Created: 10/11/2026

GHO HOMES
A GREEN BRICK PARTNER

BELTERRA
COMMUNITY PRICE LIST

MERIDIAN FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Ironwood	3	3	N	3 BAY	2,206	$598,990
Ironwood Grande	3	3	Y	3 BAY	2,346	$636,990
Peregrina	3	3	Y	3 BAY	2,586	$655,990

SIGNATURE FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Iris	3	3	N	3 BAY	2,221	$726,990
Iris Grande	3	3	Y	3 BAY	2,361	$751,990
Mariposa	3	3	Y	3 BAY	2,636	$788,990
Willow	3	3	Y	2 BAY	2,603	$817,990
Sage	3	2.5	Y	2 BAY	2,607	$828,990
Monarch Grande	3	2.5	Y	3 BAY	2,661	$834,990
Willow Supreme	3	3.5	Y	2 BAY	2,746	$869,990
Willow Signature	4	3.5	Y	2 BAY	2,844	$899,990
Argus	3	3.5	N	3 BAY	2,668	$920,990
Callie 26	4	3.5	Y	3 BAY	3,096	$986,990

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	$789,000
Iris Grande 9363 SW Pinnacle Place North, Port St Lucie, FL 34987 Lot: 6	3	3	Y	3 BAY	2,361	$825,564
Iris Grande 14261 SW Pinnacle Court, Port St Lucie, FL 34987 Lot: 98	3	3	Y	3 BAY	2,361	$865,709
Willow 14309 SW Pinnacle Court, Port St Lucie, FL 34987 Lot: 104	3	3	Y	2 BAY	2,603	$945,209
Callie 14157 SW Pinnacle Court, Port St Lucie, FL 34987 Lot: 85	4	3.5	Y	3 BAY	3,144	$1,199,020
Sage 13952 SW Belterra Drive, Port St Lucie, FL 34987 Lot: 140	3	2.5	Y	2 BAY	2,790	$1,270,000

EQUAL HOUSING OPPORTUNITY

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BELTERRA
COMMUNITY PRICE LIST

Signature Floorplans base prices above include a standard home site in Belterra
as well as a standard pool and enclosure.
Meridian Floorplans do not include a standard pool and are only available on specific lots.
Please discuss lot options with your sales associate.
Lakefront oversized and select homesites are limited, unique and will have a lot premium associated.

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

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BELTERRA
COMMUNITY PROFILE

COMMUNITY OVERVIEW

BELTERRA 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. Plus, the Signature Collection comes complete with a screened in pool. 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 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 2026 HOA Fee $316.00, 2026 Master Tradition Monthly $207.00, 2026
A $1,600.00 Capital Contribution Fee and $500.00 Common Area Improvement Fee
Clubhouse Amenity Fee $1,500.00 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.

EQUAL HOUSING OPPORTUNITY

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BELTERRA
COMMUNITY PROFILE

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.

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

EQUAL HOUSING OPPORTUNITY

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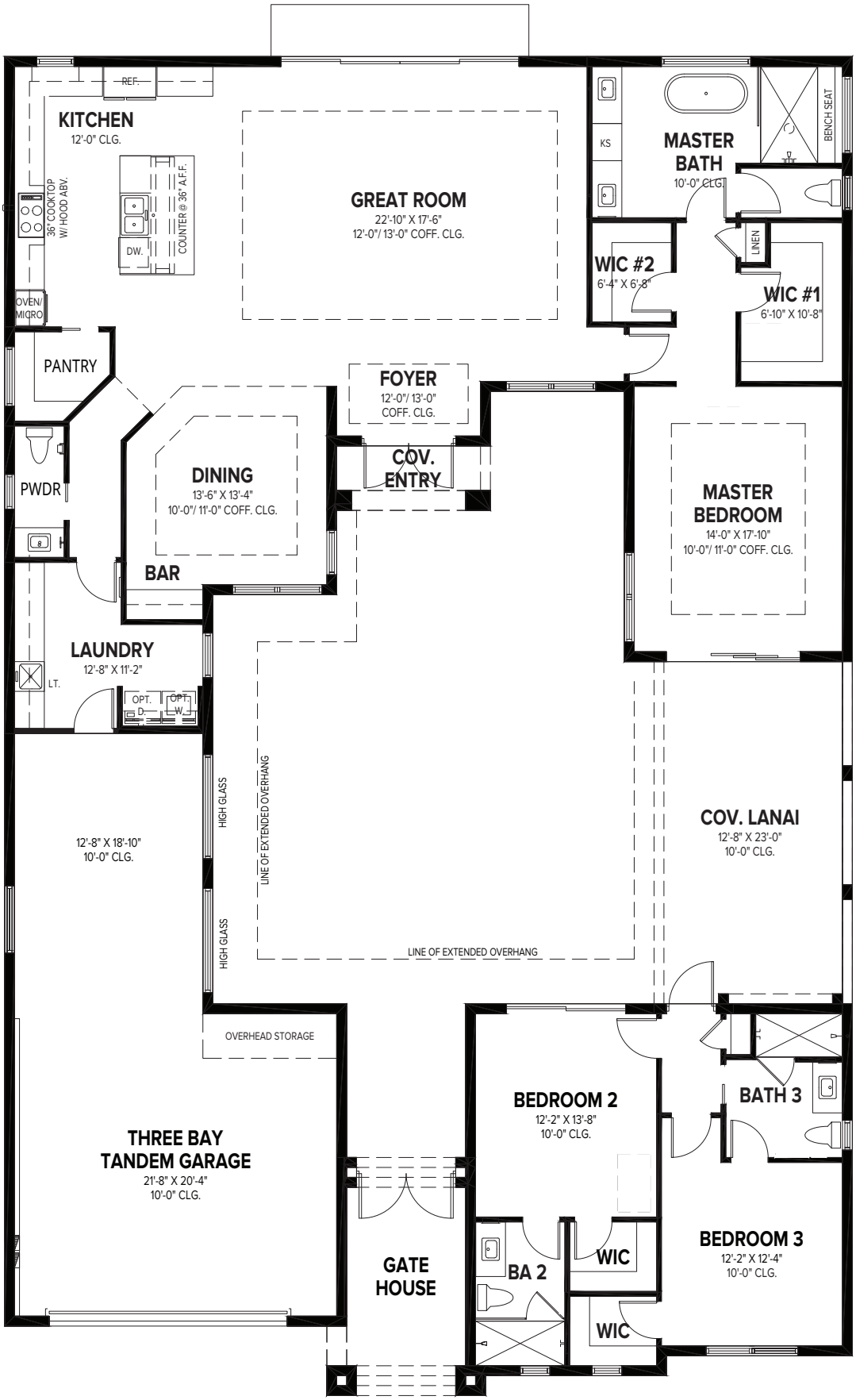

