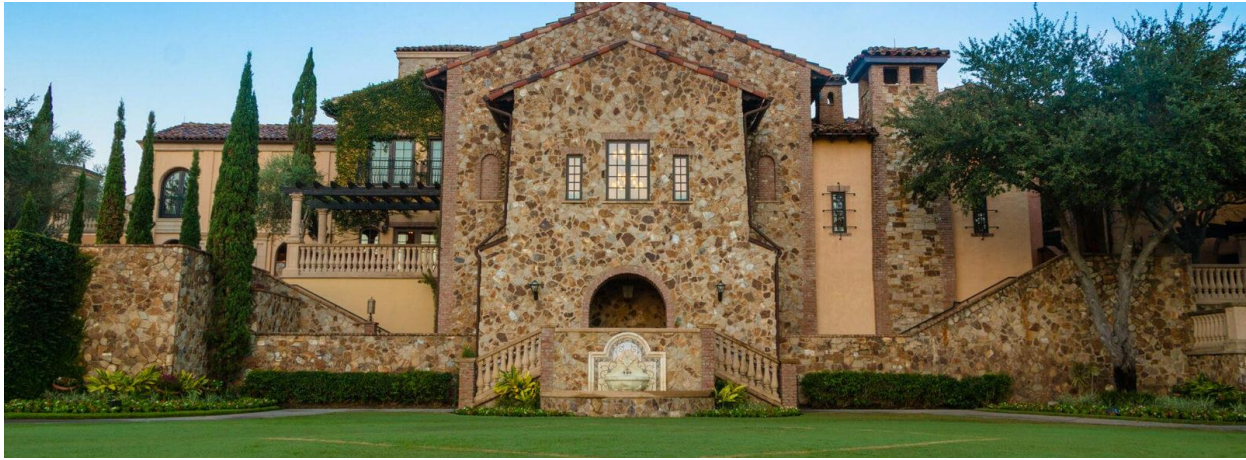




Neighborhood Spotlight: Clermont/Minneola/Montverde

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Current Scene: The present day Lake County corridor of Clermont, Minneola, and Montverde represents a **microcosm of Greater Orlando's westward expansion** over the last decade. Yet at the same time, the area **has maintained its unique identity and charm** thanks in large part to its **rolling hills, beautiful orange groves, and incredible views** of places like the iconic Citrus Tower and, from afar, Downtown Orlando.

Buyers can find some **beautiful subdivisions and custom builds at relatively affordable prices** compared to similar homes in Central Orlando, and more and more of them are beginning to recognize this. Couple that value with the area's **continuous residential and commercial developments**, and it's easy to see why the Lake County Corridor is expected to continue its growth going forward.

Things to Do: Visit nearby **Lakeridge Winery**, one of the few vineyards in all of Florida and host of the massive BBQ and Blues festival every October. Play a round of **golf at Nick Faldo's stunning championship course at Bella Collina**, one of the most exclusive neighborhoods in Central Florida. Check out a **basketball game at Montverde Academy where you'll see some of the top high school players in the country** (Joel Embiid, Ben Simmons, and RJ Barrett all graduated from the program).

Venture over to the brand new **Suncreek Brewery** along Lake Minneola for some awesome craft beers. While you're there, you can also visit **Waterfront Park along Lake Minneola**, which is great for fishing or a family picnic! Or stop by the new **Lucky's Market** (think Publix meets Whole Foods) in Clermont where you can sip on your beverage of choice while you shop!

And just a short 15-20-minute drive from the area, you'll find historic (and flourishing) **Winter Garden**, which features local hotspots like Crooked Can Brewing, Whole Enchilada, Chef's Table at the Edgewater Hotel, and The Attic Door.

Infrastructure: It's about a **30 minute drive into Orlando Proper via the Florida Turnpike, which offers exits for both Clermont and (as of 2018!) Minneola**. Both State Road 50 and U.S. 27 also help to streamline commutes for residents who do not need to take a major interstate. Orlando International Airport is a very reasonable 35-40 minute drive via the Florida Turnpike as well.

Great Perks: Awesome **hilltop views**, great for runners and outdoor enthusiasts. **More privacy, less noise, but still close to Central Orlando!**

A look ahead: Continuous real estate development (like Siena Towers and The Lodge at Bella Collina) and an influx of popular restaurant and retail options are key indicators of the general expectation that growth is likely to continue in the Lake County Corridor for the foreseeable future.

Other areas you may like: Oakland, Winter Garden, Ocoee, Ferndale