-bedroom villas with pools for regular holidays and lucrative rental returns.

The vibrant holiday rentals market is concentrated in the 'Golden Triangle' or 'Four Corners' areas of central Florida, including ChampionsGate, Davenport, Kissimmee, and Reunion. These locations offer immediate access to downtown Orlando, Orlando International Airport (MCO), and Sanford Orlando International Airport, making them prime spots for both residents and visitors.

Well-established communities, also known as resorts, strategically positioned for theme park and golf access, provide the best rental returns. Over the last few years, these communities have evolved, offering extensive amenity packages for both property owners and rental guests. As the world's number one vacation destination, Orlando witnesses continuous growth and demand for privately owned properties. The emergence of new vacation resorts has shifted the focus to larger 8-14 bedroom homes, located in well-positioned and amenity-rich areas.

To accommodate the influx of visitors, transportation infrastructure improvements, including the recently new terminal at Orlando International Airport and high speed Brightline Rail have been completed. This along with new theme parks under construction ensures the Orlando experience is set to remain memorable, fostering substantial job growth and opportunities in a business and tax-friendly state.

The dynamic residential housing market, coupled with a robust local economy, amplifies Orlando's global appeal, evident in sustained international interest and investment seeking stability in Central Florida's safe haven.



ORLANDO

CENTRAL FLORIDA



Orlando, Florida, renowned worldwide as a destination with a wealth of cultural attractions, is a city that never lacks in entertainment. With a diverse range of dining options, eclectic shopping experiences, exhilarating theme parks, championship golf courses, and captivating museums, there's something to captivate every interest.

Overview

Few individuals actually choose to purchase within the city of Orlando itself, often favouring residence in one of the surrounding areas or resorts that collectively constitute one of the world's largest holiday communities.

Orlando takes the lead as the preferred destination for British property buyers, thanks to its year-round sunshine, abundant flights, and an extensive array of activities. Many buyers are drawn to the idea of combining a holiday home with an investment property, utilizing their overseas acquisition for vacations while renting it out to cover ongoing expenses.



Market Stats

Average Days on Market
48

Average List Price
\$467k

Average Sale Price
\$453k

Popular Areas

- Floridays Resort
- Lake Buena Vista Resort
- Vista Cay Resort
- The Grove Resort & Waterpark
- Disney's Golden Oak
- Keane's Pointe

Beyond the outlying communities near theme parks, Orlando offers a revitalized historic downtown area, with significant financial investments enhancing it with small boutique shops, cafes, restaurants, and a mix of rejuvenated historic and new homes. This area boasts one of the most extensive selections of sporting venues in any major US metropolitan area.

In the International Drive location, Lake Buena Vista Resort & Spa stands out as an award-winning condo-hotel, ideally situated in the heart of the world's top tourist destination. Just 1.5 miles from the Walt Disney World® resort and close to Sea World® and Universal Orlando® Resort, it offers premier facilities, services, and amenities. Recognized as a Walt Disney World® Resort Good Neighbour Hotel and a consistent recipient of Trip Advisor's Traveller's Choice Award for Families since 2012, it's a sought-after location for those seeking a guaranteed rental program.

Another option in a similar location is Floridays Orlando Resort, operated in the same manner as Lake Buena Vista Resort & Spa but on a slightly smaller scale. Equally impressive, it caters to those desiring proximity to Icon Orlando and the Orange County Convention Centre, with an exclusive, gated setting that sets the luxury standard for condo resorts in the area.

For those wanting to be closer to the main attractions, The Grove Resort & Water Park offers a retreat infused with magic and wonder. This resort allows guests to experience serenity at the spa, relax by the lake, enjoy the lazy river, or try the FlowRider® Double surf simulator at Surfari Water Park – all within minutes of Walt Disney World® resort.

KISSIMMEE

CENTRAL FLORIDA



Kissimmee unfolds as a vibrant community, distinguished by its unique charm and an eclectic array of real estate options. Situated within close reach of major attractions such as Walt Disney World and Universal Orlando, Kissimmee effortlessly marries accessibility with a serene ambiance.

Overview

This popular destination, appealing to both residents and visiting guests, fuels a burgeoning demand for rental properties—a lucrative prospect for those exploring opportunities for rental income.

Kissimmee's diverse housing landscape encompasses single-family homes, townhomes, and contemporary flats, providing an extensive spectrum of choices to accommodate a variety of preferences and lifestyles.

