

A low-angle photograph of an orange tree with many ripe, bright orange fruits hanging from green leaves against a clear blue sky. A large, semi-transparent orange circle is centered over the image, serving as a background for the text.

the local slice

Welcome

Celebration

Your Insider's Guide

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We are so glad you're here!

Welcome to Celebration

Whether you're considering a move, planning your next investment, or simply exploring what makes this unique corner of Central Florida so special, we're glad you're here. Celebration has become one of the most sought-after communities in Central Florida—and it's easy to see why. Residents enjoy the perfect balance of small-town charm, convenience, and lifestyle, all while being just minutes from world-famous attractions, exceptional dining and shopping, beautiful parks and trails, and major transportation routes. But what truly makes Celebration special isn't just its picturesque streets or prime location—it's the strong sense of community. From growing families searching for top-rated schools and a walkable lifestyle, to retirees looking for connection and convenience, to professionals and entrepreneurs seeking a vibrant community that continues to thrive, Celebration offers something for everyone.

At Orange Slice Properties, we believe that finding a home is about more than bedrooms and square footage. It's about finding a community that fits your lifestyle. That's why we've created The Local Slice—to give you an insider's look at the neighborhoods, schools, restaurants, parks, events, and hidden gems that make Celebration feel like home.

Welcome

Think of this guide as your local cheat sheet. Inside, you'll find our favorite restaurants, parks, shopping destinations, community events, schools, and hidden gems throughout Celebration.

Whether you're new to the area or a longtime resident looking to explore more, we hope this guide helps you experience the community like a local.

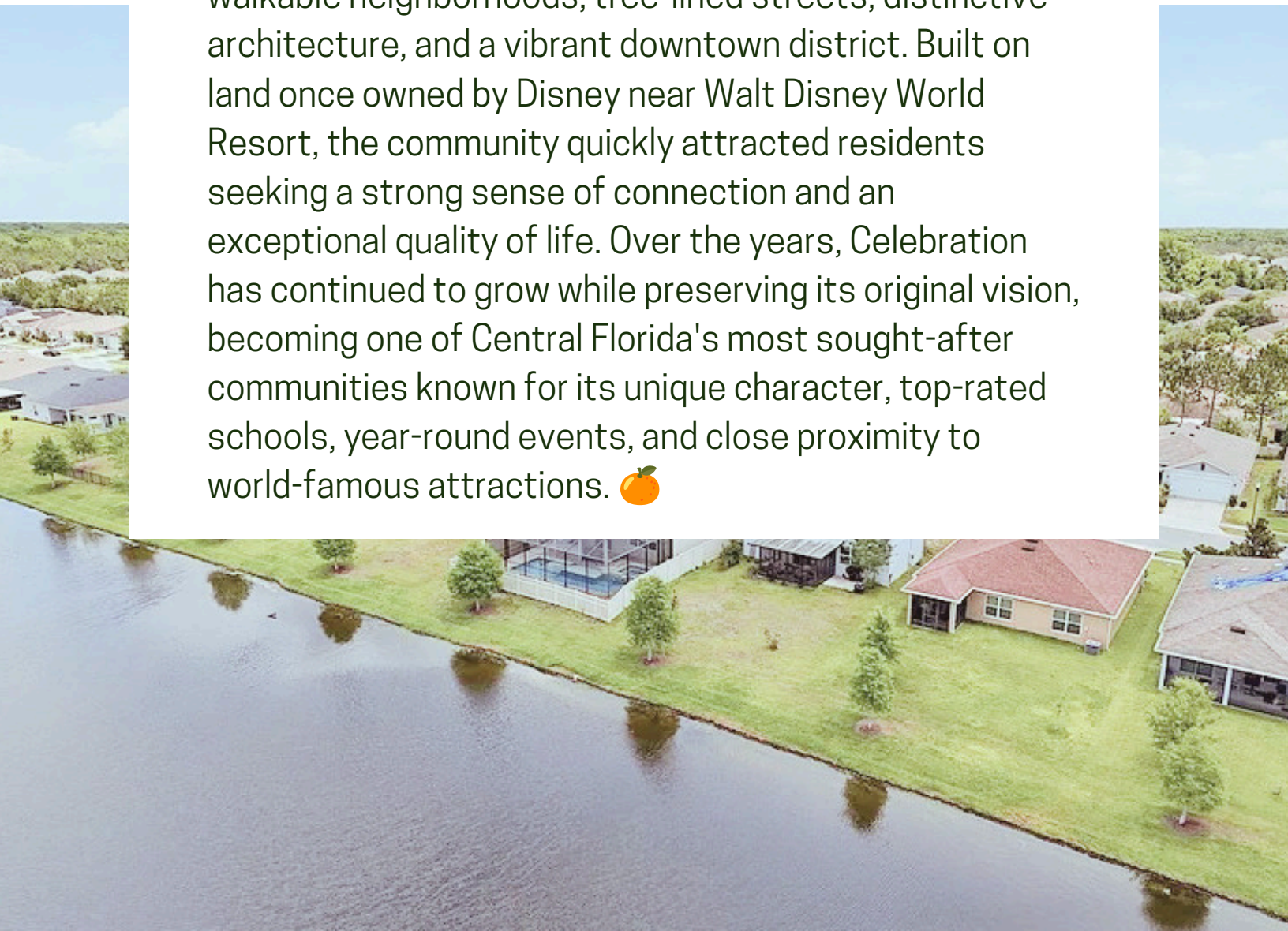
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history of the city

