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INTERIOR DESIGN



MOVING TO LAKE NONA

The Insider Guide to Orlando's Most In-Demand Community

Edina Houston | Designer + Realtor

WHY EVERYONE IS MOVING TO LAKE NONA

Lake Nona isn't just growing.....it's exploding with energy, innovation, and a lifestyle that's turning heads across Central Florida.

What was once a quiet stretch southeast of Orlando has transformed into one of the fastest-growing master-planned communities in the country.

From cutting-edge Medical City to top-rated schools, wellness-focused living, and modern new construction homes, Lake Nona offers something most communities simply can't; a future-forward lifestyle designed for how people actually want to live.

Whether you're relocating for work, upgrading your lifestyle, or investing in one of Florida's strongest growth markets, Lake Nona continues to stand out as one of the most strategic places to buy.

Why Buyers Are Investing in Lake Nona

- Strong appreciation driven by ongoing development
- High demand from medical professionals + executives
- Limited land supply in a master-planned community
- Continued infrastructure + commercial expansion
- New construction = lower maintenance + modern layouts

Lake Nona isn't just a place to live — it's a place to build long-term wealth.

LAKE NONA BY THE NUMBERS

75,000+ Residents
\$7.6B Economic Impact
\$2.8B Development

- 17-square-mile master-planned community designed for modern living
- 75,000+ residents and one of the fastest-growing areas in Central Florida
- 30,000+ jobs projected from Medical City alone
- \$7.6+ billion economic impact driving long-term growth
- Over 40% of the community dedicated to green space, parks, and lakes
- 44+ miles of trails supporting an active, outdoor lifestyle
- \$2.8+ billion in active and planned development
- Median home prices ~\$700K+ in a premium, high-demand market
- Average household income ~\$140K+ (high-income buyer pool)
- Orlando ranked #1 in job growth among major U.S. cities

Over 1 million job openings projected in the next 5 years

Lake Nona is one of the top relocation destinations in Florida

Lake Nona is one of the fastest-growing, most strategically developed communities in Florida.

A LIFESTYLE YOU CAN'T FIND ANYWHERE ELSE



Lake Nona was intentionally designed around wellness, connection, and everyday luxury.

Residents enjoy:

- Miles of walking and biking trails
- Community events, farmers markets, and live music
- Resort-style amenities and pools
- Outdoor fitness spaces and wellness programming

From yoga in the park to food truck nights and sunset events, this is a community where people don't just live they show up and enjoy life.

THE MEDICAL CITY ADVANTAGE



Lake Nona is home to one of the most advanced medical hubs in the country.

This 650-acre district includes:

- UCF College of Medicine
- Nemours Children's Hospital
- Orlando VA Medical Center
- Research + biotech companies

With thousands of jobs already created and more on the way, Medical City continues to drive relocation and long-term real estate demand.

This is why so many doctors, professionals, and executives are choosing Lake Nona.

SCHOOL FAMILIES LOVE



Lake Nona is one of the most sought-after areas in Orlando for families—and schools are a big reason why.

Top options include:

- Lake Nona High School
- Laureate Park Elementary
- Eagle Creek Elementary
- Innovation Middle School

You'll also find:

- Charter and magnet programs nearby
- Private school options within a short drive

WHY IT MATTERS:

Many families move here *specifically* for the schools and homes in top school zones tend to hold strong value and sell quickly.

FAMILY + KIDS

If you have kids, this is where Lake Nona really shines:

- Parks in almost every neighborhood
- Splash pads + playgrounds
- Youth sports + soccer programs
- Bike-friendly streets and trails

It's very common to see neighbors outside

FITNESS + WELLNESS



Lake Nona takes wellness seriously — THIS IS NOT YOUR AVERAGE GYM CULTURE

Highlights include:

- Lake Nona Performance Club
- Group fitness, yoga, and training classes
- Outdoor fitness trails + stations
- Boutique fitness studios nearby

- 130,000 sq ft Lake Nona Performance Club
- Recovery, training, and medical fitness
- Boutique studios + wellness-driven lifestyle

INSIDER TIP:

Many communities (like Laureate Park) include fitness amenities + pools in HOA; so you get a “resort lifestyle” built in.

