



LAKE PARK AT TRADITION

COMMUNITY PRICE LIST

| PLAN | BED | BATH | DEN | GARAGE | SF | PRICE |
|------------|-----|------|-----|--------|-------|-----------|
| Lucida Jem | 3 | 2 | N | 2 BAY | 1,879 | \$469,490 |
| Lucida | 3 | 2 | N | 2 BAY | 2,036 | \$479,990 |
| Palomar | 2 | 2.5 | Y | 2 BAY | 2,278 | \$499,990 |

DUAL MASTER SERIES FLOORPLANS

| PLAN | BED | BATH | DEN | GARAGE | SF | PRICE |
|--------------|-----|------|-----|--------|-------|-----------|
| Lucida Duet | 2 | 2 | Y | 2 BAY | 2,077 | \$491,225 |
| Palomar Duet | 2 | 2.5 | Y | 2 BAY | 2,278 | \$509,990 |

INVENTORY HOMES

| PLAN | BED | BATH | DEN | GARAGE | SF | PRICE |
|--|-----|------|-----|---------|-------|-----------|
| Lucida 12488 SW Sunrise Lake Terrace, Port St Lucie, FL 34987 Lot: 360 | 3 | 2 | N | 2 BAY | 2,036 | \$449,074 |
| Palomar 12465 SW Sunrise Lake Terrace, Port St Lucie, FL 34987 Lot: 393 | 3 | 2.5 | Y | 2.5 BAY | 2,278 | \$461,109 |
| Lucida 12398 SW Sunrise Lake Terrace, Port St Lucie, FL 34987 Lot: 345 | 3 | 2 | N | 2 BAY | 2,036 | \$471,385 |
| Lucida 12507 SW Sunrise Lake Terrace, Port St Lucie, FL 34987 Lot: 400 | 3 | 2 | N | 2 BAY | 2,036 | \$484,224 |
| Palomar 12446 SW Sunrise Lake Terrace, Port St Lucie, FL 34987 Lot: 353 | 3 | 2.5 | Y | 2.5 BAY | 2,278 | \$507,935 |
| Palomar 12471 SW Sunrise Lake Terrace, Port St Lucie, FL 34987 Lot: 394 | 3 | 2.5 | Y | 2.5 BAY | 2,278 | \$524,045 |
| Palomar 12501 SW Sunrise Lake Terrace, Port St Lucie, FL 34987 Lot: 399 | 3 | 2.5 | Y | 2 BAY | 2,319 | \$597,000 |

All base prices above include a standard home site in Lake Park.

Not all plans are designed to fit on every homesite. Pool options are available.
Contact your salesperson for specific lot information.

To learn more about these homes, please contact
Nick Presner at 772.257.1100 or e-mail NickP@ghohomes.com



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LAKE PARK AT TRADITION

COMMUNITY PROFILE

COMMUNITY OVERVIEW

Lake Park at Tradition is a vibrant 55+ community in Port St. Lucie, Florida, offering a luxurious and convenient lifestyle tailored to active adults. The homes feature 2 to 3 bedrooms and 2 to 2.5 bathrooms and 2-car garages. Plans range in size from approximately 1,879 to 2,319 square feet under air. With our *Tailor Made Program* homes can be customized to meet your lifestyle and needs. Homes can be further personalized with the GHO Design Studio allowing buyers to select the latest is designer options from countertops to flooring to lighting and everything in between.

Lake Park at Tradition includes access to two clubhouses. The Resident Only Club offers a fitness center, resort pool with lap lanes and spa with cabanas and a dog park. Lake Park residents enjoy full access to Town Park Clubhouse with fitness, pool, hot tub, tennis and pickleball and basketball courts as well as bocce courts and horseshoe pits. The community offers sidewalks and trails making it easy to enjoy either clubhouse or outdoor activities.

The convenient location in Tradition provides easy access to premier shopping, dining, and entertainment options. With close proximity to St Lucie West, Stuart, Palm City and Jensen Beach shopping and dining as well as just a few miles from the famed Clover Park where baseball and the Mets are a local passion, you can enjoy all the Treasure Coast has to offer.