Celebration, Florida, traces its roots back to the early 1990s when it was developed by The Walt Disney Company as a master-planned community inspired by the principles of New Urbanism. Officially opening in 1996, Celebration was designed to blend the charm of a traditional small town with modern amenities, featuring walkable neighborhoods, tree-lined streets, distinctive architecture, and a vibrant downtown district. Built on land once owned by Disney near Walt Disney World Resort, the community quickly attracted residents seeking a strong sense of connection and an exceptional quality of life. Over the years, Celebration has continued to grow while preserving its original vision, becoming one of Central Florida's most sought-after communities known for its unique character, top-rated schools, year-round events, and close proximity to world-famous attractions. 🍊



demographics

POPULATION



13 K

MEDIAN AGE



40

MEDIAN HOUSEHOLD INCOME



96 K

by the numbers

AVERAGE COMMUTE TIME



30 min

NUMBER OF BUSINESSES



471

HOMEOWNERSHIP RATE



69%

recreational options

WALKING TRAILS

Celebration is known for its scenic network of walking trails, making it easy to enjoy the outdoors year-round. Residents and visitors can explore more than 26 miles of nature trails and pathways that wind throughout the community, connecting neighborhoods, parks, lakes, and downtown Celebration. Popular routes include the trails surrounding Lakes Rianhard and Evalyn, offering beautiful waterfront views and abundant wildlife.



GYM

Whether you're looking for a traditional gym, group fitness classes, or personal training, Celebration offers a variety of fitness options. Residents have access to facilities such as Celebration Fitness Center, F45 Training, and nearby national fitness clubs in the surrounding area. Many neighborhoods also feature private fitness centers, community pools, walking paths, and resort-style amenities, making it easy to maintain an active and healthy lifestyle close to home.



BIKING

Cyclists love Celebration's extensive trail system and bike-friendly streets. The community's interconnected pathways provide miles of scenic riding through neighborhoods, conservation areas, and downtown. For those looking for longer rides, nearby trails such as the West Orange Trail and Shingle Creek Regional Trail offer additional opportunities for recreation, training, and family bike outings. Celebration's flat terrain and year-round sunshine make cycling a popular activity for riders of all skill levels.





cost of living

01

PROPERTY TAXES

Property taxes in Celebration are based on a property's assessed value and are administered through Osceola County. Tax rates can vary depending on location, community development districts, and other local taxing authorities. Homeowners who make the property their primary residence may qualify for Florida's Homestead Exemption, which can reduce the taxable value of the home and provide additional protections through the Save Our Homes program, limiting annual increases in assessed value. Buyers should keep in mind that property taxes are often reassessed after a home purchase, so it's important to estimate taxes based on the future purchase price rather than the current owner's tax bill.

