



# 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 |

### INVENTORY HOMES

| PLAN  | BED | BATH | DEN | GARAGE | SF    | PRICE     |
|---|-----|------|-----|--------|-------|-----------|
| Laurel<br>9404 SW Pinnacle Place North, Port St Lucie, FL 34987     | 3   | 2.5  | N   | 3 BAY  | 2,241 | \$770,447 |
| Iris Grande<br>9244 SW Pinnacle Place, Port St Lucie, FL 34987      | 3   | 3    | Y   | 3 BAY  | 2,261 | \$818,171 |
| Mariposa<br>14347 SW Belterra Drive, Port St Lucie, FL 34987        | 4   | 3    | Y   | 3 BAY  | 2,636 | \$838,530 |
| Iris Grande<br>9332 SW Pinnacle Place, Port St Lucie, FL 34987      | 3   | 3    | Y   | 3 BAY  | 2,361 | \$851,591 |
| Mariposa<br>9308 SW Pinnacle Place, Port St Lucie, FL 34987 Lot: 25 | 4   | 3    | Y   | 3 BAY  | 2,636 | \$894,557 |
| Monarch Grande<br>9259 SW Pinnacle Place, Port St Lucie, FL 34987   | 3   | 2.5  | Y   | 3 BAY  | 2,720 | \$881,898 |
| Sage<br>13921 SW Belterra Drive, Port St Lucie, FL 34987 Lot: 35    | 3   | 2.5  | Y   | 2 BAY  | 2,607 | \$885,979 |

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.



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## BELTERRA COMMUNITY PRICE LIST

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](mailto:JenniferS@ghohomes.com)  
Andi Smith at 772.262.6574 or e-mail [AndiS@ghohomes.com](mailto:AndiS@ghohomes.com)





# BELTERRA

## COMMUNITY PROFILE

### COMMUNITY OVERVIEW

Located in Southern Grove - the new southern section of Tradition, BELTERRA is the newest boutique neighborhood developed and built by GHO HomesIt's an all ages, single family home, gated community. We've launched Phase 1 consisting of 150 homesites. Phase 2 will also have 150 homesites which will total the boutique community at only 300 homes. Currently we have 4 model homes to tour. BELTERRA has 10 floor plans ranging from 2221 - 2956 living sq. ft. Starting in the high \$600s.

For a Limited-time Grand Opening Incentive, GHO HOMES is including A SWIMMING POOL, SCREEN ENCLOSURE & COOL DECK with the purchase of your brand-new home! BELTERRA has resort lifestyle amenities including a clubhouse with tennis, pickleball and basketball courts, large gathering areas with wine lockers, a billiards and card room, resort-style swimming pool and a state-of-the-art fitness center. BELTERRA also has a unique observation deck with a gazebo overlooking our beautiful Lake Belterra.

#### 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 Section 11.

#### Community Dues/Fees:

(Association Monthly HOA Fee \$298.00) (Master Tradition (\$205.49) (Association Budgets are under development.) (A \$1,600 Capital Contribution Fee and \$500 Common Area Improvement Fee 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.





# BELTERRA

## COMMUNITY FEATURES LIST

### Community Specific Specifications

- Gated Community with Clubhouse, pool, fitness, billiards, entertainment areas, centralized mail and more
- Tennis Court, Basketball & Pickleball Planned
- 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

### Exterior Features

- Designer Concrete Flat Tile Roof
- Impact Glass - All Windows, Sliders and Glass Doors - all 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 (2)
- Exterior GFI Electric Outlets (2)
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

### 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 Frosted 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



### 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 Concrete Finished Covering - Epoxy 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