Beyond the enchanting residential enclaves, the locale boasts an array of local amenities, bustling shopping centers, and inviting dining establishments. Notably, the city's character is enriched by the charming Sunset Walk, offering a vibrant hub for entertainment, dining, and community gatherings.

While Kissimmee's proximity to renowned theme parks is undeniable, the community unfolds more layers of appeal. Embracing a family-friendly environment, Kissimmee features parks, recreational havens, and engaging community events designed to captivate residents of all ages. The city's unique allure extends to the historic charm of Old Town Kissimmee, evoking a nostalgic ambiance and fostering a sense of community.

Moreover, Kissimmee is intersected by the iconic 192, a corridor of significance known for its historic landmarks, diverse attractions, and cultural points of interest. This arterial thoroughfare, in conjunction with the charm of Old Town Kissimmee, adds a distinctive touch to the community's overall appeal.

Whether one seeks a permanent residence or an investment property, Kissimmee stands out as a locale poised for a harmonious fusion of comfort and convenience. Its diverse offerings, from modern amenities to historic charm, set it apart as a distinctive destination within Central Florida.



Market Stats

Average Days on Market
69

Average List Price
\$418k

Average Sale Price
\$406k

Popular Areas

- Storey Lake
- Emerald Island
- Windsor Hills
- Windsor at Westside
- Formosa Gardens
- Margaritaville

DAVENPORT

CENTRAL FLORIDA



Davenport is renowned for being synonymous with vacation homes in close proximity to the region's iconic theme parks, most notably Walt Disney World. This thriving community offers residents and visitors alike a unique blend of accessibility and relaxation, making it a sought-after destination for those seeking the quintessential Florida vacation experience.

Overview

Davenport's real estate landscape showcases a diverse array of vacation homes, ranging from cozy retreats to spacious residences, all strategically positioned for easy access to the excitement of Walt Disney World and other popular theme parks. This focus on vacation home living adds to the community's vibrant and dynamic character.

Beyond the allure of theme park proximity, Davenport provides residents with a range of local amenities, shopping centers, and dining options, enhancing the overall experience for those residing in or visiting the area.



The community's strategic location also caters to golf enthusiasts, with numerous world-class golf courses in the vicinity. This makes Davenport an ideal choice for those seeking a leisurely lifestyle amidst the beautiful backdrop of Central Florida.

While Davenport is celebrated for its serene atmosphere, it also offers a family-friendly environment with parks, recreational facilities, and community events, creating a welcoming ambiance for residents of all ages.

Davenport's reputation as a hub for vacation homes in close proximity to theme parks makes it a distinctive and highly desirable destination for those looking to immerse themselves in the magic of Florida's premier attractions while enjoying the comfort and convenience of vacation home living.

Market Stats

Average Days on Market
57

Average List Price
\$437k

Average Sale Price
\$431k

Popular Areas

- Highlands Reserve
- Windsor Island Resort
- Soterra
- Providence
- Aviana

REUNION

CENTRAL FLORIDA



Located in the heart of Central Florida, Reunion offers a unique offering. Experience the essence of Florida living with easy access to renowned attractions like Walt Disney World and Universal Orlando. If you desire a luxury lifestyle close to the action, Reunion is tailored to meet your needs and desires.

Overview

A sought-after destination for both residents and visitors, Reunion Resort offers a diverse array of real estate options, ranging from luxurious villas and elegant estates to charming condominiums and townhomes.

With a range of fabulous lots available, Reunion also offers a unique opportunity to build your own custom home to your tastes and specifications, often with glorious golf course views.

Residences in Reunion, often utilised as vacation homes, also make for excellent full-time escapes. The resort itself boasts a rich assortment of amenities to enhance your experience.

Golf enthusiasts can indulge in three beautifully designed courses designed by Jack Nicklaus, Arnold Palmer and Tom Watson featuring undulating fairways and greens. The resort's water park provides outdoor adventures for family fun, complemented by separate pool areas designed for relaxation.

Recreation options abound, including tennis, pickleball, bocce, and a fitness center for the athletically inclined. The Reunion Grande at the heart of this magnificent resort is the centerpiece for dining and a key focal point for guests and owners. Regardless of your preferences, Reunion ensures a plethora of activities to engage your interests.

For added entertainment, a short distance away lie Walt Disney World and Universal Orlando, or you can explore the desirable downtown area of Orlando. From award-winning eateries to magnificent museums and performing arts venues, the city offers something for everyone. For the epitome of Florida living, consider Reunion as your gateway to paradise.