02

INCOME TAX

One of the biggest financial benefits of living in Celebration is Florida's lack of a state income tax. Residents do not pay state income tax on wages, self-employment income, retirement income, pensions, Social Security benefits, or investment earnings, allowing many individuals and families to keep more of their income compared to residents of high-tax states. This tax-friendly environment is a major reason why Florida continues to attract retirees, remote workers, and relocating families from across the country.

03

SALES TAX

Celebration residents pay Florida's statewide sales tax of 6%, plus Osceola County's local discretionary sales surtax, bringing the total sales tax rate to 7.5% on most purchases. Groceries are generally exempt from sales tax, while items such as clothing, electronics, furniture, and restaurant purchases are typically taxable. Florida's sales tax structure helps offset the state's lack of a personal income tax, making it an important consideration for both residents and visitors.

real estate at a glance



HOME STYLES:

Celebration offers a variety of housing options, including condominiums, townhomes, single-family homes, and luxury estates. Popular architectural styles include Colonial, Victorian, Coastal, Mediterranean, and Craftsman-inspired designs. With its tree-lined streets, front porches, and timeless character, Celebration is known for its unique small-town charm and thoughtfully planned neighborhoods.



POPULAR COMMUNITIES:

- North Village
- South Village
- East Village
- West Village
- Artisan Park
- Celebration Island Village
- Aquila Reserve
- Mirasol at Celebration



BUYER TYPES:

- Families seeking top-rated schools and a strong sense of community
- Professionals and remote workers looking for a walkable lifestyle near Orlando
- Retirees and empty nesters seeking low-maintenance living
- Luxury home buyers looking for custom estates and premium amenities
- Second-home and vacation property buyers
- Investors seeking long-term rental opportunities in a desirable location

local attractions

01

Celebration Town Center

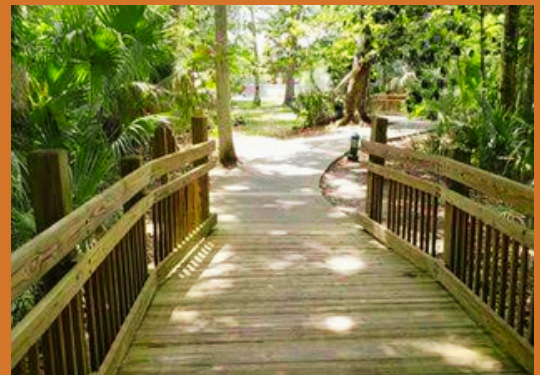
Celebration Town Center is the heart of the community, featuring a charming mix of restaurants, boutiques, cafes, and waterfront gathering spaces. Throughout the year, it hosts seasonal events, farmers markets, and holiday celebrations that bring residents and visitors together.



02

LAKE RIANHARD & CELEBRATION LAKESIDE PARK

Located just steps from downtown, Lake Rianhard and Celebration Lakeside Park offer scenic walking trails, beautiful waterfront views, and plenty of green space. It's a popular destination for walking, biking, jogging, and enjoying Florida's natural beauty.



03

CELEBRATION GOLF CLUB

Celebration Golf Club is an award-winning public golf course designed by Robert Trent Jones Sr. and Robert Trent Jones Jr. Known for its beautiful scenery and challenging layout, it attracts golfers of all skill levels from across Central Florida.



nearby parks

01

FOUNDERS PARK

Founders Park is a community favorite located near Celebration's downtown area, offering open green space, playgrounds, sports fields, and walking paths. The park regularly hosts community events and provides a great place for residents to gather, relax, and enjoy the outdoors.