ARGUS

3 BEDS • 3.5 BA • 3 BAY GARAGE • 57’ x 100’ • 3,909 SF
main A/C: 2,035 sf • guest beds A/C: 633 • gatehouse: 136 sf
entry: 45 sf • covered patio: 307 sf • garage: 753 sf

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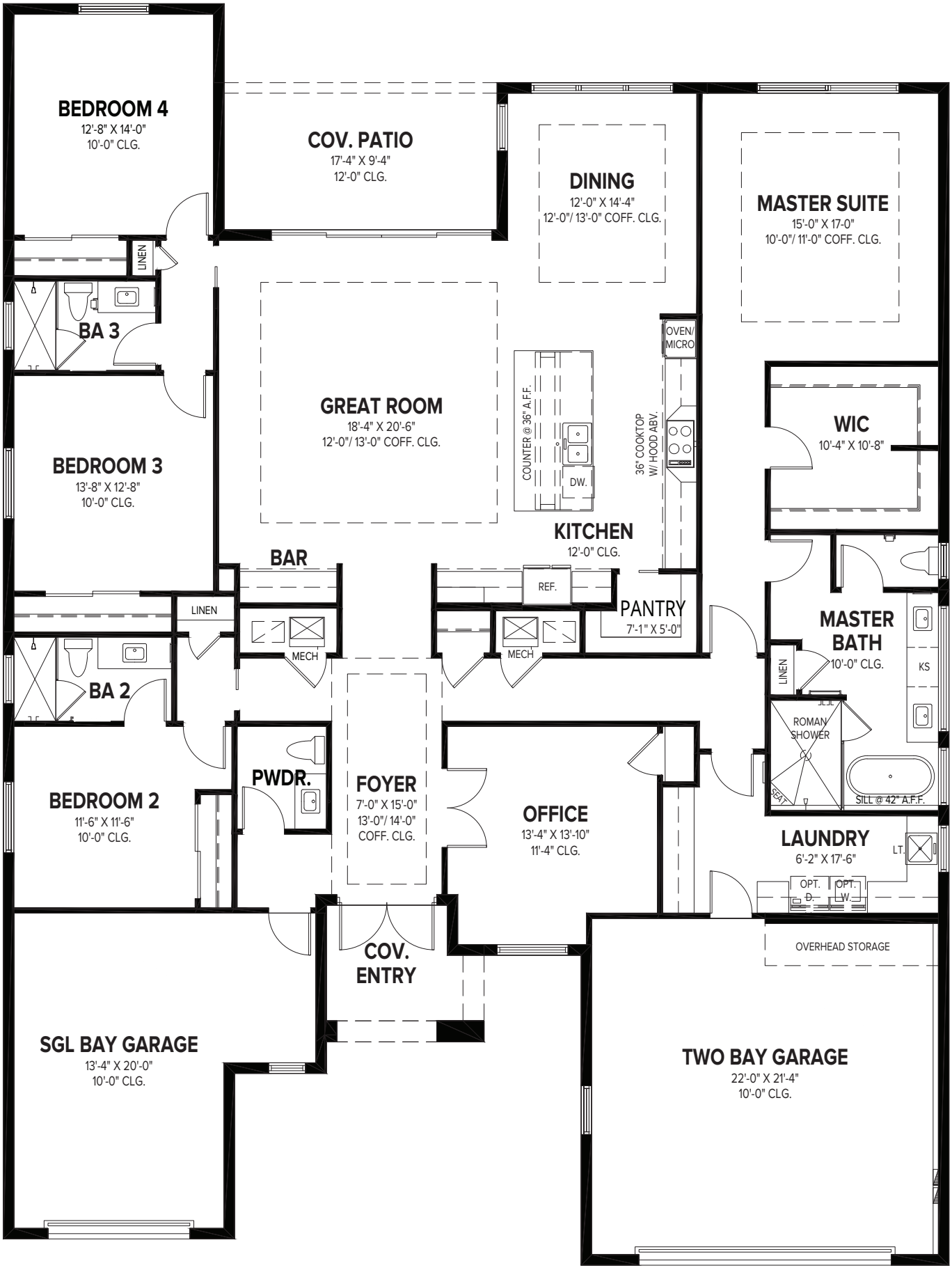

CALLIE 26

4 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 60’ x 80’ • 4,211 SF

A/C: 3,096 sf • covered entry: 79 sf • covered patio: 162 sf • garage: 874 sf

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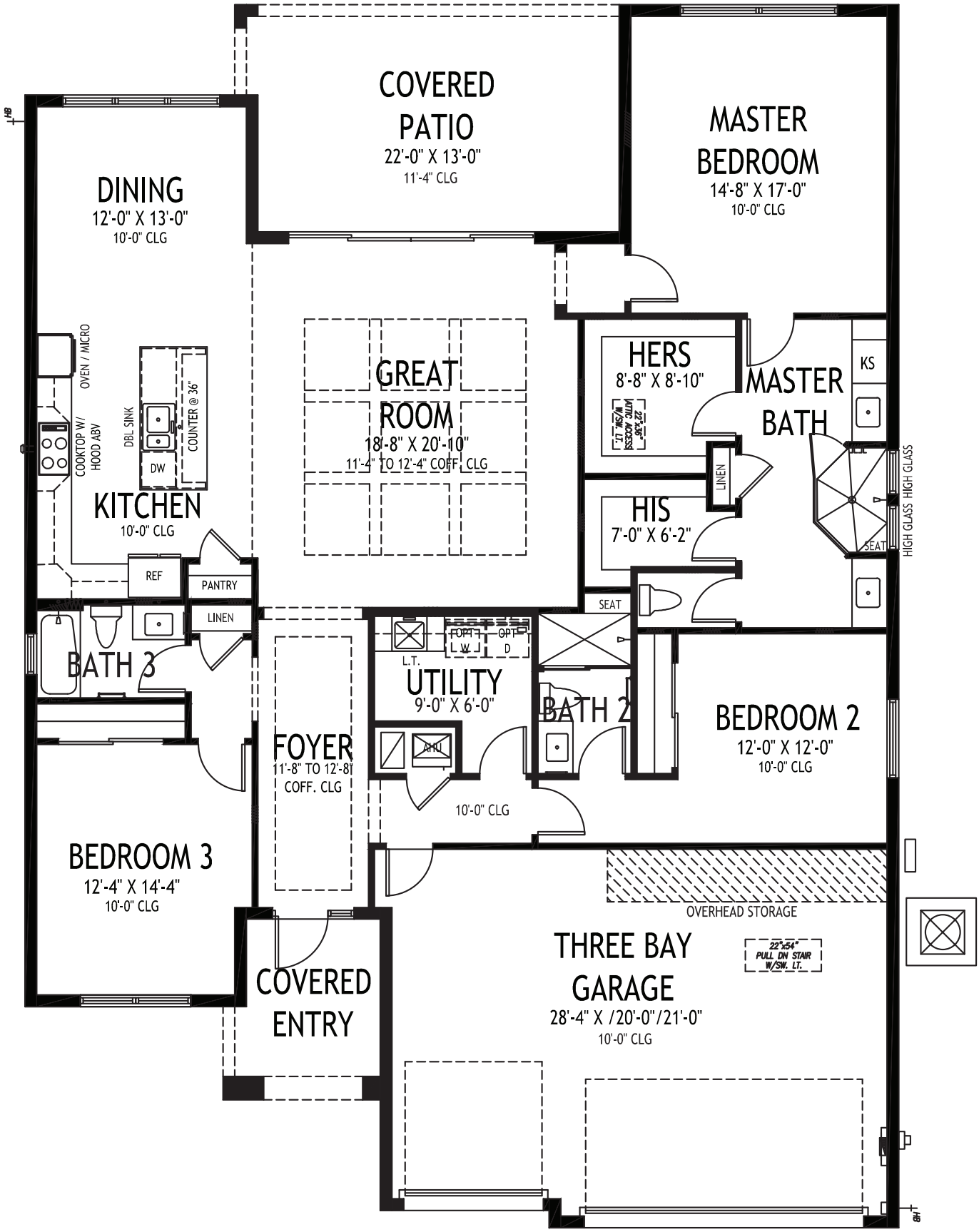