Total Number of Homes:

131 Homesites

Size of Typical Lots:

Lot sizes vary - see sales agent for specific lot sizes. Typical Lot size 52' x 118'.

Community Dues/Fees:

Community dues and fees: Lake Park: \$240.00 (maintenance adult only recreation center. Common area & full maintenance of your home site including irrigation, plant and mulch). Town Park: \$146.00 (Guards at Guard house TP common area and 5 acre club house facility. Tradition Master: \$205.00 phone cable package with 70 channels + HBO and internet 200 MGB, Home alarm monitoring. Total Monthly fees: \$578.67

Community Services:

Lawn Care, including irrigation and maintenance; Fertilization and Pest Control of Lawns and Common Areas; Expanded Basic Cable and High Speed Internet; Alarm Monitoring; Community Lighting; Common Area Maintenance.

Amenities:

Manned Guard Gate. Expansive sidewalk and trail system. Two Community Clubhouses. The neighborhood Resident Only Club offers fitness, resort pool with cabanas and a community Dog Park. Town Park Clubhouse offers pool, tennis & pickleball courts, basketball, bocce horseshow pits and much more.

Entry Roads:

Private Roads





LAKE PARK AT TRADITION

COMMUNITY FEATURES LIST

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan
- Wifi Enabled 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
- Underground Connection to FPL Supplied Electrical Power

Exterior Features

- Designer Concrete Flat Tile Roof
- White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan
- Impact Glass - All Windows, Sliders and Glass Doors - all block openings
- Rear Covered Patio with Brick Pavers w/Footer and Screen Enclosure
- Paver Driveway, Front Walks and Rear Covered Patio Floor
- 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 Community Master Pump
- Exterior Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- Sherwin Williams Exterior Doors and Garage Door Paint Exterior Acrylic Latex
- Sherwin Williams Exterior Paint - Acrylic Primer and Top Coat

Utility Room and Garage

- Drop Down Stairs to Attic
- LED Lighting Provided for Garage and Utility Room

Luxury Bathrooms

- 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
- Oversized Walk-In Showers - per plan
- Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan
- Built in Shower Soap Niche in all Showers
- Clear Glass Shower Enclosures- per plan
- Vanity Doors, Raised Height Vanities (GHO Level 1)
- His and Her Separate Vanities and Sinks - per plan
- Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello Features all Baths (GHO Level 1 Selections)
- 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
- Backing Installed in Baths for Future Grab Bars (Per Plan)

Interior Appointments

- 8 Ft Interior Doors with 2 Panel Square Top
- Solid Surface White Window Sills Throughout Living Area
- Ceramic Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 1 Selections)
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

Interior Design Features

- Square Interior Wall Corners Throughout
- Flat Volume Ceilings - Minimum over 9feet High (per plan)
- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all Closets - per plan
- Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex

Electrical Specifications

- Recessed LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-in Closet LED Lighting - per plan
- Decora Rocker Type Switches
- Front Exterior Coach Lights, per plan





LAKE PARK AT TRADITION

COMMUNITY FEATURES LIST

Gourmet Kitchens

- Level 2 Decorator Cabinet Doors with 36" Uppers
- Crown Molding and Designer Details with Kitchen Cabinets - per plan
- Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 1 Selections)
- Full Kitchen Tile Backsplash (GHO Level 1)
- 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 Side by Side 22.1cf Refrigerator
- GE Over the Range Microwave
- GE Double Wall Oven
- GE 30 inch Electric Cooktop
- GE Dishwasher
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

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
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- Energy Efficient R-38 Minimum Attic Insulation over Conditioned Space
- Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

