



THE ULTIMATE GUIDE TO LIVING LOCAL • LOCAL HOT SPOTS • LOCAL NEIGHBORHOODS • MUST SEE AND DO

PALM COAST

Community Guide

THE ULTIMATE GUIDE TO LIVING LOCAL IN FLAGLER COUNTY



Hello,



Hi, I'm Kendra! I'm a full-time Realtor®, homeschool mom to Addison, wife to a Jacksonville Law Enforcement Officer, and dog mom to our two Golden Retrievers, Cooper and Remi. Moving to Northeast Florida was one of the best decisions we've ever made, and we quickly fell in love with everything this area has to offer.

When we're not working or learning, you'll usually find us shelling at the beach, hunting for shark teeth, spending the day at Disney, or enjoying one of our favorite local restaurants. Through the years, we've explored countless neighborhoods, parks, schools, and hidden gems, and I'm excited to share them with you.

Whether you're relocating from across the country or just a few towns away, I'm here to make your move simple, stress-free, and exciting. I can't wait to help you discover why we love calling Northeast Florida home.

Let's Paw-tner Up!

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Discover Northeast Florida

Welcome to Palm Coast!

This guide was created to help you get to know Palm Coast like a local. Inside, you'll find neighborhood highlights, home prices, schools, parks, commute information, and all the little details that make each community unique.

Why You'll Love Palm Coast

- 🌴 Beautiful beaches and a laid-back coastal lifestyle
- 🏡 Incredible neighborhoods for every stage of life
- 🎓 Top-rated schools and growing career opportunities
- ☀️ Sunshine almost year-round
- 🚣 Endless outdoor adventures—from boating and fishing to shelling and shark tooth hunting
- 🍷 Amazing local restaurants, fresh seafood, and hidden gems
- 📍 Easy access to Orlando, St. Augustine, Daytona Beach, Jacksonville, and beyond

Choosing the right neighborhood is one of the biggest decisions you'll make, and I'm here to help make it easy. My goal is for you to feel informed, confident, and excited about your move.

Palm Coast at a Glance

- 🌴 *One of Florida's fastest-growing coastal communities*
- 🚣 *Relaxed coastal lifestyle with easy access to beaches and the Intracoastal Waterway*
- 🏌️ *Known for beautiful golf courses, parks, and miles of scenic trails*
- 📍 *Conveniently located between St. Augustine and Daytona Beach*

The Palm Coast Community

- 👥 *Population: Approximately 110,000*
- 🏡 *Popular with families, retirees, and outdoor enthusiasts*
- 🚲 *Known for its natural beauty, quiet neighborhoods, and strong sense of community*

Why People Love Palm Coast

- ☀️ *Year-round outdoor recreation and waterfront living*
- 🍷 *Great local restaurants and growing amenities*
- 💙 *A peaceful, welcoming place to call home*



Palm Coast FAQ

What's the Cost of Living in Palm Coast?

- 🏠 More affordable than many Florida coastal cities.
- 💰 A variety of housing options, from condos to waterfront homes.
- 🌴 Great value for families, retirees, and anyone looking for a coastal lifestyle.

How is the Traffic in Palm Coast?

- 🚗 Generally light with an easy, relaxed commute.
- 📍 Convenient access to I-95 for trips to St. Augustine, Daytona Beach, and Jacksonville.
- 🛒 Most shopping, schools, and everyday essentials are just minutes away.

What's the Job Market Like in Palm Coast?

- 💼 Growing opportunities in healthcare, education, construction, hospitality, and skilled trades.
- 📈 Many residents also commute to St. Augustine, Daytona Beach, or Jacksonville for work.
- ☀️ A great location for remote workers looking for a better quality of life.

What Else Should I Know About Palm Coast?

- 🌊 Outdoor living is a way of life, with beaches, parks, trails, and the Intracoastal nearby.
- 🎉 Enjoy local festivals, farmers markets, and community events throughout the year.
- ☀️ Florida has no state income tax, and Palm Coast is known for its friendly, laid-back community.

Living Local

OUR LOCAL PALM COAST FAVORITES

Coffee & Cafes

- **The Brown Dog** – A cozy local favorite serving handcrafted coffee, breakfast, and fresh pastries.
- **Swillerbees Craft Donuts & Coffee** – Fresh-made donuts, specialty coffee, and a fun, family-friendly atmosphere that's worth the stop.
- **Beach Belly Bob's Café** – A laid-back café known for hearty breakfast, brunch, and great coffee.

