

The Ultimate Home Buyers **GUIDE 2025**



Buying A Home In The 34759 Zip code.

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Buying A Home In – ZIP Code 34759

Your Complete Guide to Buying a Home in a Fast-Growing, Affordable, and Scenic Part of Poinciana, Florida

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Introduction

Welcome to the Home Buyer's Guide for ZIP Code 34759 — a thriving section of Poinciana, Florida offering affordable housing, new construction, and strong community values. Whether you're a first-time buyer, an investor, or a family looking for room to grow, this guide will walk you through everything you need to know about buying a home in 34759. From local amenities to housing trends, schools, and insider tips — you're in the right place to make a confident move.

Zip Code Overview

ZIP code 34759 is located in the Polk County portion of Poinciana, bordered by conservation areas, lakes, and growing residential developments. It's about 45 minutes from Downtown Orlando and 30 minutes from the Disney area, making it attractive for commuters seeking more space and affordability.

The area blends rural tranquility with emerging suburban neighborhoods. It's home to large master-planned communities like Solivita (55+), Tuscany Preserve, and Poinciana Village 7, with scenic roads, ponds, and a sense of peaceful expansion.

Who Lives Here?

ZIP code 34759 is a multicultural and multi-generational community with a mix of retirees, working families, and first-time buyers. Solivita attracts active adults 55+, while other neighborhoods draw young professionals, hospitality workers, and growing families. The community is highly bilingual (English and Spanish), friendly, and community-driven — often hosting cultural events, food truck Fridays, and holiday celebrations.

The typical household size is 3–5 people, and many residents have chosen the area for its affordability and quiet lifestyle while still being close to Central Florida’s attractions.

Housing Market Snapshot

The median home price in 34759 is approximately \$275,000 as of mid-2025. The market is currently very active with both resale homes and new construction properties available.

You’ll find:

- Affordable 3–5 bedroom single-family homes under \$300K
- New construction communities with builder incentives
- Gated 55+ communities like Solivita with golf course access and resort-style amenities
- Townhomes and villas with low HOA fees

Most homes feature modern designs, open layouts, 2-car garages, and energy-efficient appliances. Properties in 34759 typically spend 20–40 days on market, and demand is rising due to affordability and community amenities.

Schools & Education

34759 is served by the Polk County School District with several public schools and nearby charter/private options.

Top area schools include:

- Lake Marion Creek Middle School
- Palmetto Elementary School
- Haines City High School (just north of 34759)

The area is also near the Poinciana campus of Polk State College, and a number of preschools and early learning centers. While school ratings vary, many schools are improving due to increased investment and parent involvement.

Things To Do & Lifestyle

Life in 34759 is peaceful and convenient. There are plenty of outdoor spaces, community centers, and local dining spots to enjoy.

Recreation:

- Freedom Park: Walking trails, playground, and pond
- Solivita's clubhouse amenities (residents only)
- Lake Marion Creek WMA: Nature lovers and bird watchers' paradise

Local Favorites:

- Poinciana Towne Center for shopping and dining
- Vicky Bakery for Cuban pastries
- Taqueria Tres Hermanos food truck

Events:

- Local car shows
- Monthly vendor markets
- Holiday parades and multicultural events

Commute & Transportation

While primarily car-dependent, 34759 is well-connected via:

- Poinciana Parkway (direct to I-4)
- Cypress Parkway and Marigold Ave
- Approx. 30–45 minutes to Orlando International Airport and major attractions

Public transit is limited, but residents can use LYNX bus service to connect to SunRail in Kissimmee.

Future development plans include improved roadways and more retail/service access points.

Local Insights From A Real Estate Agent

1. Many buyers overlook homes near Hemlock Ave and Pine St — these areas offer newer builds, large yards, and proximity to schools and parks.
2. New construction buyers: Always compare builder incentives and consider hiring your own inspector — even for new homes.
3. Don't wait on homes under \$300K — especially if you're using FHA, VA, or USDA loans. 34759 is popular among out-of-state investors and remote workers.

Why Buy Here?

34759 offers unbeatable value in Central Florida real estate. It's a smart choice for:

- First-time buyers seeking affordability
- Families needing 3+ bedrooms and outdoor space
- Investors looking for long-term growth
- 55+ buyers looking for active living in Solivita

The area's balance of peace, space, and access to world-class entertainment makes it ideal for anyone ready to own a home and build a future.

The Ultimate Home Buyers Guide 2025



"The Ultimate Home Buyers Guide 2025" is your essential resource for navigating the vibrant housing market of ZIP code 34759 in Poinciana, Florida. Discover a community rich in diversity and affordability, perfect for families, investors, and retirees alike, with homes averaging around \$275,000. With insights on local amenities, schools, and market trends, this guide equips you to make informed decisions in your journey to homeownership in a fast-growing and scenic area.

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