



BELTERRA

COMMUNITY PRICE LIST

CAMBRIDGE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Laurel	2	2.5	Y	3 BAY	2,241	\$697,990
Iris	3	3	N	3 BAY	2,221	\$711,990
Iris Grande	3	3	Y	3 BAY	2,361	\$736,990
Mariposa	3	3	Y	3 BAY	2,636	\$773,990

GROVE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Willow	3	3	Y	2 BAY	2,603	\$802,990
Sage	3	2.5	Y	2 BAY	2,607	\$813,990
Monarch Grande	3	2.5	Y	3 BAY	2,661	\$819,990
Willow Supreme	3	3.5	Y	2 BAY	2,746	\$854,990
Willow Signature	4	3.5	Y	2 BAY	2,844	\$884,990
Sage Grande	3	3.5	Y	2 BAY	2,956	\$885,990
Callie	4	3.5	Y	3 BAY	3,144	\$969,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Laurel 9404 SW Pinnacle Place North, Port St Lucie, FL 34987 Lot: 34	3	2.5	N	3 BAY	2,241	\$784,597
Iris Grande 9379 SW Pinnacle Place North, Port St Lucie, FL 34987 Lot: 5	3	3	Y	3 BAY	2,361	\$789,885
Mariposa 9236 SW Pinnacle Place, Port St Lucie, FL 34987 Lot: 48	3	3	Y	3 BAY	2,636	\$901,915
Willow 14252 SW Pinnacle Court, Port St Lucie, FL 34987 Lot: 66	3	3	Y	2 BAY	2,603	\$912,840
Willow Signature 9203 SW Pinnacle Place, Port St Lucie, FL 34987 Lot: 52	4	3.5	Y	2 BAY	2,844	\$998,221
Sage 13952 SW Belterra Drive, Port St Lucie, FL 34987 Lot: 140	3	2.5	Y	2 BAY	2,790	\$1,140,000
Callie 14322 SW Belterra Drive, Port St Lucie, FL 34987 Lot: 117	4	3.5	Y	3 BAY	3,144	\$1,143,100
Willow Signature 13968 SW Belterra Drive, Port St Lucie, FL 34987 Lot: 138	4	3.5	Y	2 BAY	2,995	\$1,240,000



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All base prices above include a standard home site in Belterra.

Lakefront oversized and select homesites are limited, unique and will have a lot premium associated. Not all plans are designed to fit on every homesite. Contact your salesperson for specific lot information.

To learn more about these homes, please contact
Jennifer Smith at 772.257.1100 or e-mail JenniferS@ghohomes.com
Andi Smith at 772.257.1100 or e-mail AndiS@ghohomes.com





BELTERRA COMMUNITY PROFILE

COMMUNITY OVERVIEW

BELTERRA at Tradition, a boutique neighborhood of single-family homes is located in the serene Southern Grove section of Tradition, this all-ages, gated community offers a refined lifestyle in the heart of Port St. Lucie, Florida. BELTERRA presents an exclusive collection of 300 homesites, featuring 11 distinct floor plans to suit your personal style. We invite you to tour our decorated model homes to experience the superior craftsmanship firsthand.

Our homes offer spacious living with floor plans ranging from 2,221 to over 3,100 square feet. Choose from configurations with 2 to 4 bedrooms, 2.5 to 3.5 bathrooms and dens, complemented by 2 to 3-car garages. Through our signature Tailor Made program, buyers have the unique opportunity to customize your residence including expanded master bath layouts and the addition of a dedicated hobby room and more. With our Design Studio you can select from an array of finishes, creating a home that is truly your own.

Life at BELTERRA extends beyond your front door with a suite of exceptional amenities designed for recreation and relaxation. The community clubhouse serves as the social heart of the neighborhood, featuring tennis, Pickleball and basketball courts, expansive gathering areas with private wine lockers, a billiards and card room, state-of-the-art fitness center and resort-style swimming pool. For moments of quiet reflection, the observation deck and gazebo overlook the picturesque Lake Belterra, providing a tranquil setting to appreciate the community's natural beauty.

Experience the perfect blend of elegant design, personalization and community living. Explore our available floor plans and discover the possibilities awaiting you at BELTERRA at Tradition.

Driving Directions:

From South Florida: I-95 north to Becker Road (Exit 114), West 1 mile to entrance on left. Or Florida's Turnpike to Becker Road (Exit 138), West 4.5 miles to entrance on the left.

From US1: US1 to Port St. Lucie Blvd. West on Port St. Lucie Blvd. to Becker Road. Right on Becker Rd. under I-95. Community will be ahead on the left.

Total Number of Homes:

Phase 1 - 150 homesites. Phase 2 - 150 homesites.

Pet Policy:

4 Dogs permitted per household. View the full pet policy in the Declaration of Covenants Page 19, Section 11.

Community Dues/Fees:

Association Monthly HOA Fee \$298.00 Master Tradition \$205.00

A \$1,600.00 Capital Contribution Fee and \$500.00 Common Area Improvement Fee

Clubhouse Amenity Fee \$850.00 will be due at closing.

Elementary School:

Belterra is in the Red Zone to see school choice [click here](#) .

Middle School:

Belterra is in the Red Zone to see school choice [click here](#).

High School:

The schools zoned for this area is Legacy High School. For additional programs including Magnet Schools and Attractor Programs visit St. Lucie County School Board.