IRIS

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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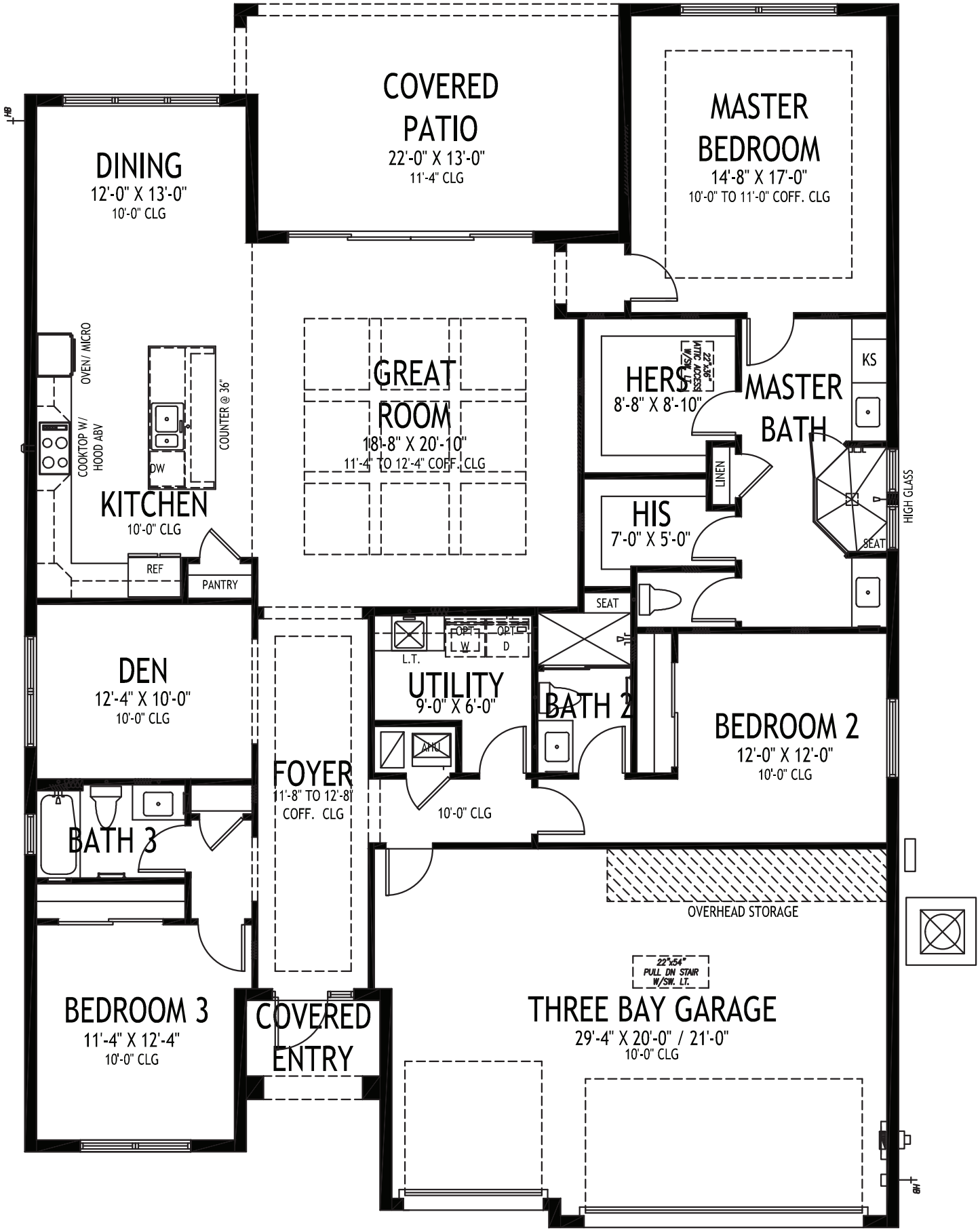

