

MOVING TO PORT ST LUCIE

NEW CONSTRUCTION WORKBOOK



Spencer Bailey



Your Port St. Lucie move starts with finding the right community. Let's find it together.

Table Of Contents

WELCOME LETTER FROM SPENCER	03
Tradition	05
Cadence at Tradition	06
Kenley at Tradition	08
Seville at Tradition	10
Belterra at Tradition	13
Wylder – Master-Planned Community Overview	18
Brystol at Wylder (North & South)	19
Four Seasons at Wylder (K. Hovnanian's 55+ Community)	21
Mosaic by Kolter Homes (East Becker Road)	26
Rivella (Port St. Lucie)	27
Veranda (Becker Road corridor, east PSL) – Preserve & Landing	29
Astor Creek Golf & Country Club	31
Glynlea Country Club	33
Tesoro Club (Port St. Lucie)	35
Tradition 55+ Communities (Active Adult)	37
Other Notable Port St. Lucie Communities	42
Spot-Lot Builders (No-HOA New Homes in PSL)	48
Which Community Is Right for You?	51
Best for Families	51
Best for 55+ Living	52
Best Amenities	52
Best for Golf	52
Best Luxury Option	53
Best Overall Value	53
Best No-HOA Option	53
Best Upcoming Opportunity	54

WELCOME LETTER FROM SPENCER

Welcome to Your Port St. Lucie New Construction Workbook

If you're considering buying a **new construction home in Port St. Lucie**, you have more options than ever before — but that can also make choosing the right community, builder, and home feel overwhelming.

That's exactly why I created this workbook.

Inside, you'll find a breakdown of many of Port St. Lucie's most important new-construction options, including **master-planned communities, gated neighborhoods, golf communities, 55+ communities, and no-HOA new homes built on individual lots.**

We'll compare communities throughout **Tradition, Wylder, Central Park, Riverland, the Becker Road corridor, PGA Village, and other growing areas of Port St. Lucie**, along with major upcoming developments that buyers should have on their radar.

Throughout this guide, pay attention to more than just the starting price. I'll help you understand the differences in:

- HOA and CDD fees
- Home sizes and floor plans
- Builders
- Amenities
- Gated vs. non-gated communities
- All-ages vs. 55+
- Golf and country-club options
- Lawn-care and maintenance inclusions
- No-HOA alternatives
- Upcoming communities and future opportunities

My Goal Is Simple

I want to help you narrow down the communities that actually fit **your lifestyle, budget, and priorities** — so you don't have to spend weeks trying to figure everything out on your own.

Whether you're relocating to Port St. Lucie, retiring here, looking for a family-friendly neighborhood, searching for a golf community, or simply trying to get the most home for your money, use this workbook as your starting point.

And remember: **builder pricing, incentives, HOA fees, CDD fees, available homes, and inventory can change frequently.**

If you find a community you like, reach out to me before visiting the builder. I can help you compare communities, identify current incentives and inventory, tour homes with you, and represent you throughout the new-construction buying process.

Welcome to Port St. Lucie — let's find the community that feels like home.

Spencer Bailey



Living on Florida's Treasure Coast

Port St. Lucie • Vero Beach • Treasure Coast Real Estate



Tradition

Tradition Master-Planned Communities — All-Ages

Tradition is a large master-planned area in western Port St. Lucie made up of multiple individual neighborhoods. While **Cadence, Kenley, Seville, and Belterra** are all gated, all-ages communities within Tradition, they are **not interchangeable**.

The biggest differences come down to **price, home size, level of amenities, lot size, and how much customization buyers want**. Cadence is the more budget-conscious option, Kenley offers a step up while remaining approachable, Seville focuses heavily on amenities and larger homes, and Belterra is geared toward buyers looking for a more upscale, semi-custom experience.



Cadence at Tradition

Builder: Mattamy Homes

Best For: Buyers wanting a more affordable entry into a gated Tradition community.



What Sets Cadence Apart

Cadence is generally the **value-oriented choice** of these four communities. Buyers still get a gated neighborhood, newer Mattamy home, community pool and access to the larger Tradition lifestyle, but without moving into the price range of Seville or Belterra.

Compared with Kenley and Seville, Cadence has a **simpler amenity package**. That's not necessarily a negative. For buyers who don't need a massive clubhouse, lifestyle director, fitness center and resort complex, Cadence can provide a better balance between amenities and overall cost.

Homes

Cadence offers one- and two-story single-family homes generally ranging from approximately **1,600–3,000 sq. ft.**, with around **3–5 bedrooms**. Mattamy's homes tend to feature modern open-concept layouts, covered lanais and coastal-inspired Florida architecture.

Pricing: Generally beginning around the **mid-\$400s and going into the \$600s**, depending on the home, homesite and upgrades.

Amenities & Fees

HOA: Approximately **\$350–\$380/month**

Amenities include:



- Gated entrance
- Community pool
- Cabana
- Parks and green spaces
- Walking areas
- Access to the broader Tradition lifestyle

Cadence vs. the Others

Cadence = affordability and simplicity.

If someone tells me, *"I want to live in Tradition, I want a gated new-construction community, but I don't want to pay for a huge amenity package,"* Cadence is one of the first places I would look.

It generally offers a **lower barrier to entry than Kenley, Seville or Belterra**, but buyers give up some of the larger homes, premium finishes and extensive amenities found in the more expensive neighborhoods.

Kenley at Tradition

Builder: Mattamy Homes

Community Size: Approximately 214 homes

Best For: Buyers wanting a smaller gated neighborhood with a good middle ground between price and amenities.



What Sets Kenley Apart

Kenley occupies an interesting position more south Cadence and Seville.

It's still a Mattamy community and isn't trying to be ultra-luxury, but it gives buyers a **smaller, more intimate neighborhood feel** with its own pool, pavilion, playground and walking areas.

For a family who wants amenities but doesn't necessarily need Seville's resort-style clubhouse complex, **Kenley can be the sweet spot.**

Homes

Homes range from approximately **1,330 to 3,200 sq. ft.**, with one- and two-story designs and roughly **2–4 bedrooms**. Many floor plans offer dens or flex rooms, making them useful for buyers who need a home office or additional living space without necessarily paying for a huge home.

Pricing: Generally in the **\$400s–\$500s**, depending on floor plan, homesite and upgrades.



Amenities & Fees

HOA: Approximately **\$408/month**

Amenities include:

- Gated entrance
- Community pool
- Pavilion
- Playground
- Walking paths
- Common-area maintenance
- Tradition master amenities

Kenley vs. the Others

Kenley = the middle-ground option.