02

SPRING PARK

Spring Park is one of Celebration's most popular neighborhood parks, featuring playgrounds, sports courts, open green space, and access to the community's trail system. It serves as a gathering place for families and community events throughout the year..

03

LONGMEADOW PARK

Longmeadow Park provides a peaceful outdoor setting with playgrounds, athletic fields, picnic areas, and walking paths. Its spacious layout makes it a great destination for recreation, family outings, and community activities.



shopping areas

01 CELEBRATION TOWN CENTER

Celebration Town Center is the community's premier shopping and dining destination, featuring local boutiques, specialty shops, restaurants, and lakeside views. Its walkable layout and year-round events make it a favorite gathering place for residents and visitors alike.



02 WATER TOWER SHOPS

Located within Celebration, Water Tower Shops offers a convenient mix of retail stores, services, fitness studios, and casual dining options. It's a popular stop for everyday shopping and errands.



03 THE LOOP KISSIMMEE

Just minutes from Celebration, The Loop is a major open-air shopping center featuring national retailers, restaurants, entertainment venues, and a movie theater. It provides a wide variety of shopping and dining choices for local residents.



04 DISNEY SPRINGS

Located nearby at Walt Disney World Resort, Disney Springs offers an upscale shopping experience with popular brands, unique boutiques, waterfront dining, and live entertainment. It's one of Central Florida's most popular destinations for shopping and nightlife.



local schools

01 CELEBRATION K-8 SCHOOL

Celebration K-8 School is a highly regarded public school serving students from kindergarten through eighth grade. Known for its strong academics and community involvement, it is one of the most popular schools among Celebration families.



02 CELEBRATION HIGH SCHOOL

Celebration High School serves grades 9-12 and offers a wide range of academic, athletic, and extracurricular programs. The school is known for preparing students for college, careers, and future success.



03 THE MONTESSORI ACADEMY OF CELEBRATION

The Montessori Academy of Celebration is a private school offering Montessori-based education from early childhood through adolescence. The school emphasizes independence, hands-on learning, and individualized instruction.



04 CREATION VILLAGE WORLD SCHOOL

Creation Village World School is a private school that combines project-based learning with a global perspective. The school focuses on innovation, leadership, and preparing students for success in a rapidly changing world.



local hot spots

01



COLUMBIA RESTAURANT

Located in Celebration Town Center, Columbia Restaurant is a local favorite known for its Spanish-Cuban cuisine, historic atmosphere, and waterfront views. It's a popular gathering spot for both residents and visitors.

02



MARKET STREET CAFÉ

Market Street Café is a beloved neighborhood restaurant offering classic American breakfast, brunch, and comfort food. Its outdoor seating and downtown location make it a go-to spot for casual dining and people-watching.

03



CELEBRATION TOWN TAVERN

Celebration Town Tavern is a lively local hangout known for its New England-inspired menu, sports atmosphere, and community feel. Residents frequently gather here to watch games, enjoy live entertainment, and meet with friends.

things to do



Celebration Town Center

Explore boutiques, restaurants, cafes, and community events.



The Spa at Meliá Orlando Celebration

Relax with a massage, facial, or wellness treatment.



Celebration Trail System

Walk, run, or bike through more than 26 miles of scenic pathways.



YogaMix Celebration

Join yoga, Pilates, and fitness classes for all skill levels.



Celebration Golf Club

Enjoy a round of golf on one of Central Florida's premier public courses.



Celebration Farmers Market

Shop local vendors, artisan goods, and fresh produce.



Disney Springs

Experience world-class shopping, dining, live entertainment, and nightlife just minutes away.



Founders Park

Enjoy playgrounds, sports fields, open green space, and community gatherings.



Lake Rianhard

Take in beautiful waterfront views, wildlife, and outdoor recreation.

places to eat



Columbia Restaurant

Spanish and Cuban cuisine in a historic waterfront setting.