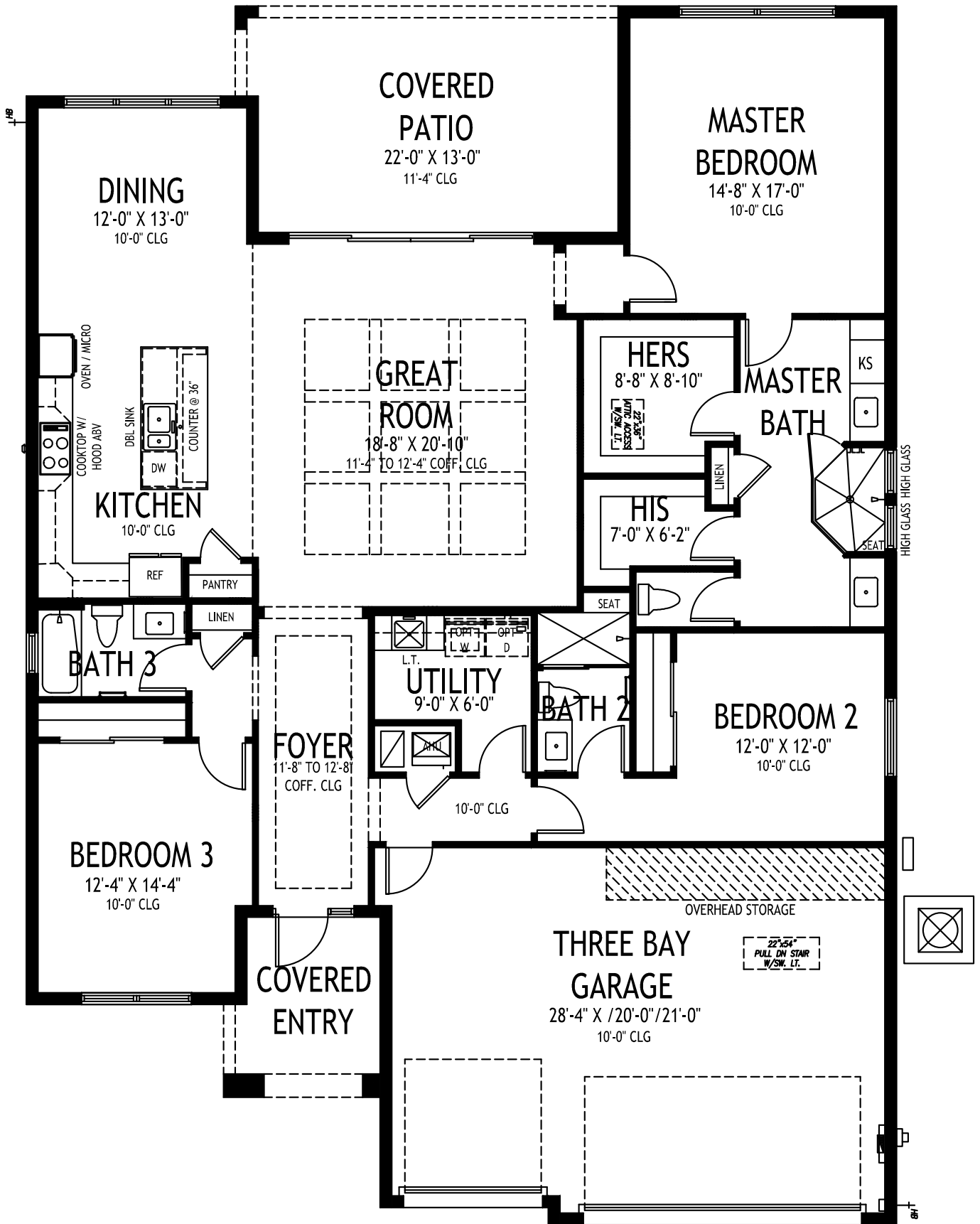
### Energy Efficient & Safety Features

- High Efficiency Air Conditioning System Including Multi 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