Community Services:

Gated Entry, Community Sidewalks and Street Lighting, Common Area Maintenance and Individual Home Lawn Care and Irrigation. Internet and home security monitoring provided as part of the Tradition Master Association.





BELTERRA

COMMUNITY PROFILE

Amenities:

Fitness center, billiard room, gathering areas, community pool, tennis court, pickleball court, basketball half court, community lakes, community sidewalks and more.





GHO HOMES

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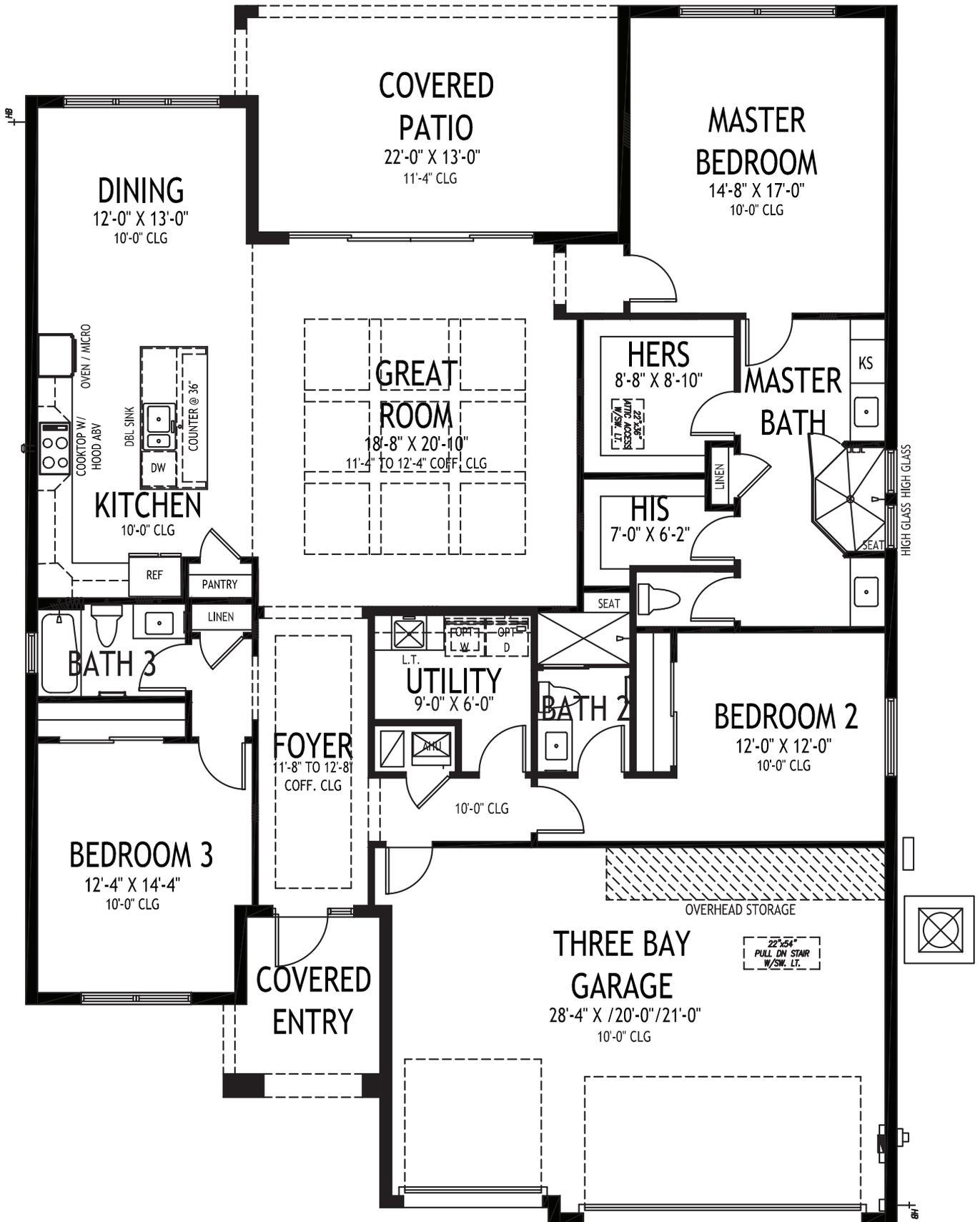
CALLIE

4 BEDS • DEN • 3 BATHS • 2+ BAY GARAGE • 60' x 80' • 4,211 SF
A/C: 3,144 sf • covered entry: 79 sf • covered patio: 162 sf • garage: 826 sf