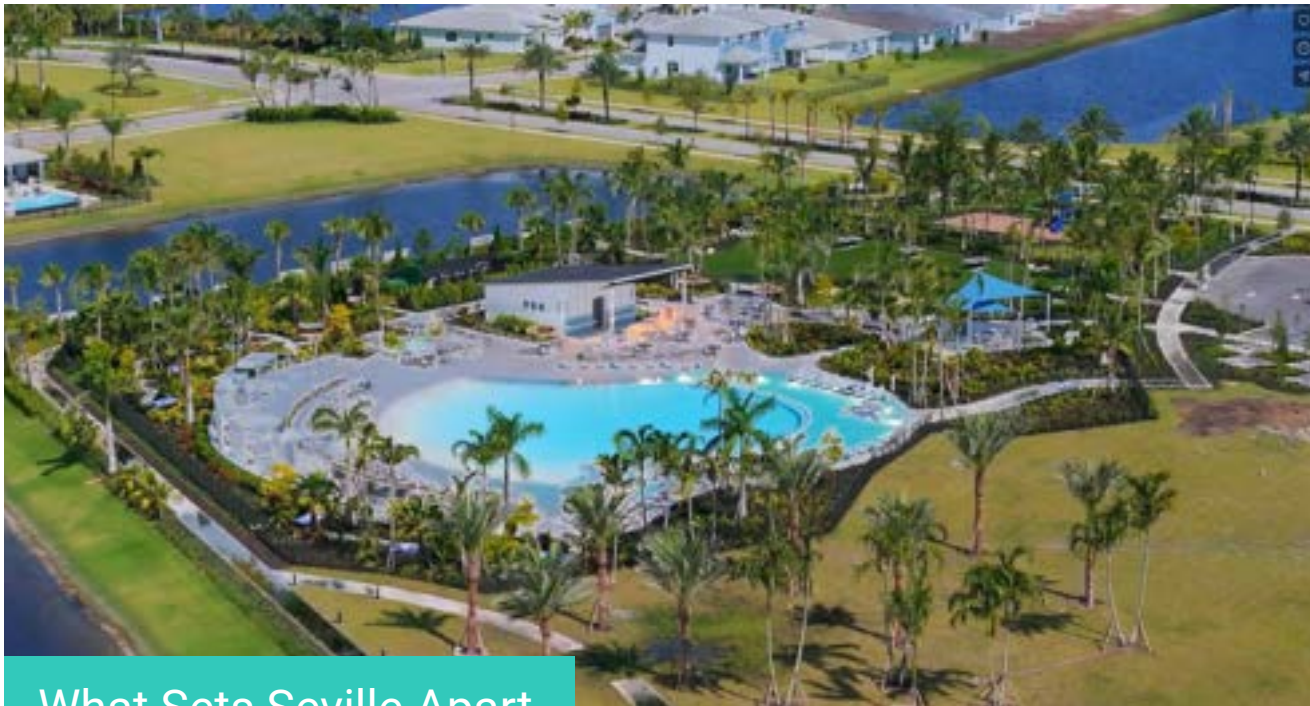
Cadence makes more sense for someone prioritizing affordability. Seville makes more sense for someone prioritizing **large homes and resort amenities**. Belterra makes more sense for someone prioritizing **luxury, larger lots and personalization**.

Kenley sits comfortably in between. It's particularly attractive to buyers who want a **family-friendly gated neighborhood without jumping into the \$500K–\$700K+ category**.

Seville at Tradition

Builder: Mattamy Homes

Best For: Families and move-up buyers who want larger homes and one of the strongest amenity packages in Tradition.



What Sets Seville Apart

Seville is where the Mattamy communities make a noticeable jump in both **home size and lifestyle amenities**.

Where Cadence and Kenley are more traditional neighborhood communities with pools and smaller amenity centers, Seville is being positioned much more like a **resort-style community**.

This is particularly important for families. Seville isn't 55+, yet buyers can get the type of clubhouse, fitness and lifestyle amenities that are often associated with active-adult communities.

Homes

Homes generally range from approximately **1,800 to 3,800+ sq. ft.**, with **3–6 bedrooms**.

Buyers can find:

- One- and two-story designs
- Larger family floor plans
- Multigenerational layouts
- 3-car garage options
- Larger entertaining spaces
- More move-up-buyer-oriented designs

Pricing: Generally starting in the **\$500s**, with larger homes reaching the **\$700s+**.

Amenities & Fees

HOA: Approximately **\$530/month**

The amenity package is one of Seville's biggest differentiators and includes plans for:

- Approximately 10,000 sq. ft. clubhouse
- Approximately 7,000 sq. ft. beach-entry resort pool
- Whirlpool spa
- Shaded cabanas
- Full fitness center
- Cycling studio
- Game room
- Lifestyle director
- Dog park
- Event lawn
- Trails
- TIM shuttle
- Tradition master amenities

Seville vs. the Others

Seville = amenities + bigger homes.

A buyer considering a **\$600,000** home in Seville versus a similarly priced home in Belterra is really choosing between **two different philosophies**.

With Seville, more of the appeal is the **community lifestyle** — clubhouse, pool, fitness, activities and social amenities.

With Belterra, more of the appeal is the **house itself** — larger lots, GHO's semi-custom approach, upscale finishes and greater personalization.

For buyers with children who want a lot happening inside their neighborhood, **Seville may be the strongest choice of the four**.



Belterra at Tradition

Builder: GHO Homes

Best For: Buyers prioritizing upscale homes, larger lots, personalization and a more semi-custom building experience.



What Sets Belterra Apart



Belterra is probably the **most distinct of the four communities** because you're no longer comparing one Mattamy neighborhood against another.

GHO Homes is a Treasure Coast-based builder and takes a more **upscale, semi-custom approach** than a typical high-volume production builder.

Rather than simply choosing a floor plan and a handful of predetermined packages, GHO's **Tailor Made** approach gives buyers more opportunities to personalize their home.

That can make Belterra especially attractive to someone who says:

"I like new construction, but I don't want my house to feel exactly like everyone else's."

Homes

Homes generally range from approximately **2,200–3,500 sq. ft.**, commonly with **3–4 bedrooms**.

Belterra also places more emphasis on:

- Larger homesites
- 3-car garages
- Higher-end finishes
- Larger floor plans
- Personalization
- Semi-custom options
- More upscale architectural details

Pricing: Generally starting in the **\$600s** and moving higher with larger homes, **premium homesites and customization**.

Amenities & Fees

HOA: Generally in the low **\$525s/month**

Planned amenities include:

- Gated entrance
- Private clubhouse
- Fitness facilities
- Sports courts
- Lakeside gazebo
- Walking trails
- Common green spaces
- Access to the greater Tradition area

Belterra vs. the Others

Belterra = upscale + semi-custom.

It isn't necessarily trying to beat Seville on the number of amenities.

Instead, the value proposition is a **higher-end homebuilding experience.**

GHO is one of my favorite builders! For approximately the same general price range as an upgraded Seville home, some buyers may prefer putting more of their money toward **the home, lot and customization** rather than toward a huge resort amenity package.

Belterra is likely the best fit of these four for buyers coming from a custom or higher-end resale home who don't want to feel like they're stepping down into a traditional production-built neighborhood.



Quick Comparison: Which One Stands Out?

	Cadence	Kenley	Seville	Belterra
Builder	Mattamy	Mattamy	Mattamy	GHO Homes
General Position	Value	Middle Ground	Resort / Move-Up	Upscale/ Semi-Custom
Starting Price	Mid-\$300s	~\$400s	~\$500s	~\$600s
Home Size	~1,600–3,000 sf	~1,330–3,200 sf	~1,800–3,800+ sf	~2,200–3,500 sf
HOA	~\$350–\$380	~\$408	~\$530	Low \$525s
Gated	Yes	Yes	Yes	Yes
Amenities	Moderate	Moderate	Extensive	Upscale but smaller
Large Homes	Some	Some	Yes	Yes
3-Car Garage Options	Limited/Plan Dependent	Plan Dependent	Yes	Common
Semi-Custom	No	No	No	Yes
Best For	Value	Balance	Amenities/ Families	Luxury/ Customization

How I Would Break Them Down

Best Value — Cadence

Cadence is the place I'd start for someone whose biggest priority is getting into new construction in Tradition without stretching the budget unnecessarily.

Best Balance — Kenley

Kenley gives buyers a nice combination of price, neighborhood amenities and home choices without going as far upscale as Seville or Belterra.

Best Amenities — Seville

For someone who tells me, "We're actually going to use the clubhouse, pool, gym and activities," Seville has the strongest argument. You're paying a higher HOA, but you're also receiving substantially more amenities.

Best Homes & Customization — Belterra

For someone more concerned about lot size, finishes, garage space, personalization and overall home quality, I'd put Belterra at the top of the list.

The Biggest Difference

The easiest way to think about these four communities is:

Cadence → Kenley → Seville represents a progression through Mattamy's Tradition offerings, moving generally from **more affordable and simpler toward larger homes and significantly more amenities.**

Belterra takes a different path. Instead of focusing primarily on adding more community amenities, GHO puts more emphasis on **larger, upscale homes and a semi-custom building experience.** So the question isn't simply "*Which community is best?*"

It's **where do you want your money going?**

If you want to keep the overall cost down, look closely at **Cadence.**

If you want a balanced family neighborhood, consider **Kenley.**

If you want the **resort lifestyle**, look at **Seville.**

And if you'd rather put more of your budget toward the **home, homesite and customization**, **Belterra** may be the better fit.