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





# GHO HOMES

A GREEN BRICK PARTNER

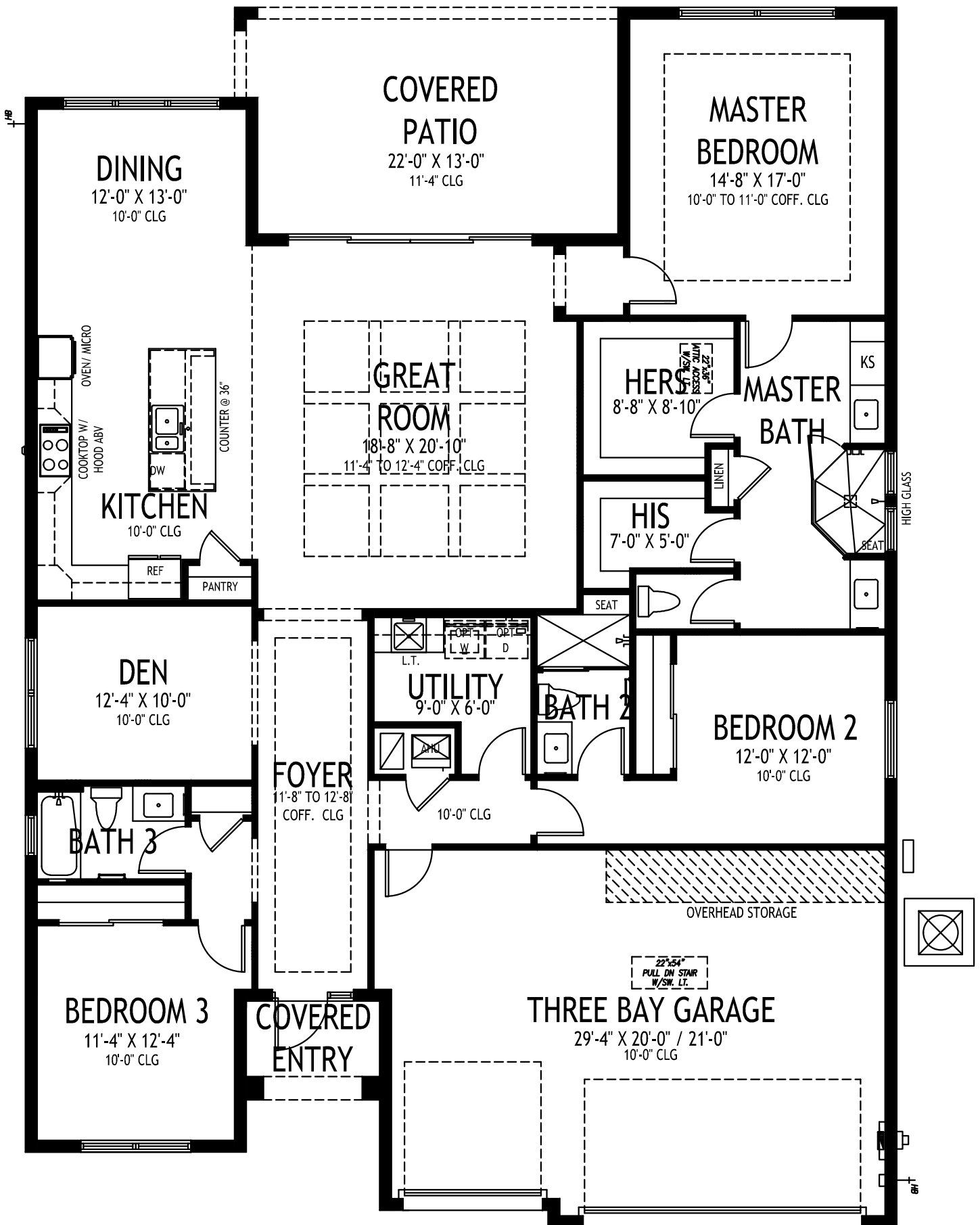
## IRIS

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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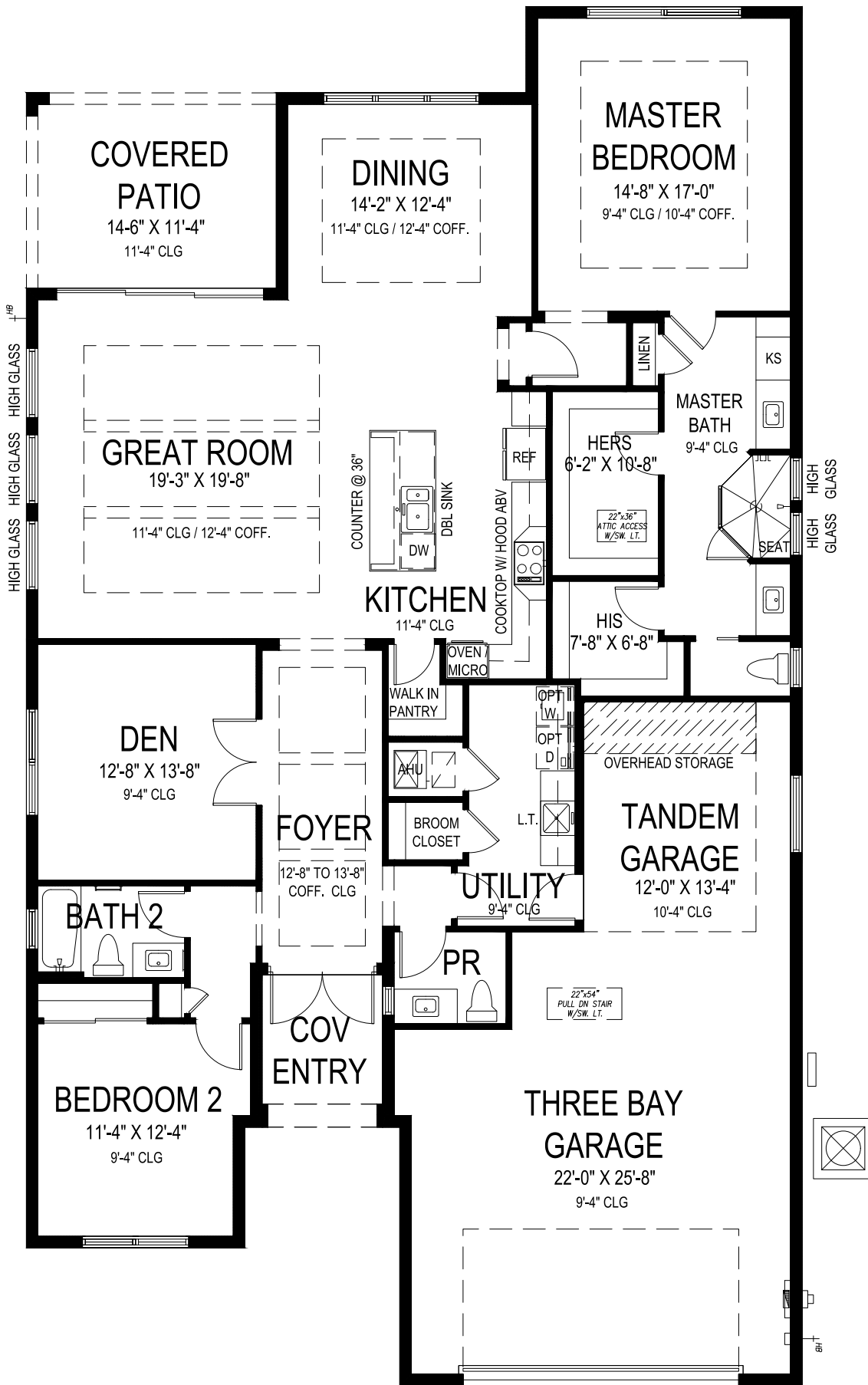
## IRIS GRANDE