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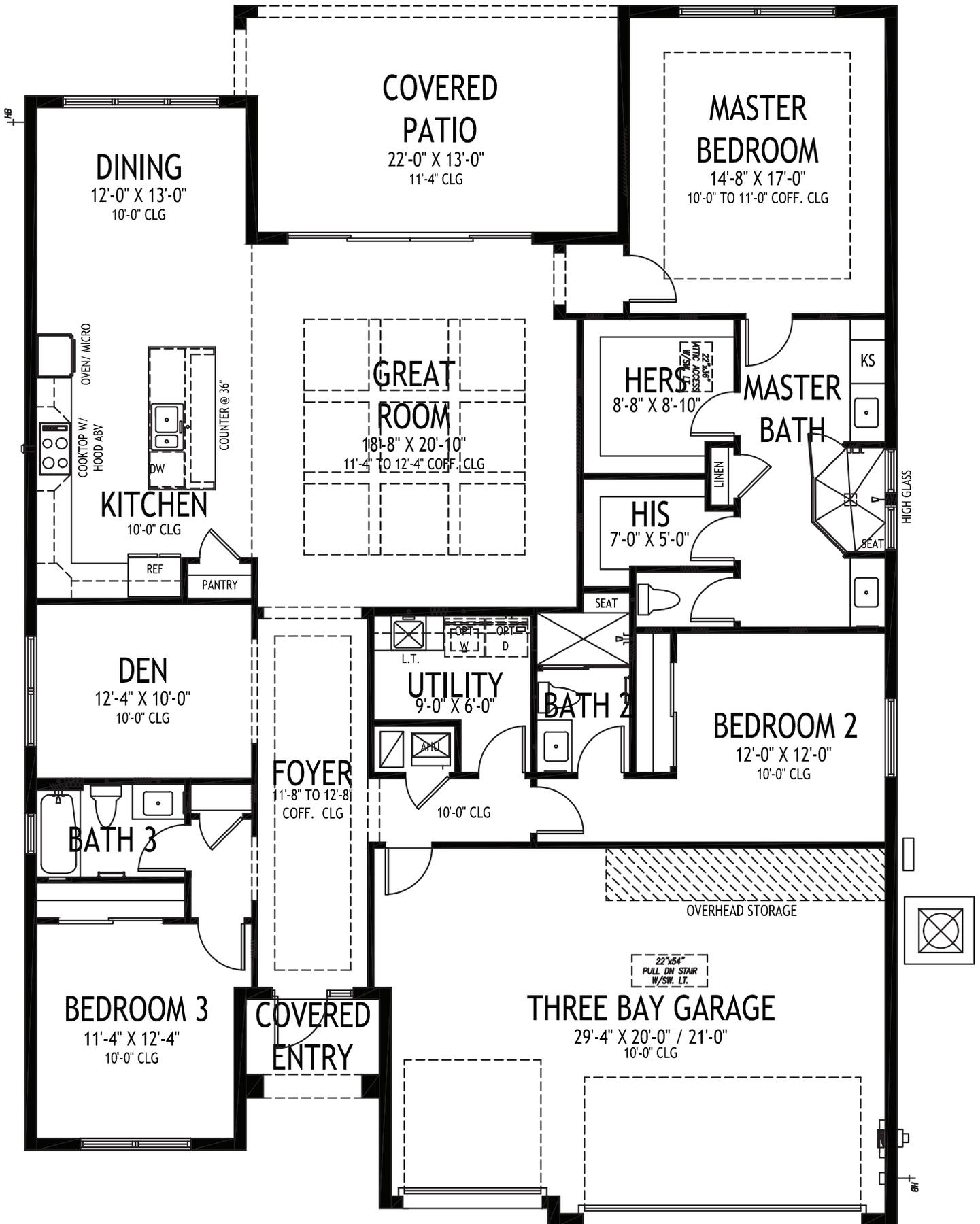
IRIS

3 BEDS • 3 BATHS • 3 BAY GARAGE • 50' x 70' • 3,217 SF
A/C: 2,221 sf • covered entry: 86 sf • covered patio: 276 sf • garage: 634 sf

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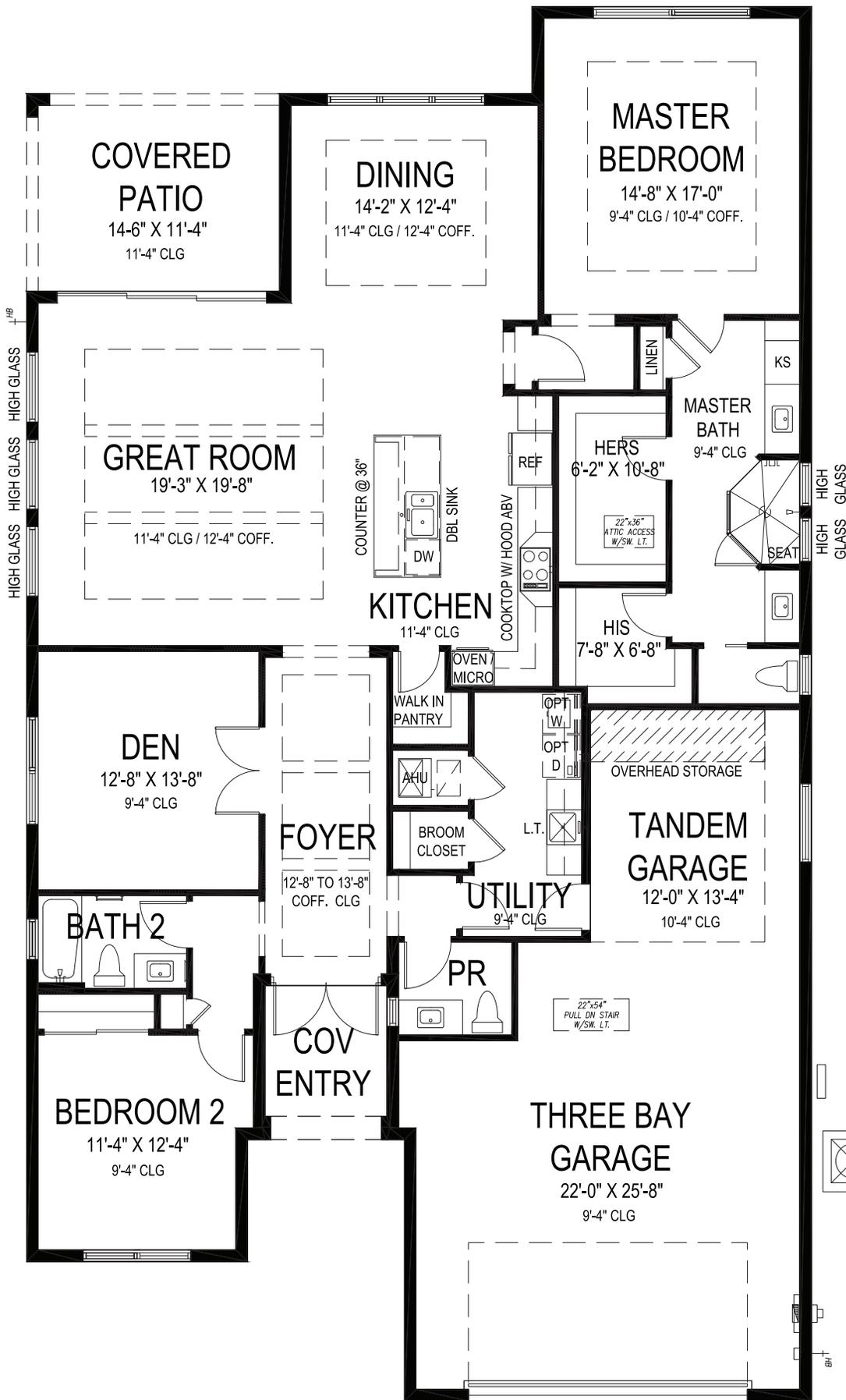
IRIS GRANDE

