



BELTERRA

COMMUNITY PRICE LIST

CAMBRIDGE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Laurel	2	2.5	Y	3 BAY	2,241	\$675,990
Iris	3	3	N	3 BAY	2,221	\$689,990
Iris Grande	3	3	Y	3 BAY	2,361	\$714,990
Mariposa	3	3	Y	3 BAY	2,636	\$751,990

GROVE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Willow	3	3	Y	2 BAY	2,603	\$780,990
Sage	3	2.5	Y	2 BAY	2,607	\$791,990
Monarch Grande	3	2.5	Y	3 BAY	2,661	\$797,990
Willow Supreme	3	3.5	Y	2 BAY	2,746	\$832,990
Willow Signature	4	3.5	Y	2 BAY	2,844	\$862,990
Sage Grande	3	3.5	Y	2 BAY	2,956	\$863,990
Callie	4	3.5	Y	3 BAY	3,144	\$947,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Laurel 9404 SW Pinnacle Place North, Port St Lucie, FL 34987	3	2.5	N	3 BAY	2,241	\$750,447
Iris Grande 9332 SW Pinnacle Place, Port St Lucie, FL 34987	3	3	Y	3 BAY	2,361	\$831,591
Sage 13921 SW Belterra Drive, Port St Lucie, FL 34987 Lot: 35	3	2.5	Y	2 BAY	2,807	\$850,979
Monarch Grande 9259 SW Pinnacle Place, Port St Lucie, FL 34987	3	2.5	Y	3 BAY	2,720	\$851,898

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 561.329.8863 or e-mail JenniferS@ghohomes.com
Andi Smith at 772.262.6574 or e-mail AndiS@ghohomes.com



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BELTERRA COMMUNITY PROFILE

COMMUNITY OVERVIEW

Located in Southern Grove, the new southern section of Tradition, BELTERRA is a boutique neighborhood developed and built by GHO Homes. This all-ages, single-family home, gated community offers a serene neighborhood.

In total Belterra will consist of 450 homesites. Currently, there are 4 model homes available for tour, showcasing diverse and thoughtfully designed floor plans. With 10 floor plans to choose from buyers have the opportunity to find a plan that fits their needs. Homes range from 2,221 to over 3,100 living sq. ft. and 2 to 4 bedrooms, 2.5 to 3.5 baths and many with den and 2 to 3 car garages. These homes offer a variety of options including master bath options, addition of hobby rooms, and much more. With our Taylor Made program and Design Studio homes can be customized to fit buyers needs and create a plan unique for them.

Residents can enjoy a clubhouse equipped with tennis, pickleball, and basketball courts, large gathering areas with wine lockers, a billiards and card room, a resort-style swimming pool, and a state-of-the-art fitness center. Additionally, the observation deck with a gazebo overlooking the picturesque Lake Belterra, provides a tranquil spot to relax and enjoy the natural beauty of the community.

Total Number of Homes:

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

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.)

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:

Clubhouse - fitness center, billiard room, gathering areas, community pool, tennis court, pickle ball court, basket ball court, community lakes, community sidewalks and more.

Pet Policy:

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





BELTERRA COMMUNITY FEATURES LIST

Community Specific Specifications

- Gated Community with Clubhouse, pool, fitness, billiards, entertainment areas, centralized mail and more
- Tennis Court, Basketball & Pickleball
- Tradition Area Lakes, Parks, Hospitals, Shopping and Amenities
- Easy Access to I-95 North and South
- Natural Gas Community - See Sales Associate for Details
- Virtually Manned Community Guard Gate

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan
- Wall Mounted TV Package installed at 60 inches above floor in Master Suite and Great Room, includes Wall Backing w/wire pull chase rings, cable and power outlet at 60 inches above floor and below at standard wall height (locations included in Smart Panel description above)
- Wifi Enabled Belt Driven Automatic Garage Door Opener
- NEST Next Generation Learning Thermostat Or Equivalent
- Nest Hello Video Door Bell - Wifi Ready - Or Equivalent
- Schlage Smart Deadbolt - Entry Door
- Alarm Pre-wire for Community Security

Construction Features

- Double Row Steel & Concrete Bond Beam
- Plywood 5/8" (19/32) Roof Sheathing (no particle board)
- Professionally Engineered Roof Trusses with Hurricane Straps
- Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
- Concrete Block Construction with Concrete and Steel Reinforcement
- Concrete Based Textured Exterior Wall Finish
- Underground County/City Electrical, Water and Sewer Connections
- Sentricon Termite Treatment

Luxury Bathrooms

- Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)
- Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular White Under-Mount Sink - all baths
- Bathroom Faucets and Fixtures 8" Spread Brushed Finish) - All Bathrooms
- Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan
- Built in Shower Soap Niche in all Showers
- Tile to Ceiling in Master Bathroom Shower
- Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan
- Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)
- Raised, Comfort Height White Toilets - all Bathrooms
- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in all Baths with Obscure Windows Option-per plan
- Square Shower Drains in all Bathrooms

Interior Appointments

- 8 Ft. Interior Doors Solid Core Square Top Doors with Oversized Casing & Baseboard
- Crown Molding in Main Living Areas, Den, Dining Room & Master Bedroom (does not include Coffers)
- 10 Foot Sliding Glass Doors in Great Room
- Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)
- Solid Surface White Window Sills Throughout Living Area
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)
- Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 2 Selections including Porcelain Tile Options)

Interior Design Features

- Square Interior Wall Corners and Headers Throughout
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- Two Tone interior paint scheme (white trim, ceilings and doors choice of single wall color)
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- Natural finish wood open shelving in all closets, per plan

Electrical Specifications

- LED Flush Mount HiHat Lighting in Kitchen, Halls, Covered Entry, and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-in Closet LED Lighting - per plan