Restaurants:

- **Captain's BBQ** – Award-winning barbecue overlooking Bing's Landing.
- **386 | A Fusion of Fine Eating** – A local favorite for elevated American cuisine and creative cocktails.
- **Oceanside Beach Bar & Grill** – Oceanfront dining with fresh seafood, tropical cocktails, and beautiful beach views—perfect for a laid-back meal by the water.

Bakeries & Sweet Treats:

- **Sweet Melissa's Ice Cream Shop** – A local favorite serving homemade ice cream, sundaes, and milkshakes.
- **La De Da Sugar Shop** – A charming candy shop filled with nostalgic treats, chocolates, and gifts.
- **Island Cottage Sweets** – A hidden gem offering homemade fudge, chocolates, and coastal-inspired sweet treats.

Breakfast & Brunch

- **Rodie's Place** – A cozy local favorite serving hearty breakfast classics and Southern-inspired dishes.
- **Beach Belly Bob's Café** – A laid-back spot known for delicious breakfast and brunch.
- **Java Joint Beachside Grill** – Casual beachside breakfast with great coffee and ocean views.

Bars & Breweries:

- **Southern Swells Brewing Co.** – A popular local brewery with rotating craft beers and a laid-back atmosphere.
- **The Brass Tap** – A favorite for craft beer lovers with dozens of rotating taps and live entertainment.
- **House of Bourbon** – A cozy spot offering an impressive bourbon selection, handcrafted cocktails, and live music.

Grocery & Markets:

- **Detwiler's Farm Market** – Worth the short drive for fresh produce, meats, seafood, bakery items, and local favorites.
- **European Village Farmers Market** – A charming market featuring local produce, handmade goods, baked treats, and artisan vendors.
- **ALDI** – A great option for budget-friendly groceries and everyday essentials.



Living Local

OUR LOCAL PALM COAST FAVORITES

Working Out

- **Southside Strength Gym** – A locally owned strength-training gym with 24/7 access, personal training, group classes, and an incredible community.
- **MPower Fitness** – A full-service gym offering fitness classes, personal training, and childcare for busy families.
- **Palm Coast Family YMCA** – A great choice for families with fitness classes, aquatics, youth programs, and wellness activities.

Indoor Activities

- **Palm Coast Lanes** – A local favorite for bowling, arcade games, and family fun.
- **Epic Theatres of Palm Coast** – Catch the latest movies with luxury reclining seats.
- **Palm Coast Community Center** – Enjoy community events, classes, and seasonal activities throughout the year.

Family Activities

- **Marineland Dolphin Adventure** – Meet dolphins, watch educational programs, and enjoy unforgettable marine experiences.
- **Princess Place Preserve** – Pack a picnic, explore scenic trails, and enjoy a day in nature.
- **Washington Oaks Gardens State Park** – Wander the gardens, search for shells, and explore the unique coquina rock beach.

Pet Friendly

- **Princess Place Preserve** – A local favorite for hiking, picnics, and exploring Old Florida with your dog.
- **Washington Oaks Gardens State Park** – Leashed dogs are welcome to enjoy the gardens, trails, and scenic coquina shoreline.
- **Bing's Landing** – A beautiful waterfront park with walking paths, fishing, and plenty of space to enjoy with your pup.

Outdoor Activities

- **Washington Oaks Gardens State Park** – Stroll through beautiful gardens and explore the unique coquina rock shoreline.
- **Princess Place Preserve** – Hike, kayak, fish, horseback ride, or enjoy a peaceful picnic surrounded by nature.
- **Bing's Landing** – A local favorite for fishing, boating, waterfront walks, and spotting dolphins.

Other Local Gems:

- **European Village** – Browse boutique shops, enjoy live music, and experience weekend farmers markets.
- **The Hammock Scenic Loop** – One of Florida's most beautiful drives with ocean views, oak canopies, and hidden beach access.
- **Bing's Landing** – A perfect place to catch a sunset, spot dolphins, or launch a kayak.



Palm Coast

At A Glance

Sections

L SECTION (MATANZAS WOODS)

- 📍 NORTHERN PALM COAST
- 💰 AVG. HOME PRICE: \$325K-\$550K+
- ✦ PEACEFUL RESIDENTIAL COMMUNITY WITH NEARBY PARKS, TRAILS, AND EVERYDAY CONVENIENCES.

