

Yesenia Courtney Offers Buyer Representation at Waterleigh's Master-Planned Community in Winter Garden by DR Horton

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Real estate veteran Yesenia "Jessi" Courtney of Real Broker LLC is now offering exclusive buyer representation services at Waterleigh, DR Horton's master-planned community spanning over 1,400 acres in Winter Garden, Florida. With 13 years of industry experience and a proven track record of helping first-time homebuyers and seasoned investors navigate complex transactions, Courtney brings specialized expertise to buyers considering homes in this sought-after development priced from $435,000 to $904,000.

Situated on a picturesque setting of over 1,400 acres and more than a dozen lakes and clear water ponds, Waterleigh is located just a short drive to nearby shopping, dining and major local entertainment attractions. The community features ten unique floorplans ranging from 1,567 to 3,327 square feet, offering three to five-bedroom configurations with concrete block construction and energy-efficient design elements.

"After spending over a decade in this market, I've watched Winter Garden transform into one of Central

Florida's most desirable locations, and Waterleigh represents the pinnacle of what modern families are seeking," said Courtney. "This isn't just another subdivision ? it's a lifestyle destination where residents truly feel like they're on vacation year-round. My role is to help buyers understand not just the immediate value proposition, but the long-term investment potential in what's become the heart of the Horizon West corridor."

The master-planned community distinguishes itself through three resort-style amenity centers, each featuring sparkling pools, state-of-the-art fitness centers, and dedicated spaces for social gatherings. Residents enjoy access to walking trails that wind alongside natural lakes and ponds, multiple playgrounds, sports fields, and even a community garden where neighbors cultivate relationships alongside fresh vegetables and herbs. The community clubhouse serves as a hub for events and social gatherings, fostering a strong sense of community among residents. Located just minutes from downtown Winter Garden, Waterleigh residents enjoy easy access to a vibrant array of shops, restaurants, and entertainment options.

For families prioritizing education, Waterleigh's location provides access to highly-rated schools including Water Spring Elementary, Water Spring Middle, and Horizon High School. The community's strategic positioning offers seamless connectivity to major employment centers, with AdventHealth and Orlando Health among the region's prominent employers easily accessible via SR-429 and Florida's Turnpike.

"What sets my approach apart is understanding that buying a home at Waterleigh isn't just about the transaction ? it's about positioning families for the lifestyle they've been dreaming about," Courtney explained. "I've guided countless clients through both resale and new construction purchases, and I know exactly how to navigate the nuances of working with builders while protecting my buyers' interests every step of the way."

Winter Garden's current market conditions present a compelling opportunity, with 884 homes for sale at a median price of $570,247, representing a 0.8% year-over-year decrease that signals market stabilization after recent volatility. This creates an opportune environment for qualified buyers to act before prices potentially rebound, particularly in premium communities like Waterleigh where inventory remains limited due to high demand and the builder's measured release of new phases.

"The families I work with aren't just looking for houses ? they're investing in a community where their children can grow up safely, where they can build lasting friendships, and where every day feels a little special," noted Courtney. "Waterleigh delivers on that promise in ways that generic subdivisions simply cannot match, and my job is to help buyers recognize and capitalize on that opportunity."

With Orlando's 3.2-month housing supply creating a more balanced market, buyers working with experienced representation gain significant advantages in navigating current conditions and recognizing long-term value in premium communities.

All Waterleigh homes feature concrete block construction, quartz countertops, smart home technology, and modern finishes reflecting contemporary Florida living, with professional lawn maintenance included in HOA fees.

For buyers interested in exploring opportunities at Waterleigh, Courtney is providing up-to-date information on available inventory, pricing, and incentives. Her approach combines deep local market knowledge with proven negotiation skills that have consistently helped clients secure favorable terms for any new construction home in Central Florida, even in competitive bidding situations.

About Yesenia "Jessi" Courtney: With over 13 years in the real estate industry, Yesenia Courtney has established herself as a trusted advisor for homebuyers and investors throughout Central Florida. Her specialization in new construction and resale properties, combined with her commitment to community involvement, has earned her recognition as a leading agent in the Winter Garden market. Courtney can be reached through her dedicated Waterleigh update page at https://waterleighwintergarden.jessisellscentralflhomes.com.

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