BELTERRA COMMUNITY FEATURES LIST

Exterior Features

- Designer Concrete Flat Tile Roof
- Impact Glass - All Windows, Sliders and Glass Doors - all block openings
- Wind Rated Garage Doors
- Paver Driveway and Front Walks - Per Plan
- Fiberglass Raised Panel 8' DOUBLE Front Doors - per plan
- Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Underground Irrigation System, Irrigation Water supplied by Master Irrigation System
- Exterior Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

Utility Room and Garage

- White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub
- Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
- GHO Exclusive Built-in Garage Storage - per plan
- 50 Amp Circuit for Future Car Charging Station, Located Per Plan
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake

Gourmet Kitchens

- Kitchen Cabinets w/ Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)
- Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- LED Under-Cabinet Lighting in Kitchen
- Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
- Food Waste Garbage Disposal with Air Switch
- Stainless Steel Undermount Kitchen Sink 70/30 Split
- Stainless Steel Finish Appliance Package
- GE 22.1 CuFt French Door Refrigerator with Exterior Water Dispenser
- GE 36" Gas Cooktop
- GE 36" 350 CFM Stainless Steel Hood
- GE 24" - 46DBA Dishwasher
- GE Microwave & Wall Oven Combo
- Natural finish wood shelving in Pantry

Energy Efficient & Safety Features

- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler - Target 16 SEER Efficiency*/ Straight Cool / Sized Per Home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan
- Attic Spray Foam Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors
- Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer
- Rinnai Gas Tankless Water Heater, Exterior Mount with Hot Water Recirculating System
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- Exterior Block Wall R4.1 Rating





BELTERRA COMMUNITY FEATURES LIST

To learn more about these homes, please contact
Jennifer Smith at 561.329.8863 or e-mail JenniferS@ghohomes.com
Andi Smith at 772.262.6574 or e-mail AndiS@ghohomes.com