B SECTION (INDIAN TRAILS)

- 📍 NORTHWEST PALM COAST
- 💰 AVG. HOME PRICE: \$325K-\$550K+
- ✦ A FAMILY-FRIENDLY AREA WITH PARKS, SCHOOLS, SIDEWALKS, AND CONVENIENT SHOPPING NEARBY.

C & F SECTIONS (PALM HARBOR)

- 📍 EAST PALM COAST
- 💰 AVG. HOME PRICE: \$400K-\$900K+
- ✦ WATERFRONT LIVING WITH SALTWATER CANALS, BOATING ACCESS, AND CLOSE PROXIMITY TO THE INTRACOASTAL WATERWAY.

BL SECTION (WOODLANDS)

- 📍 CENTRAL PALM COAST
- 💰 AVG. HOME PRICE: \$350K-\$650K+
- ✦ ESTABLISHED NEIGHBORHOOD WITH MATURE TREES, GOLF COURSE VIEWS, AND EASY ACCESS TO SHOPPING AND PALM COAST PARKWAY.

W SECTION (PINE LAKES)

- 📍 CENTRAL PALM COAST
- 💰 AVG. HOME PRICE: \$350K-\$650K+
- ✦ ESTABLISHED GOLF COURSE COMMUNITY WITH MATURE LANDSCAPING, LARGER HOMES, AND A CENTRAL LOCATION.

R SECTION (LEHIGH WOODS)

- 📍 CENTRAL PALM COAST
- 💰 AVG. HOME PRICE: \$300K-\$550K+
- ✦ SPACIOUS RESIDENTIAL NEIGHBORHOOD WITH LARGER LOTS AND QUICK ACCESS TO I-95.



P SECTION (PINE LAKES)

- 📍 CENTRAL PALM COAST
- 💰 AVG. HOME PRICE: \$325K-\$600K+
- ✦ ESTABLISHED NEIGHBORHOOD WITH MATURE LANDSCAPING, LARGER LOTS, AND PINE LAKES GOLF CLUB.

E SECTION (CYPRESS KNOLL)

- 📍 SOUTHWEST PALM COAST
- 💰 AVG. HOME PRICE: \$325K-\$550K+
- ✦ GOLF COURSE COMMUNITY FEATURING NEWER HOMES, QUIET STREETS, AND EASY ACCESS TO TOWN CENTER.

K, Z, LL SECTION (QUAIL HOLLOW)

- 📍 SOUTHWEST PALM COAST
- 💰 AVG. HOME PRICE: \$325K-\$600K+
- ✦ A GROWING RESIDENTIAL AREA WITH LARGER HOMESITES, NEWER CONSTRUCTION, AND CONVENIENT ACCESS TO US-1 AND I-95.

S & U SECTION (SEMINOLE WOODS)

- 📍 SOUTHWEST PALM COAST
- 💰 AVG. HOME PRICE: \$325K-\$600K+
- ✦ GROWING NEIGHBORHOOD WITH LARGER HOMESITES, NATURAL PRESERVES, AND QUICK ACCESS TO I-95.

Palm Coast

At A Glance

Luxury

TOSCANA

- 📍 EAST PALM COAST
- 💰 AVG. HOME PRICE: \$850K–\$2M+
- ✦ BOUTIQUE GATED COMMUNITY FEATURING MEDITERRANEAN-INSPIRED CUSTOM HOMES AND LUXURY NEW CONSTRUCTION.

PALM COAST PLANTATION

- 📍 NORTHWEST PALM COAST
- 💰 AVG. HOME PRICE: \$500K–\$1.5M+
- ✦ GATED INTRACOASTAL COMMUNITY WITH LAKEFRONT HOMES, RESORT-STYLE AMENITIES, FISHING PIER, AND KAYAK ACCESS.

THE SANCTUARY

- 📍 PALM COAST
- 💰 AVG. HOME PRICE: \$900K–\$2M+
- ✦ PRIVATE GATED INTRACOASTAL COMMUNITY FEATURING CUSTOM ESTATE HOMES AND A PEACEFUL, UPSCALE SETTING.