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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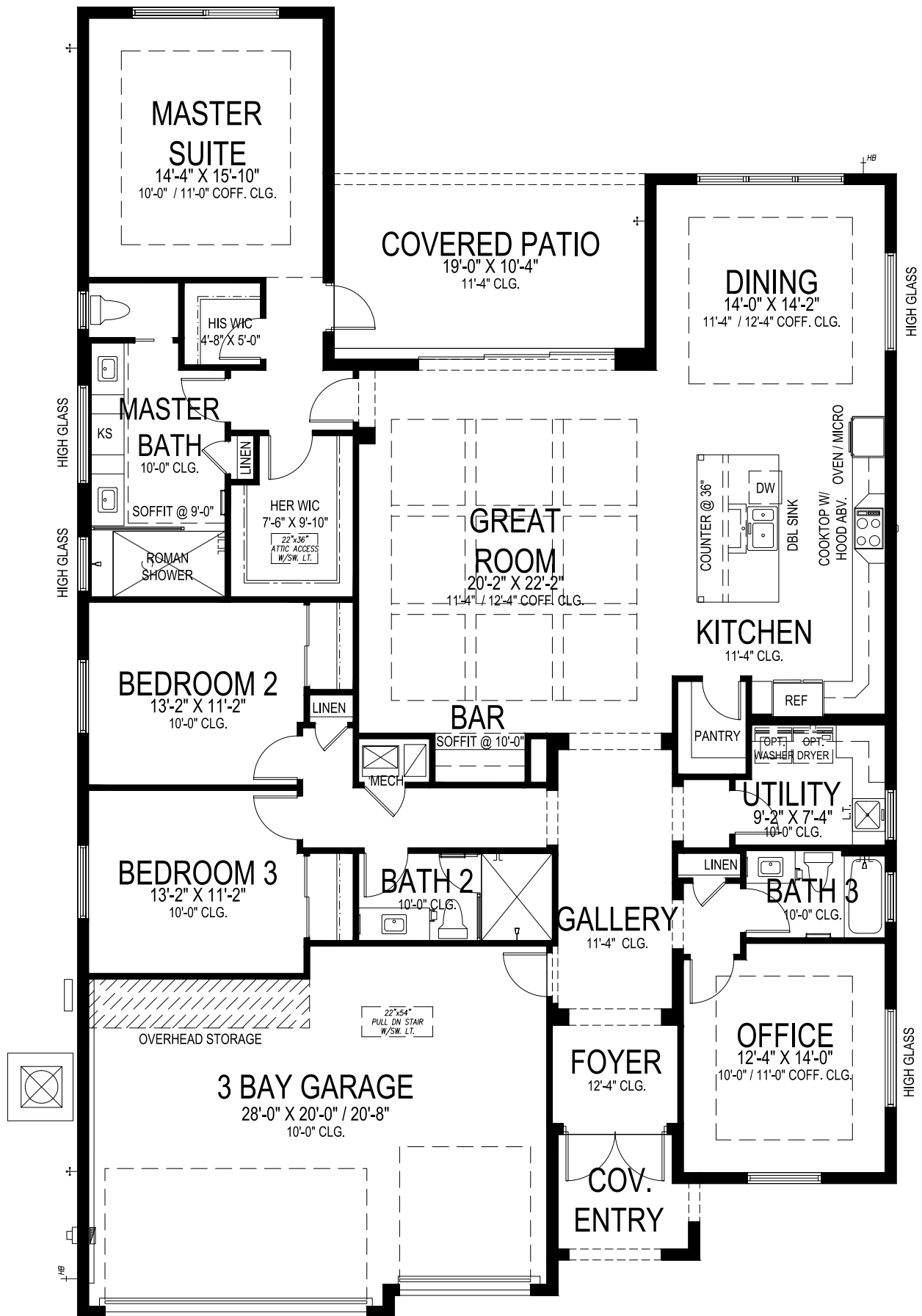
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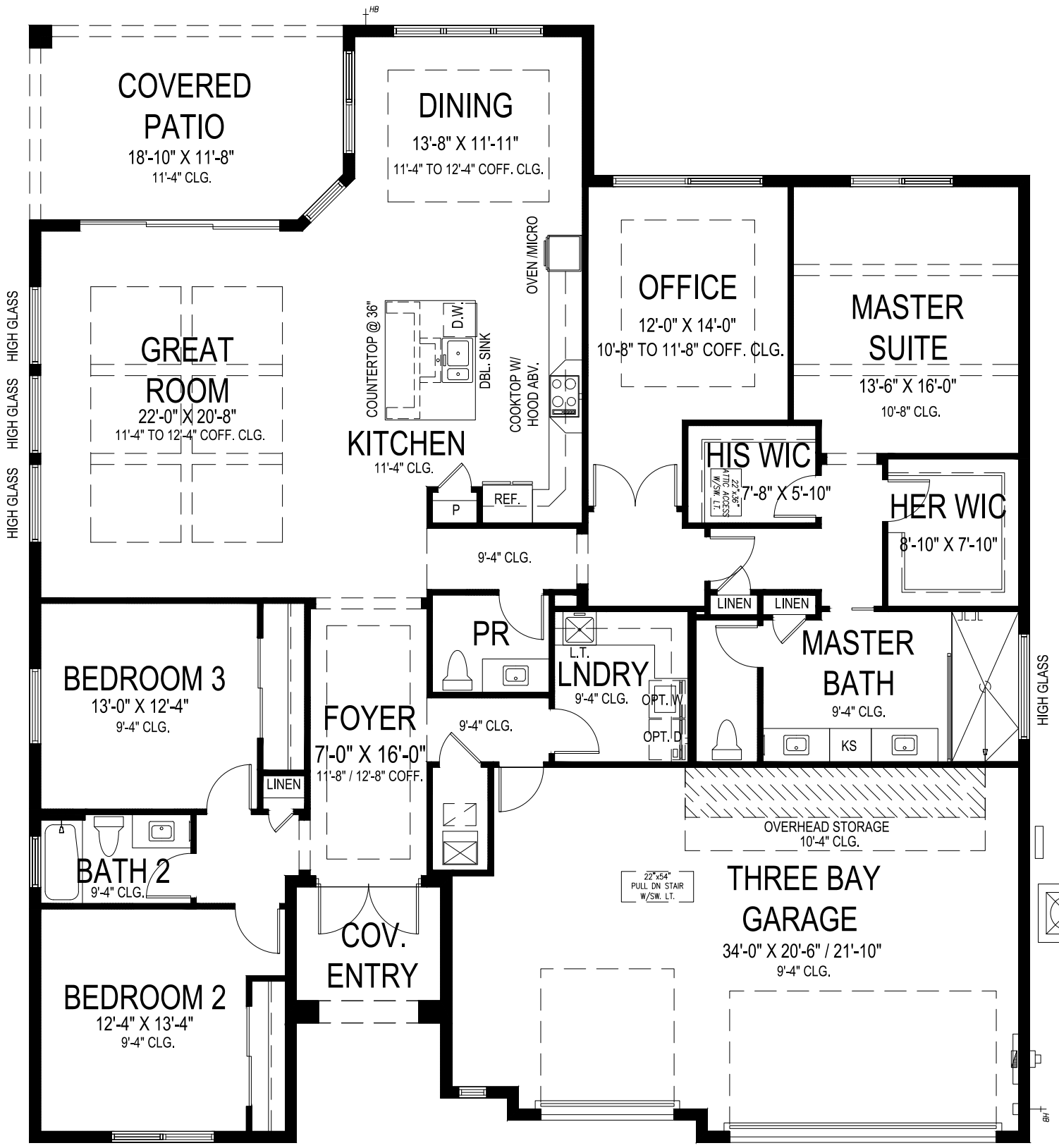
## MARIPOSA