EVERYDAY CONVENIENCES

Living in Lake Nona means you rarely have to leave your area:

- Publix, restaurants, coffee shops minutes away
- Town Center dining + entertainment
- Boxi Park events + food trucks
- New retail and dining constantly being added

It's truly a "live, work, play" lifestyle.



REAL ESTATE IN LAKE NONA

Lake Nona is known for its modern homes, clean architecture, and thoughtfully designed communities.

You'll find:

- New construction homes
- Luxury single-family residences
- Townhomes and low-maintenance living
- Master-planned neighborhoods like Laureate Park

This is where design, function, and lifestyle come together.

Lake Nona is one of the best places in Orlando to buy new construction.

- Builder inventory + pre-construction opportunities
- Ability to personalize finishes and layouts
- Energy-efficient homes and modern floor plans
- Lower maintenance compared to older homes

With the right strategy, you can secure the best lot, layout, and design options before they're gone.

POPULAR NEIGHBORHOODS IN LAKE NONA

- Laureate Park
Modern homes, walkability, community events, top lifestyle
- Eagle Creek
Gated golf community, great schools, family-friendly
- Storey Park
Newer construction, resort-style amenities, great value

- Lake Nona Golf & Country Club
Private, ultra-luxury, high-end buyers
- Summerdale Park / Isles of Lake Nona
Growing areas with new construction opportunities

Each neighborhood offers a slightly different lifestyle and choosing the right one matters.

WHAT IT COSTS TO LIVE IN LAKE NONA

Here's a realistic look at pricing in Lake Nona:

- Townhomes: ~\$400K–\$600K
- Single-family homes: ~\$600K–\$1M+
- Luxury homes: \$1M–\$2M+

Monthly costs to expect:

- HOA: ~ \$100–\$300+ depending on community
- CDD fees (in many neighborhoods)
- Property taxes: ~1.2%–1.5%



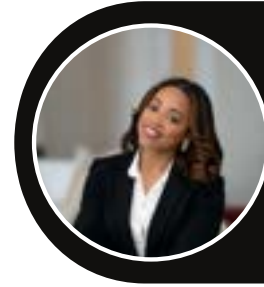
WHY IT MATTERS:

Understanding the full cost upfront helps you make confident, informed decisions when relocating.



REALTOR®
INTERIOR DESIGNER

“THE DESIGNER ADVANTAGE”



**EDINA
HOUSTON**

I'm Edina Houston an Interior Designer and Realtor® with Allure LPT Realty, offering a unique advantage by combining real estate expertise with professional design insight.

Originally from New York and raised in Boca Raton, I understand the expectations of luxury markets and high-level client service. With a degree in Interior Design, I help buyers evaluate homes through a deeper lens—focusing on layout, renovation potential, builder quality, and how a home supports your lifestyle.

My husband and I have built three homes, giving me firsthand experience with new construction, design selections, and the building process.

Before real estate and design, I worked in corporate banking and financial services, developing strong skills in negotiation, strategy, and client advocacy.

Today, I combine that background with my design expertise to help buyers make confident, informed decisions. I'm also a business owner, mother of two, and actively involved in the Lake Nona community.

3 Reasons Buyers and Sellers Choose to Work With Me

1. A Designer's Eye

I help you see beyond what a home is today and identify its full potential.

2. Strategic Buying Approach

Every purchase is approached with a focus on value, negotiation, and long-term investment.

3. Strong Local Network

Access to trusted builders, contractors, and off-market insights across Lake Nona and Orlando.

Edina Houston

INTERIOR DESIGN | REALTOR®