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 70' • 3,316 SF
A/C: 2,361 sf • covered entry: 43 sf • covered patio: 276 sf • garage: 636 sf

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LAUREL

2 BEDS • DEN • 2.5 BATHS • 3 BAY GARAGE • 45' x 80' • 3,219 SF
A/C: 2,241 sf • covered entry: 61 sf • covered patio: 164 sf • garage: 753 sf

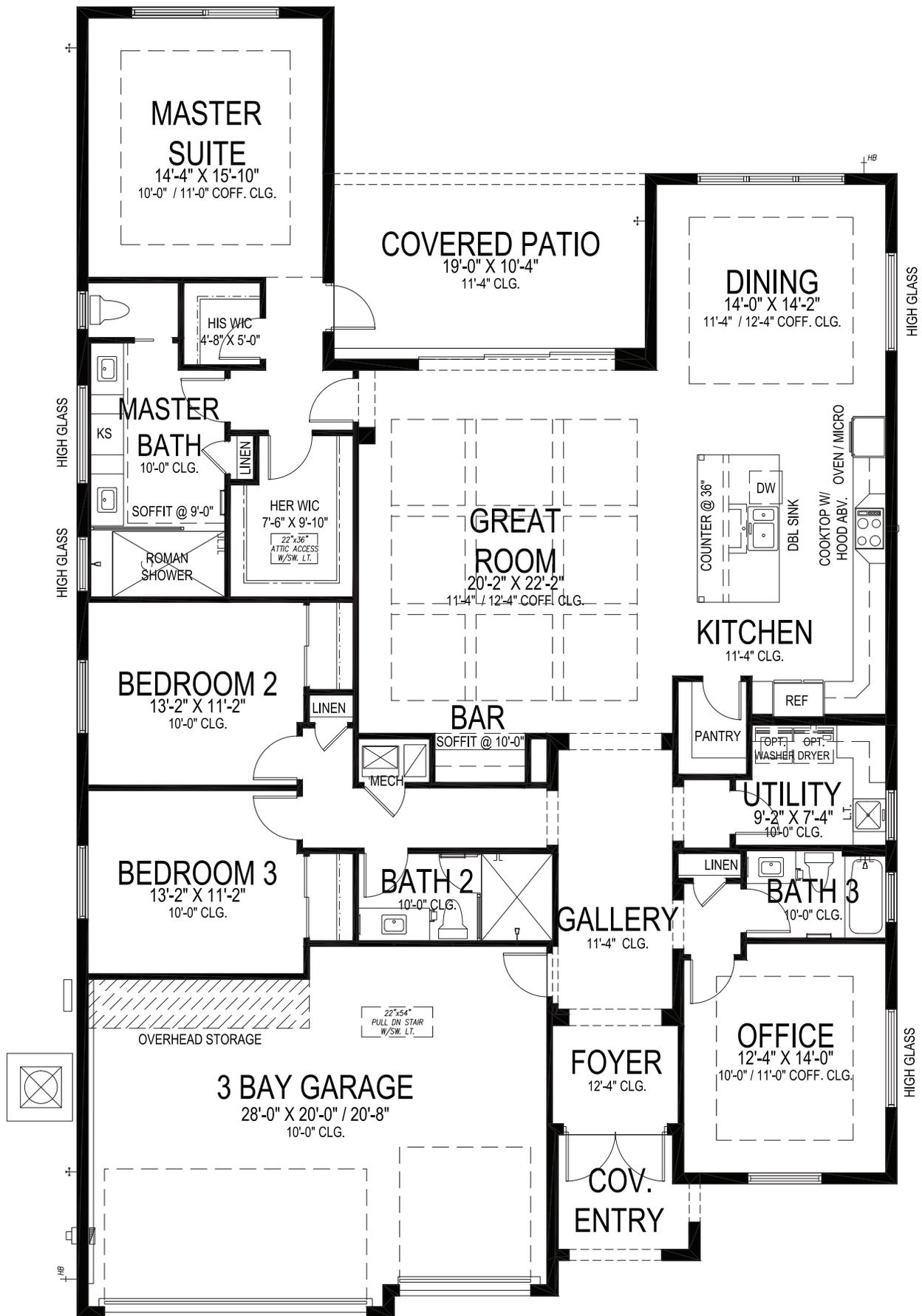
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MARIPOSA