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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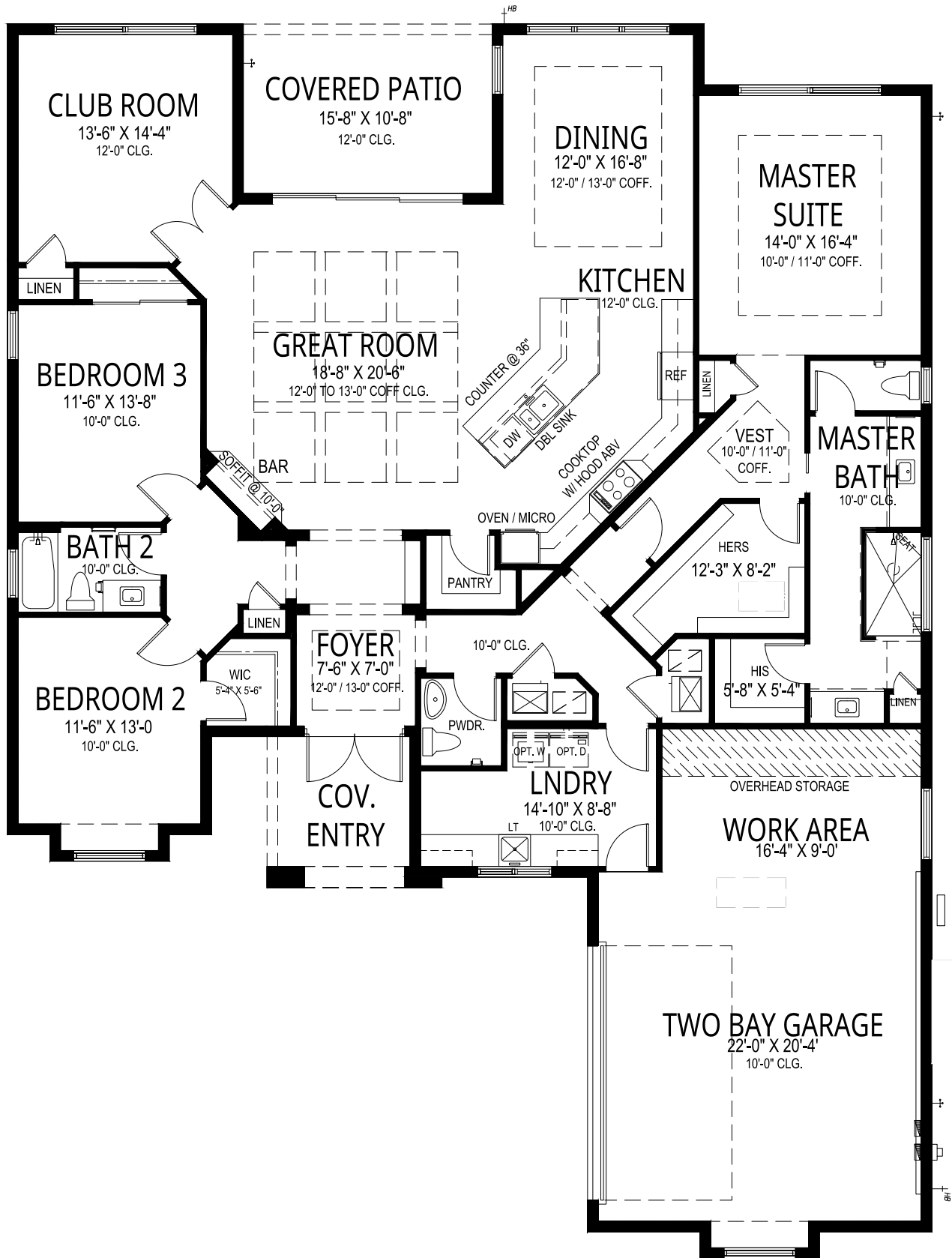
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**MONARCH GRANDE**