GRAND HAVEN

- 📍 EAST PALM COAST
- 💰 AVG. HOME PRICE: \$500K–\$1.5M+
- ✦ GATED GOLF COMMUNITY ALONG THE INTRACOASTAL WITH A JACK NICKLAUS SIGNATURE COURSE, TRAILS, AND RESORT-STYLE AMENITIES.

MARINA DEL PALMA

- 📍 EAST PALM COAST
- 💰 AVG. HOME PRICE: \$700K–\$2M+
- ✦ BOATER'S PARADISE FEATURING A PRIVATE MARINA, VALET BOAT SERVICE, AND DIRECT INTRACOASTAL ACCESS.

THE CONSERVATORY AT HAMMOCK BEACH

- 📍 SOUTHEAST PALM COAST
- 💰 AVG. HOME PRICE: \$650K–\$2M+
- ✦ PRESTIGIOUS GATED GOLF COMMUNITY CENTERED AROUND A TOM WATSON SIGNATURE COURSE WITH ESTATE HOMES AND PRESERVE VIEWS.

THE HAMMOCK

- 📍 BARRIER ISLAND • EAST OF PALM COAST
- 💰 AVG. HOME PRICE: \$600K–\$3M+
- ✦ OLD FLORIDA CHARM WITH BEACH ACCESS, MATURE OAKS, LUXURY ESTATES, AND A RELAXED COASTAL LIFESTYLE.

OCEAN HAMMOCK

- 📍 THE HAMMOCK
- 💰 AVG. HOME PRICE: \$800K–\$4M+
- ✦ EXCLUSIVE GATED OCEANFRONT COMMUNITY WITH CUSTOM HOMES, CHAMPIONSHIP GOLF, AND PRIVATE BEACH ACCESS.

HAMMOCK BEACH

- 📍 THE HAMMOCK
- 💰 AVG. HOME PRICE: \$500K–\$3M+
- ✦ OCEANFRONT RESORT COMMUNITY OFFERING LUXURY CONDOS, CUSTOM HOMES, GOLF, POOLS, AND BEACH ACCESS.

BEACH HAVEN

- 📍 THE HAMMOCK
- 💰 AVG. HOME PRICE: \$700K–\$2M+
- ✦ SMALL GATED COASTAL COMMUNITY OFFERING LUXURY HOMES JUST STEPS FROM THE BEACH.

SEA COLONY

- 📍 THE HAMMOCK
- 💰 AVG. HOME PRICE: \$700K–\$2M+
- ✦ PRIVATE GATED BEACHSIDE COMMUNITY WITH DIRECT BEACH ACCESS, COASTAL HOMES, AND A PEACEFUL ATMOSPHERE.

HAMMOCK DUNES

- 📍 OCEANFRONT PALM COAST
- 💰 AVG. HOME PRICE: \$700K–\$5M+
- ✦ PREMIER LUXURY COMMUNITY FEATURING PRIVATE BEACH ACCESS, OCEANFRONT ESTATES, CHAMPIONSHIP GOLF, AND RESORT-STYLE AMENITIES.

ISLAND ESTATES

- 📍 HAMMOCK DUNES
- 💰 AVG. HOME PRICE: \$1.5M–\$5M+
- ✦ ONE OF PALM COAST'S MOST EXCLUSIVE ENCLAVES WITH INTRACOASTAL ESTATES, PRIVATE DOCKS, AND CUSTOM LUXURY HOMES.



L Section – Matanzas Woods

Quiet streets, newer homes, and plenty of natural surroundings give Matanzas Woods a more relaxed residential feel while keeping I-95 and US-1 within easy reach.

What You'll Find

Located toward the northern end of Palm Coast, the L Section offers a mix of established homes, newer construction, and undeveloped lots. It tends to feel a little more removed from the center of town, making it appealing to buyers who value a quieter setting.

Amenities

- Walking and biking trails nearby
- Parks and recreational areas
- Mix of established and newer homes
- Convenient access to US-1 and I-95
- Short drive to shopping and everyday conveniences

Schools:

- Elementary: Belle Terre
- Middle: Indian Trails
- High: Matanzas

Your Local Bestie Says...

Matanzas Woods is a great one to explore if you want a quieter neighborhood and don't need to be right in the middle of everything. You'll find newer homes mixed with established streets—and you're still close enough to hop on I-95 when you need it.





B Section – Indian Trails

Established neighborhoods, parks, schools, and a convenient location make Indian Trails one of Palm Coast's most recognizable residential areas.