GHO HOMES

A GREEN BRICK PARTNER

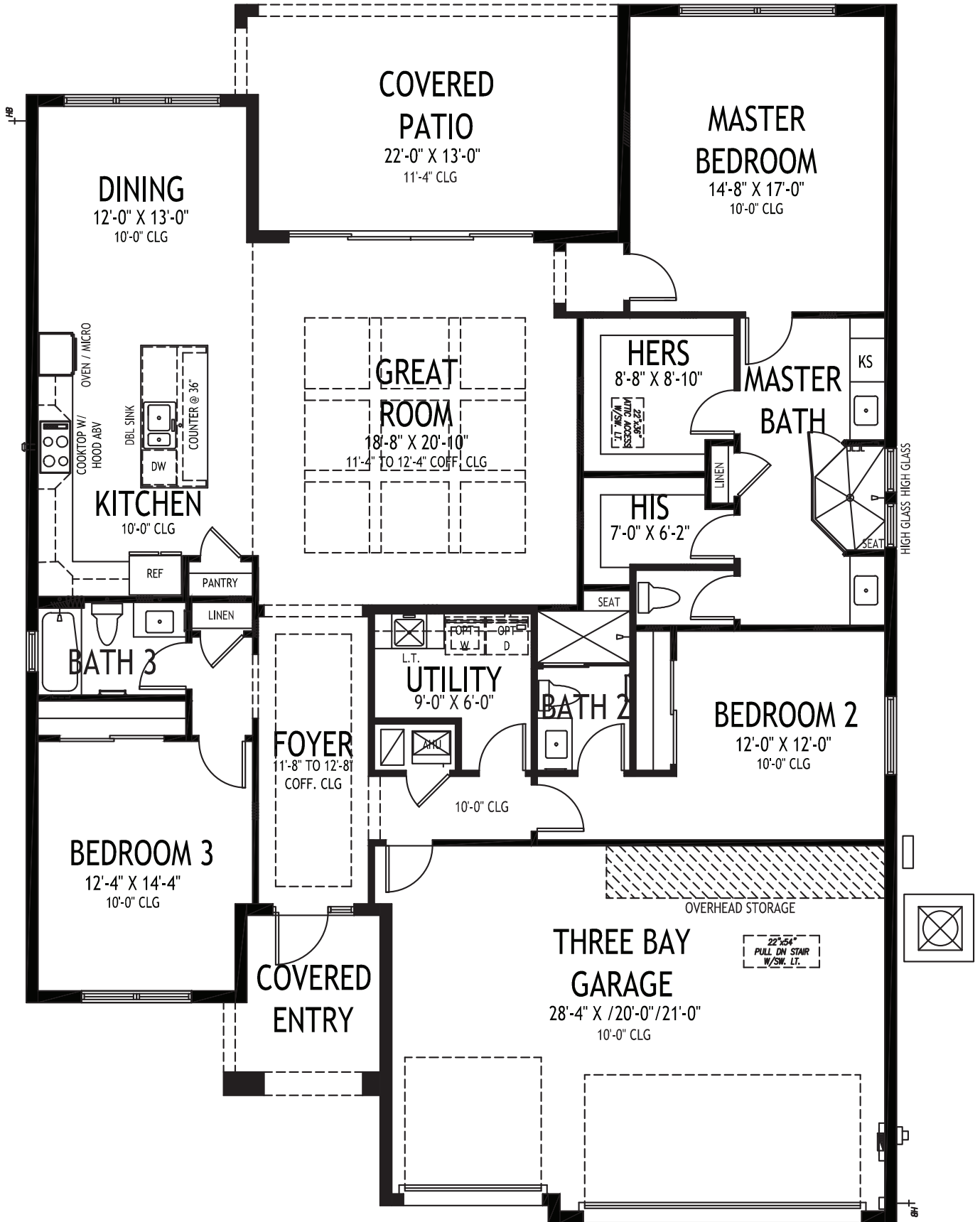
CALLIE

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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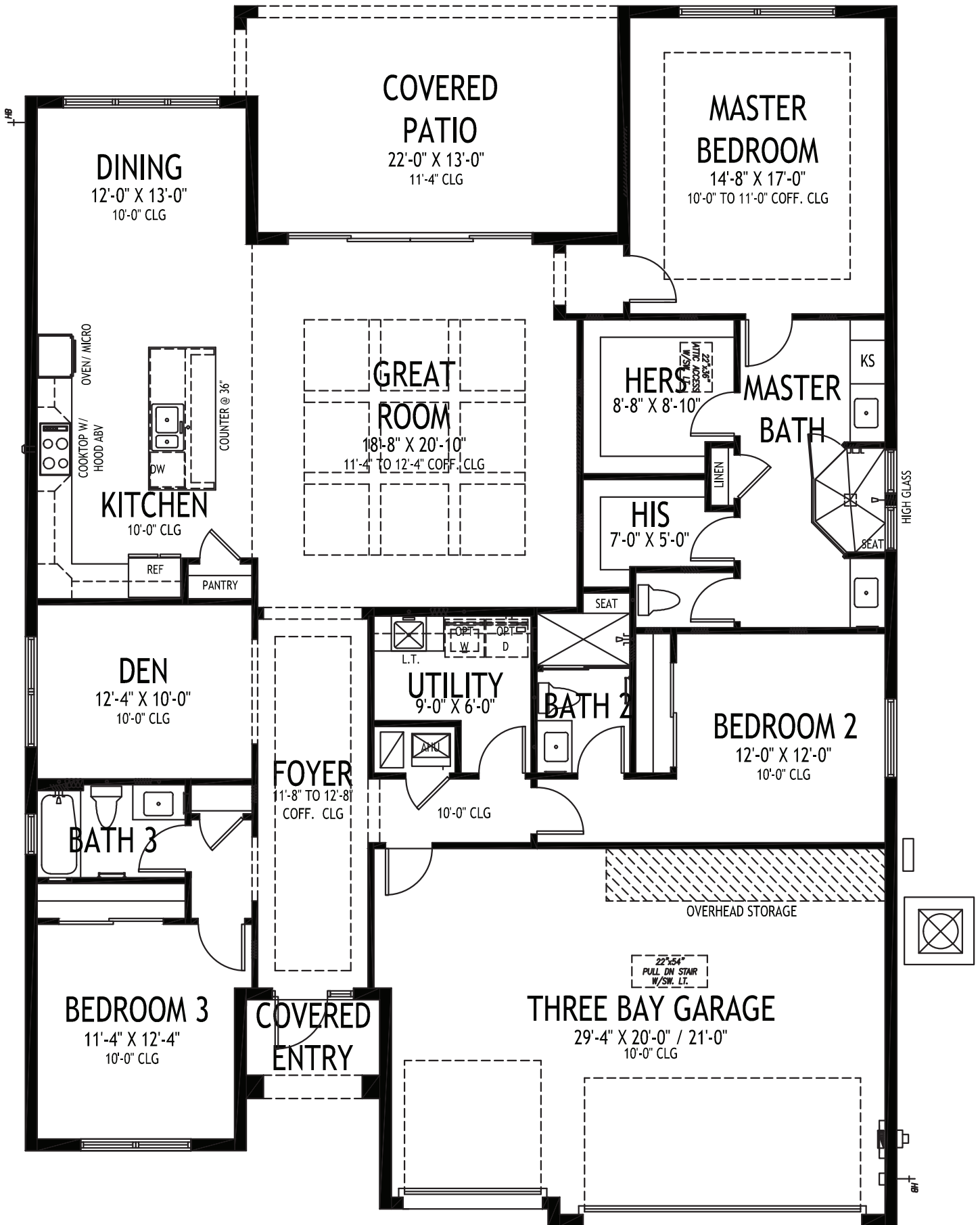
IRIS

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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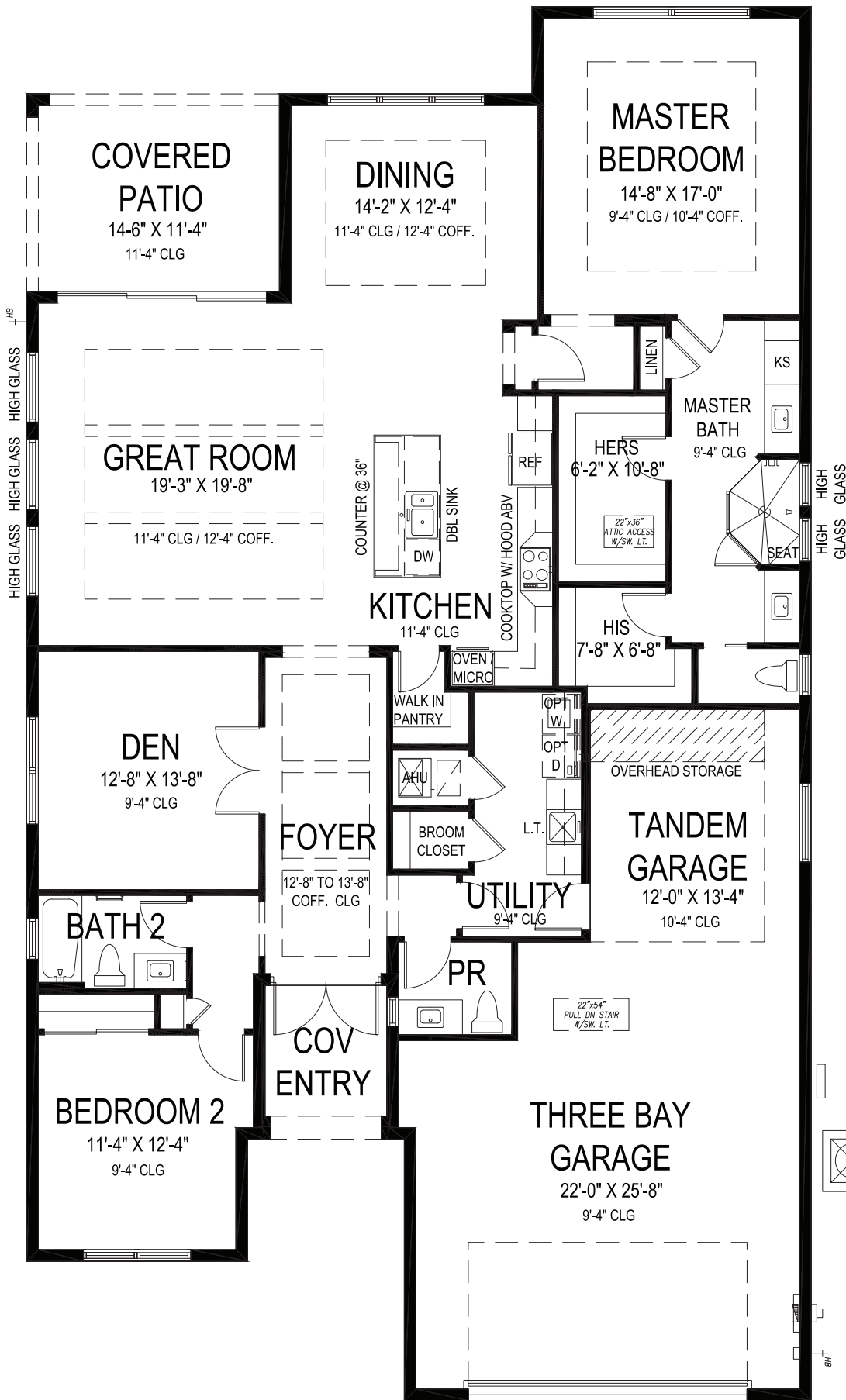
IRIS GRANDE

