

The Goellner Team's Neighborhood Guide Series

Experience. Integrity. Results.

Welcome to Ormond Beach

Ormond Beach - Volusia County, Florida

Ormond Beach is a coastal city just north of Daytona Beach, offering a blend of Atlantic Ocean beaches, Halifax River scenery, established neighborhoods and everyday conveniences. Buyers can choose from beachside homes and condos, mainland single-family neighborhoods, golf communities and properties close to parks, shopping and dining.

Quick Facts	
Community	Coastal city in Volusia County, north of Daytona Beach
Properties	Single-family homes, condos, townhomes & golf communities
Setting	Atlantic Ocean, Halifax River and mainland neighborhoods
Nearby	Daytona Beach - I-95 - A1A - Ormond Scenic Loop
Best For	Coastal living, year-round residents, second homes & recreation

For more information, visit the neighborhood page

flaglercountyhomesandland.com/neighborhoods/ormond-beach

Lifestyle & Amenities

Atlantic Beach & Halifax River

Ormond Beach offers access to both the Atlantic coast and the Halifax River. Residents can enjoy beach days, boating, fishing, waterfront parks and scenic drives without leaving the city area.

Parks, Trails & Outdoor Recreation

The city maintains an extensive parks and recreation system, including beachfront, riverfront and neighborhood parks. The greater Ormond area also connects to nature trails, the Ormond Scenic Loop and nearby state parks.

Golf, Dining & Everyday Convenience

Ormond Beach combines established residential neighborhoods with golf communities, shopping centers, restaurants, medical services and convenient access to U.S. 1, A1A and Interstate 95.

Location & Regional Access

Positioned immediately north of Daytona Beach in Volusia County, Ormond Beach offers a coastal home base with access south toward Daytona and west toward I-95, while still retaining a quieter residential character.

Neighborhood Location Snapshot

Ormond Beach spans both mainland and barrier-island settings along the Halifax River and Atlantic Ocean. That gives buyers a broad range of lifestyle choices - from beachside condos and homes to established mainland neighborhoods, golf communities and properties close to I-95 and regional services.

Real Estate Snapshot

Ormond Beach offers a diverse real estate market that includes beachside condominiums and single-family homes, mainland neighborhoods, townhomes, golf-course communities and newer residential developments. Buyers may prioritize ocean or river access, community amenities, HOA structure, flood-zone considerations, proximity to I-95, or lower-maintenance ownership. Property rules, insurance needs and association fees vary, so address-specific review is important.

Frequently Asked Questions

- Is Ormond Beach directly on the ocean?

Yes. Ormond Beach includes Atlantic Ocean frontage as well as neighborhoods along and west of the Halifax River.

- What types of properties are available?

Single-family homes, condominiums, townhomes, golf-community properties and newer residential options can all be found in the broader Ormond Beach area.

- Is Ormond Beach close to Daytona Beach?

Yes. Ormond Beach is immediately north of Daytona Beach, with convenient connections via A1A, U.S. 1 and nearby regional roads.

- What outdoor recreation is nearby?

Residents have access to beaches, riverfront parks, boating and fishing, city recreation facilities, trails and the Ormond Scenic Loop area.

- What should buyers verify before purchasing?

Review flood-zone and insurance requirements, HOA or condo documents, fees, rental rules where applicable, property condition, and any beachside or waterfront-specific maintenance considerations.

Neighborhood information is for general marketing purposes. Buyers should independently verify association rules, flood zones, insurance requirements, rental restrictions, property condition, fees, zoning and current property details.



Thinking About Moving to Ormond Beach?

Download our FREE Ormond Beach Neighborhood Guide through our website and let us help you compare coastal, riverfront, golf-community and residential options across this popular Volusia County city.

First Name
Last Name
Email Address
Phone (Optional)
Button: Download My FREE Ormond Beach Guide

The Goellner Team

Experience. Integrity. Results.

Rich Goellner - Listing Specialist

Heidi Epperson - Buyer Specialist

Phone: (314) 853-8906

Website: www.FlaglerCountyHomesandLand.com

Email: rich@flaglercountyhomesandland.com

Instagram: @richgoellnerhomes

Coastal Gateway Real Estate Group