Wylder – Master-Planned Community Overview

Wylder is one of Port St. Lucie's newest large-scale master-planned communities, located in the western corridor near Midway Road. When fully built out, Wylder is projected to include **14+ individual neighborhoods** and roughly **3,400 total homes**, plus parks, trails, lakeside amenities, golf, and future commercial areas. It's designed to be a modern, all-ages alternative to Tradition—more spread out, more natural, and developed by multiple builders rather than just one or two. Wylder will eventually offer everything from affordable townhomes to large single-family homes, villas, and a full 55+ village, giving buyers a wide range of lifestyle options inside one connected community.

Brystol at Wylder (North & South)

Brystol North and Brystol South are the first major residential villages inside Wylder and form the community's early "core." These two neighborhoods showcase the style, pricing, and lifestyle Wylder is aiming for in future phases.

Builders & Homes:

Three builders—[Dream Finders Homes](#), [Lennar](#), and [Meritage Homes](#)—are active throughout Brystol. Homes range from [1,500 to 3,200 sq ft](#), offering [3–6 bedrooms](#), with both one-story and two-story options and 2–3 car garages.

Lennar's most affordable homes begin in the [upper \\$300s](#)

Larger Dream Finders & Lennar plans run in the [\\$450s to mid-\\$500s](#)

Meritage focuses on high-efficiency insulation and energy-saving construction

This mix gives Brystol strong variety and makes it a fit for first-time buyers, families, and move-up buyers.

Wylder

 **BRYSTOL**



Amenities:

Each Bristol neighborhood has its own **private clubhouse and pool**, plus shared Wylder amenities including pickleball courts, dog park, two playgrounds, walking and biking trails, and lakeside green spaces. The **Bristol South lakeside pavilion and pool** is already open and is the first major Wylder amenity built.

HOA: ~\$300/month, covering lawn care, Internet, clubhouse/pools, pickleball, common areas, recreation facilities, management, and street lighting.

The composite image consists of three main parts. On the top left, a family of four (two adults and two children) is running on a paved path through a lush green park with palm trees. To the right of this is a promotional graphic for 'BRISTOL LET YOUR FAMILY RUN WYLD'. It features a young boy in a green shirt and blue shorts pointing upwards, with a small image of a baseball above him. Below the title, there is a paragraph of text and a 'LEARN MORE' button. On the bottom left is an aerial map of the Bristol community, showing various colored zones and water bodies. A legend on the left side of the map identifies the zones: 80' Club (pink), 60' Club (purple), 40' Club (yellow), 20' Club (green), and 10' Club (blue).

Four Seasons at Wylder (K. Hovnanian's 55+ Community)

Four Seasons at Wylder is the dedicated 55+ active-adult village of the entire development. Built by K. Hovnanian, this neighborhood will deliver resort-style living aimed at retirees and snowbirds who want a fully amenitized, brand-new adult community in western PSL.

Homes:

Four Seasons will offer **10 total floorplans** (9 single-family + 1 villa duplex). All are single-story layouts ranging from **1,572 to over 3,000 sq ft** with **2–4 bedrooms** and optional dens. Expect open-concept living, high ceilings, and luxury finishes like gourmet kitchens, oversized lanais, and 3-car garage options. The attached villa model will provide a more affordable entry point.



Pricing:

- Starting around **\$339,995** for the smaller models
- Most homes will fall in the **\$400s**
- Largest 3,000+ sq ft designs should reach the **mid-to-high \$500s**

This pricing puts Four Seasons as a slightly more affordable alternative to Riverland's Valencia communities, while still delivering a full resort-style lifestyle.

Amenities:

As with all Four Seasons communities, the amenities here will be extensive.

Plans include:

- A **brand-new resort-style clubhouse**
- Fitness and aerobics center
- Craft rooms, game rooms, social spaces
- Resort pool and spa
- Tennis & pickleball courts
- Multiple parks and walking trails connected to Wylder's pathway system

The clubhouse is under construction, with high-end renderings showing a modern, upscale design. Residents will also enjoy Wylder's natural surroundings and future commercial development nearby.

HOA: Expected to be in the **mid-\$300s/month**, including lawn care, gated entry, clubhouse amenities, and common area maintenance. A CDD component will also apply due to Wylder's infrastructure bonds.

Other Future Wylder Neighborhoods

Wylder's long-range plan includes additional villages such as **Waverly** (lakefront townhomes), future apartment residences, more single-family sections, and possibly a small town-center component. Over the next decade, Wylder will continue expanding with new builders, new price points, and new amenities—similar to how Tradition grew, but with a more modern design philosophy and broader range of home types.

WAVERLY TOWNHOMES

EFFORTLESS LIVING.
MAXIMUM ENJOYMENT

The Waverly neighborhood is designed for those who appreciate a new townhome lifestyle without sacrificing modern amenities. These townhomes offer spacious living without the upkeep, giving residents more time to enjoy the lifestyle they've chosen to enjoy.

EXPLORE NEIGHBORHOOD



In Summary:

Wylder is shaping up to be Port St. Lucie's next major master-planned community, offering everything from affordable family homes to luxury single-story residences and a full 55+ village. With Bristol leading the way and Four Seasons opening the door for active-adult buyers, Wylder is positioned to become one of the most desirable and well-rounded communities on the west side of PSL.

PGA Village Verano

Builder/Overview: **PGA Village Verano** is a large **gated master-planned community** in Port St. Lucie built by **Kolter Homes**. It is one of the area's premier **new-construction resort-style communities**, offering a lifestyle centered around wellness, recreation, and easy access to golf. While it sits near PGA Village and benefits from its proximity to the PGA Golf Club, **Verano is its own separate community** with its own homes, amenities, and HOA structure.

Homes: Verano features a wide range of **single-family homes** with flexible floor plans designed to appeal to both full-time residents and second-home buyers. Current home designs range from about **1,400 sq ft to over 3,200 sq ft**, with **2 to 4 bedrooms standard** and many plans offering optional additional bedrooms, flex rooms, dens, or 3-car garage configurations. Homes are known for **impact glass, tile roofs, open-concept layouts, volume ceilings, and strong indoor-outdoor living appeal**. Most designs are one-story, which is a big draw for buyers looking for convenience and low-maintenance living.

Amenities: Amenities are one of Verano's biggest selling points. Residents enjoy a **large clubhouse and fitness center, indoor lap pool, outdoor resort-style pool, Har-Tru tennis courts**, and one of the standout features of the whole community: a **27-court private pickleball center**. There are also social spaces, event programming, and a very active lifestyle component that makes Verano feel more like a resort than a typical subdivision. The community is also **golf cart-friendly** and offers a close connection to the nearby **PGA Golf Club**.

DARE TO COMPARE

HOME SHOPPING CHECKLIST

When shopping for a new home along the Treasure Coast, we invite you to compare the lifestyle, value and new home options PGA Village Verano offers versus other new home communities. Compare and see if PGA Village Verano "CHECKS ALL THE BOXES" you are looking for.

PGA VILLAGE VERANO

PGAVillageVerano.com
(772) 345-5041

PGA VILLAGE VERANO	COMMUNITY NAME:	COMMUNITY NAME:
LIFESTYLE & AMENITIES:	LIFESTYLE & AMENITIES:	LIFESTYLE & AMENITIES:
☒ Gated community located in the heart of Florida's Treasure Coast.	☐	☐
☒ Club Talavera, the community's 40,000 sq. ft., resident-only Social & Fitness Center(s).	☐	☐
☒ Indoor Junior Olympic lap pool and resort-style outdoor pool with cabanas and sundeck.	☐	☐
☒ Fitness center and cardio studio.	☐	☐
☒ Tennis courts, bocce courts and basketball court.	☐	☐
☒ Demonstration kitchen.	☐	☐
☒ Library, arts & crafts room, billiards, and game room.	☐	☐
☒ Lounge room and bar.	☐	☐
☒ Event lawn and lakeside fire pit.	☐	☐
☒ Full-time Lifestyle Director who plans and coordinates a wide array of social and wellness programs.	☐	☐
☒ South Florida's largest private 27-court pickleball center.	☐	☐
☒ Community sidewalks and dog park.	☐	☐
☒ Golf cart access to PGA Golf Club and 3 championship courses.	☐	☐
☒ Lawn maintenance, landscaping and irrigation included in HOA.	☐	☐
☒ Conveniently located in Port St. Lucie, close to dining, entertainment and shopping.	☐	☐
☒ Cresswind 55+ neighborhood located within PGA Village Verano.	☐	☐
☒ Gated with Cresswind-only pool, sundeck, putting green and outdoor fitness stations.	☐	☐
HOMES:	HOMES:	HOMES:
☒ 18 unique floorplans to choose from.	☐	☐
☒ 2- to 5-Bedroom homes.	☐	☐
☒ 2- and 3-Car Garages.	☐	☐
☒ 1-story and 2-story Bonus Room floorplan options.	☐	☐
☒ Impact-resistant windows.	☐	☐
☒ Numerous structural options including additional Bedrooms, Summer Kitchens, and more.	☐	☐
☒ Telex® built-in pest control system (in-wall tube system).	☐	☐
☒ On-site Keller Homes Design Gallery offering a wide variety of personalization and finish options.	☐	☐