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

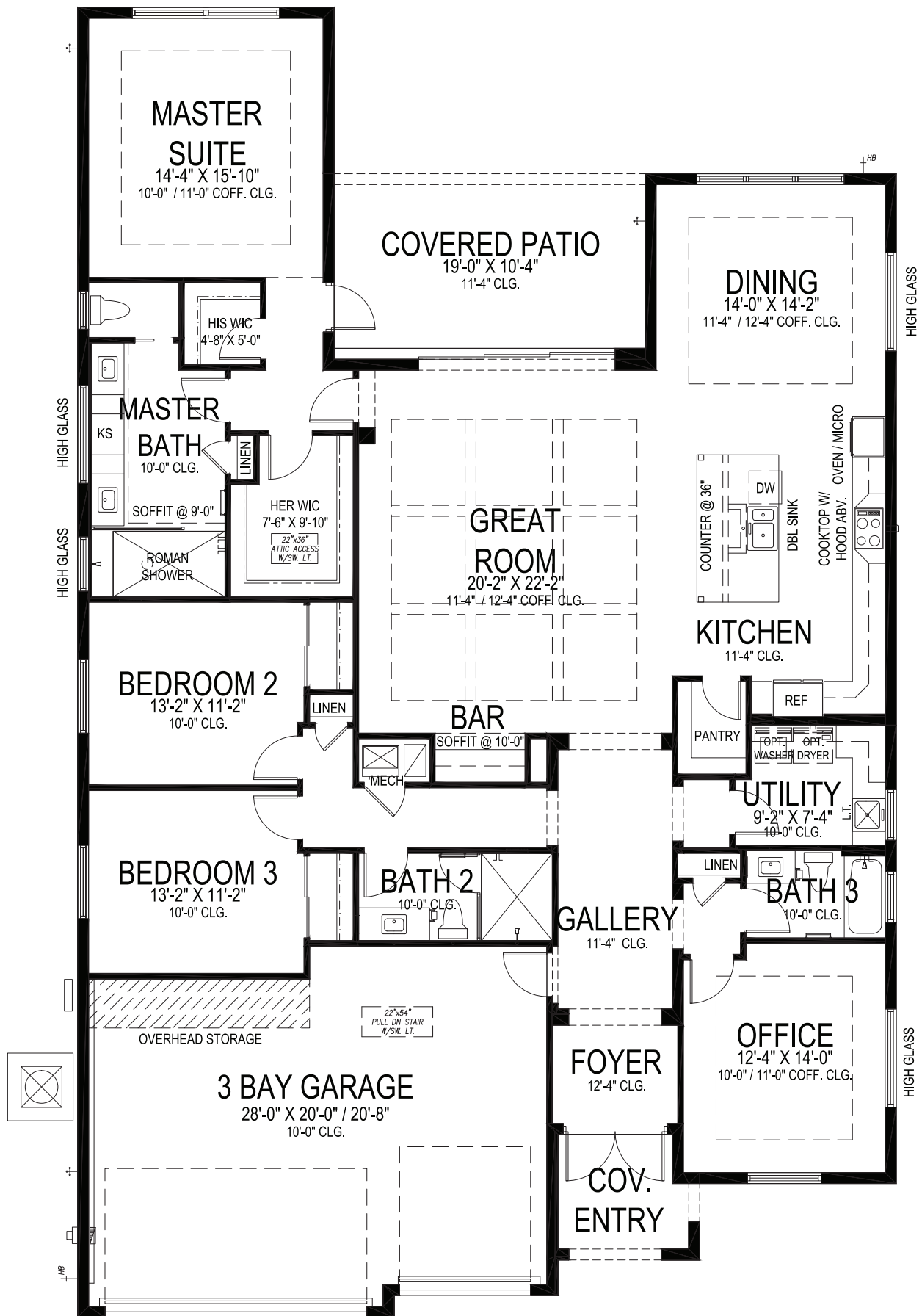
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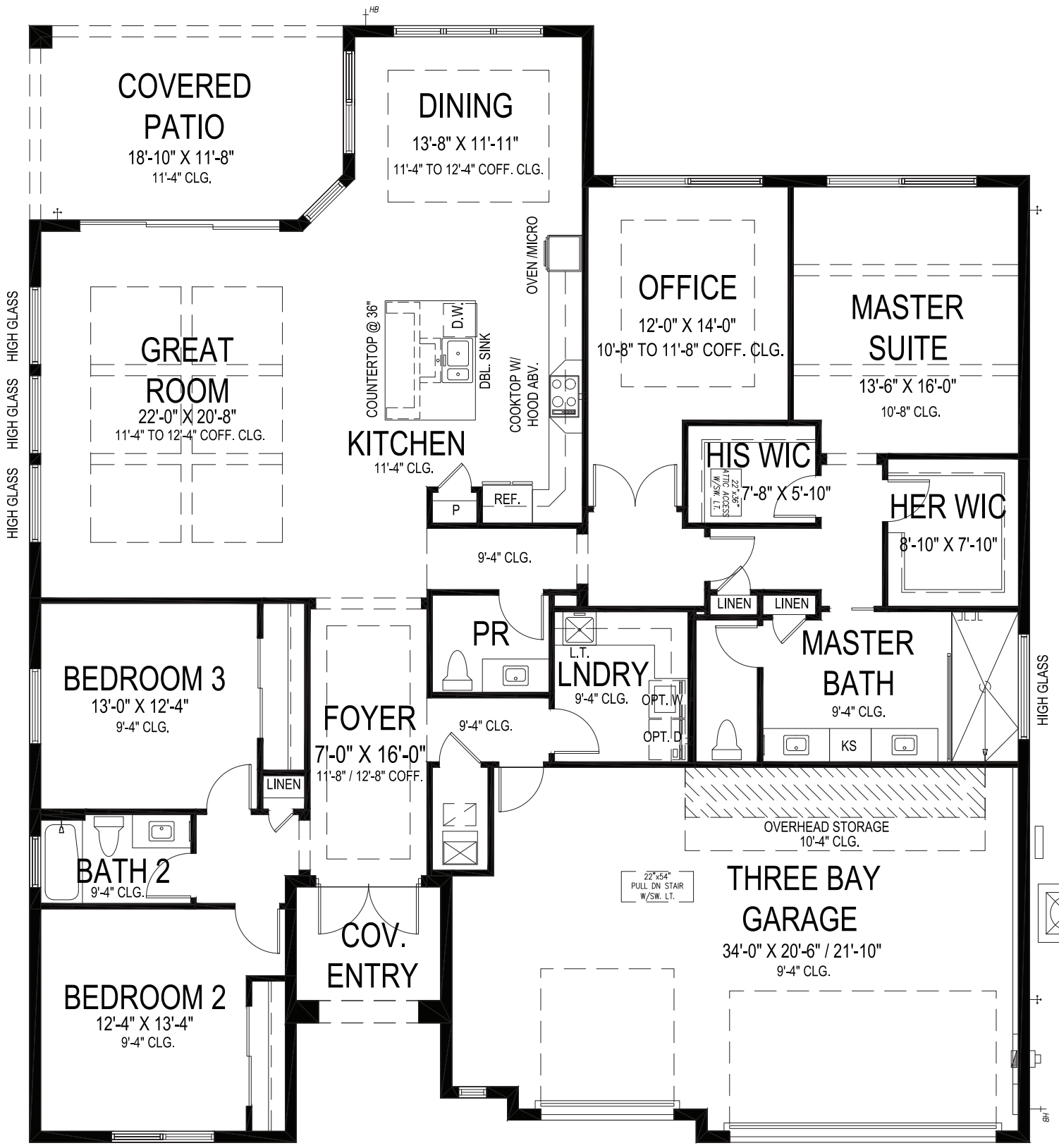
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MARIPOSA