IRIS GRANDE

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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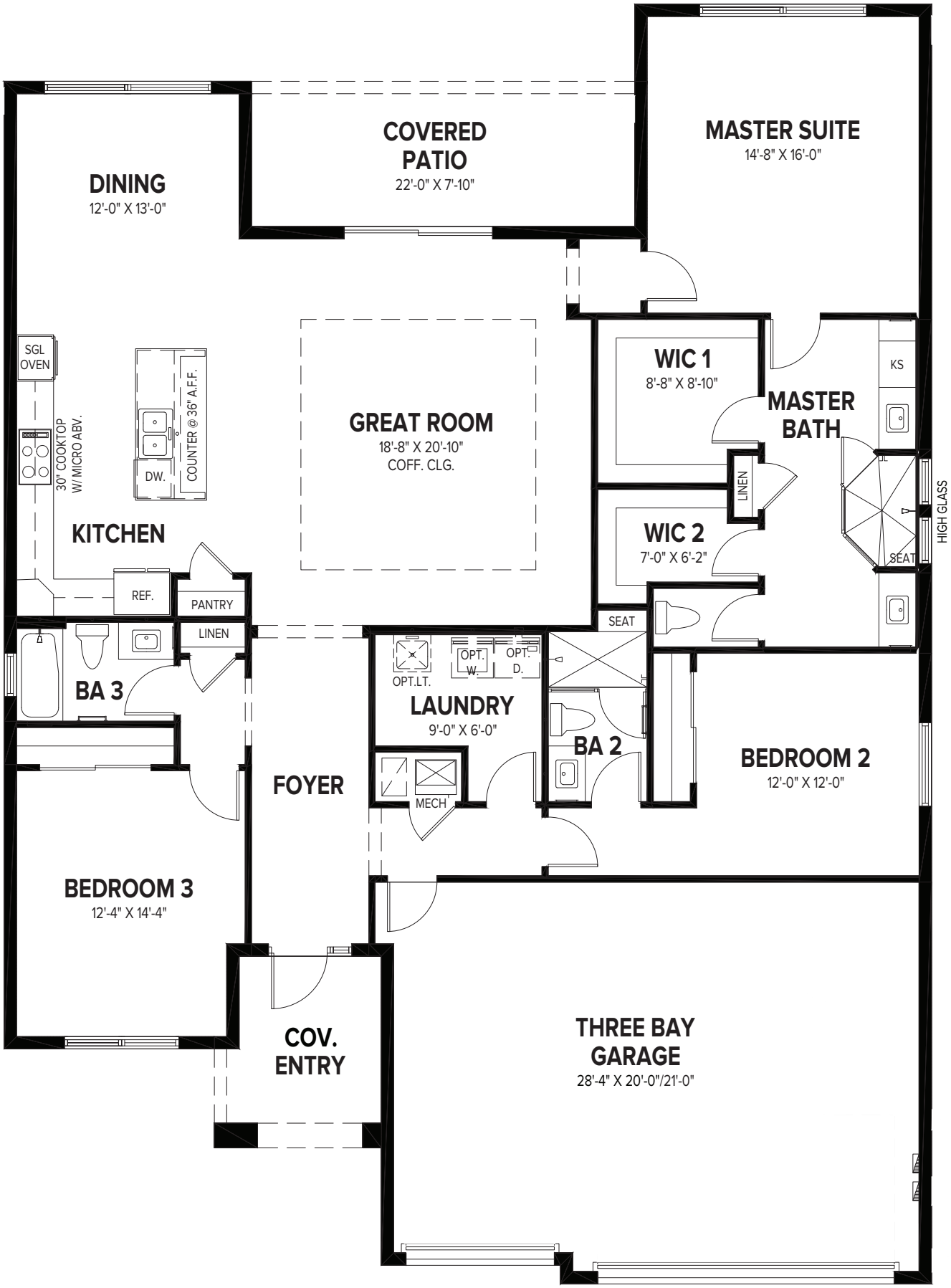

IRONWOOD

3 BEDS • 3 BATHS • 3 BAY GARAGE • 50’ x 69’ • 3,088 SF

A/C: 2,206 sf • covered entry: 86 sf • covered patio: 162 sf • garage: 634 sf

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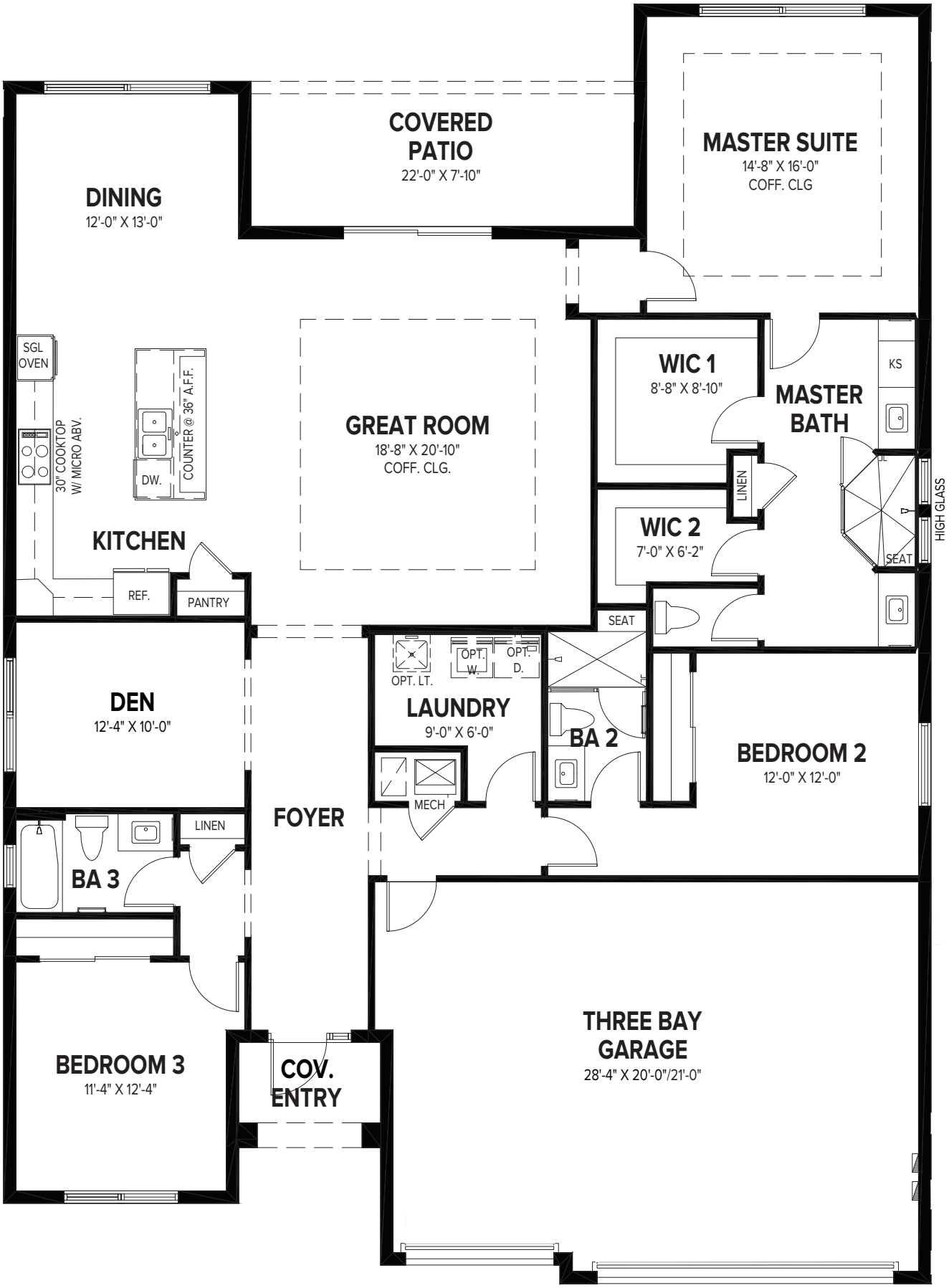

