



Neighborhoods / Living in Seminole County

Alaqua is located in the Northwest part of Seminole County;



Alaqua is one of the most prestigious gated communities in Seminole County. It offers a private Championship Golf Club and houses from \$325,000 to over \$2.1Million.

Alaqua Lakes offers homes built from the late 90's through 2007.

It is a gated community with golf, a recreation hall, tennis and a playground for the children. Prices range from \$474,000 to \$2.5 million and the properties are sized from 3039 to 4511 square feet.

Alafaya Woods is one of the first and largest developments in Oviedo area and consists of approximately 2,500 single family homes in the low \$100s to high \$200s price range. An abundance of recreational facilities surround the area of Alafaya Woods including; a semi-private golf course, a city park with swimming pool, tennis courts and children playgrounds. Alafaya Woods has tennis courts and basketball courts situated within walking distance.



Aloma Woods, located in Oviedo, is comprised of several sub-neighborhoods. While some of the sub-neighborhoods are gated, most are not and feature homes priced between the mid \$100s and the mid \$400s.

Bear Gully Pointe is one of the rare custom communities with executive sized homes in the Seminole County portion of Winter Park. Located near Aloma and the 417, Bear Gully Pointe is a well-kept secret. Home to less than 60 residences, the community is gated and also has tennis courts and a playground. Prices range from the mid \$700s to over \$2M.

Bella Foresta, one of west Sanford's newest gated communities, is currently under construction and offers estate-sized homes that start in the mid \$800s.

Brantley Hall Estates has homes built in the early 1970's. There is lake access for residents and water skiing is permitted. Homes are priced from \$350,000 to \$700,000.

Buckingham Estates, a guard gated Sanford community near Heathrow, has custom and high-end production homes. Built in the mid 2000s, Buckingham Estates features a community pool, a playground and a recreation building. Homes are priced from the mid \$200's to \$3M.

Carillon, located in Oviedo, is a larger master planned community with several subsections. Carillon was built in the 1990's and features homes priced from the high \$100's to the low \$500s.

Celery Key is a community built by D.R. Horton Homes and is located in east Sanford. Celery Key offers homes in low \$100s to the mid \$300's price range and features a community pool and playground.



Crystal Creek is located in Longwood and features homes built in the early 1990's, The community has tennis courts and a playground. Homes are priced from \$190,000 to the low \$300s.

Estates at Wekiva Park, built in the mid 2000's, is a gated community in Sanford near Lake Forest. Amenities include tennis courts and a playground. Prices range from the mid \$400s to over \$1.1M.

Fountainhead is a gated community located in the Northwest part of Seminole County and consists of sixteen custom built homes that reside on one to two acre lots. Homes here range from \$300,000 to \$900,000 with square footages from 2200 to 5080 sq ft.

Heathrow is an exclusive master planned community of over 2100 homes with a Ron Garl designed 18 hole Champion Golf Course and Racquet Club. Homes range from \$50,000 to over \$2 Million.

Kay's Landing, a community built by Engle Homes in the mid 2000's, is located in Sanford. The community, which is gated, also features a community pool and a playground. Prices range from the \$300s to the mid \$400s.

Lake Brantley Isles is an older more established community with homes built in the 1960's. Homes range in price from \$97,000 to close to \$1M for those with water access.

Lake Forest is a security guard-gated community in Sanford on a beautiful park like setting with a 70 acre lake which provides an incredible view. Every home owner will enjoy swimming, tennis, sand volleyball and walking in the unspoiled natural beauty of the community. Homes range from the mid \$100s to over \$1 Million.

Lake Markham Preserve is a gated community in Sanford that was built in the mid 2000's and features custom homes ranging in price from the mid \$800's to over \$2M.

Live Oak Reserve, built by Engle Homes in the mid 2000's, is located in Oviedo. Prices range from the mid \$200s to the mid \$500s. Amenities feature a community pool, tennis, a playground and a park.

Madison Creek, built by Morrison Homes in the mid 2000's, is also located in Oviedo. Prices range from the high \$300s to over \$500,000 for those homes with a lake view.

Magnolia Plantation is located in Lake Mary/Sanford off of Markham Woods Road near Heathrow. Magnolia Plantation is a master planned guard-gated golf community with 498 lots. Both high-end production and custom homes are available. Prices range from \$370,000 to over \$1,000,000. Residents enjoy tennis courts, and a community park with playground, picnic tables, and restrooms. Built on a beautiful piece of land, carved out of the Wekiva River landscape.

Markham Glen is a Longwood community built in the 1980's and features larger lot sizes and community tennis courts. Prices range from the high \$300s to the mid \$600s.

Parkstone, a gated community built by Centex Homes in the mid 2000's Centex is built along the bank of Lake Jesup in Winter Springs. Parkstone features a community pool, tennis courts and a playground, with home prices ranging from the low \$300s to the mid \$400s.