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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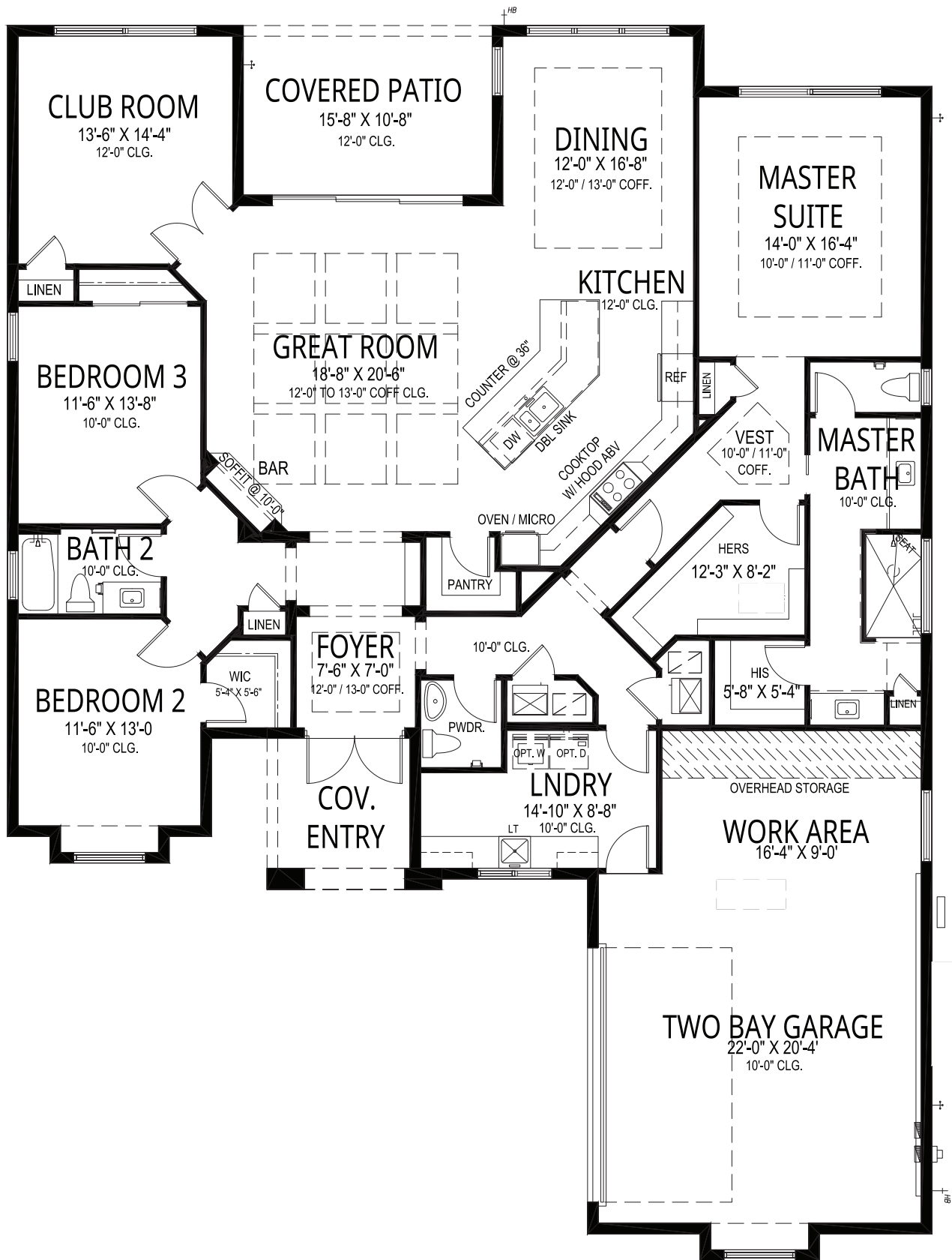