Pricing & HOA: Homes in Verano generally range from the **\$400s into the \$700s+** depending on the floor plan, homesite, and upgrades, with larger premium homes going higher. The **HOA fee is typically in the mid-\$500s per month** and covers gated entry, common area maintenance, and access to the extensive amenity package. Buyers should always verify current pricing and fees, since both can change with new releases and builder incentives.

Summary: **PGA Village Verano** is one of Port St. Lucie's strongest options for buyers who want **new construction, strong amenities, and a polished resort-style lifestyle**. It stands out for its **wide floor plan selection, established amenity base, and exceptional pickleball/fitness offerings**. For buyers comparing master-planned communities in PSL, Verano fits especially well for those who want something more upscale and amenity-rich than a basic gated neighborhood, without needing to be in a 55+ community.



Mosaic by Kolter Homes (East Becker Road)



Overview: Mosaic is a new **gated community by Kolter Homes** located east of the Turnpike off Becker Road (south city limits). It's not part of Tradition or Wylder; it's a standalone neighborhood. Mosaic will appeal to families and active adults alike, with a focus on **one-story ranch-style homes** and contemporary amenities.

Homes: Mosaic offers two collections of single-family homes with high personalization. Floor plans range from **2-bedroom villas up to 5-bedroom homes**, all (as the name suggests) on one level (with optional bonus room additions). These homes emphasize flexible layouts – e.g., home offices, extra storage, and open great rooms. About **85% of the homesites have water or preserve views**, meaning most residents enjoy a scenic backyard. Square footages span from ~1,500 sq ft (small 2BR) to over 3,000 sq ft (for a 5BR). **Kolter** is known for allowing structural options like extended lanais, summer kitchens, etc., so buyers can “build around you” as needed.

Amenities: A **resident-exclusive amenity center** is planned, featuring a **resort-style pool**, fitness center, **pickleball courts**, and more. There will be parks and walking sidewalks as well.

Essentially, Mosaic provides the full lifestyle package: recreation, fitness, and social spaces for its residents, without being in a huge master community. Its location gives easy access to Stuart, Palm City, and I-95, which is a plus.

Pricing & HOA: New homes in Mosaic start around \$470,990. Prices go up into the 600s for the largest models on premium lots. The HOA fee is approximately \$250/month. That fee will cover the gated entry, upkeep of the amenity center (pool, fitness, etc.), and common area maintenance. Mosaic also has a CDD (Community Development District) fee (noted as an annual amount in taxes) to fund the infrastructure; common in new PSL communities.

Summary: Mosaic by Kolter is an exciting new option for buyers who want a new single-family home with upscale amenities but perhaps not in Tradition or the 55+ scenes. It offers a bit more intimacy (fewer homes than a master plan) and brand-new facilities. With prices from the upper \$400s and an HOA of ~\$250/month, . Amenities like a resort pool, pickleball, and gym will cater to a range of ages, making Mosaic a family-friendly and retiree-friendly community in a convenient location.

Rivella (Port St. Lucie)

Overview: Rivella is a private gated community set on the St. Lucie River (along Port St. Lucie's eastern side). It offers a waterfront-inspired lifestyle amid nature preserves and river views. Residents enjoy a clubhouse with fitness center, a resort-style pool, tennis courts, walking trails and a tranquil pond – all exclusive to the community. The neighborhood's natural setting is a big draw, and it's near the Botanical Gardens and the future Port District along the river.

Homes & Builder: Developed by Kolter Homes, Rivella features single-family homes with 2–4 bedrooms (flex rooms available to customize) and high-end finishes. One-story and two-story designs are offered, and buyers can personalize with options like extended lanais or a second-floor bonus room. Homes typically range from ~1,400 sq ft (2-bedroom villas) up to larger 4-bedroom plans over 2,500 sq ft. All homes have either water or preserve views due to the community's layout. Kolter Homes is the exclusive builder and is known for quality construction and energy-efficient design.

Pricing & HOA: New homes **start in the \$400s** – for example, a 2-bed, 2-bath **1,434 sq ft home begins around \$398,990**. Larger 3-4 bedroom models (with 2-3 baths) range from the mid-\$400s to mid-\$600s depending on size and upgrades. The **HOA fee is approximately \$231 per month**. HOA dues cover the gated entry, common area maintenance, amenities (clubhouse, pool, etc.), and **there are no additional club membership** fees required.

Summary: **Rivella** offers new-construction single-family homes in a **lush, waterfront setting**. With modest HOA fees (~\$231/mo), residents get upscale amenities – clubhouse, pool, tennis – and a serene environment close to parks and the river. It's an all-ages community that appeals to those seeking nature, privacy, and modern homes with easy access to shopping and dining.



Veranda (Becker Road corridor, east PSL) – Preserve & Landing

The Veranda area in the southeast corner of Port St. Lucie (near Becker Rd and the Turnpike) includes a few noteworthy new communities:

Veranda Preserve – This is a **55+ community** originally started by Kolter but later phases taken over by **Lennar**. Veranda Preserve is actively selling new homes. It features both **single-family homes and paired villas**. Prices start around **\$360k for villas** (Lennar's "Twin Homes" from ~\$359,990) and range up to the **\$500s** for larger single-family plans. Lennar offers multiple collections (The Isles and Grand series) with homes 2–4 bedrooms, many with lake views.

Amenities: Veranda Preserve's clubhouse is already open – it includes a resort pool, cafe, fitness center, card rooms, and tennis/pickleball courts. It's very much like a traditional Del Webb-style setup but under Lennar's management. The **HOA fee** in Veranda Preserve is around **\$300–\$350/month** (which covers lawn care, clubhouse, gated entry, etc.). *(User note: if a specific fee was provided, include it.)*



Make a splash in the resort-style pool

Dive into top-tier fun at the sparkling swimming pool, your own community oasis. Relax in the lounge area or gather with friends and loved ones at the barbecue station to grill and create cherished memories.



A thriving social atmosphere awaits

Veranda Preserve hosts exclusive movie nights throughout the month. So you can sit at back, relax and enjoy popcorn while watching a film on the big screen. Alongside a comfortable cinema room, the clubhouse features a cafe for casual hang-outs and multiple gathering rooms to pursue new hobbies.



Fitness your way

Elevate your wellness journey at a top-of-the-line fitness center, with an aerobics studio, cardio machines and a variety of exercise equipment. On sunny days, challenge friends to a tennis match or play a low-impact game of pickleball at six outdoor courts. Here, you can effortlessly embrace a holistic and wellness-focused lifestyle.

Veranda Oaks

Builder: Taylor Morrison. Veranda Oaks is a gated, all-ages single-family home community located in southern Port St. Lucie near the Turnpike and the Martin County line. The neighborhood sits on a serene stretch of land with lakes, wide sidewalks, and a private entry.

Homes: Spacious single-family homes ranging from roughly 2,400 to over 3,400 sq ft. Most floorplans offer 4 bedrooms and 3–4 bathrooms, with open layouts, large kitchens, covered lanais, and 2–3 car garages. Several of the plans lean toward a more upscale, executive-style feel with big living areas and optional flex rooms.