Celebration Town Tavern

A local favorite serving seafood, burgers, and New England-inspired dishes.



Ari Sushi

Fresh sushi, Japanese specialties, and Korean-inspired menu items.



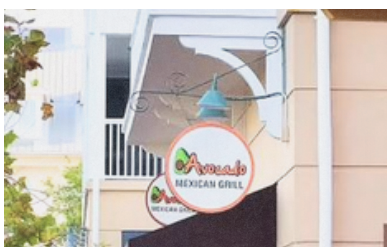
Market Street Café

Classic American breakfast, brunch, and comfort food in the heart of downtown.



Imperium Food & Wine

Upscale dining featuring globally inspired small plates and an extensive wine selection.



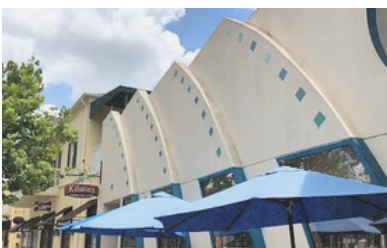
Avocado Mexican Grill

Casual Mexican dining with tacos, burritos, and fresh-made favorites.



Celebration Brewing Company

Award-winning craft beer, burgers, wings, and handcrafted pizzas.



Kilwins

Famous for its homemade ice cream, chocolates, fudge, and sweet treats.



Maple Street Biscuit Company

Popular breakfast and brunch spot known for its Southern-style biscuit sandwiches.

community events



OKTOBERFEST CELEBRATION

Held each fall in Celebration Town Center, Oktoberfest features traditional German-inspired festivities, live entertainment, seasonal food and drinks, and family-friendly activities. The event draws both residents and visitors looking to enjoy a festive autumn atmosphere.



CELEBRATION EXOTIC CAR FESTIVAL

One of Celebration's most popular annual events, the Exotic Car Festival showcases rare and luxury vehicles from around the world. The event supports local charities while offering a unique experience for car enthusiasts and families.



GREAT AMERICAN PIE FESTIVAL

This beloved community event celebrates America's favorite dessert with pie tastings, baking contests, family activities, and live entertainment. It's a fun-filled tradition that brings the community together each year.

Getting Around

Interstate 4

Provides convenient access to Orlando, Tampa, and surrounding Central Florida communities.

World Drive & Osceola Parkway

Major roadways connecting Celebration to Walt Disney World, Kissimmee, and Orlando.

Orlando International Airport

Approximately 25–30 minutes away, offering domestic and international travel options.

Brightline Orlando Station

Located at Orlando International Airport, providing high-speed rail service to South Florida destinations.

Why You'll Love It Here:

You'll Love It If:

- ✓ You want a walkable community
- ✓ You enjoy community events and festivals
- ✓ You love scenic trails and outdoor spaces
- ✓ You want top-rated schools nearby
- ✓ You appreciate small-town charm
- ✓ You enjoy dining and shopping close to home
- ✓ You want to be near Disney and Orlando attractions

It May Not Be for You If...

- ✗ You prefer a rural lifestyle
- ✗ You want large lots and acreage
- ✗ You dislike HOA or community guidelines
- ✗ You want a fast-paced urban environment
- ✗ You prefer newer communities over established neighborhoods in .



working with us

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Orange Slice Properties is a locally owned Central Florida real estate brokerage built on community, education, and exceptional client service.

Whether you're buying your first home, relocating to the area, investing, or preparing to sell, our team is here to provide expert guidance and personalized support every step of the way. We combine local market knowledge with a client-first approach to help make every real estate experience as smooth and successful as possible.

Services

- Residential Buying
- Residential Selling
- New Construction
- Relocation Services
- Investment Properties
- Luxury Homes
- Vacation Homes
- Local Community Expertise



ORANGE SLICE
PROPERTIES

2026

REALTRENDS VERIFIED