MONARCH GRANDE

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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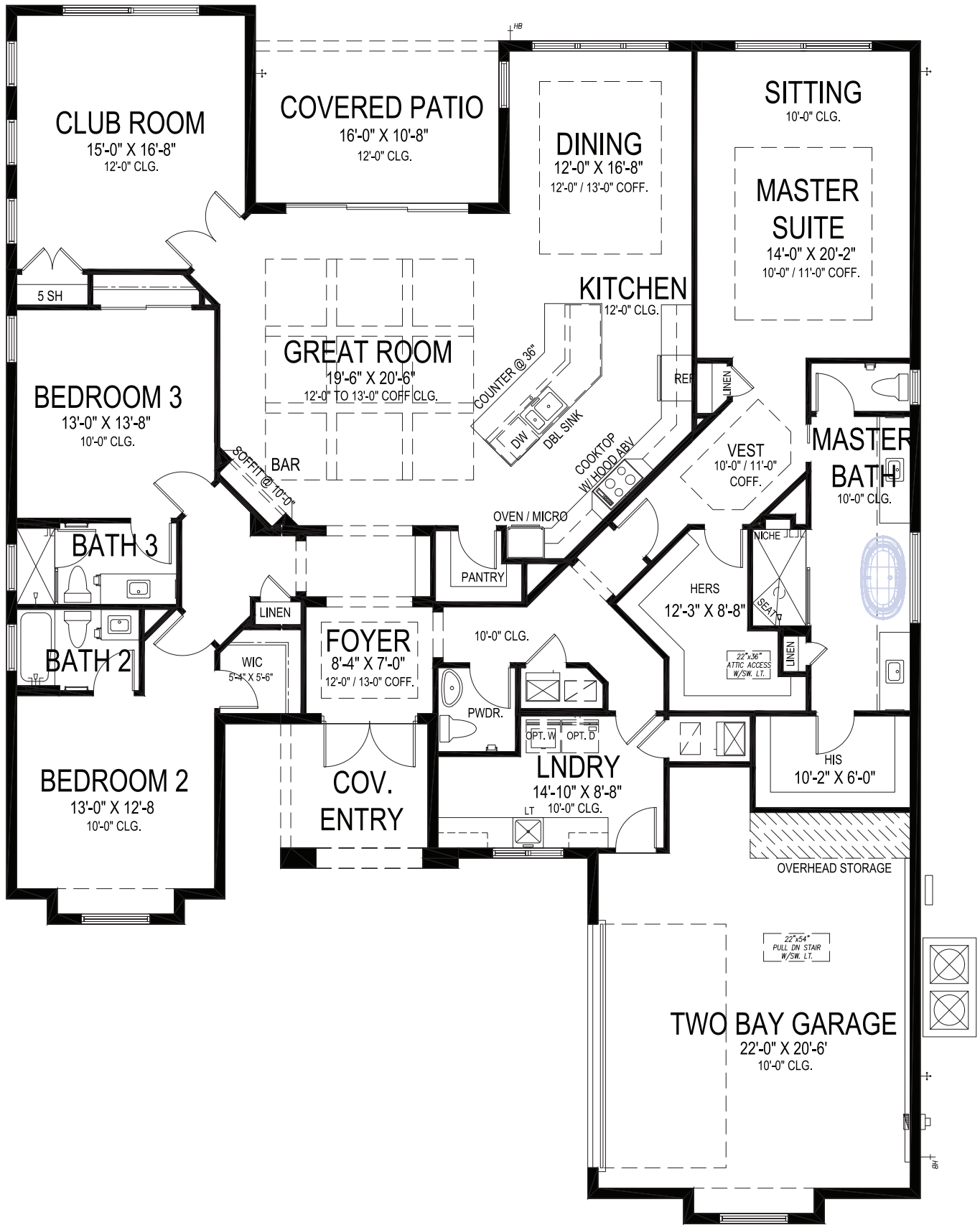
SAGE