Amenities: Veranda Oaks features a gated entrance, community pool and cabana, tot lot, dog-friendly green spaces, and well-maintained lakefront areas.

The location gives residents quick access to shops, grocery stores, medical facilities, and beaches while remaining tucked away in a quieter, more residential part of PSL.

Pricing: Homes typically start in the high \$400s to low \$500s, with larger upgraded models reaching into the \$600s depending on options. HOA fees are approximately in the low \$650 per month, covering common area maintenance and use of community amenities. Veranda Oaks is a strong choice for buyers wanting new construction, space, and a gated neighborhood without jumping into a massive master-planned community.

Summary: The **Veranda** cluster (Preserve & Landing) has brought new homes and amenities to the Becker Road area. **Veranda Preserve (55+)** still offers new construction – from \$360k and up – with a monthly HOA around \$300+. **Veranda Landing** is completed, highlighting Lennar's success in that area. These communities appeal to those who want to be on the east side of the city (closer to Stuart/Palm City) while still enjoying a new home and community clubhouse lifestyle.



Astor Creek Golf & Country Club



Builder/Overview: **Astor Creek** is a brand-new master planned **golf and country club community** in southwestern Port St. Lucie. It is being developed by Kolter Homes, with **Taylor Morrison** as a co-builder in some sections. Astor Creek opened in 2023/2024 and features a signature 18-hole golf course and upscale amenities. Every new home purchase at Astor Creek includes a resident golf membership (a big perk for buyers).

Homes: The community will offer **single-family homes** primarily (Kolter's one-story floorplans). Home sizes range from just under **2,000 sq ft to over 5,000 sq ft**. Buyers can choose from various architectural collections; many homes will have 3-car garages and high-end interior options (similar to Kolter's PGA Verano offerings). Both **Kolter Homes** and **Taylor Morrison** are actively selling, giving buyers a choice of models and finishes. Expect **2–4 bedroom layouts** (some with dens or flex rooms) and open-concept designs to take in golf course views.

Amenities: Being a **country club**, Astor Creek will revolve around its new **championship golf course**. The community is building a **clubhouse with a restaurant and bar**, pro shop, and card rooms. Additionally, residents will enjoy a **resort-style pool, fitness center**, and sports courts (tennis/pickleball). In essence, it's a full-service golf resort community. A notable aspect is that the clubhouse restaurant is open daily for members and the public, indicating a social hub.

Pricing: New homes start in the mid-\$500,000s – as of 2025, **prices begin around \$572,990 for a 2BR+den [homerealtor](#)**. Larger 3-4 bedroom homes (with 3-car garages and premium golf lots) can easily go into the \$800s and \$900s. There are also a few estate models that, with upgrades, could approach or exceed \$1M.

HOA and Membership: The **HOA fee** is **\$690 per month**, covering gated security, lawn maintenance, and use of amenities. Importantly, **golf membership is included** for homeowners (usually a significant value – some sources note that each new home includes the golf initiation). There may still be annual golf dues for maintenance, but the initiation fee is waived. Astor Creek has a CDD as well (to fund infrastructure), which would add to property tax.

Summary: **Astor Creek Golf & CC** is shaping up to be Port St. Lucie's next high-end golf community, akin to Tesoro but on the west side. It offers **Kolter's quality homes, a brand new golf course, and country club living**. Prices start around **\$570K**[realtor](#), and given the included golf membership and top-notch amenities, it is positioned as a compelling option for golf enthusiasts and luxury buyers in PSL.



Glynlea Country Club



Glynlea Country Club is a brand-new luxury, gated golf community in western Port St. Lucie, built around a championship 18-hole golf course designed by Jim Furyk. It is not part of Wylder—it is its own standalone luxury development. With the golf course opening in late 2024 and the first model homes now open, Glynlea is positioned to become one of the Treasure Coast's premier private club communities.

Homes & Builders: Glynlea features upscale single-family homes crafted by multiple builders, including **Perry Homes** (a well-known Texas luxury builder expanding into Florida) and **Lennar**. Homes sit on generous golf, lake, or preserve lots and range from **~1,800 sq ft villas to 4,000+ sq ft estate homes**.

Pricing spans a wide range:

- Entry homes begin in the **\$400s** (Lennar's smaller series)
- Perry Homes 50'-lot homes begin around **\$717,900** (~2,500 sq ft)
- Perry Homes 60'-lot homes start around **\$826,900**, with larger floorplans climbing toward **\$1 million+**
- Custom-feel golf estates will ultimately push well past **\$1M**

The result is a true golf-lifestyle community with pricing that accommodates both high-end move-up buyers and luxury-focused retirees.

Amenities: Every homeowner in Glynlea becomes a member of the Glynlea Country Club, giving the neighborhood a true private-club lifestyle. Amenities include:

- Jim Furyk–designed 18-hole championship golf course (now open)
- Future clubhouse with dining, grille room & bar
- Pro shop and high-tech golf training facilities
- Fitness center
- Resort-style pool
- Tennis & pickleball courts
- Kids' playground
- Gated, staffed entry

Unlike many private clubs, Glynlea is **not age-restricted**—it's built for families, active adults, and anyone wanting golf-centric living in a modern, nature-focused setting.

Fees: HOA fees currently range from **\$170–\$240/month** depending on lot series. Golf membership dues also apply, though early buyers may receive promotions or included initiation fees.

Summary: Glynlea Country Club brings a new level of private-club living to Port St. Lucie. With brand-new homes, a premier championship golf course, resort amenities, and a luxury-focused atmosphere, Glynlea is quickly becoming a top choice for buyers who want a modern, upscale golf community—without the age restrictions of many 55+ developments. As more builders, amenities, and later phases come online, Glynlea is expected to grow into one of the region's standout luxury neighborhoods.

Tesoro Club (Port St. Lucie)



Overview: A premier gated **golf & country club** community blending natural beauty with luxury. Tesoro Club offers **two 18-hole championship golf courses** (designed by Arnold Palmer and Tom Watson) and a **magnificent clubhouse** with resort-style amenities. Residents enjoy a Swim & Racquet Club featuring a Junior Olympic pool, fitness center, **9 Har-Tru tennis courts** and **11 pickleball courts**, plus on-site dining.

Homes & Builders: Luxury **single-family homes** (3–5 bedrooms) are available from multiple builders. **Toll Brothers** offers one- and two-story designs ~2,500–3,500+ sq ft starting in the **\$600s**, with quick move-in homes currently priced from the **high \$700s up to ~\$1.1M**. **GHO Homes and WCI/Lennar** also build in Tesoro, with larger estate models (some over 4,700 sq ft) that can exceed \$1–2 million base price. Homes feature high-end finishes, 2–4 car garages, and options like private pools and customized layouts.

Pricing & HOA: New homes **currently start around \$493,900** for smaller models, with prices ranging well into seven figures for larger estates. The **HOA fee is roughly \$661/month**, and there is an annual CDD fee (~\$3,960) in this community. The HOA covers gated security and maintenance of common areas. Membership in the golf club is available (with dues), but not mandatory for homeowners. Social membership is required, costing around 3000 per year.

Summary: **Tesoro Club** is an all-ages luxury community offering a true country club lifestyle – golf, tennis, spa-quality amenities – with new custom-quality homes in a pristine setting.



Tradition 55+ Communities (Active Adult)

Tradition is also home to several **55+ age-restricted communities**, which offer resort-style amenities tailored to active adults.

These include:

Telaro at Tradition

Builder/Overview: **Telaro** is a 55+ community by Mattamy Homes (Tradition's first exclusively 55+ neighborhood by Mattamy). It is a **resort-style active adult** enclave.

Homes: Single-family homes and villas with **2–4 bedrooms**. Many plans include dens and upscale design features (gourmet kitchens, open layouts). Sizes range from **~1,400 sq ft up to ~3,000 sq ft** in the largest models.



Amenities: Telaro is planned to feature a **grand clubhouse, resort pool, fitness center, pickleball and tennis courts, bocce, and a full calendar of clubs/activities** (typical of 55+ communities). There will also be community gardens and walking trails connecting to Tradition's system.