Preserve at Astor Farms, located in Sanford, is the result of a collaborative effort of two well known builders, Landstar Homes and Engle Homes. Preserve at Astor Farms is a gated community built in a serene area that is surrounded by nature. There are various floor plans and many of the homes have oversized lots, conservation or pond views. Prices range from the high \$100s to the high \$300s.

Preserve at Lake Monroe

is located in Sanford near beautiful Lake Monroe and just minutes from Sanford's revitalized historic downtown and the newly opened River Walk. Built by Fox & Jacobs, the Preserve at Lake Monroe was built in the 2000's and the homes prices are in the \$100s to \$200s.

Preserve at Black Hammock, a new Cambridge Homes community in Oviedo, is gated and offers homeowners oversized home sites and a variety of floor plans. Prices start in the 300s.

Sabal Point is a planned golf course community built in the 1980's and is located approximately two miles from Interstate 4 in the Northwest area of Seminole County. The Villages of Sabal include thirteen separated single home subdivisions, town home communities and apartment complexes as well. There are approximately 400 homes in Sabal Point with prices ranging in the mid \$100s to the mid \$500s.

Saint Johns Landing is a small enclave of only 31 homes on the banks of Lake Jessup in Winter Springs, behind the new Winter Springs Town Center. All of the homes are custom built. In addition to being gated, the community also offers a private dock with boat slips. Homes range in price from the \$600s to over \$1M for lakefront.

Sanctuary, an Oviedo community near Live Oak Reserve, is gated and features a community pool, tennis, playground and fitness facilities. Built in the 2000's, the home prices range from the mid \$100s to the mid \$600s.

Springs Landing, a Longwood community, was built in the 1980's and has amenities such a community pool, tennis courts a playground and recreation building. Home prices range from the mid \$200s to the low \$400s, unless situated within the Estates portion of Springs Landing, where the homes are custom, on larger lots and have gracious square footage. Homes within the Estates section range from the \$300s to over \$1.5M.

Sweetwater Oaks is an established neighborhood in Northeast Seminole County known for its' beautiful treed home sites. The homes, mostly ranch style, were built in the 1970's and early 80's. The residents of Sweetwater Oaks have exclusive use of 11 tennis courts, 7 which are lighted; sandy beach and picnic area; soccer fields; 5 mini parks; boat ramp with access to ski lake; 5 acres of parks and nature trails; basketball courts and a community center. Located just 10 minutes from the community is the Wekiva State Park. Prices range from the low \$100s to the high \$700s.



The Highlands, located in Winter Springs, is well established and offers single family homes, condominiums, townhomes and patio-style villas. The majority of The Highlands was built in the 70's and 80's, but there are a few sections that were built in the 90's also. Prices vary widely depending on the style and age of the home, however, most are priced between \$90,000 to \$350,000. Residents living in the Highlands must belong to the Master Highlands Association and have use of a community pool, playground, tennis courts, park, walking trails and a recreation building.

The Springs are a security-guard gated community located a few minutes from Interstate 4 containing a mix of townhouses, villas and single family homes. There is a natural spring within the nucleus of the community as well as tennis and racquetball courts, a playground and recreation room. Residences were built in the late 1970's to early 1980's. Prices range from the mid \$100s to the high \$900's.

The Woodlands, located in Longwood off of Highway 434 near I-4, was built in the early 1970's and offers homes priced in the low \$100s to the mid \$200s.

Sweetwater Club is a guard-gated community of single family homes built in the early 1980's. There are tennis courts, a playground for children, pool and golf course access.

Residents also have use of a lake with a boat ramp, and water skiing is permitted. Prices range from the mid \$300s to over \$2 million.

Terra Oaks is located in Longwood off Sand Lake Road. It is a gated 44 lot subdivision with custom homes ranging from the mid \$300s to high \$500's.

Timacuan is located in Lake Mary just minutes away from I-4 with a Championship Golf Course and Club House. Homes range from the high \$100's to low \$700's.



Veramonte is a new custom community off of Markham Woods Road in Longwood. Dave Brewer Custom Homes and the Signature Group have collaborated to build this gated community which features homes with estate sized floor plans and designer finishes throughout. Prices in Veramonte start at \$990,000.

Wekiva Cove, a lake community in Longwood, is a mix of single family homes and villas built in the 1980's. There is a tennis court, playground, and pool for residents to enjoy. Homes prices range from the high \$100s to the mid \$300s.

Winding Hollow, well-known community of more than 300 homes in Winter Springs, was built in the late 1990's when preserving trees was of importance. The community has a park with ample shade trees, many lots with conservation views and plenty of walking trails. Prices range from the mid \$200s to the mid \$400s.

Wingfield North, located in Longwood, was built in the late 1980's and early 1990's by various custom builders. The community is guard-gated. Home prices start in the \$500s.

Information provided by LaShawn Norden and Debbie Summers at RE/MAX Central Realty in Lake Mary. Updated in November 2009.