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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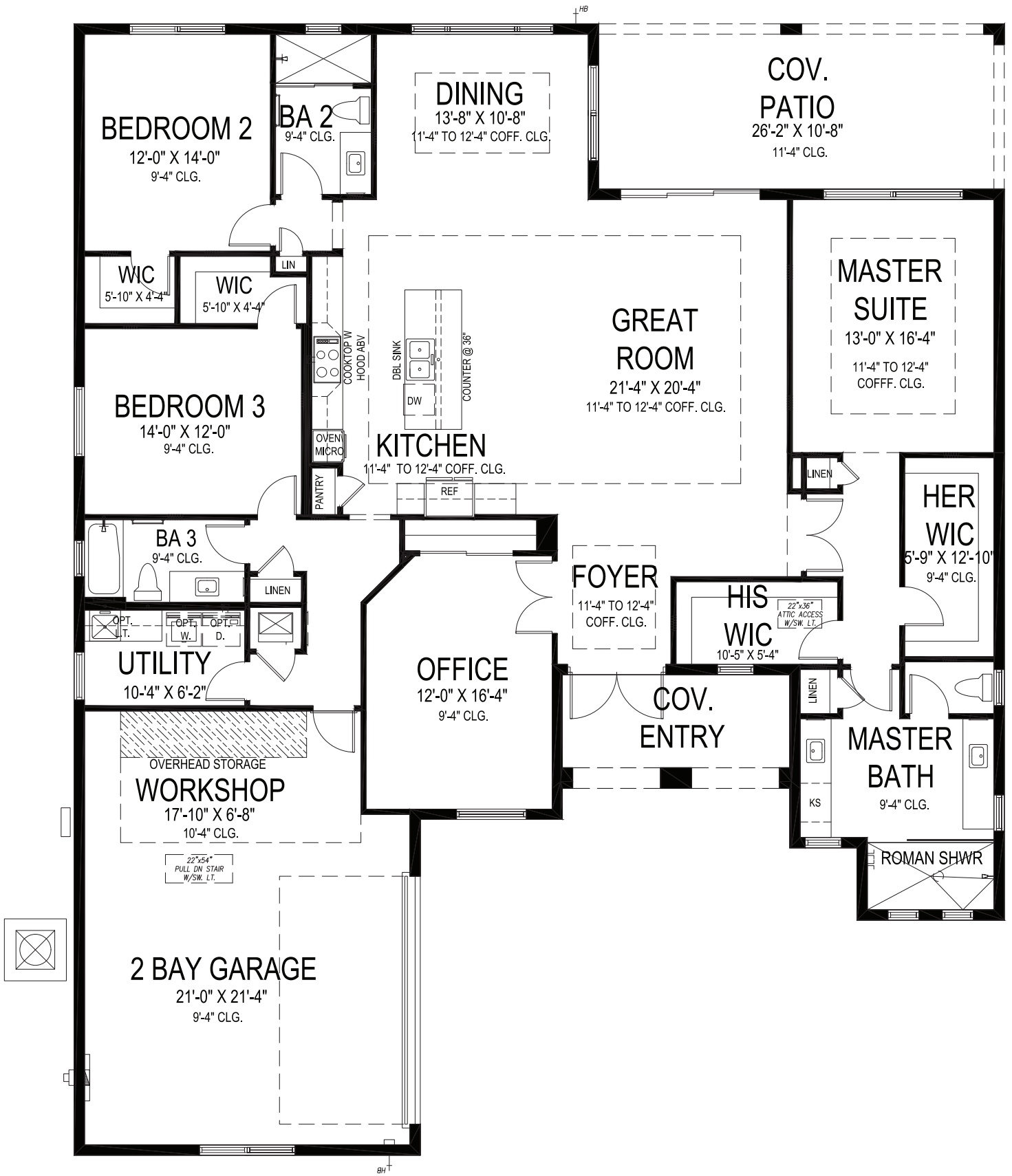


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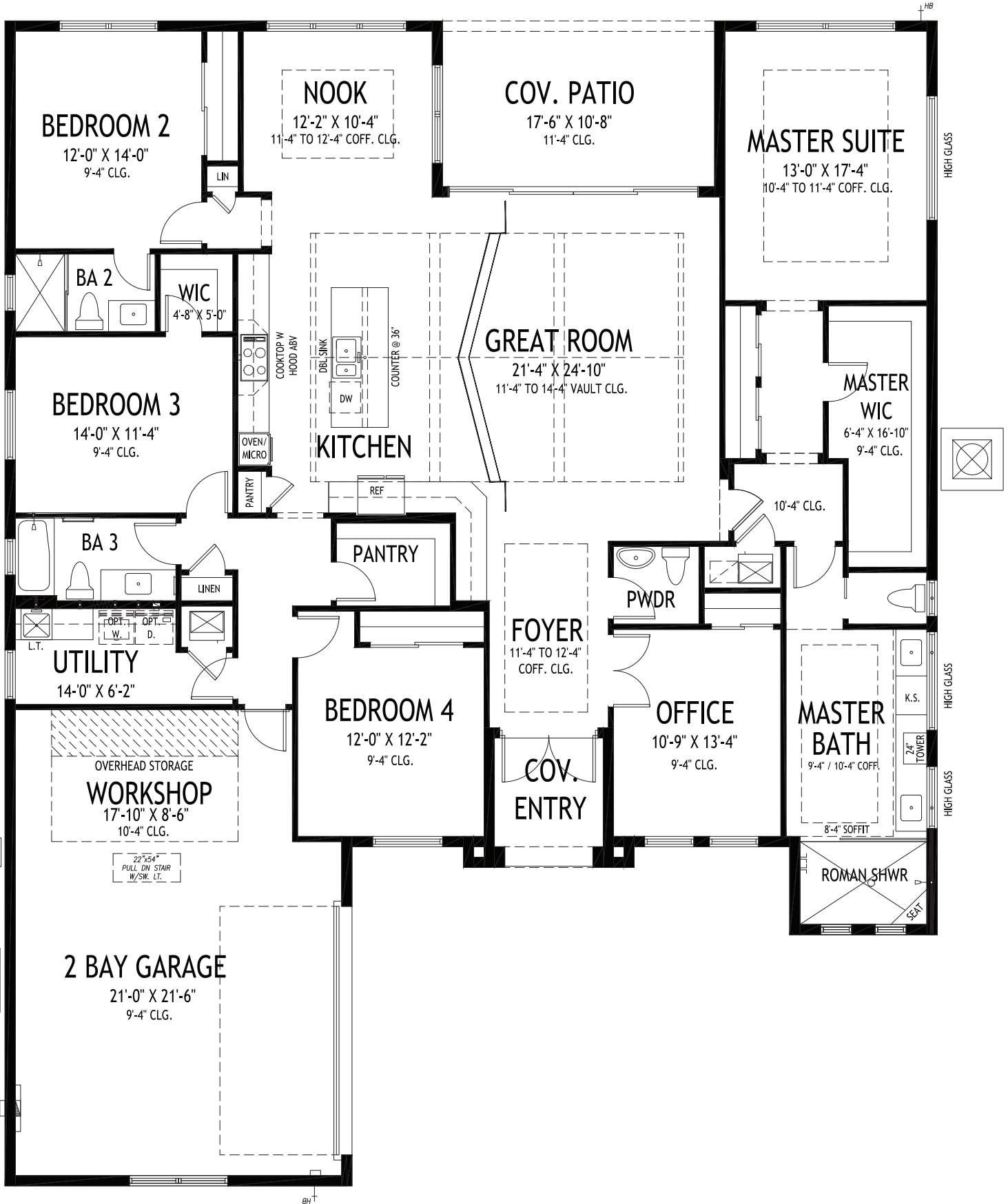
SAGE GRANDE

