2026 RELOCATION GUIDE

Living in Okeechobee

TAYLOR CREEK · BUCKHEAD RIDGE · DOWNTOWN · BASSWOOD ESTATES · THE PRAIRIE / VIKING ESTATES



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WELCOME

A note before you move



Thinking about moving to Okeechobee? This guide is the short version of everything I show buyers on my Living in Okeechobee channel: the areas, what homes really cost, and the honest pros and cons of life on the lake.

I film the canals, neighborhoods and acreage myself, so wherever you see a QR code, scan it to watch the full video tour.

When you're ready, call or text me. I'll help you find the right spot, whether that's a canal home with a dock out back or land with room to roam, and I'll negotiate hard for the best deal on your behalf.

Sean Sweeney

Inside this guide

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Full guide also covers: canal and lake access, docks and seawalls, acreage and AG-zoned land, manufactured vs. new block homes, 55+ communities, HOA vs. no-HOA, flood zones and insurance, and the home-buying process step by step.

SEAN'S BUYERS ON CLOSING DAY



Just closed!



Closing day

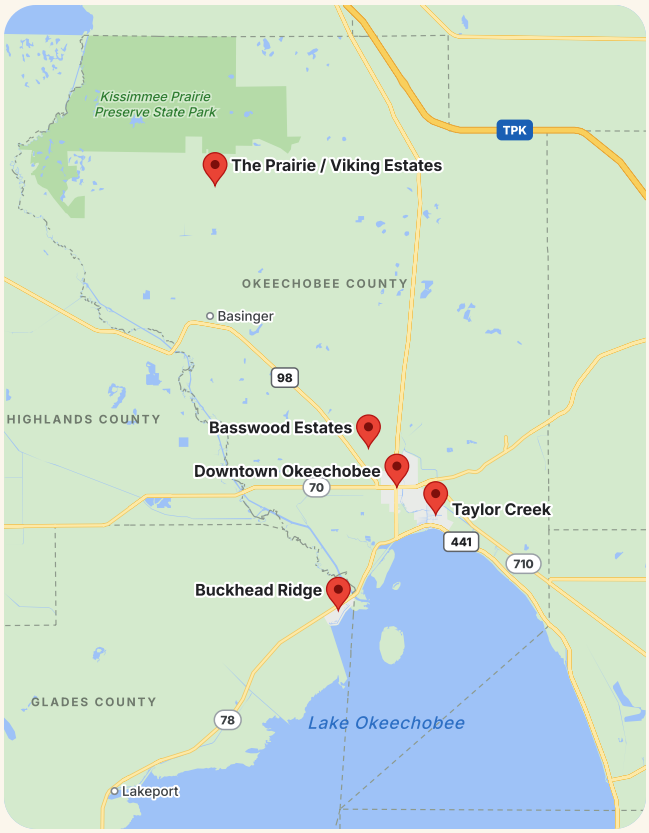


Keys in hand

CHAPTER 1

Okeechobee at a glance

Small-town Florida on the north shore of Lake Okeechobee: canal-front lake access, acreage and AG land, and affordable new construction.



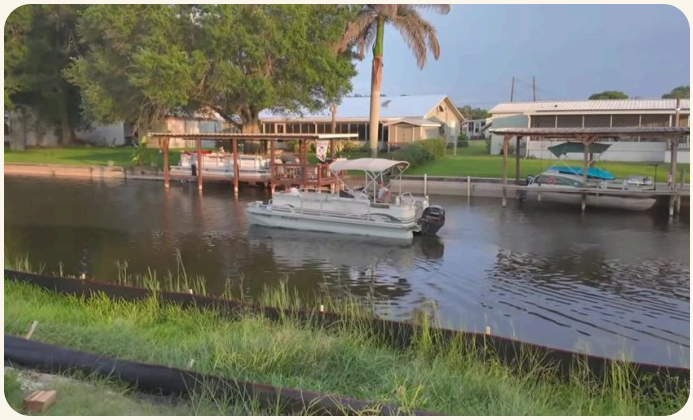
Map data: US Census Bureau, © OpenStreetMap contributors

Taylor Creek OKEECHOBEE COUNTY	Canal homes for boaters and fishing enthusiasts, with quick access to Lake Okeechobee.
Buckhead Ridge GLADES COUNTY · ACROSS THE KISSIMMEE RIVER	More canal homes for boaters and anglers on the northwest shore of the lake.
Downtown Okeechobee CITY OF OKEECHOBEE	Homes near the center of town: walkable, rural city life with local shops, parks and events.
Basswood Estates NORTHWEST OKEECHOBEE	A little more rural with no canals, just larger lots. The suburban side of Okeechobee.
The Prairie / Viking Estates NORTH OKEECHOBEE COUNTY	Very rural agricultural land on 1.25-acre lots: farm and garden-style homes, mobile homes on large lots, room for chickens, goats and dogs, pole barns, ATVs and dirt bikes.

CHAPTER 2 · ON THE WATER

Canal & lake life

Taylor Creek: canal homes for boaters and fishing enthusiasts, with quick access to Lake Okeechobee. Buckhead Ridge: more canal homes for boaters and anglers on the northwest shore of the lake.