Pricing: Homes at Telaro **start in the high \$300,000s** (for smaller villa models) and go up to the **\$600s** for larger single-family homes with premium lots.

HOA fees (including lawn care, cable/Internet, and access to amenities) 531 per month (sales began ~2022), so many homes are still being built.

Del Webb Tradition



Builder: Del Webb (part of Pulte Homes) – a well-known 55+ brand. Del Webb Tradition is a large active-adult gated community.

Homes: Single-family homes from 2 to 4 bedrooms, including some with lofts or extra flex space. Sizes roughly 1,400 to 3,200 sq ft. Del Webb offers a range of series (Garden Series, Classic Series, Estate Series) with varying lot sizes and options.

Amenities: The community has a completed clubhouse complex (nearly 15,000+ sq ft) featuring an outdoor resort pool, indoor fitness center, aerobics studio, arts & crafts rooms, ballroom, and card rooms. Outdoors are tennis and pickleball courts, bocce ball, a dog park, and walking paths. A full-time lifestyle director coordinates events.

Pricing: New homes **start around the mid-\$300s** for smaller models and can exceed **\$500k** for larger homes with upgrades and waterfront lots. (As of late 2024/2025, many new sales were in the \$400K–\$600K range.) **HOA fees** in Del Webb Tradition are approximately **\$450–\$500 per month**, which covers all amenities, a gated entrance, and maintenance of common areas and lawns.



Resort-Style Amenities

Indulge in resort-inspired living at Del Webb Tradition. Immerse yourself in active pursuits with pickleball and tennis courts; a refreshing resort-style pool, and socialize in our clubhouse. Excitement awaits with a bocce ball, a cozy firepit, and a future haven for your furry friends at our upcoming dog park.



Esplanade at Tradition

Builder: Taylor Morrison. **Esplanade** is a luxury 55+ community in Tradition offering a “wellness and resort” theme.

Homes: Single-family homes with **2–4 bedrooms**, often with high-end finishes. Floor plans include both cozy villas and spacious estates (**ranging ~1,700 sq ft to over 3,000 sq ft**). Taylor Morrison’s designs emphasize indoor-outdoor living (large lanais, optional outdoor kitchens, etc.).

Amenities: Esplanade is known for its lavish amenities. The planned amenities (some under construction) include a **signature clubhouse** with fitness center, movement studio, resort-style pool and spa, **resistance pool, coffee bar**, and sports courts (tennis, pickleball, bocce).

Pricing: Homes typically start in the **\$400,000s**. Many buyers with upgrades and lot premiums spend **\$500K–\$700K**. Given the high level of amenities, HOA fees are **\$279 per month**. This includes lawn care, irrigation, and access to all facilities.



LakePark at Tradition

Builder: GHO Homes (current new-construction phase). LakePark is a gated 55+ section within Tradition offering low-maintenance villas and single-family homes.

Homes: One-story designs with **2–3 bedrooms**, 2–3 baths, and **~1,500–2,400 sq ft**. Floorplans include GHO's Villa Series and single-family options with open layouts, covered lanais, and 2-car garages.

Amenities: Residents have their own private clubhouse, pool, and fitness, plus full access to the larger Tradition master-planned amenities—walking trails, dog parks, community events, and nearby dining/shops in Tradition Square.

Pricing: New construction pricing varies by floorplan and options (GHO). Resale homes historically run in the **mid-\$300s to mid-\$400s** depending on size and upgrades. HOA fees include exterior maintenance, cable/internet, lawn care, and access to all community amenities.

The neighborhood remains one of Tradition's most popular 55+ options due to low maintenance and strong build quality.



Other Notable Port St. Lucie Communities

Riverland – GL Homes’ 55+ Master-Planned Community

While not in Tradition, **Riverland** is a major master-planned development in southwest Port St. Lucie that comprises several 55+ communities by **GL Homes**. It was not listed in the original 1–31 items, but it is a significant omission if discussing all new communities/builders.

Overview: **Riverland** spans **4,000 acres** and will have around 11,000 homes at completion. It’s essentially a city of 55+ neighborhoods with shared world-class amenities. GL Homes’ **Valencia** brand communities at Riverland include **Valencia Cay**, **Valencia Grove**, **Valencia Walk**, and the newest Valencia Parc (4th neighborhood). Each Valencia has its own clubhouse, and they all share incredible master amenities.

Homes: Riverland’s Valencia communities offer single-family homes and “villa” duplexes designed for 55+ buyers. Prices range from the **mid-\$300,000s** to the high **\$900,000s** depending on model and options. Sizes run from about **1,300 sq ft villas up to 3,500+ sq ft** estate homes. There are roughly 25 floor plans available across the series, many with 2–4 bedrooms, dens, 2- or 3-car garages. GL Homes includes a high level of standard features (“Complete Home” package) in these homes, so even base models are well-equipped.



Amenities: This is where Riverland truly shines. The amenity package is one of the most comprehensive in Florida. Highlights include: a Massive Social Club (**30,000+ sq ft clubhouse**) in each Valencia with resort pool, restaurant, grand ballroom, card rooms, etc.. Additionally, all Riverland residents have access to the master-level amenities: a 24-acre Sports & Racquet Club featuring a 51,000 sq ft fitness/wellness center and Florida's largest private pickleball complex with 53 courts (8 covered), plus tennis courts and an indoor pool. There's also a 5-acre Arts & Culture Center with arts studios, woodworking shop, cooking studio, etc.. Outdoor recreation includes a 12-acre Paseo Park and 5+ miles of traffic-free greenway trails connecting the communities. A future Town Center with shops and a Publix is planned. In summary, Riverland provides every imaginable activity: from sports to arts to social events – a true resort lifestyle for its residents.

HOA/Fees: Each Valencia community has its own HOA (generally around **\$450–\$500** per month), which covers lawn care, the individual club of that neighborhood, and contribution to the master amenities. Notably, all the extensive amenities (fitness center, sports courts, arts center) are included free for homeowners – no extra membership fees. CDD fees apply (Riverland is a CDD development), typically a few thousand per year built into property tax for infrastructure. Given what is included – multiple clubhouses, sports park, etc. – most consider the fees reasonable for the value.

Summary: Riverland's Valencia communities (by GL Homes) are a must-mention for Port St. Lucie: they have dramatically expanded the area's appeal to 55+ relocators. With homes from the **mid-\$300s** up to nearly **\$1M**, Riverland offers a huge range of options. The unifying draw is the unparalleled amenities and lifestyle – from a 50+ court pickleball center to a 600-person ballroom – all exclusive to Riverland residents. If any communities/builders were "missing" in the original list, the GL Homes Valencia communities at Riverland would be the big ones.



Catalina Palms at Sundance

Builder/Overview: Catalina Palms at Sundance is a brand-new 55+ active-adult community by Akel Homes located along Becker Road in western Port St. Lucie. It is the first residential community within Sundance, a new **2,500-acre** master-planned development that is planned to eventually include additional residential neighborhoods, recreation, wellness amenities, dining, retail, parks, and trails. Catalina Palms officially began selling in 2026 and is designed to compete with communities like Riverland, Telaro, and Del Webb by offering newer homes and a very large resort-style amenity package.

Homes: Catalina Palms offers 21 home designs across five different collections, ranging from approximately **1,400 to 3,400 sq ft**. Options include lower-maintenance lifestyle villas as well as larger single-family homes, with floorplans generally offering **2-4+ bedrooms**, flex rooms, and 2- or 3-car garages. Many designs are single-story, and certain plans offer features such as golf-cart garages and multigenerational layouts. The wide range of collections allows Catalina Palms to serve buyers looking for anything from an affordable retirement home to a larger luxury residence.

Pricing: Catalina Palms has one of the wider price ranges among Port St. Lucie's new 55+ communities. The **Gold Collection lifestyle villas start in the low \$300s**, while single-family homes begin in the **low \$400s**. The Ruby Collection starts in the high \$400s, Sapphire homes in the **mid-\$500s**, and the largest Diamond Collection homes start in the low \$700s, with upgraded homes reaching into the **\$800s**.

