

The Ultimate Home Buyers **GUIDE 2025**



Buying a home in the 34758 zipcode

Bernard Jackson

www.bernardsellsflhomes.com

Home Buyer's Guide – ZIP Code 34758

Your Complete Guide to Buying a Home in One of Central Florida's Most Affordable and Fast-Growing Communities

Prepared by Bernard Jackson, REALTOR® – LPT Realty

Introduction

Welcome to your personalized Home Buyer's Guide for ZIP Code 34758 — one of Central Florida's fastest-growing and most opportunity-rich areas. Whether you're a first-time buyer, relocating for more space, or investing in affordable real estate, this guide will walk you through everything you need to know about purchasing a home in this dynamic part of Poinciana. From school ratings and home prices to lifestyle perks and hidden gems, consider this your inside scoop to confidently buying in 34758.

Zip Code Overview

ZIP code 34758 is part of the Poinciana master-planned community, situated in Osceola County, just 30–40 minutes south of downtown Kissimmee and the Disney corridor. The area is largely suburban with a mix of established residential neighborhoods, new construction communities, and green space, giving it a relaxed yet steadily developing feel.

Notable geographic features include proximity to Lake Tohopekaliga (Lake Toho), the Reedy Creek Swamp Preserve, and Poinciana Parkway, which connects residents to the broader Orlando metro. The community is calm and family-oriented, with newer developments adding a modern flair to an already welcoming environment.

Who Lives Here?

ZIP code 34758 is home to a diverse mix of families, working professionals, retirees, and bilingual households — creating a culturally rich and inclusive environment. The average household size is 3–4 people, with many multigenerational families and first-time homeowners putting down roots here.

You'll find a strong community spirit, often expressed through block parties, youth sports, church events, and a shared investment in family-friendly living. It's particularly popular with:

- First-time buyers seeking affordability
- Veterans leveraging VA loans
- Latino families, due to the strong bilingual and multicultural presence

Housing Market Snapshot

As of mid-2025, the median home price in 34758 is around \$285,000, making it one of the most affordable home-buying ZIP codes in Osceola County. Price trends have shown steady year-over-year growth without the volatility seen in nearby resort-driven markets.

Here's what to expect:

- 3–4 bedroom single-family homes dominate the market
- Homes typically range from 1,600 to 2,400 sq ft
- Most homes are less than 20 years old, with newer builds popping up in gated communities like Cypress Woods, Little Creek, and Crescent Lakes
- Time on market averages 20–35 days, and homes under \$300K can go fast with multiple offers

Architectural styles lean toward stucco exterior ranches, contemporary Mediterranean, and modern tract homes, often with 2-car garages, open-concept layouts, and fenced-in yards.

Schools & Education

ZIP code 34758 is served by the Osceola County School District, which features a mix of public, charter, and private institutions.

Top-rated and notable schools include:

- Reedy Creek Elementary School – Rated A, strong parent involvement
- Discovery Intermediate School – Offers strong performing arts and STEM
- Poinciana High School – Features dual enrollment and technical certification options

Special programs:

- NeoCity Academy (within driving distance) offers a prestigious STEM magnet program
- Several nearby private schools offer faith-based curriculums and Montessori-style learning

Things To Do & Lifestyle

34758 offers quiet, everyday convenience with hidden lifestyle gems. Whether you're an outdoor enthusiast or a family looking for weekend fun, you'll find something nearby:

Outdoor & Recreation:

- Deerwood Park – Playgrounds, BBQ areas, basketball courts
- Vance Harmon Park & Aquatic Center – Community pool, splash pad, event space
- Poinciana Community Center – Hosts dance classes, yoga, and local meetups

Eats & Local Favorites:

- Melao Bakery – Puerto Rican café famous for its pan sobao and pastries
- Poinciana Farmers Market (seasonal) – Fresh produce and local vendors
- Tapatio's Restaurant – Local go-to for Tex-Mex and family meals

Events & Culture:

- Annual Fall Festival at the Amphitheater
- Cultural heritage parades
- Youth sports leagues and school-related events throughout the year

Commute & Transportation

One of the perks of ZIP code 34758 is easy highway access paired with affordability. While some commutes can be longer, the tradeoff is more space and value per dollar.

By Car:

- 15–20 minutes to Kissimmee
- 35–45 minutes to Orlando International Airport
- 40 minutes to Disney World and Lake Buena Vista

Major Roads:

- Poinciana Parkway connects to I-4
- John Young Parkway leads to downtown Kissimmee and SR-417

Public Transit:

- Lynx Bus Route 26 and 306 serve the area
- Access to the SunRail Poinciana Station nearby for commuters heading to Orlando

Local Insights From A Real Estate Agent

1. Hidden Gem Alert: Many buyers overlook Marigold Avenue neighborhoods south of Koa Street — they offer newer homes, larger lots, and low HOA fees.
2. Avoid This Mistake: Don't wait to get pre-approved. In 34758, homes under \$300K are snapped up quickly. VA and FHA loans are popular here, so have paperwork ready.

3. Underrated Neighborhoods: Check out Crescent Lakes — a peaceful, HOA-managed area that feels tucked away but is still close to shopping, schools, and parks.

Why Buy Here?

ZIP code 34758 offers the rare combination of affordability, growing value, and a strong community vibe — all within commuting distance of major Florida job centers and attractions. It's a fantastic area for:

- First-time buyers looking for space and affordability
- Military families using VA loans
- Buy-and-hold investors wanting low-cost entry with rental potential
- Multigenerational households needing 3–5 bedroom homes

With new construction on the rise, strong community roots, and easy access to Central Florida's hottest destinations, 34758 isn't just a place to buy — it's a place to belong.

Home Buyers Guide

34758



Discover the ultimate resource for purchasing a home in ZIP code 34758, one of Central Florida's most affordable and rapidly growing communities. This guide offers invaluable insights into the housing market, local schools, and lifestyle amenities, making it perfect for first-time buyers, families, and investors alike. With its welcoming neighborhoods and strong community spirit, 34758 isn't just a place to live—it's a place to thrive.

Bernard Jackson

REALTOR

LPT Realty

(321) 443-5582

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