What You'll Find

Indian Trails is an established section of Palm Coast with mature neighborhoods alongside newer homes and infill construction. Its location provides convenient access to Palm Coast Parkway, US-1, and many everyday necessities.

Amenities

- Parks, sports fields, and walking paths
- Sidewalk-lined residential areas
- Shopping and restaurants nearby
- Easy access to Palm Coast Parkway
- Mix of older homes and newer construction

Schools:

- Elementary: Belle Terre
- Middle: Indian Trails
- High: Matanzas

Your Local Bestie Says...

B Section is one of those areas that's just EASY. You're close to shopping, parks, major roads, and everyday necessities while still having an established neighborhood feel.





C & F Section – Palm Harbor

Saltwater canals, established neighborhoods, and quick access to the Intracoastal make Palm Harbor one of Palm Coast's most distinctive areas.

What You'll Find

Palm Harbor includes some of Palm Coast's original canal neighborhoods, with everything from modest Florida homes to remodeled waterfront properties and luxury residences. This is where location within the section can dramatically change both lifestyle and price.

Amenities

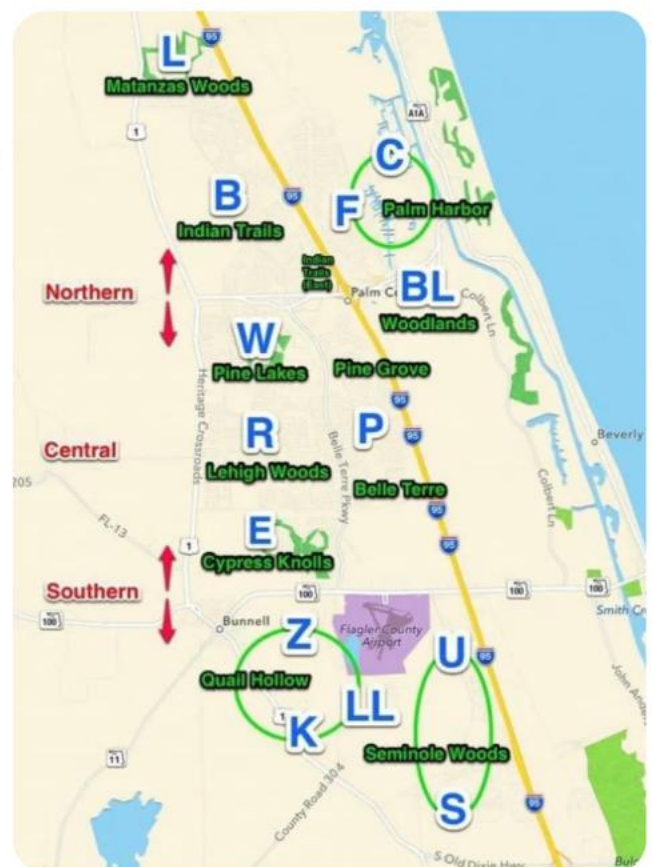
- Saltwater canal and Intracoastal access
- Palm Harbor Golf Club
- Waterfront parks and trails
- Nearby shopping and restaurants
- Easy access to the Hammock and beaches

Schools:

- Elementary: Belle Terre/Old Kings
- Middle: Indian Trails
- High: Matanzas

Your Local Bestie Says...

If you tell me you want a boat behind your house, we're probably looking here. Just remember that two homes a few streets apart can be VERY different. Canal location, seawall condition, flood zone, dock, water access, and insurance all matter.





BL Section – Woodlands

An established neighborhood with mature trees and a central location that makes getting around Palm Coast incredibly convenient.

What You'll Find

The Woodlands is one of Palm Coast's more established residential areas. You'll find mature landscaping, older homes with character, and convenient access to Palm Coast Parkway, shopping, restaurants, and I-95.