ACTIVE ADULT LIVING REIMAGINED AT CATALINA PALMS AT SUNDANCE (55+)

Welcome to Catalina Palms at Sundance, Akel Homes' premier 55+ active adult community in Port St. Lucie, where beautifully designed homes, exceptional amenities, and a vibrant social atmosphere come together to create an extraordinary place to call home.

At the center of it all is **Club Catalina**, the **largest clubhouse in Port St. Lucie**. Spanning an impressive 56,000 square feet, this one-of-a-kind destination is designed for recreation, relaxation, wellness, and connection, offering an unmatched collection of resort-style amenities and gathering spaces.

Relax beside the resort-style pool, enjoy cocktails at the poolside bar, rejuvenate with a visit to the on-site spa, or gather with friends for a game in one of the inviting card rooms. Stay active in the state-of-the-art fitness center, on the tennis and pickleball courts, or explore your creative side in the art studio and Culinary Lab. With live entertainment, dining, movies, and a full calendar of events, Club Catalina offers countless ways to connect, unwind, and make the most of every day.

Amenities: The centerpiece of Catalina Palms will be **Club Catalina**, a massive **56,000 sq ft resort-style clubhouse** planned as the social and recreational heart of the community. Amenities include **resort-style and lap pools, cabanas, a full-service restaurant, pool bar, fitness center, wellness spa, pickleball and tennis courts, movement studios, movie theater, card rooms, art studio, Culinary Lab, and live entertainment spaces**. A lifestyle program will also provide organized activities and social events for residents.

Catalina Palms residents are also expected to benefit from **Sundance's larger master-planned amenities**. One of the major planned additions is **Vitality Village**, a shared active-adult destination expected to include the **Aurora Amphitheater, Solaris Café, Racquet Club, Health & Wellness Center, and Meridian Park**, giving residents another layer of recreation beyond their private Catalina Palms amenities.

Monthly HOA fees at Catalina Palms at Sundance in Port St. Lucie are **\$457 for standard single-family collections and \$556 for the Gold Collection villas**. There are no CDD fees. Fees cover extensive neighborhood maintenance and clubhouse access, though villa fees additionally include exterior items like roof replacement funds and pressure washing

Summary: **Catalina Palms at Sundance** is one of the most significant new 55+ developments in Port St. Lucie, especially for buyers who prioritize amenities. With homes ranging from the low **\$300s into the \$800s**, a planned **56,000 sq ft clubhouse**, and the additional future amenities of the larger Sundance master plan, Catalina Palms provides an alternative to established active-adult communities like Riverland, Del Webb Tradition, and Telaro while giving buyers the opportunity to get into a completely new community during its early stages.



Solaeris – Master-Planned Community Overview



Overview: Solaeris, also known as **Oak Ridge Ranches**, is a massive new **3,300+ acre master-planned development** in western Port St. Lucie. The project is approved for **more than 8,000 residential units** along with commercial space, schools, parks, lakes, trails, and other community infrastructure. Similar to Tradition and Wylder, Solaeris will be made up of multiple individual neighborhoods built by different homebuilders, giving buyers a wide variety of price points and lifestyles. Development is now underway, with the first communities expected to begin selling in 2027.

Builders & Communities: Solaeris will eventually include homes from several major builders including **Taylor Morrison, Dream Finders Homes, K. Hovnanian, Meritage Homes, Ryan Homes, and Perry Homes**. The development is planned to include traditional all-age neighborhoods, luxury resort communities, golf-course homes, and dedicated 55+ options.

Three of the most significant communities announced so far are:

Azure at Solaeris – Taylor Morrison: Azure will be an all-ages-style single-family neighborhood featuring approximately 552 homes. Planned amenities include a community pool, cabana, splash pad, full-size basketball court, and large dog park. Site development is already underway, with sales currently expected to begin in early 2027. Pricing and floorplans have not yet been released.

Esplanade at Solaeris – Taylor Morrison: Esplanade will be the upscale golf and resort-lifestyle community within Solaeris and is planned for approximately 1,200 homes, including single-family homes, villas, and condos. The centerpiece will be a new 18-hole championship golf course, accompanied by one of the most extensive amenity packages planned for a PSL community.

Amenities are expected to include a resort pool and spa, poolside cabanas, Culinary Center with dining, Wellness Center, fitness center, tennis, pickleball and bocce courts, spa services, Bahama Bar, event lawn, and golf clubhouse/pro shop. Sales are currently anticipated to begin in late 2027.

Reverie at Solaeris – Dream Finders Homes: Reverie will be Solaeris' major **55+ active-adult community**, built by Dream Finders Homes. It is planned around a low-maintenance, resort-style lifestyle with single-family and attached homes, large lakes and preserves, parks, and extensive recreational and social amenities. Dream Finders currently lists Reverie at Solaeris as **coming soon**, with additional home designs, pricing, and amenity details expected as the community gets closer to opening.

Homes & Pricing: Because Solaeris is still in the early development stage, **official home prices have not yet been released for the major neighborhoods**. However, the variety of builders and housing types should eventually make Solaeris one of the broadest new-construction markets in Port St. Lucie, ranging from more attainable single-family homes through larger luxury golf-course residences and 55+ homes. Buyers will eventually have options including **single-family homes, villas, attached homes, and condos**.

Amenities: Amenities will vary by neighborhood, but Solaeris as a whole is being designed around **parks, open space, lakes, trails, recreation, and future commercial development**. Individual communities will then add their own private amenities. Esplanade will provide the golf-and-country-club experience, Reverie will focus on the 55+ resort lifestyle, while Azure will offer a more traditional family-oriented amenity package.

HOA & Fees: Because the communities have not yet opened for sales, **HOA fees and any applicable CDD or infrastructure assessments have not been publicly finalized**. These costs will likely vary between neighborhoods and should be verified once each builder begins releasing homes.

Summary: Solaeris is one of the biggest new developments coming to the Port St. Lucie area and could eventually become another major western PSL destination similar to Tradition or Wylder. With **8,000+ approved homes**, multiple national builders, a championship golf community, traditional family neighborhoods, and a dedicated 55+ community, Solaeris will ultimately serve a very wide range of buyers. For now, it should be considered a **coming-soon new-construction option, with Azure expected to begin selling first in 2027**, followed by additional neighborhoods as the master plan develops.

Spot-Lot Builders (No-HOA New Homes in PSL)

Aside from planned communities, Port St. Lucie has numerous “spot-lot” builders constructing new homes on individual lots scattered throughout the city (PSL has many platted lots with no HOA). The original list mentioned several such builders:

- **Maronda Homes:** A regional builder offering a variety of single-family floor plans on scattered lots citywide. Maronda’s homes in PSL range from 3-bedroom starter homes (~1,500 sq ft) to 5-bedroom two-story homes (~3,000 sq ft). Prices start around \$430,000 for a new 3BR, with many fully-built spec homes in the mid-\$400s. Maronda often builds in the Torino area, Gatlin area, and Becker area – wherever they acquire lots. No HOA fees, as these homes are in standard city neighborhoods.
- **Holiday Builders:** Another production builder active in PSL’s non-HOA areas. Holiday offers more budget-friendly models – some smaller 3/2 homes around 1,200 sq ft. Prices start as low as ~\$262,990 for their smallest model, making Holiday one of the more affordable new-build options. Even their larger 4BR designs usually stay under \$400k. They build across many zip codes in PSL, appealing to first-time buyers. Like others, there’s no HOA, and homes come with basic finishes that buyers can upgrade if desired.
- **D.R. Horton (Express):** D.R. Horton not only builds in communities, but also on scattered lots in PSL (often called “Port St. Lucie Spot Lots” in listings). They typically focus on their Express Homes series here – value-oriented 3 or 4-bedroom homes with standard features and quick move-in availability. For example, 3-4 bed, 2-3 bath homes by D.R. Horton start around \$429,990 on spot lots. Common models include the Cali (4/2 ~1,828 sq ft) and Aria (3/2 ~1,672 sq ft). We see many of these listed in the \$430k–\$480k range depending on upgrades. Again, no HOA – these homes appeal to buyers who want a new house without monthly fees. They come with builder warranties and often incentives like closing cost assistance.