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 80' • 3,509 SF
A/C: 2,636 sf • covered entry: 61 sf • covered patio: 196 sf • garage: 616 sf

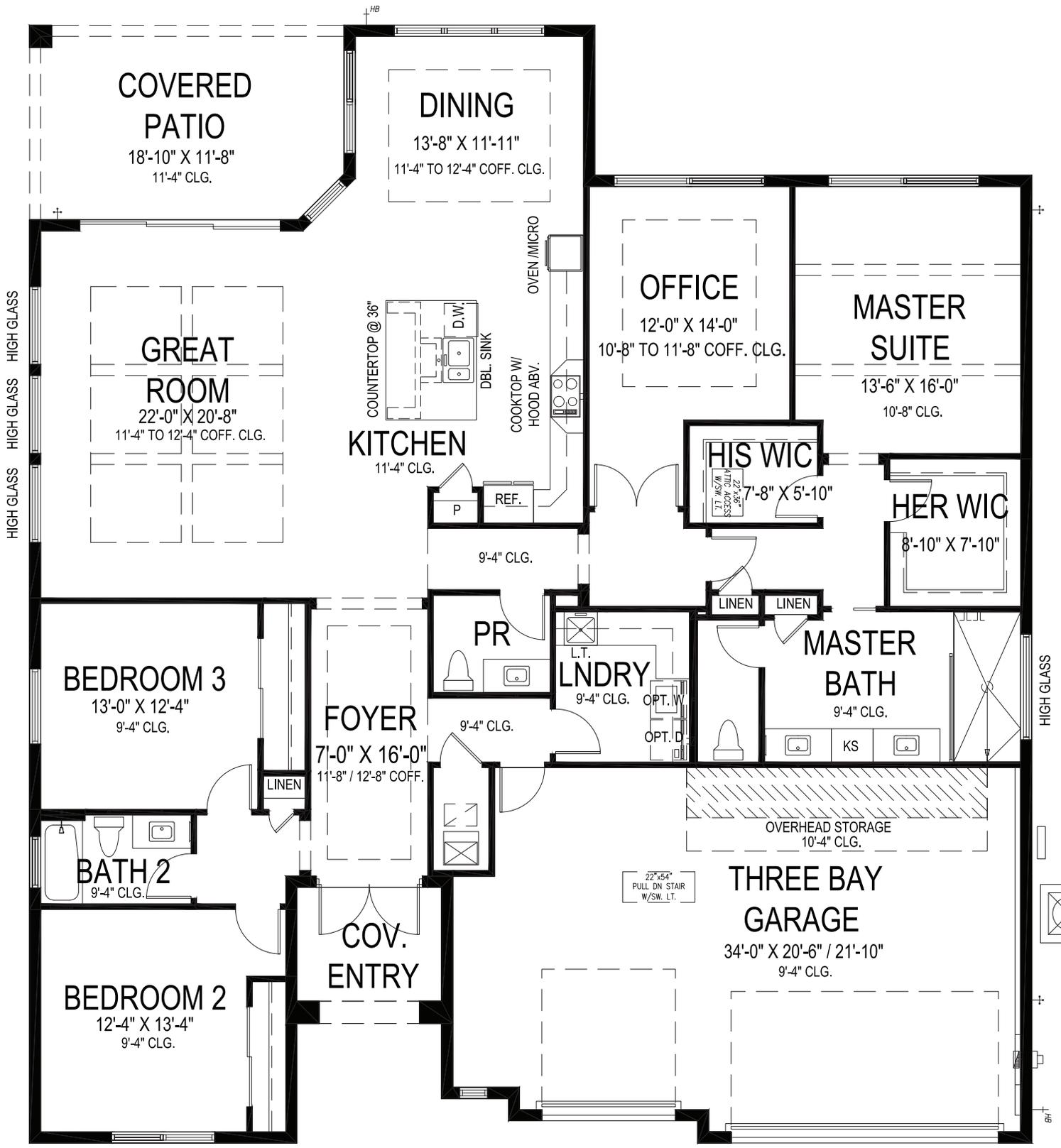
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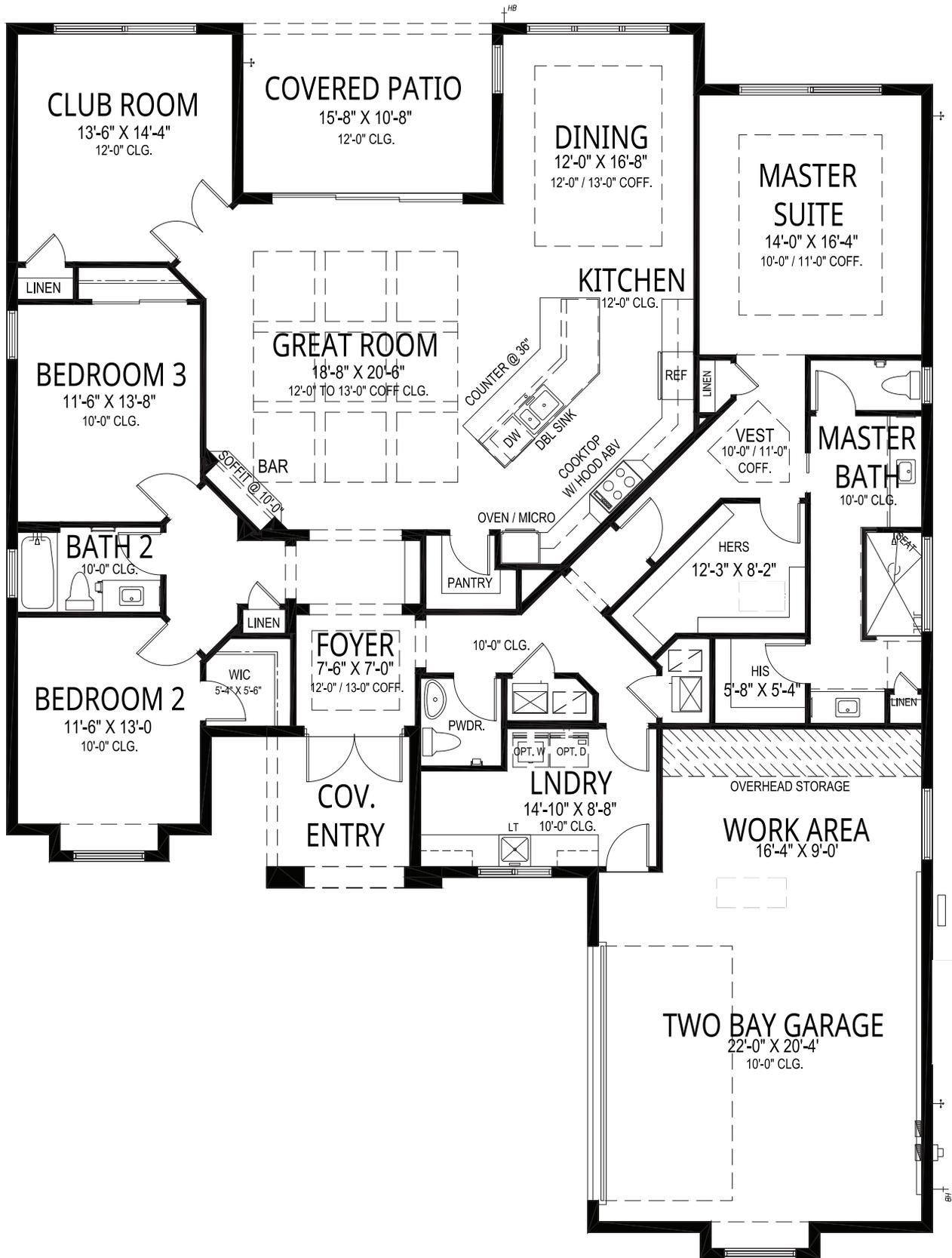