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GHO HOMES

A GREEN BRICK PARTNER

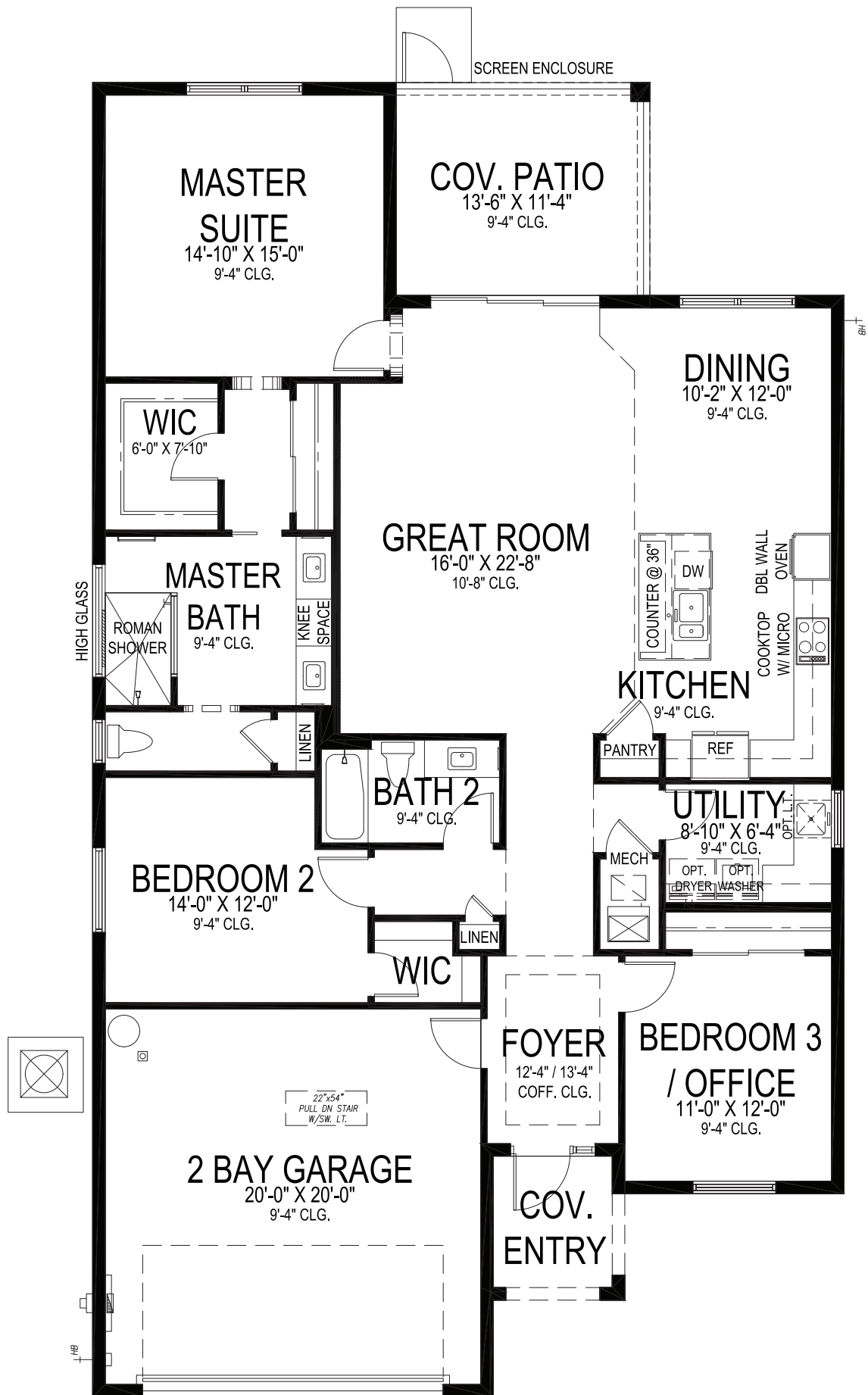
LUCIDA DUET

3 BEDS • 2 BATHS • 2 BAY GARAGE • 40' x 75'-10" • 2,836 SF
A/C: 2,077 sf • covered entry: 52 sf • covered patio: 270 sf • garage: 437 sf

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LUCIDA JEM

3 BEDS • 2 BATHS • 2 BAY GARAGE • 40' x 70' • 2,520 SF
A/C: 1,879 sf • covered entry: 52 sf • covered patio: 152 sf • garage: 436 sf