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





## 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

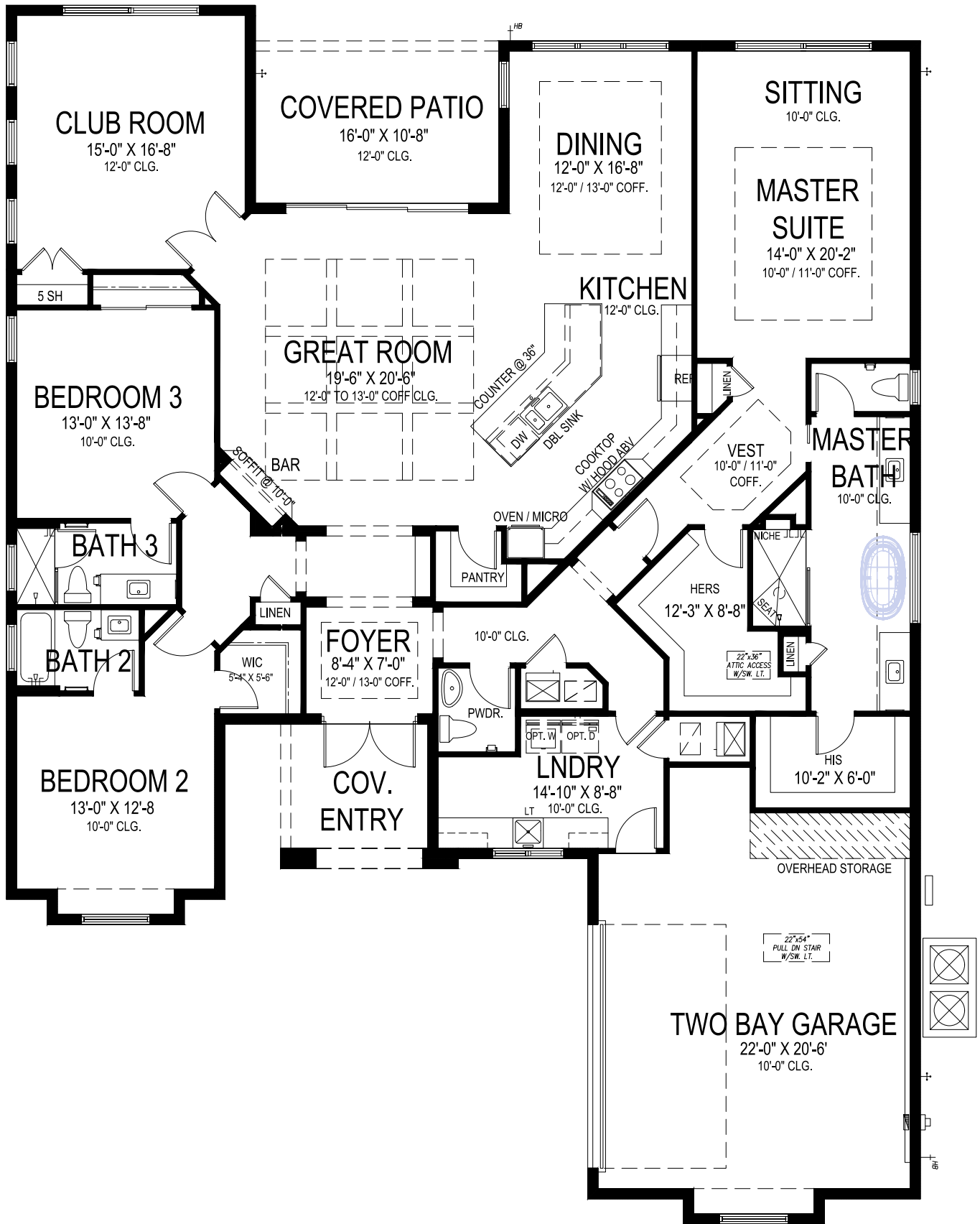
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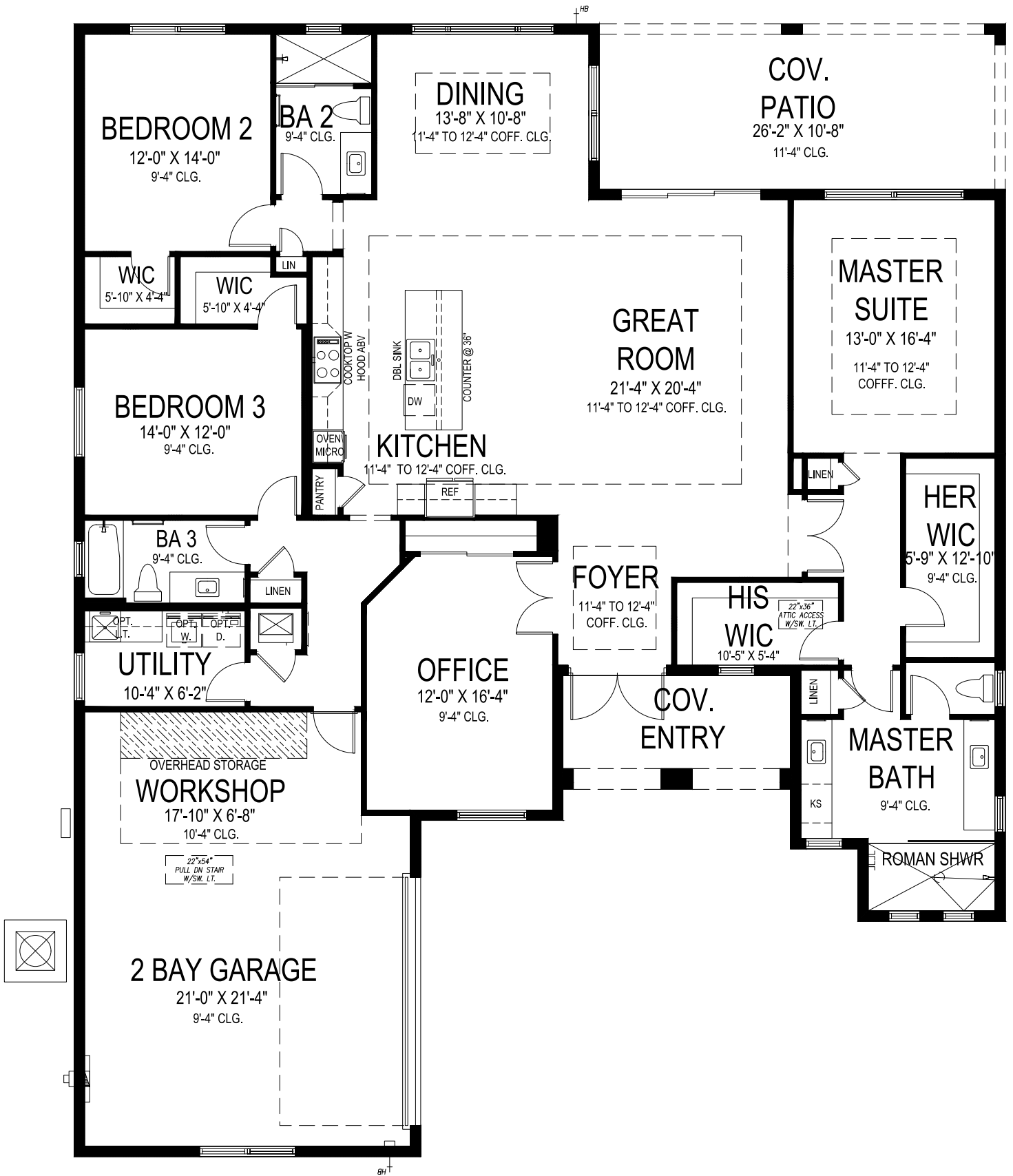
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**SAGE GRANDE**