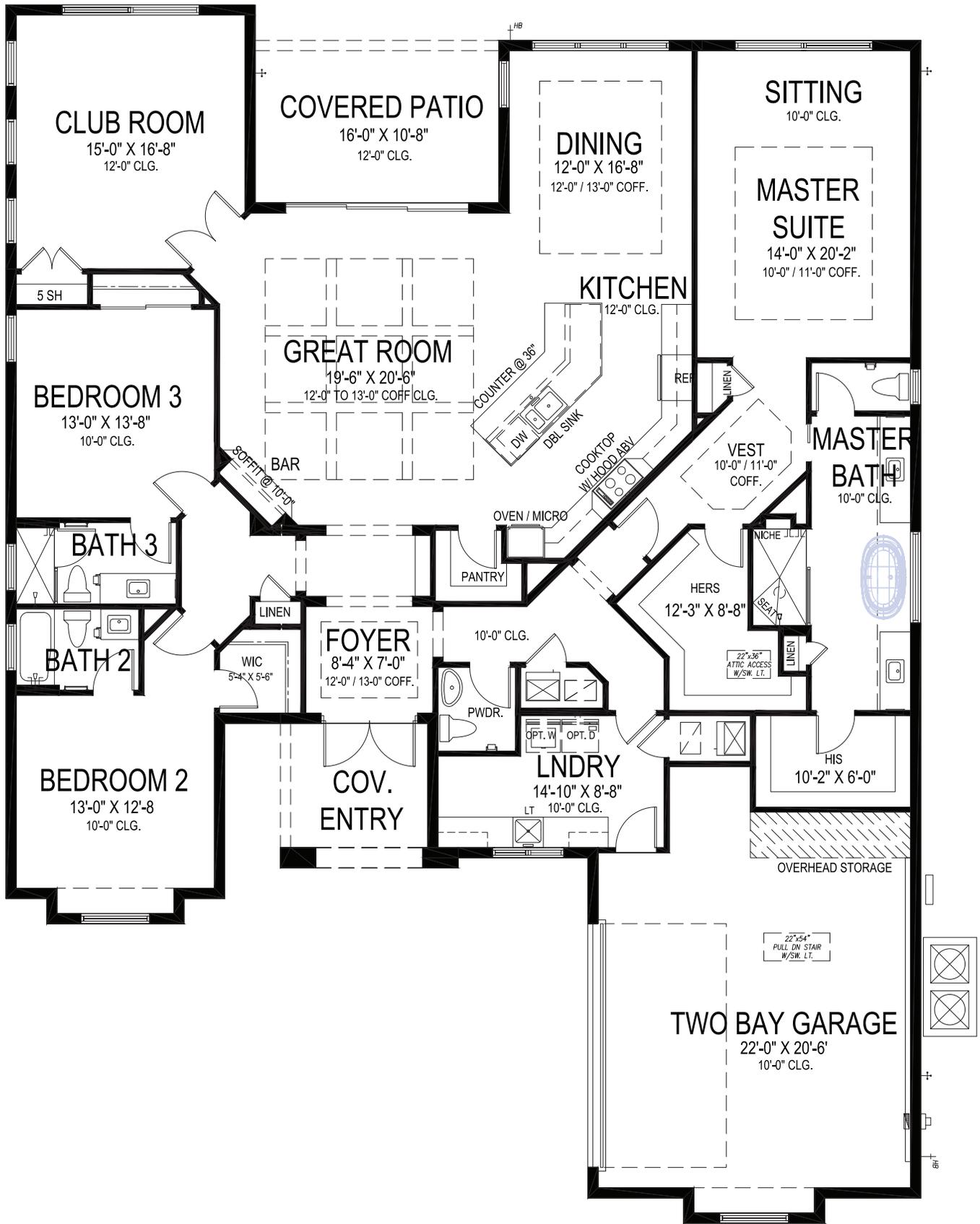


MONARCH GRANDE

3 BEDS • DEN • 2.5 BATHS • 3 BAY GARAGE • 60' x 67' • 3,697 SF
A/C: 2,661 sf • covered entry: 71 