IRONWOOD GRANDE

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50’ x 69’ • 3,187 SF

A/C: 2,346 sf • covered entry: 43 sf • covered patio: 162 sf • garage: 636 sf

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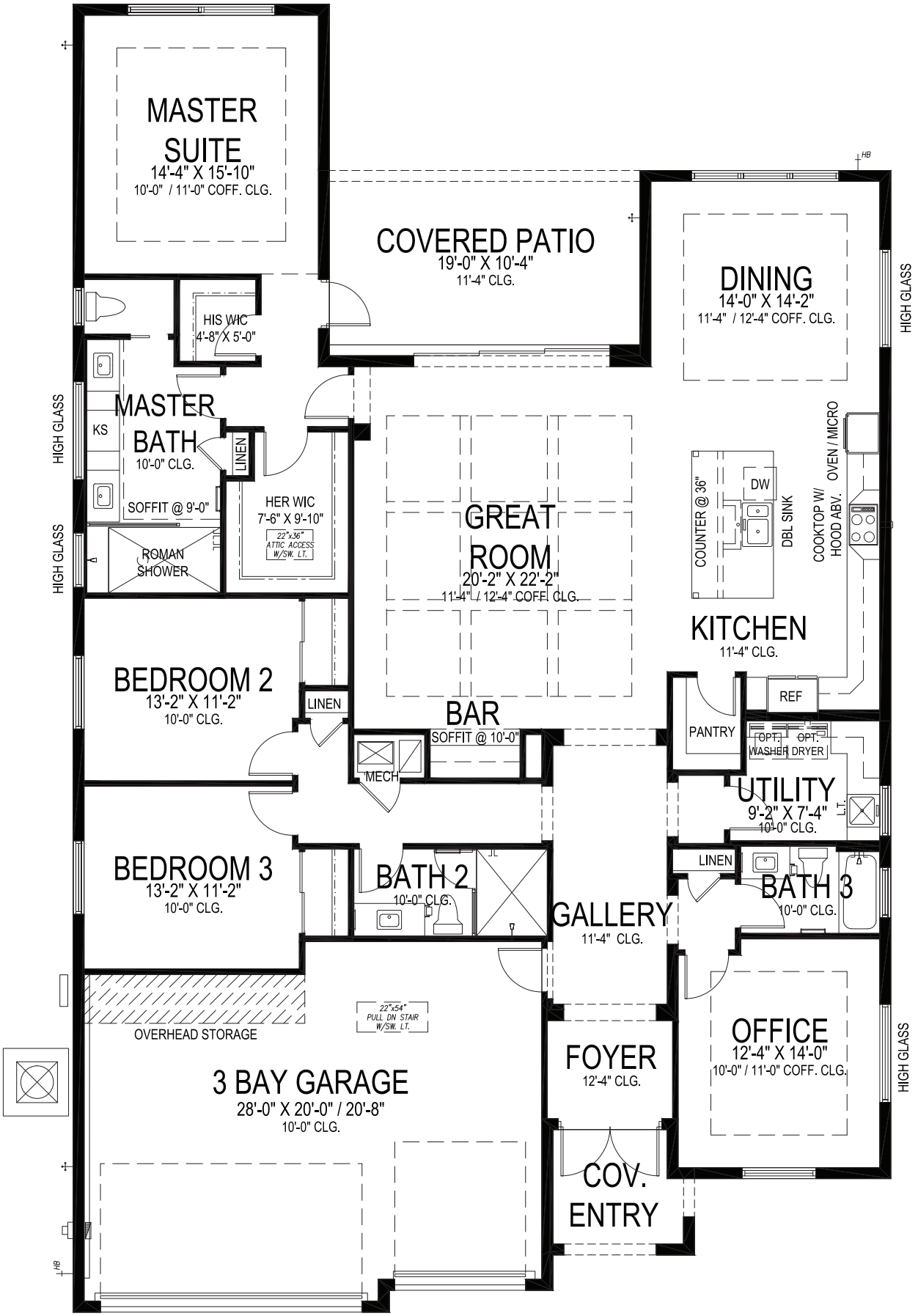

MARIPOSA

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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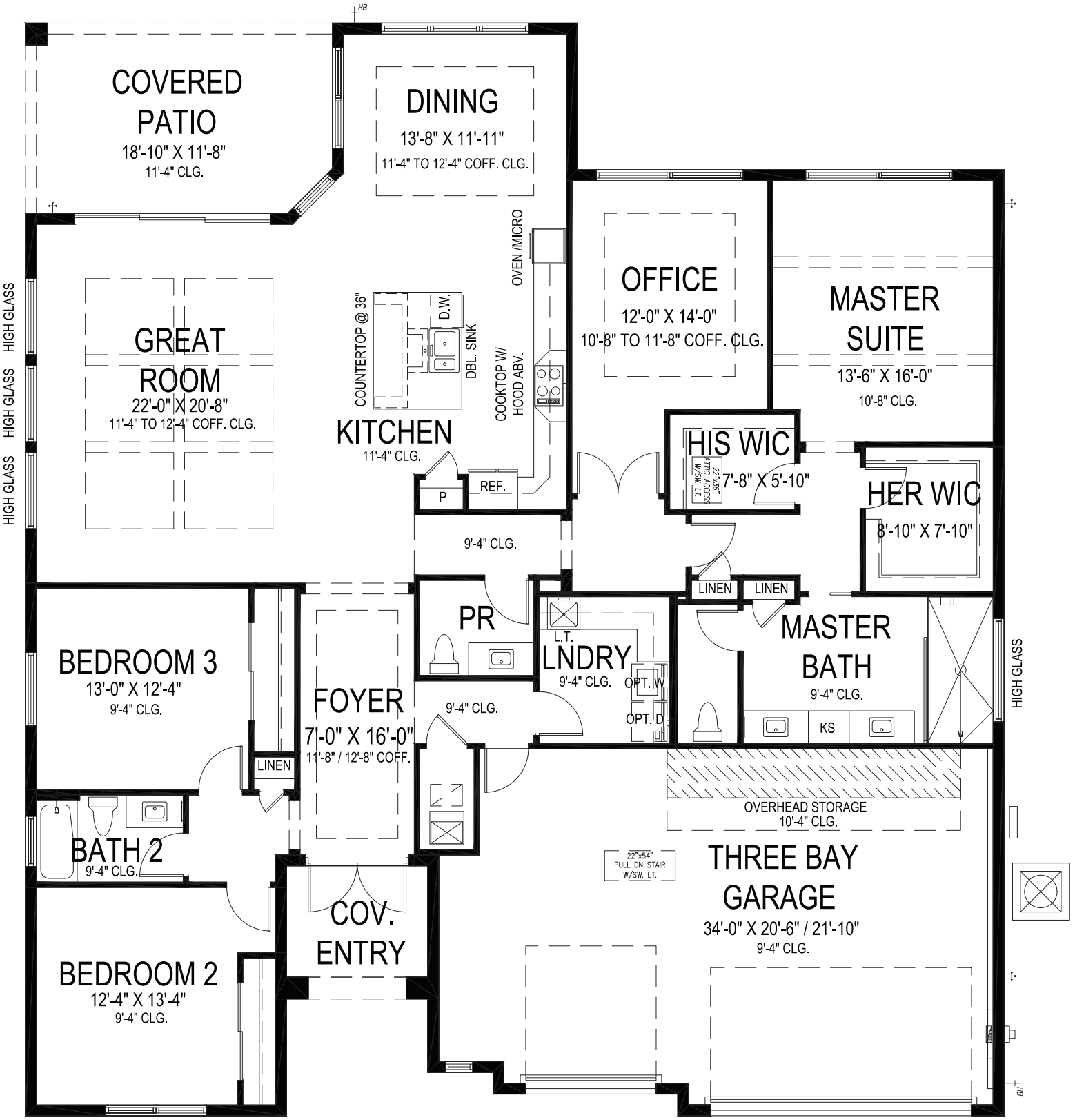