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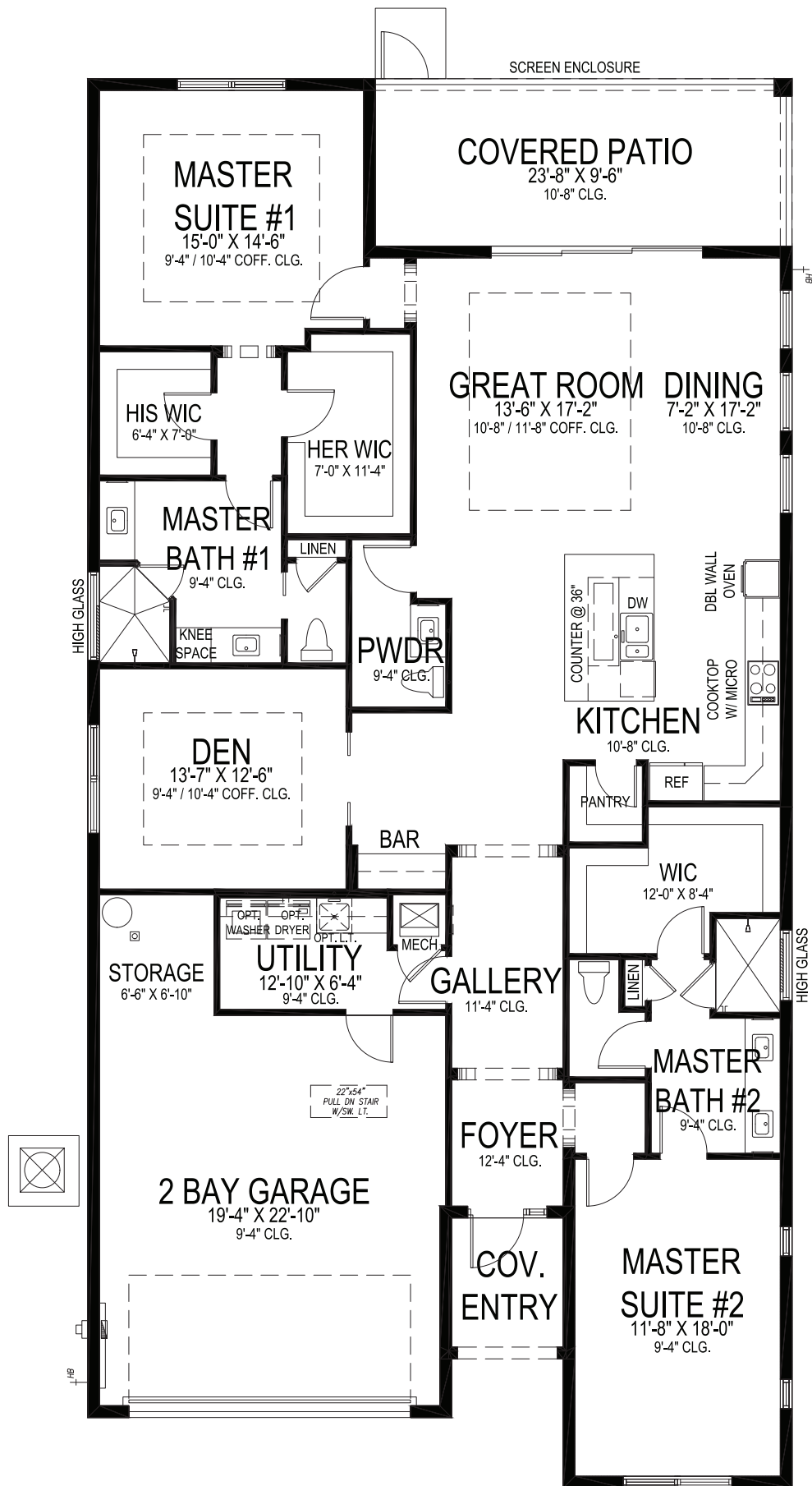
PALOMAR

2 BEDS • DEN • 2.5 BATHS • 2+ BAY GARAGE • 40' x 80' • 3,071 SF
A/C: 2,278 sf • covered entry: 51 sf • covered patio: 225 sf • garage: 517 sf