Why buyers choose the water

Boating and fishing off your own dock, room for animals and toys, no-HOA land you own, and a friendly small-town community.

Why Sean's relocation buyers love Okeechobee
Scan to watch on YouTube

Forget the marina, dock at home!
Scan to watch on YouTube

Lake-access canal homes in Taylor Creek
Scan to watch on YouTube

Canal neighborhood tours incl. Buckhead Ridge
Scan to watch on YouTube

Homes Sean has shown on the water: a waterfront, lake-access manufactured home with two boat docks on two canal lots **from $250K**, and a concrete block home on a double lot on a huge lake-access canal, with room for 2–3 boat docks, at **$430K**. Prices as stated by Sean.

CHAPTER 3 · ON LAND

Town & country

Downtown: homes near the center of town: walkable, rural city life with local shops, parks and events. Basswood Estates: a little more rural with no canals, just larger lots. The suburban side of Okeechobee. The Prairie / Viking Estates: very rural agricultural land on 1.25-acre lots: farm and garden-style homes, mobile homes on large lots, room for chickens, goats and dogs, pole barns, ATVs and dirt bikes.





The honest take

+ PROS

- **Freedom and room to breathe** Live the way you want, with space to spread out.
- **Small-town community** Neighbors who know each other.
- **Mild winters** Winter days around 70°, nights around 50°.
- **Growth on the way** New development is coming to Okeechobee.

– CONS

- **Retirement-leaning** More of a retirement community than a young-family hub.
- **Little nightlife** Expect quiet evenings.
- **Growing pains** Longtime locals feel the town changing.
- **Fewer local jobs** A big one if you plan to work here.

From Sean's video “7 Pros and Cons Living in Okeechobee”

Homes under $350K + downtown tour
Scan to watch on YouTube

1.25-acre AG-zoned home in The Prairie
Scan to watch on YouTube

Homes Sean has shown on land: a new concrete block home in a 55+ community with a super low HOA at **$285K**, brand-new no-HOA block homes just north of downtown at **$290K–$330K**, and a new block home on a large lot with no HOA in Basswood Estates at **$329K**. Prices as stated by Sean.

CHAPTER 4

What your budget buys

Real Okeechobee homes Sean has shown, with the price. Scan a code to watch the full tour.



From $250K WATERFRONT · LAKE ACCESS

Manufactured home with two boat docks

Two canal lots in one

Watch the tour



$285K 55+ COMMUNITY

New concrete block home, super low HOA

5 minutes to the lake and the main fishing pier

Watch the tour



$329K BASSWOOD ESTATES

New concrete block home on a large lot

No HOA · just NW of downtown

Watch the tour

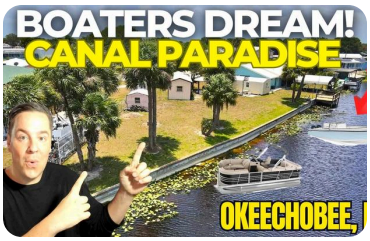


$290K–$330K NORTH OF DOWNTOWN

Brand-new non-HOA block homes

New construction just north of downtown

Watch the tour



$430K CANAL-FRONT · LAKE ACCESS

Block home on a double lot on a huge canal

Room for 2–3 boat docks

Watch the tour

Prices are as stated by Sean. Homes may have sold since; ask Sean what's available now.

CHAPTER 5

Know before you buy

Your moving checklist

- ☐ Watch the area videos and shortlist your areas
- ☐ Get pre-approved so you can move fast on the right home
- ☐ Canal home? Ask about the dock, the seawall and the route to the lake
- ☐ Want animals or a pole barn? Check the zoning (AG land)
- ☐ Decide HOA community vs. no-HOA home
- ☐ Check the flood zone before you make an offer
- ☐ Get homeowner's insurance quotes early
- ☐ Tour in person or by live video with Sean
- ☐ Make your offer. Let Sean negotiate the price and terms

What buyers say

★★★★★

"Sean Sweeney was an outstanding buyer's agent when we purchased our canal home in Okeechobee as out-of-state buyers... He took the time to film a detailed video of the entire home and property so we could see every room, the grounds, and the canal access as if we were there ourselves... he was instrumental in **securing a $25,000 reduction** from the sellers' asking price."

Mark & Leslie M. · Google review

★★★★★

"Last year we wanted to buy a house in Okeechobee while living in SC. **We found Sean on his YouTube channel**... Sean went to houses we were interested in seeing and did live video tours with us. He showed us and told us about the good and bad of each house. We ended up finding one that we really like for our winter fishing house."

Mike K. · Google review

★★★★★

"Sean **went above and beyond** helping me look for a house in Okeechobee area which I found he still calls me to make sure everything is going well"

John F. · Google review

5.0 stars from 11 Google reviews of Sean Sweeney Realtor Florida

Ready to make your move?

Call or text Sean at **561-331-5883**
homes@seanflorida.com

LivingInOkeechobee.com

YouTube channel

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