Amenities

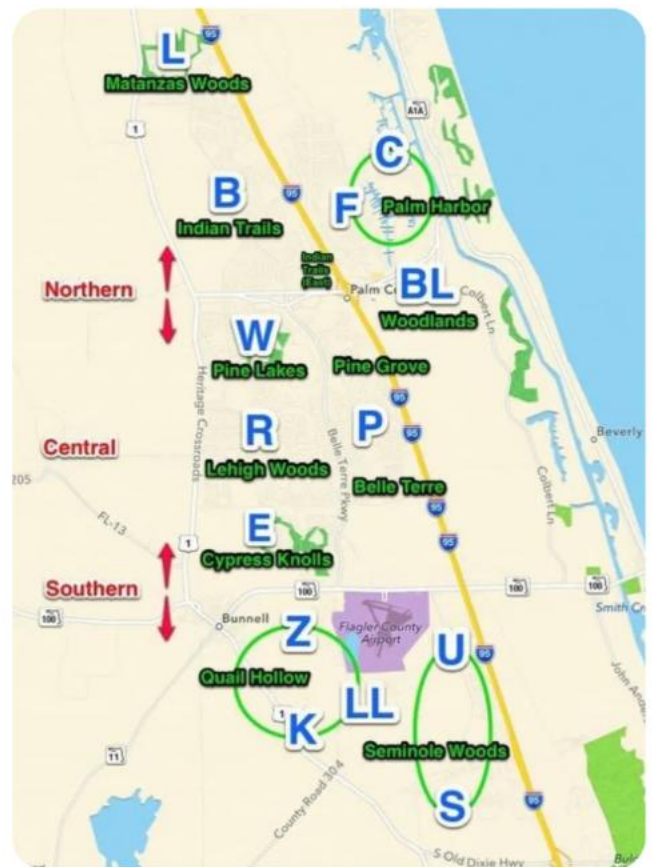
- Mature trees and established streets
- Close to shopping and restaurants
- Convenient Palm Coast Parkway access
- Quick drive to I-95
- Central location for getting around town

Schools:

- Elementary: Belle Terre/Old Kings
- Middle: Indian Trails
- High: Matanzas/ Flagler-Palm Coast

Your Local Bestie Says...

If you want mature trees and an established neighborhood instead of rows of brand-new construction, don't overlook the Woodlands. The central location is a BIG plus.





W Section – Pine Lakes

Larger lots, mature landscaping, and golf-course surroundings give Pine Lakes the classic established Palm Coast feel.

What You'll Find

Centered around the Pine Lakes Golf Club area, the W Section features winding residential streets, mature trees, and a wide variety of home styles and ages.

Amenities

- Golf-course living
- Larger homesites in many areas
- Mature landscaping
- Parks and walking areas nearby
- Convenient central location

Schools:

- Elementary: Belle Terre/ Wadsworth
- Middle: Indian Trails/ Buddy Taylor
- High: Matanzas/ Flagler-Palm Coast

Your Local Bestie Says...

Pine Lakes is one of my favorites when buyers want SPACE without leaving Palm Coast. There are some gorgeous established streets here, and you can find homes that feel completely different from newer subdivision living.





P Section – Belle Terre

Central, convenient, and residential—Belle Terre puts you close to many of the places you'll use in everyday life.

What You'll Find

The P Section occupies a convenient central portion of Palm Coast with established homes, infill construction, and easy connections to both Palm Coast Parkway and SR-100.

Amenities

- Centrally located
- Shopping and everyday services nearby
- Easy access to major roads
- Mix of established and newer homes
- Parks and recreation throughout the area

Schools:

- Elementary: Belle Terre/ Wadsworth
- Middle: Indian Trails/ Buddy Taylor
- High: Matanzas/ Flagler-Palm Coast

Your Local Bestie Says...

P Section isn't necessarily about one flashy amenity—its biggest selling point is LOCATION. It's a really practical area if being convenient to everything matters to you





E Section – Cypress Knoll

Quiet streets, golf-course surroundings, and easy access to Town Center give Cypress Knoll a tucked-away feel without being inconvenient.

What You'll Find

Cypress Knoll is an established golf community with a mix of older homes, newer builds, and larger properties. Its southern location provides convenient access to SR-100, Town Center, I-95, and Flagler Beach.

Amenities

- Cypress Knoll Golf Course
- Larger homes and lots available
- Quiet residential streets
- Close to Town Center
- Easy drive to Flagler Beach

Schools:

- Elementary: Old Kings/ Wadsworth
- Middle: Buddy Taylor
- High: Flagler-Palm Coast

Your Local Bestie Says...

Cypress Knoll can feel surprisingly peaceful for how convenient it is. I especially like showing it to buyers who want an established neighborhood but still want quick access to shopping and the beach.





R Section – Lehigh Woods

Lots of housing options, continued new construction, and a convenient southern location make Lehigh Woods popular with a wide range of buyers.