sf • covered patio: 216 sf • garage: 748 sf







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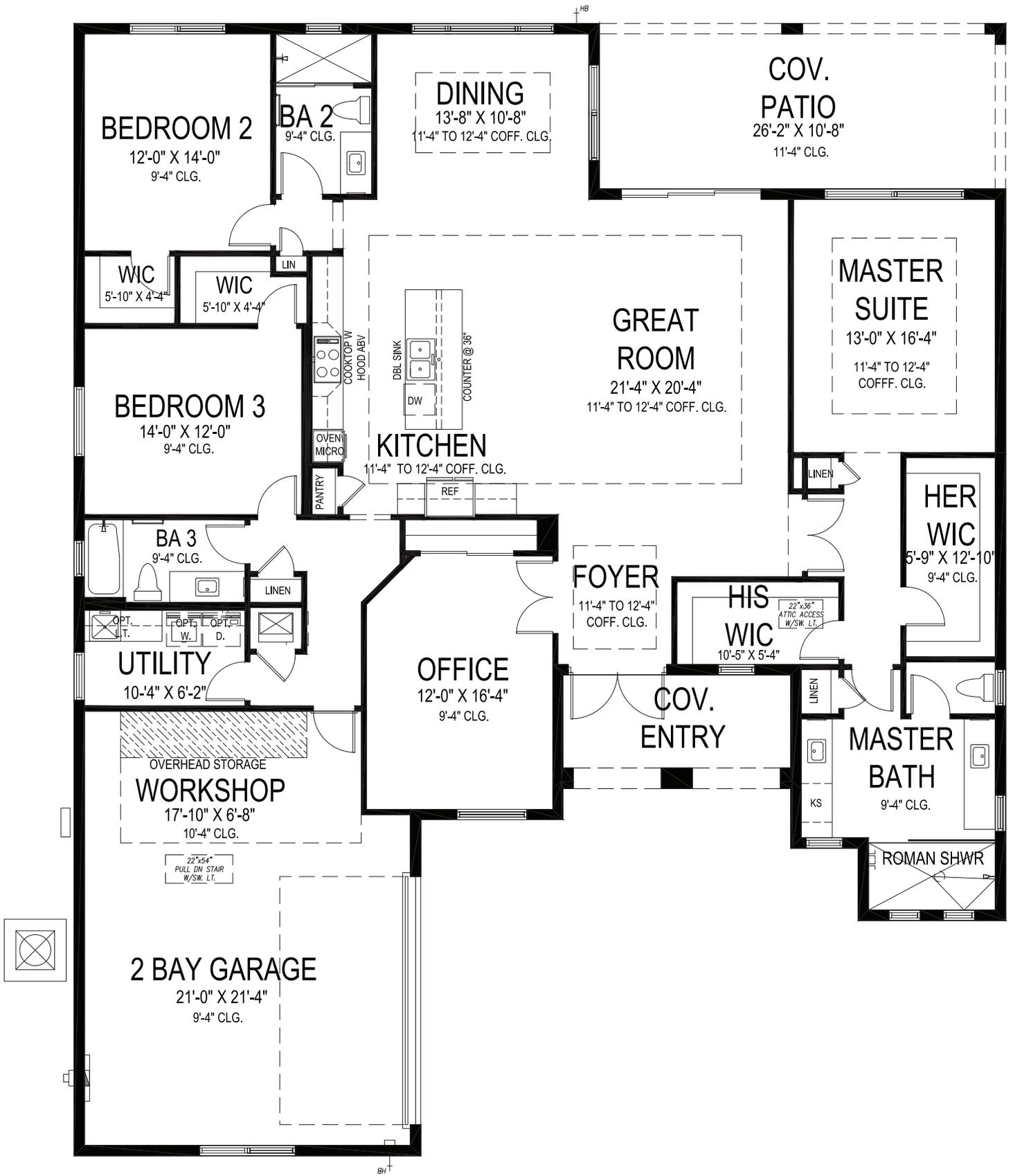
SAGE GRANDE