MONARCH GRANDE

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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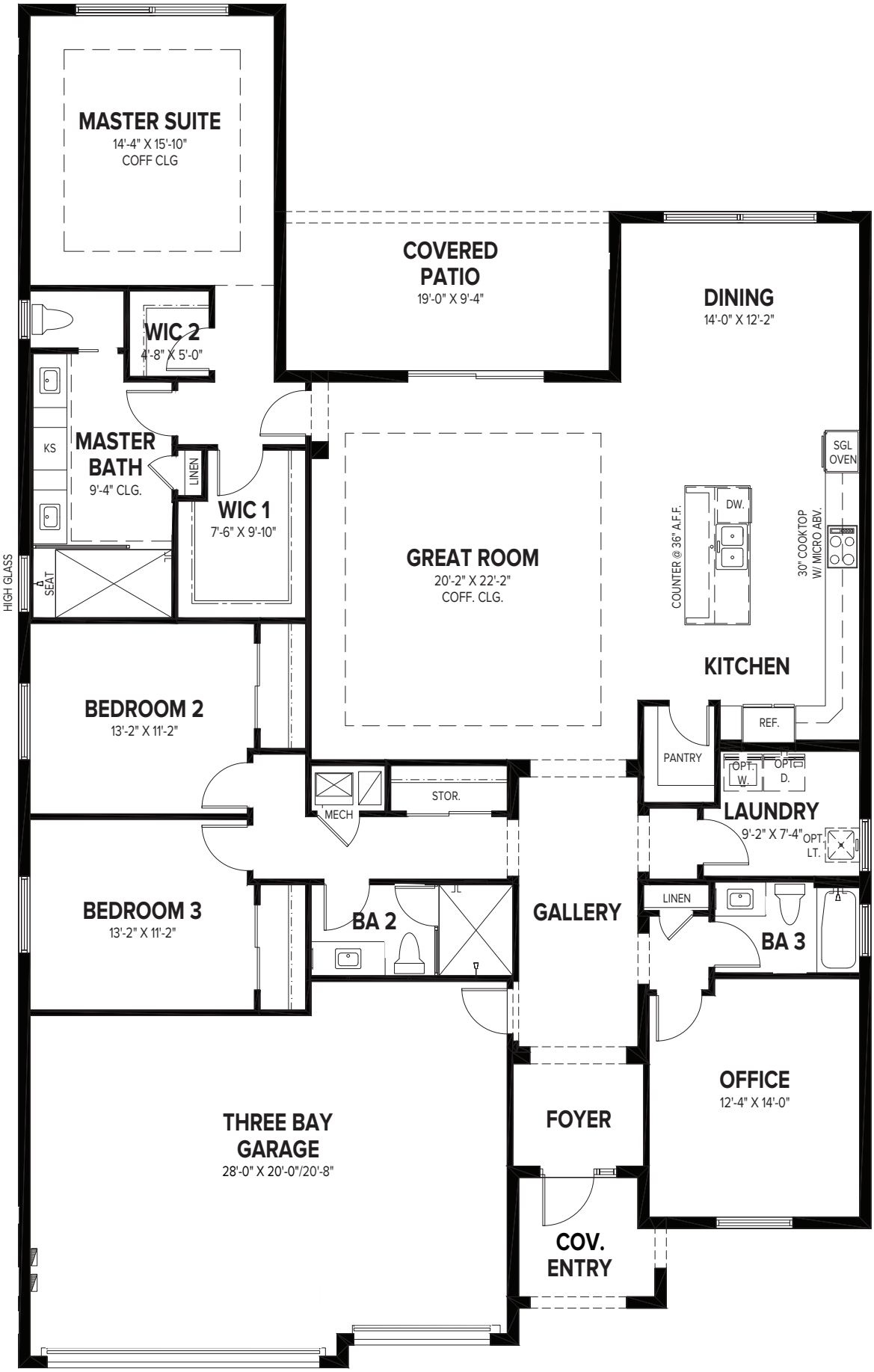

PEREGRINA

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50’ x 80’ • 3,440 SF

A/C: 2,592 sf • covered entry: 61 sf • covered patio: 177 sf • garage: 610 sf

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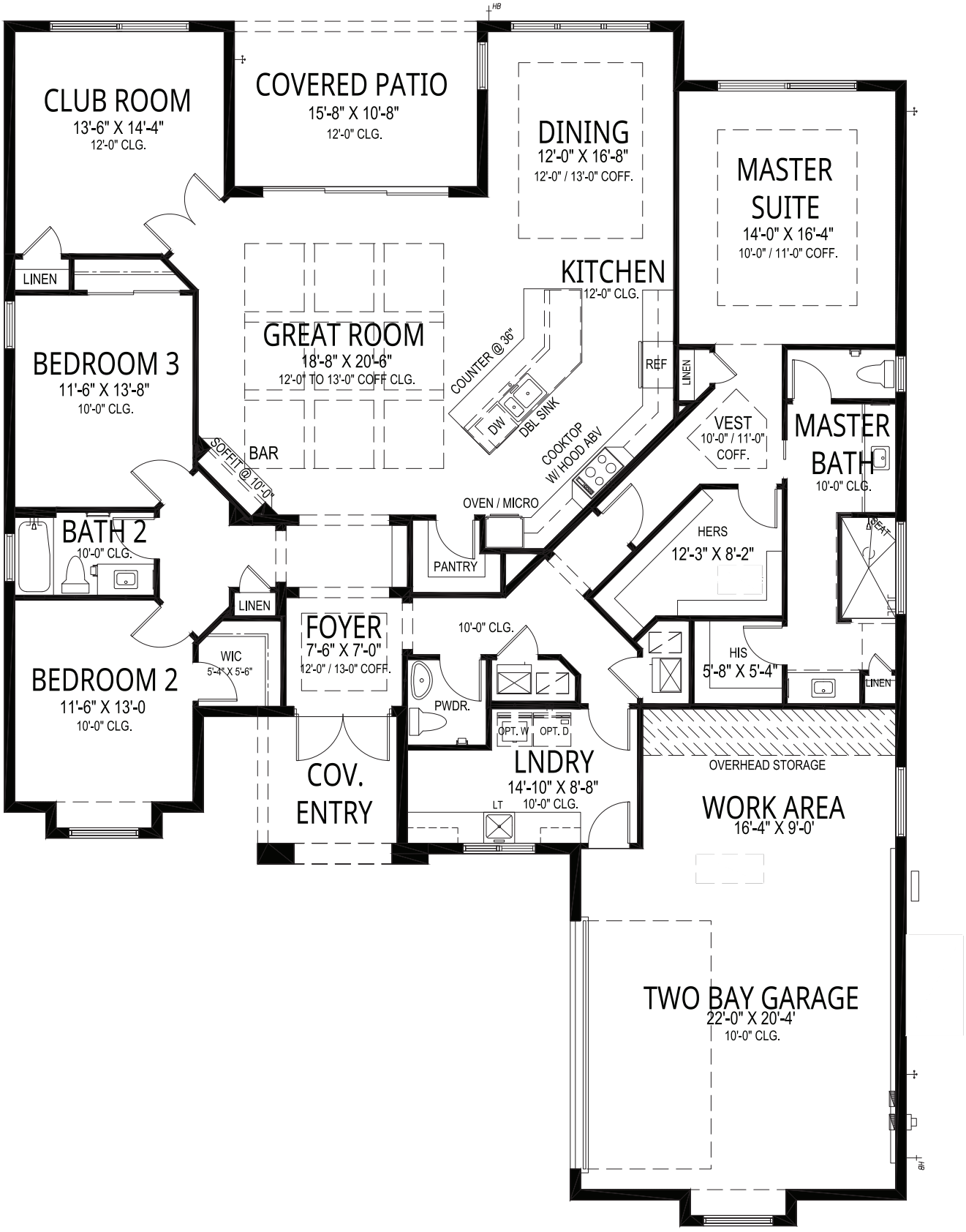