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



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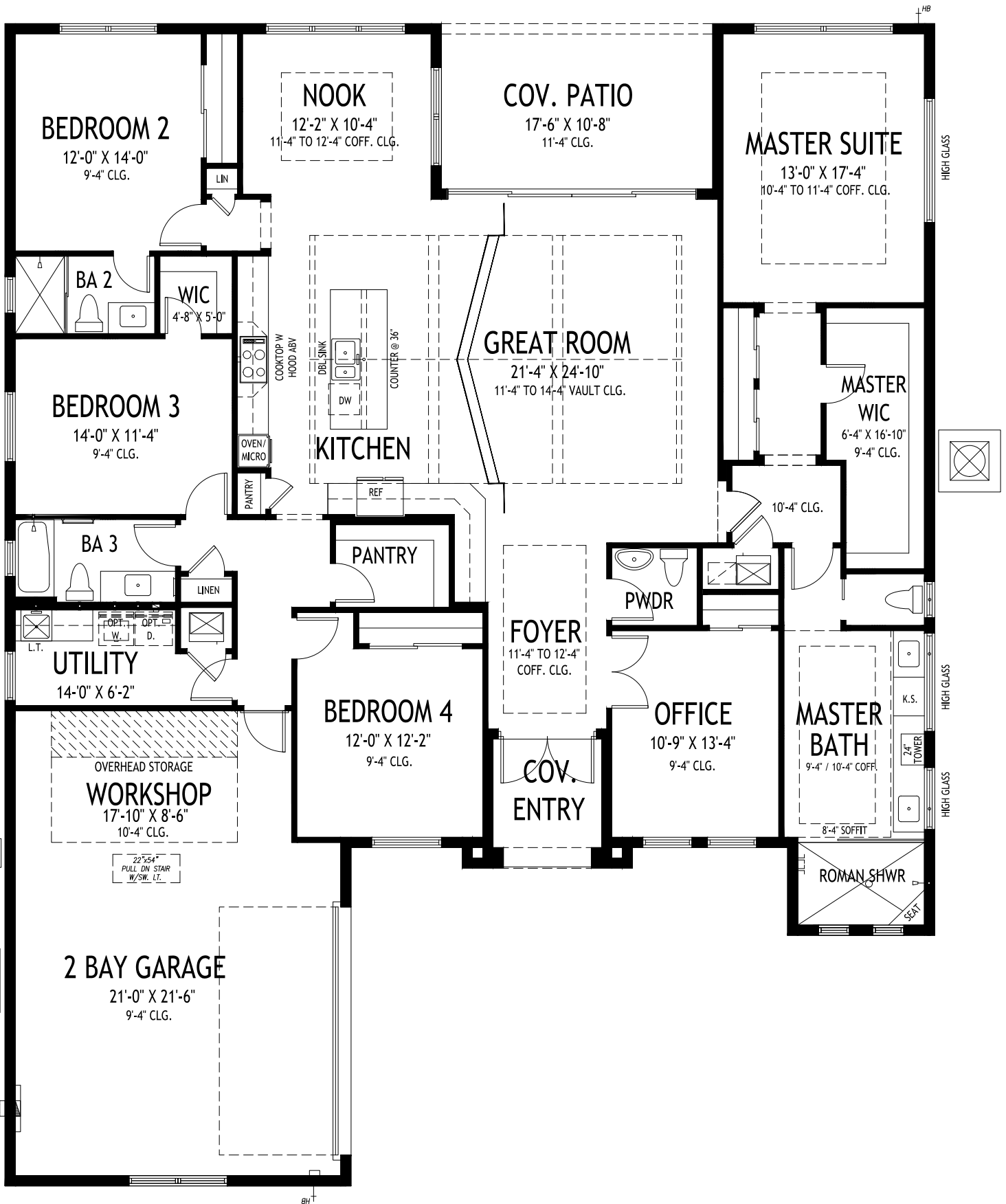
**WILLOW**