Market Stats

Average Days on Market
66

Average List Price
\$541k

Average Sale Price
\$526k

Popular Areas

- Spectrum +
- Seven Eagles
- The Bear's Den Club
- The Encore Club
- Legend's Corner
- Homestead

CHAMPIONS GATE

CENTRAL FLORIDA



ChampionsGate stands as a premier destination for Orlando-area real estate. Revel in the quintessence of Florida living with convenient proximity to acclaimed attractions such as Walt Disney World and Universal Orlando. If you seek an exclusive lifestyle, ChampionsGate can certainly cater to your needs and desires.

Overview

Just minutes southwest of Disney, ChampionsGate is not only a golfer's paradise with its 36 holes of championship golf but also a highly sought-after destination for visiting guests, driving robust rental demand and income.

This unique locale offers a variety of real estate options within luxuriously gated communities, featuring elegant condominiums, townhomes, and villas—all conveniently situated near prominent shopping and dining establishments that enhance the overall appeal of the area.



If you desire a resort lifestyle with access to a plethora of amenities, ChampionsGate is sure to meet your home-buying aspirations.

Beyond its golf offerings, ChampionsGate provides a family-friendly environment with a diverse range of entertainment options to keep individuals of all ages entertained.

Enjoy a sunny day poolside in the elegant resort communities or indulge in relaxation with an afternoon at the spa.

The Oasis at ChampionsGate is a centerpiece of the resort, featuring a 20,000 sq. ft clubhouse. It houses resort-style pools, including a dedicated kiddies splash park, water slides, and a lazy river, offering endless fun and relaxation for families. The pool area is designed to provide a refreshing and enjoyable experience for guests of all ages.

Located just a short drive away is the vibrant activity of Orlando, including the renowned Walt Disney World. Surrounded by an abundance of lively attractions, ChampionsGate grants residents the opportunity to embrace a lifestyle like no other, making it an ideal choice for both residents and returning tourists seeking high quality rental accommodation.

Market Stats

Average Days on Market

83

Average List Price

\$469k

Average Sale Price

\$454k

Popular Areas

- The Retreat Phase I
- The Retreat Phase II
- The Retreat Phase III
- Tuscana
- The Fountains

CLERMONT

CENTRAL FLORIDA



Nestled amidst the picturesque landscapes of Central Florida, Clermont emerges as a charming community with a character uniquely its own. Offering a tranquil escape from the hustle and bustle, Clermont is distinguished by its rolling hills, pristine lakes, and a diverse range of real estate options.

Overview

Located within a convenient distance from major attractions like Walt Disney World and Universal Orlando, Clermont strikes a balance between serene living and accessibility.

Clermont's real estate canvas includes a variety of housing options, featuring single-family homes, waterfront properties, and serene townhomes, providing a range of choices to suit different preferences and lifestyles.

The community's appeal extends beyond its residential offerings, with local amenities, quaint shopping districts, and delightful dining establishments contributing to its warm and inviting atmosphere.

While Clermont may not be synonymous with theme parks, it captivates residents with a unique blend of outdoor recreational opportunities. The city boasts an array of parks, trails, and water-centric activities, making it an ideal haven for nature enthusiasts and those seeking an active lifestyle. The picturesque Lake Minneola waterfront, in particular, adds a touch of scenic beauty to the community.

Additionally, Clermont is recognized for its vibrant downtown area, which hosts community events, farmers' markets, and cultural activities. The city's commitment to maintaining its small-town charm is evident in its well-preserved historic district, showcasing a blend of old-world charm and modern vitality.

In essence, whether one seeks a serene permanent residence or an investment property surrounded by natural beauty, Clermont stands out as a hidden gem within Central Florida. Its unique topography, recreational offerings, and commitment to community charm set it apart as a distinctive destination for those seeking a harmonious blend of tranquility and accessibility.



Market Stats

Average Days on Market
59

Average List Price
\$482k

Average Sale Price
\$486k

Popular Areas

- Windsor Cay Resort
- High Grove
- Tranquility
- Serenity
- Hidden Forest

HAINES CITY

CENTRAL FLORIDA



Haines City is an inviting destination synonymous with vacation homes and convenient access to the region's renowned theme parks, particularly Walt Disney World. This vibrant community attracts residents and visitors alike, offering a unique blend of accessibility and relaxation for those in pursuit of the quintessential Florida vacation experience.