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PALOMAR DUET

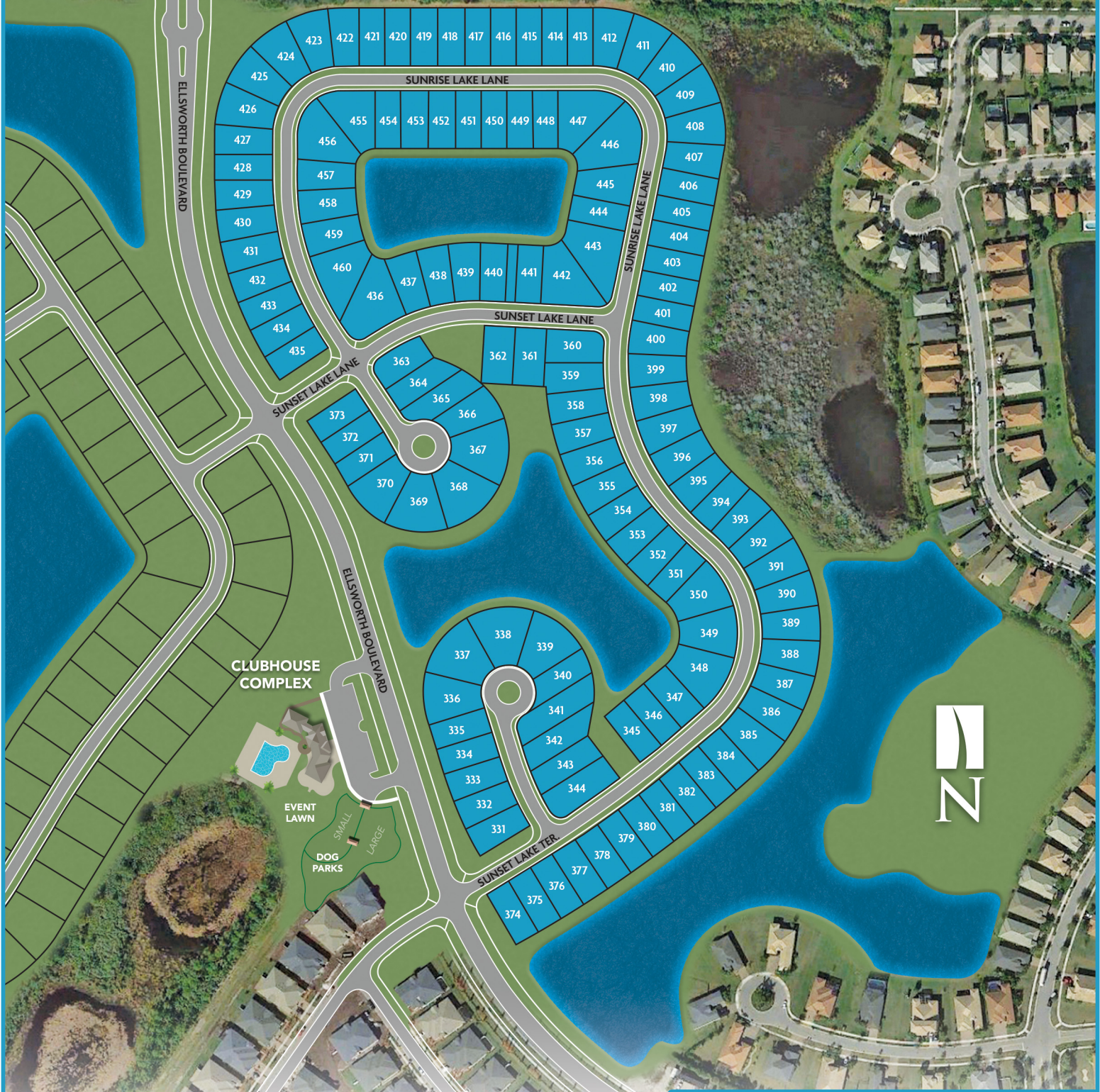
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TRADITION-PARKWAY



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