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TRADITION PSL HOMEBUYER GUIDE

WHAT MOST PEOPLE MISS BEFORE
BUYING OR RELOCATING

"HOME BUYING, SIMPLIFIED"

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MEET THE AGENT



PEDRO BEUTTENMULLER

Realtor

Pedro brings a background in project management and customer service, along with a passion for simplifying the home buying process. He ensures every client feels informed, confident, and fully supported throughout the journey.

I specialize in helping buyers navigate the Florida real estate market—from new construction homes in communities like Tradition to move-in-ready properties across Port Saint Lucie, Palm Beach County, and beyond. With a background in customer-focused service and a commitment to simplifying the process, I offer personalized guidance, local insight, and strong negotiation skills to help you feel confident every step of the way. I'm approachable, professional, and focused on one thing: helping you find a home that truly fits your life.



WELCOME TO TRADITION

Tradition is not just a neighborhood — it's a master-planned lifestyle community in Port St. Lucie, Florida.

What draws people here isn't only the homes. It's the combination of:

- Walkable spaces
- Community events
- Restaurants and gathering areas
- New construction options
- A "small town feel" with modern infrastructure

For many buyers, Tradition offers something that's hard to find elsewhere in Florida: intentional living without big-city congestion or pricing.

This guide is designed to give you clarity — not sales pressure — so you can decide if Tradition is the right fit for you.

WHAT TRADITION ACTUALLY IS

Tradition is a large, master-planned community made up of many smaller neighborhoods, each with its own character, rules, and pricing structure.

Important things to understand:

- Not all homes are walkable to Tradition Square
- Not all neighborhoods share the same amenities
- Some areas are gated, others are not
- HOA and CDD fees vary significantly by community

Tradition includes:

- All-ages communities
- Active adult (55+) neighborhoods
- New construction and resale homes
- Townhomes, villas, and single-family homes

This variety is a strength — but only if you understand how it works.





TYPES OF HOMES YOU'LL FIND IN TRADITION

Rather than focusing on specific prices (which change often), it's more helpful to understand your options.

Home Types:

- New construction homes
- Resale homes
- Townhomes and villas
- Single-family homes

Community Types:

- Active adult (55+) communities
- Family-friendly neighborhoods
- Gated and non-gated options

Each combination comes with different rules, fees, timelines, and incentives, especially when builders are involved.

WHAT BUYERS COMMONLY GET WRONG

These are some of the most common misconceptions buyers have when exploring Tradition:

- “All Tradition homes have access to everything”
- → Not true. Amenities and access vary by neighborhood.
- “HOA and CDD fees are basically the same everywhere”
- → They can differ substantially depending on the community.
- “The builder will automatically give me the best deal”
- → Builder incentives often depend on timing, financing, and contract structure.
- “I’ll figure it out once I’m under contract”
- → In Tradition, planning before you write an offer matters.

Understanding these early can save time, money, and frustration.





WHO TRADITION IS BEST FOR

Tradition tends to be a great fit for:

- Buyers relocating from out of state
- Families looking for community-focused living
- Retirees who want lifestyle without Palm Beach pricing
- Buyers who value walkability, events, and green space
- People who want new construction options without starting from scratch

It may not be ideal for:

- Buyers seeking rural or acreage properties
- Those wanting zero HOA oversight
- Buyers looking for ultra-luxury beachfront living

The key is alignment — not hype.

BUYING SMART IN TRADITION

A smart purchase in Tradition usually involves:

- Understanding which neighborhoods fit your lifestyle
- Knowing when new construction makes sense vs resale
- Structuring offers properly with builders
- Reviewing HOA, CDD, and community rules carefully
- Timing the process correctly — especially for relocation buyers

Many buyers don't realize that representation matters just as much with new construction as it does with resale.

Having guidance early helps you avoid common mistakes and make confident decisions.





NEXT STEPS (NO PRESSURE)

If you're thinking about buying, relocating, or even just exploring Tradition, having a clear plan makes the process much easier.

I help buyers:

- Compare communities within Tradition
- Understand new construction vs resale options
- Navigate contracts, timelines, and incentives
- Make decisions that align with their lifestyle and financial goals

If you'd like a personalized breakdown or have questions about Tradition or Port St. Lucie, feel free to reach out.

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WE'RE READY WHEN YOU ARE

CONTACT US

Still have questions? We're here to help you get clear, confident, and excited. Reach out anytime to schedule a free consultation or property tour.

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