- **K. Hovnanian – Aspire at Port St. Lucie:** Aspire is K. Hov’s approach to scattered lots – a “community” of homesites across the city rather than one subdivision. Aspire homes feature 3–4 bedrooms, up to 3 baths, and ~1,363 – 2,350 sq ft. Notably, they have a floorplan called the passionflower that’s a 4 bed 3 bath home with its own inlaw suit, complete with separate outside front door, kitchenette, and bedroom and bathroom. Perfect option for multigenerational living. Prices begin around \$395k for a 3BR/2BA home. K. Hov highlights that Aspire homes come with “no HOA” and scattered lot freedom. Essentially, buyers get K. Hov’s design and build quality, but located in regular PSL neighborhoods like Gatlin, Becker, Bayshore, etc. Aspire is attractive for those who want a new home but not in a cookie-cutter development – and the low \$400s pricing hits a sweet spot. They currently advertise quick move-ins as well.
- **LGI Homes:** A national builder known for turnkey affordable homes. In Port St. Lucie, LGI builds on its own lots (often buying many in one area). Prices start around \$362,900 for LGI’s smaller models. LGI typically includes the lot, basic landscaping, and all appliances in one price. Their homes are usually 3–4 bedrooms, 1,400–2,000 sq ft, targeting first-time buyers. No HOA and relatively lower pricing are LGI’s main draws (though their homes may be a bit simpler in design).
- **Adams Homes:** Adams Homes builds widely in PSL, often marketing under area names like Bayshore, Gatlin, Torino/St. James etc.. Adams offers a range of brick or stucco homes, from 3/2 layouts to larger 4/3 layouts. One unique aspect is some Adams homes have quarter-acre lots and no HOA. Their pricing is similar to Maronda/Express – mid-\$300s to mid-\$400s depending on size. They often advertise incentives like “all closing costs paid” to attract buyers.



Why Spot Lots? The advantage of these scattered-lot new homes is **no HOA fees, CDD fees, or restrictions** – you can park a boat or RV (city permitting) and avoid extra monthly costs. You also get to be in established neighborhoods (closer to specific schools or highways you prefer). The trade-off is no community clubhouse or pool, and you must maintain your own yard. Many local realtors compile lists of these “no HOA new construction” options for buyers who prioritize freedom and cost savings.

Summary of Builders: Port St. Lucie’s major scattered-lot builders – Maronda, Holiday, D.R. Horton, K. Hov (Aspire), LGI, Adams – collectively offer dozens of floor plans city-wide. Starting prices range from the **mid-\$200s** (Holiday’s smallest) to around **\$400k** for mid-range 4BR homes. Even larger 5BR spec homes rarely exceed **\$500k**, keeping them generally more affordable than similar homes in HOAs. If the question is about “missing builders,” including these ensures we’ve covered those building outside of the master planned communities. Each of these homes comes with a builder warranty and new appliances – a big reason buyers consider them over older resales, especially given PSL’s lack of any municipal HOA. For a buyer uninterested in community amenities or fees, these builders provide ample opportunity to own a **brand-new home on a private lot** with just city taxes and no monthly dues.



Which Community Is Right for You?

There is no single “best” community in Port St. Lucie. The right choice depends on your budget, lifestyle, preferred location, HOA tolerance, and the amenities you will actually use.

Best for Lowest Monthly Fees

Spot-Lot New Construction

If keeping monthly expenses as low as possible is the priority, it is hard to beat building or buying on an individual Port St. Lucie lot. There is typically no HOA and no CDD, giving buyers more freedom and fewer recurring expenses.

Planned-community alternative: Central Park, where some single-family sections have HOA fees around just \$30 per month.



Best for Families

Tradition

Tradition provides one of the best combinations of new homes, parks, trails, shopping, restaurants, community events, medical facilities, and different neighborhoods at multiple price points. Brand new, highly rated schools also are available within the community.

Buyers can choose between more affordable options like Cadence and Kenley or move up into communities like Seville and Belterra.

Also consider: Central Park and Bristol at Wylder.

Best for 55+ Living

Riverland

For buyers who want the complete active-adult lifestyle, Riverland is difficult to match. Residents have access to enormous fitness, sports, arts, social, and recreation facilities, including one of the largest private pickleball setups in Florida.

Best newer alternative: Catalina Palms at Sundance, which combines brand-new homes with a planned 56,000-square-foot clubhouse and no CDD.

Best Amenities

Riverland

Riverland wins on sheer scale. Between the individual Valencia clubhouses, massive Sports & Racquet Club, fitness and wellness center, Arts & Culture Center, pools, trails and 53 pickleball courts, there is something for almost every active lifestyle.

All-Ages alternative: PGA Village Verano.



Best for Golf

Astor Creek Golf & Country Club

Astor Creek offers brand-new homes built around an 18-hole championship golf course with a true country-club lifestyle, clubhouse, dining, fitness, pool and sports amenities.

Also consider:

Tesoro for established luxury and two championship courses.

Glynlea for a newer private-club atmosphere.

Best Luxury Option

Tesoro Club

Tesoro offers some of the highest-end new-construction opportunities in Port St. Lucie, with homes ranging well into seven figures, two championship golf courses, impressive club facilities, dining, tennis and pickleball.

For buyers who want a newer luxury golf community, Glynlea Country Club is another strong option.

Best Overall Value

Brystol at Wylder

Brystol offers new single-family homes starting in the upper \$300s while providing amenities that normally come with much more expensive communities.

The approximately \$300 monthly HOA includes items such as lawn care, Internet, pools, clubhouse access, pickleball and common-area maintenance, making the overall package especially competitive.



Best No-HOA Option

Port St. Lucie Spot-Lot New Construction

Builders including Holiday, Maronda, D.R. Horton, Adams, LGI and K. Hovnanian offer new homes throughout established areas of Port St. Lucie without requiring buyers to live inside a traditional HOA community.

This is a great fit for buyers who prioritize freedom, lower monthly expenses, larger lots, or the ability to park boats and RVs where permitted.

Best Upcoming Opportunity

Solaeris

Solaeris is one of the biggest projects on Port St. Lucie's horizon. With 8,000+ planned homes, multiple national builders, traditional neighborhoods, a 55+ community and a future golf-and-resort component, it could eventually become another major destination similar to Tradition.

The first neighborhoods are expected to begin selling in 2027, making Solaeris one to watch for buyers who are not quite ready to move today.

Ready to Find Your Port St. Lucie Home?

Hopefully, this workbook gave you a clearer picture of just how many **new-construction options Port St. Lucie has to offer.**

But reading about these communities is only the first step.

Pricing, builder incentives, available inventory, lot premiums, HOA fees, and closing-cost offers can change constantly. The community that looks like the best deal today may not be the best option when you're actually ready to buy.

That's where I can help.

Let Me Do the Homework for You

Instead of contacting a dozen builders and trying to compare everything yourself, **tell me what you're looking for and I'll help narrow it down.**



Whether your priority is:

- A lower monthly payment
- No HOA or CDD
- Resort-style amenities
- A 55+ community
- Golf and country-club living
- A larger homesite or 3-car garage
- A quick move-in home
- The best builder incentives
- A specific budget or monthly payment

...I can help you identify the communities and homes that make the most sense for you.



Thinking About Moving to Port St. Lucie?

Reach out before you start touring builders.

I can help you compare communities, find available new construction, uncover current builder incentives, schedule tours, and represent you throughout the buying process.

There is no additional cost to you for having me represent you when purchasing from most builders.

Ready to Start Your Search?

Call, text, email, or scan the QR code below to get in touch.

Even if you're 6–12 months away from moving, feel free to reach out. We can start narrowing down your options now so you're prepared when the time comes.



Spencer Bailey

Living on Florida's Treasure Coast

Helping Buyers Relocate to Port St. Lucie & Florida's Treasure Coast



+1(507) 951-2934



spencer.bailey507@gmail.com



MoveEastFlorida.com

***Your Port St. Lucie move starts with finding the right community.
Let's find it together.***