SAGE

3 BEDS • DEN • 2.5 BATHS • 2+ BAY GARAGE • 58'-2" x 77'-8" • 3,518 SF

A/C: 2,607 sf • covered entry: 87 sf • covered patio: 167 sf • garage: 657 sf

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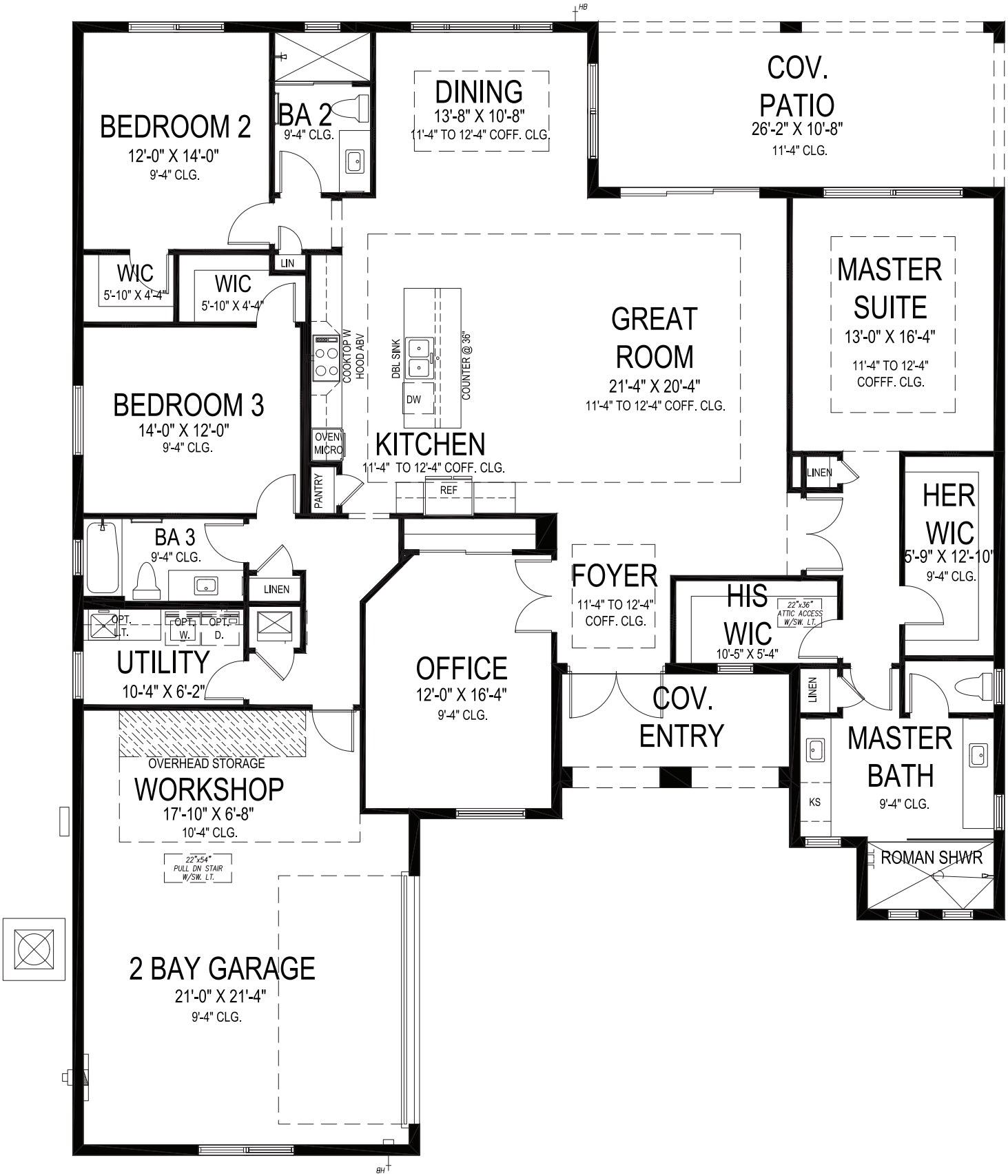

