

THE PRACTICAL GUIDE TO

LAKEWOOD RANCH

Choose the lifestyle. Compare the villages. Plan the move.

For New York and New Jersey buyers considering Florida's Gulf Coast

MAKE YOUR MOVE TO FLORIDA

START WITH THE RIGHT QUESTION

THE RANCH. THE VILLAGE. THE HOME.

A house can look perfect and still be wrong for the life around it. Use this order to keep the search focused.

01

THE RANCH

Decide whether the overall location, regional access and village-based lifestyle support the move you want to make.

02

THE VILLAGE

Compare atmosphere, amenities, home types, fees, schools, daily drives and whether the community is established or still developing.

03

THE HOME

Only after the shortlist is clear should you compare builders, resale inventory, lots, floor plans and the full monthly cost.

The goal is not to find the most impressive village. It is to find the village whose tradeoffs make sense for the life you actually plan to live.

UNDERSTAND THE GEOGRAPHY

ONE COMMUNITY. DIFFERENT DAILY LIVES.

Lakewood Ranch spans Manatee and Sarasota counties. Location affects schools, commute patterns, town-center access, beach drives and the age of surrounding development.

NORTH + EAST

NEWER GROWTH CORRIDOR

Large new-home villages, expanding amenities and more developing infrastructure. Test real drive times and distinguish open amenities from future plans.

CENTRAL

ESTABLISHED RANCH

Mature landscaping, central access, parks, trails and established resale choices near Main Street and University Parkway.

WATERSIDE

SARASOTA COUNTY LAKES

Lake-oriented neighborhoods, Waterside Place, events, dining and a mix of luxury, new construction and lower-maintenance options.

SOUTH + ESTATE

BOUTIQUE AND LUXURY

Custom, estate and higher-end communities where privacy, lot position, construction timeline and amenity structure become central decisions.

This orientation is simplified. Village boundaries, school assignments and drive times must be verified by the specific property address.

CHOOSE THE LIFESTYLE

SIX USEFUL STARTING PATHS

These are not rankings. They are different ways to narrow more than fifty villages and named neighborhoods into a manageable shortlist.

01

NEW CONSTRUCTION

Builders, design choices, incentives, release timing and unfinished surroundings.

02

ESTABLISHED + RESALE

Mature landscaping, completed amenities, central locations and quicker occupancy.

03

FAMILY-FOCUSED

Parks, trails, school options, youth activities and practical daily routes.

04

GOLF + CLUB

Bundled golf, private membership, club dining and materially different fee structures.

05

55+

Age-qualified villages centered on social programming, fitness and lower-maintenance living.

06

LUXURY + WATERFRONT

Estate homes, custom construction, lake position, privacy and premium lot decisions.

USE THE SAME QUESTIONS EVERY TIME

THE VILLAGE COMPARISON

A consistent scorecard prevents the newest clubhouse or prettiest model home from becoming the entire decision.

01

How does the village feel on a normal weekday?

02

Which amenities will we use enough to justify the fees?

03

What is open today, under construction or only planned?

04

What are the HOA, CDD, club and maintenance obligations?

05

Which home types and builders are available now?

06

How long are the real drives to school, work, healthcare and activities?

07

Does the village support resale flexibility and our likely timeline?

08

What would we be giving up by choosing this option?

LIFE BEYOND THE FRONT DOOR

WHAT EVERYDAY LIFE INCLUDES

The village matters, but the larger Lakewood Ranch ecosystem is what turns a home purchase into a workable relocation.

01

TOWN CENTERS + DINING

Main Street, Waterside Place and the University Town Center corridor create different hubs for errands, restaurants and events.

02

PARKS, TRAILS + SPORTS

Neighborhood parks, trail systems, recreation fields, racquet sports, golf, fitness and youth activities shape the weekly routine.

03

SCHOOLS + FAMILY LIFE

Public, charter and private choices exist, but assignment and transportation depend on the property address and current policy.

04

HEALTHCARE + ACCESS

Hospitals, emergency care and medical offices continue to expand across the Sarasota-Bradenton region.

Also compare beach access, airport patterns and the parts of Sarasota, Bradenton, St. Petersburg and Tampa that will become part of your real life.

TWO VERY DIFFERENT SEARCHES

NEW CONSTRUCTION OR RESALE?

Many buyers compare both. The representation, timing, inspection and negotiation questions are not identical.

PATH A

NEW CONSTRUCTION

Compare base price versus delivered cost, lot premium, structural and design selections, incentives, deposit schedule, build timeline, builder contract, inspection rights and registration requirements. Choose representation before visiting or registering when required.

PATH B

ESTABLISHED RESALE

Compare condition, roof and mechanical age, insurance profile, renovations, inspection findings, association documents, flood information, seller timing and whether the mature location offsets the age of the home.

For either path, estimate the complete ownership picture: mortgage, taxes, insurance, HOA, CDD, club obligations, maintenance and realistic move-in costs.

NEW YORK OR NEW JERSEY TO FLORIDA

A PRACTICAL MOVE ROADMAP

The Florida purchase should be coordinated with the home, timing and financial decisions you are making in the Northeast.

1

DEFINE

Lifestyle, budget, timing and non-negotiables.

2

SHORTLIST

Destination first, then villages, then homes.

3

PREPARE

Financing, proof of funds, insurance questions and sale strategy.

4

TOUR

A focused route based on the shortlist - not a random house list.

5

VERIFY

Fees, zoning, contracts, inspections, builder terms and material facts.

6

COORDINATE

Contracts, Northeast sale, packing, travel, closing and move-in.

READY TO BUILD YOUR SHORTLIST?

Visit MakeYourMoveToFlorida.com or email makeyourmovetoflorida@gmail.com

Make Your Move to Florida is an independent relocation resource and is not affiliated with Lakewood Ranch Communities. Information changes. Verify community, school, fee, builder, insurance, tax and availability details with qualified professionals before relying on them.