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 60' x 80' • 3,790 SF
 A/C: 2,956 sf • covered entry: 93 sf • covered patio: 171 sf • garage: 570 sf

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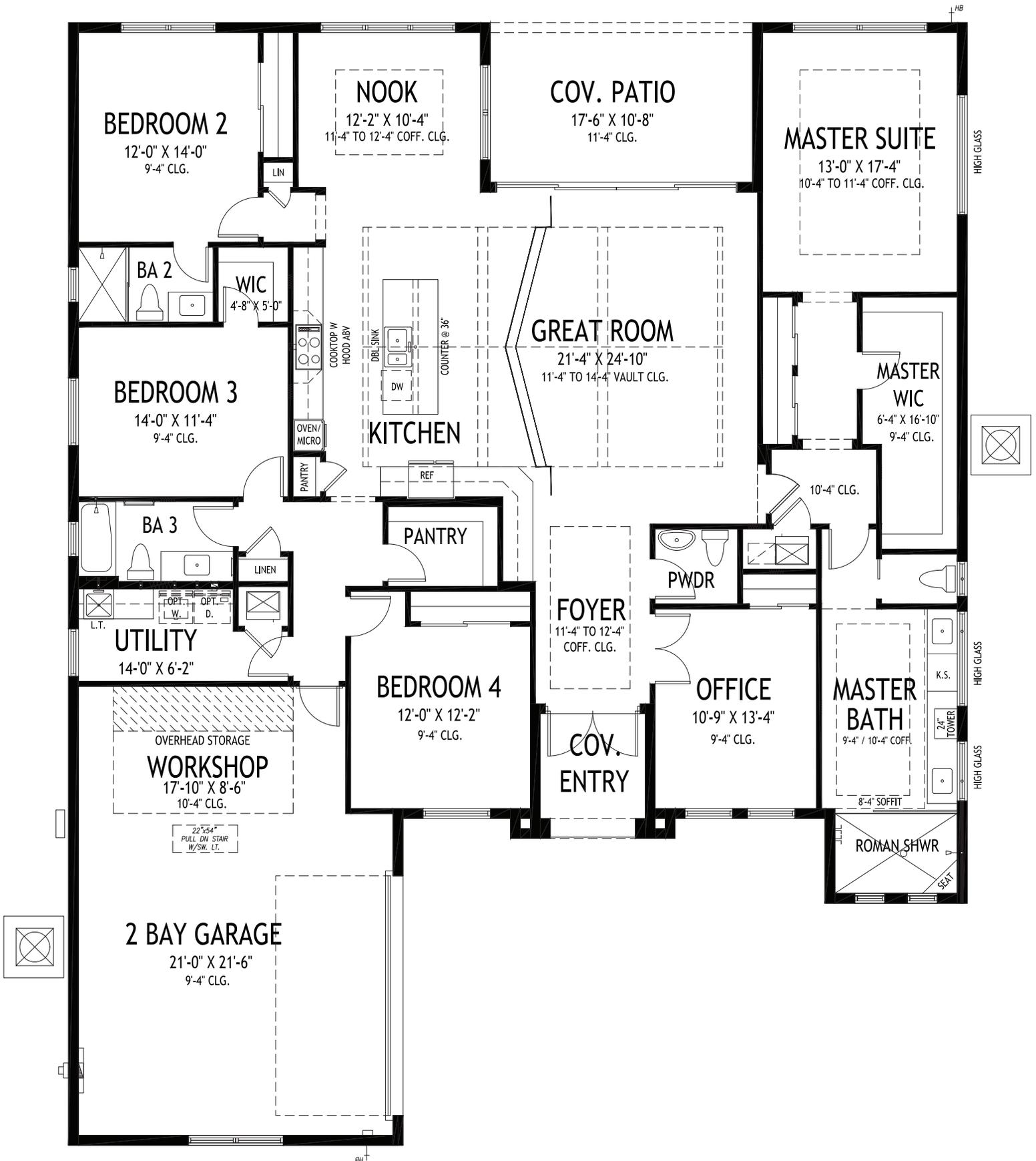
WILLOW

3 BEDS • DEN • 3 BATHS • 2+ BAY GARAGE • 60' x 73' • 3,605 SF
A/C: 2,603 sf • covered entry: 108 sf • covered patio: 279 sf • garage: 615 sf

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WILLOW SIGNATURE

3 BEDS • DEN • 3.5 BATHS • 2+ BAY GARAGE • 60' x 75' • 3,747 SF
A/C: 2,844 sf • covered entry: 64 sf • covered patio: 187 sf • garage: 652 sf

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CLUBHOUSE COMPLEX

- Tennis • Basketball • Pickleball
- Fitness center • Billiards
- Swimming pool • Observation deck



BELTERRA
TRADITION

-  CAMBRIDGE SERIES
-  GROVE SERIES

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PHASE I