WILLOW

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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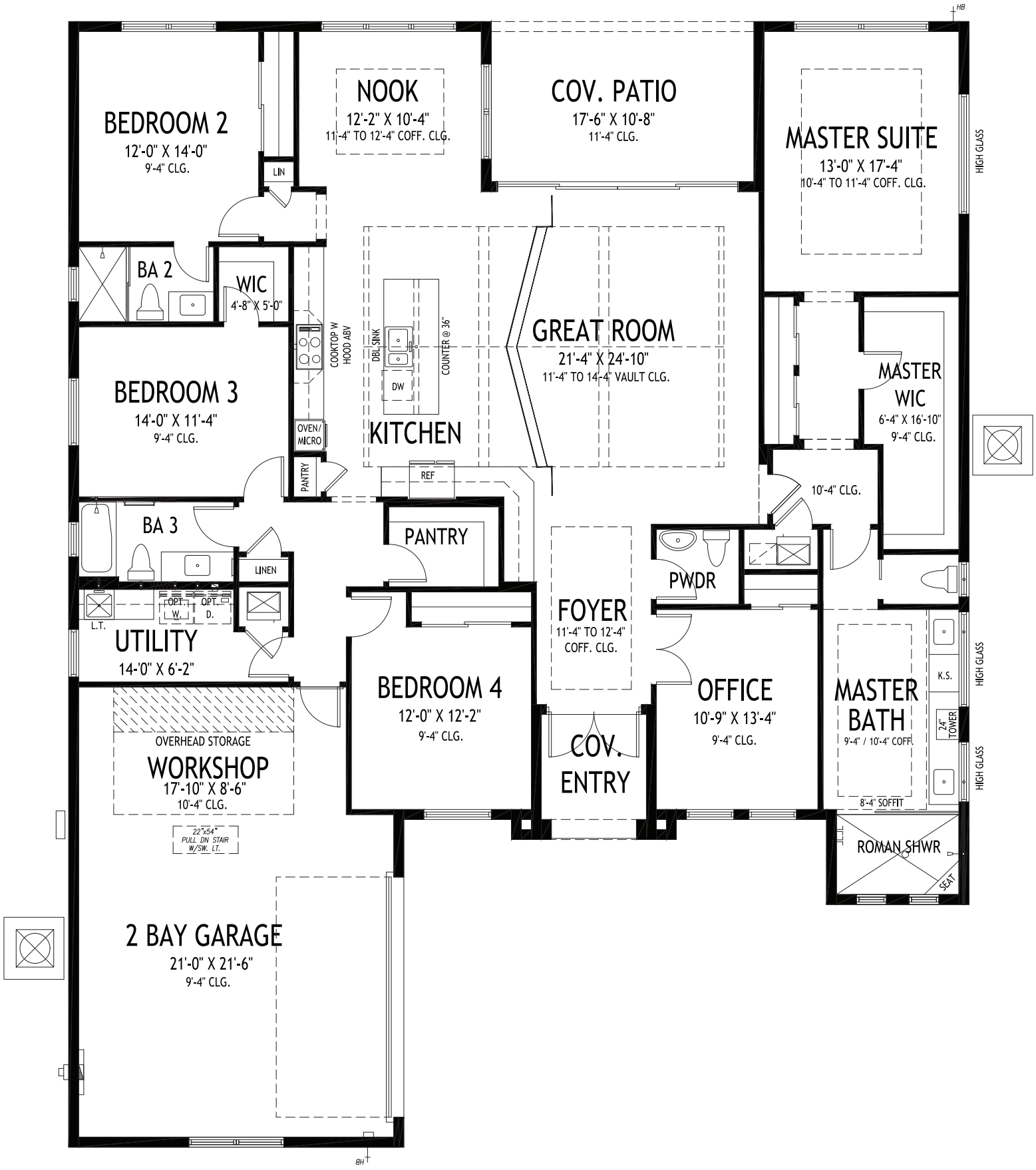

WILLOW SIGNATURE

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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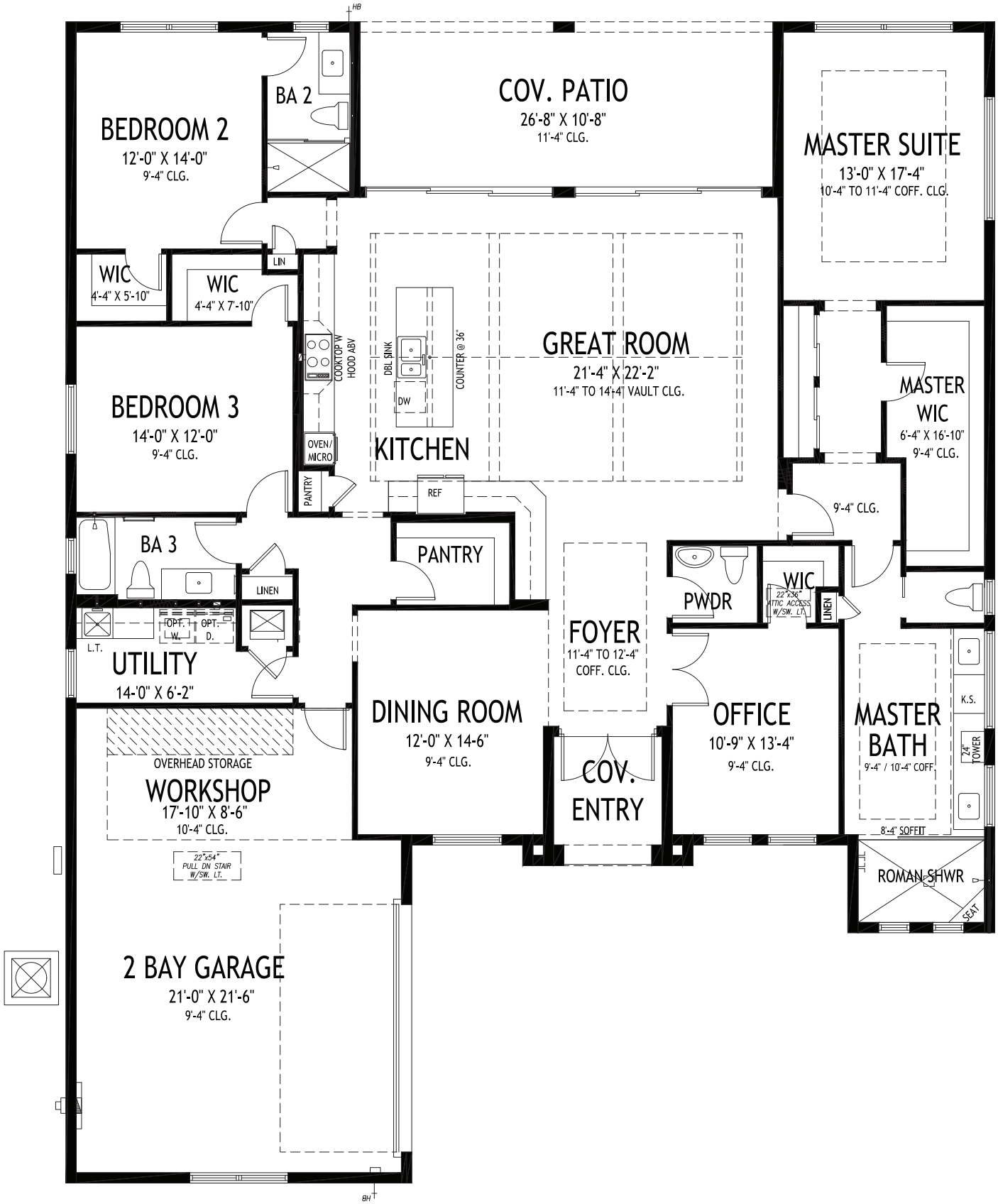

WILLOW SUPREME

3 BEDS • DEN • 3.5 BATHS • 2+ BAY GARAGE • 60’ x 75’ • 3,746 SF

A/C: 2,746 sf • covered entry: 64 sf • covered patio: 284 sf • garage: 652 sf

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PHASE I

BELTERRA
TRADITION

CAMBRIDGE SERIES

GROVE SERIES

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