Overview

Haines City's real estate landscape features an array of vacation homes, ranging from charming retreats to expansive residences strategically positioned for easy reach to the excitement of Walt Disney World and other popular theme parks. The emphasis on vacation home living contributes to the community's lively and dynamic character.

While Haines City is situated slightly further from Disney, this distance brings with it the advantage of slightly lower prices compared to communities closer to the theme parks.



Market Stats

Average Days on Market
55

Average List Price
\$335k

Average Sale Price
\$330k

Popular Areas

- Southern Dunes
- Balmoral Resort
- Calabay Parc
- Calabay Parc @ Tower Lake
- The Hamlet @ West Haven

The affordability factor enhances the appeal of Haines City, making it an attractive option for those looking to invest in vacation homes or settle in a thriving community.

In addition to the allure of theme park proximity and more affordable housing options, Haines City provides residents with an assortment of local amenities, shopping options, and dining establishments, enriching the overall experience for both permanent and visiting residents.

The strategic location of the community also caters to outdoor enthusiasts, with opportunities for recreational activities such as golf. Haines City boasts proximity to world-class golf courses, making it an ideal choice for those seeking a relaxed lifestyle amid the picturesque backdrop of Central Florida.

Haines City's recognition as a hub for vacation homes near theme parks, coupled with its slightly further distance and consequent affordability, establishes it as a distinctive and highly desirable destination. Whether immersing oneself in the enchantment of Florida's premier attractions or enjoying the comfort and convenience of vacation home living, Haines City stands as a remarkable choice for those seeking an unforgettable Florida experience.

ANNA MARIA ISLAND & GULF COAST



FLORIDA GULF COAST

Along the picturesque Gulf Coast, Anna Maria Island is a haven that beckons with its pristine beaches, Old Florida charm, and a lifestyle that seamlessly blends tranquility with coastal allure. The island's unique appeal extends to neighboring areas such as Bradenton Beach and Treasure Island, each contributing its own flavor to the vibrant coastal tapestry.

Overview

Visitors are captivated by Anna Maria Island's unhurried pace, where the gentle rhythm of life invites relaxation and an appreciation for the island's natural beauty. Quaint streets, charming cottages, and the welcoming local culture create an atmosphere where every moment becomes a leisurely exploration of coastal delights.

Bradenton Beach, situated on the southern end of Anna Maria Island, adds a lively touch to the island experience.

Bridge Street, with its eclectic boutiques and historic pier, infuses vibrant energy into this coastal hub. It's a place where visitors and locals alike can enjoy beachside activities, waterfront dining, and the lively scenes of a charming seaside community.

Venturing southward, Treasure Island continues the sun-soaked adventures with its inviting shores and a lively coastal atmosphere. The community offers diverse beachfront delights, making it a sought-after destination for those seeking vibrant coastal living.

For those considering homeownership, Anna Maria Island and its surrounding areas provide a range of real estate options, from cozy beachfront cottages to elegant waterfront homes. What sets this region apart is its commitment to preserving its natural beauty. Strict zoning regulations ensure that the charm of low-rise developments remains, creating an authentic, timeless character.

Whether indulging in the tranquility of sandy shores, exploring the lively scenes of coastal hubs, or revelling in the authentic allure of Old Florida, this Gulf Coast enclave is a perpetual invitation to savour the best of coastal living.



Market Stats

Average Days on Market
14

Average List Price
\$2.31M

Average Sale Price
\$2.21M

Popular Areas

- Anna Maria
- Bradenton Beach
- Treasure Island
- Holmes Beach
- Longboat Key

Unlock Orlando's Real Estate Potential with Us

Specialising in representing Foreign National Citizens and Out-of-State clients, we focus on buying and selling investment properties for short or long-term rentals, with an emphasis on Vacation & Resort Style homes in Orlando, Florida – the World's #1 Vacation Destination!

Whether you seek a second home, an income-producing property, or a blend of both, we understand the key elements of a rental property, guiding you to the highest-performing options.

Our expertise spans the entire real estate process in Orlando's prime communities, providing honest information from buying to managing property portfolios.

With up-to-date advice on market trends, sales histories, and custom builds, our team ensures your home is marketed to its fullest potential.

Utilise the services of Central Florida's leading team in the Vacation and Resort Style real estate niche – we're here to help you achieve your life's dream with one of the best decisions for you and your family.

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