What You'll Find

Lehigh Woods is one of Palm Coast's larger residential sections, with established homes, vacant lots, and plenty of newer construction mixed throughout.

Amenities

- Wide variety of home ages and styles
- New construction opportunities
- Parks and trails nearby
- Convenient SR-100 access
- Easy drive to Town Center and I-95

Schools:

- Elementary: Rymfire
- Middle: Buddy Taylor
- High: Flagler-Palm Coast

Your Local Bestie Says...

R Section gives us OPTIONS. If you want to compare an established home, a newer resale, and brand-new construction without completely changing locations, this is a really good area to explore.





K, Z, LL Section – Quail Hollow

More residential, a little more spread out, and continuing to grow—Quail Hollow offers another side of Palm Coast living.

What You'll Find

This southwestern pocket includes a mix of established properties, vacant lots, and newer construction, with some streets offering larger lots and a quieter atmosphere.

Amenities

- New construction and infill homes
- Larger homesites in some areas
- Quiet residential streets
- Access to US-1 and SR-100
- Natural areas nearby

Schools:

- Elementary: Rymfire
- Middle: Buddy Taylor
- High: Flagler-Palm Coast

Your Local Bestie Says...

If you're looking for newer construction or a little more breathing room, I like keeping this area on the list. Development can change quite a bit from street to street, though, so this is one I'd definitely tour rather than judge from the map.





S & U Section – Seminole Woods

Wooded neighborhoods, newer homes, and easy access to I-95 give Seminole Woods a quieter feel while keeping the beach and Town Center within reach.

What You'll Find

Seminole Woods covers a large portion of southern Palm Coast and offers everything from established streets to newer construction. Its location is especially convenient for buyers who frequently use I-95 or SR-100.

Amenities

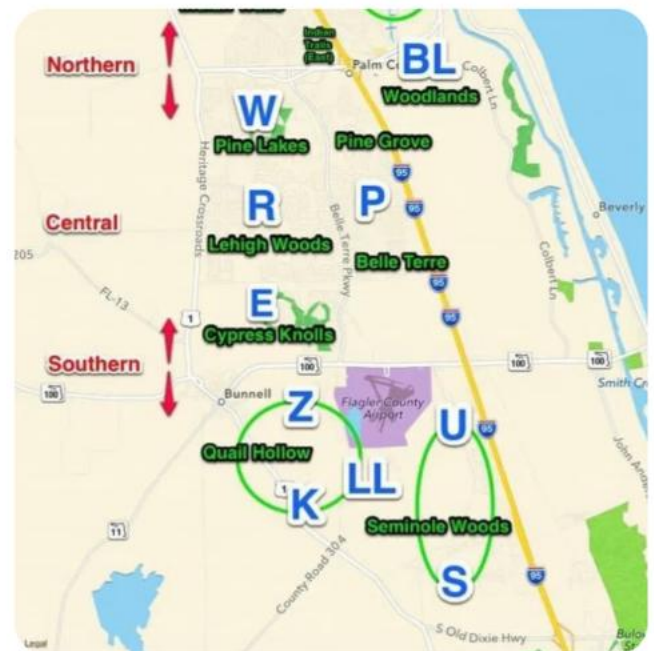
- Mix of established and newer homes
- Natural areas and wooded streets
- Easy I-95 access
- Convenient to Town Center
- Short drive east toward Flagler Beach

Schools:

- Elementary: Rymfire/ Old Kings
- Middle: Buddy Taylor
- High: Flagler-Palm Coast

Your Local Bestie Says...

Seminole Woods is one I'd show someone who says, "I want quiet, but I don't want to be inconveniently far away." You're on the south side of town with easy access to I-95, shopping, and a straight shot toward Flagler Beach.





your
**Florida Real Estate
Bestie and her Mini**

Have Community or Real Estate Questions? We are Here to Help!

Whether you're relocating, buying your first home, or simply getting to know Northeast Florida, Addison and I would love to welcome you! We've spent countless weekends exploring local neighborhoods, beaches, parks, restaurants, and hidden gems, and we're always discovering something new.

If you have questions about communities, schools, local favorites, or the real estate market, I'm just a call, text, or email away. And for more local recommendations, family adventures, and real estate tips, be sure to follow along on social media.

I can't wait to help you find not just a house, but a place that truly feels like home.

let's chat!