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



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



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

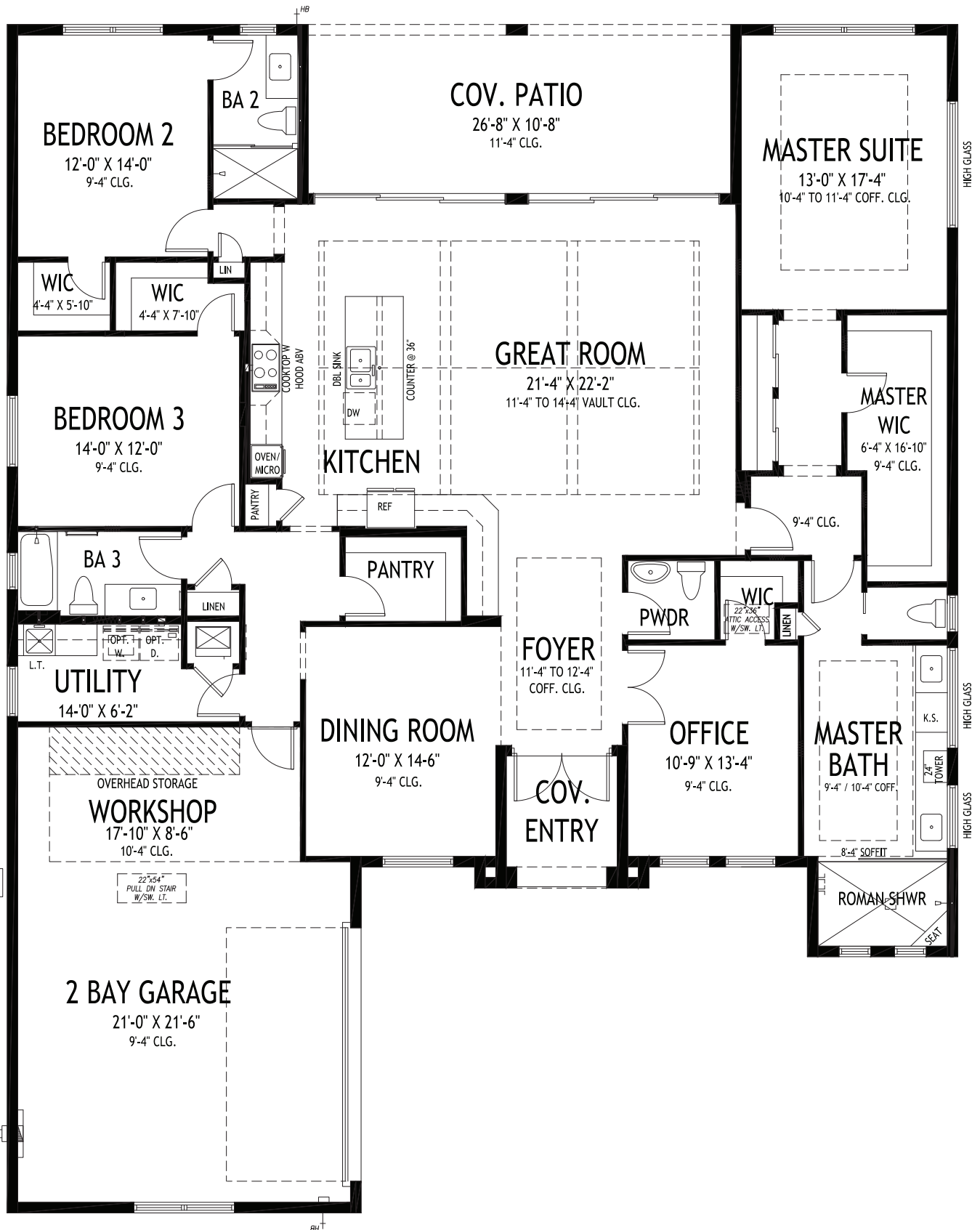
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WILLOW SUPREME

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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CLUBHOUSE COMPLEX

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



PHASE I



BELTERRA
TRADITION

-  CAMBRIDGE SERIES
-  GROVE SERIES

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