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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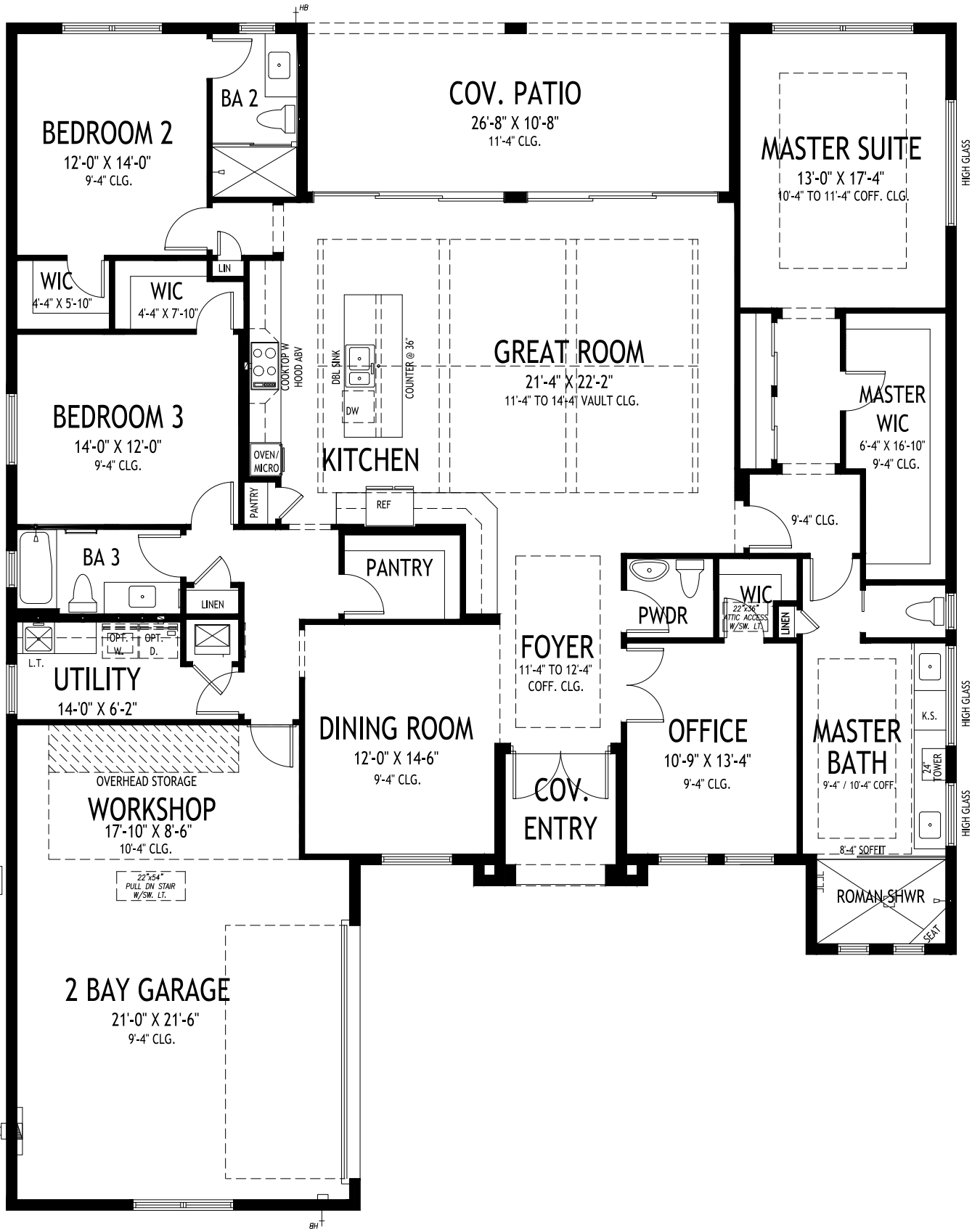
**WILLOW SIGNATURE**

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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