



beinspired

There are hundreds of reasons why TownPark at Tradition is the perfect hometown for your active lifestyle. Here, you'll find just a few.



TownPark

at TRADITION

Exceptional Single Family Homes with 2-Car Garages in Beautiful Port St. Lucie, Florida Perfectly Priced From The \$150's



There isn't anything like Tradition ...and at Tradition, there isn't anything like TownPark!

Recognized as one of the "best places to retire" by Portfolio.com, Minto's TownPark at Tradition, in beautiful Port St. Lucie, Florida, definitely is your kind of hometown.

With nearby beaches, world class golf and year round warmth (mean average temperature is a balmy 74 degrees), there is always something to do. You can stay fit and relax in the Club at TownPark and enjoy the convenience of on-site shopping and dining at the Tradition Square town center.

TownPark is centrally located in an area that ranks among the best for innovation in the state of Florida, with everything you want or need.

- 1. World-renowned Biotech research facilities will be bringing 500-1,000 new jobs to area.
2. Future site for Martin Memorial Hospital. Will work in conjunction with the biotech firms for cutting edge research. Ground breaks beginning of 2014.
3. Digital Domain, well-known animation studio and headquarters, now under construction, will be bringing an estimated 400+ jobs to area.
4. 100-acre Regional Park just west of Abingdon scheduled for near future.

- 5. Tradition's own irrigation plant will assure constant supply of sprinkler water.
6. The Landings at Tradition, an exceptional shopping center with a multitude of renowned facilities, including LA Fitness, Target and many more, for your shopping convenience.
7. A sensational Town Hall, perfect for functions, charity events, community meetings.
8. A scenic Gazebo overlooking the beautiful Tradition Lake, perfect for weddings and open air concerts.
9. Our own Firehouse with Medic Unit, which is a great help to homeowners' insurance rates.
10. Butterfly Park with serene gazebo and porch swings for perfect relaxation.
11. Soon to be built Lutheran Church.
12. Palm Pointe and Chesterbrook Academy.
13. Residents-only Doggie Park.
14. Childrens Park - modeled after some of the finest parks in the Winter Park/Orlando area.
15. Jogging and fitness trails already mapped for your convenience throughout Tradition.
16. Town Square, featuring WestFest, concerts, Kid's Movie Nights Under the Stars, and more.
17. Kilwins Ice Cream just off the Town Square where you can enjoy cold refreshments and take in the lifestyle of your new Home Town.



And some very big financial advantages:

Your hard-earned money buys so much more in Florida.

For starters, there is no State Income Tax, and the property taxes are relatively low in comparison to the rest of the nation. In addition, permanent Florida residents may reduce their Real Estate Taxes, by reducing the taxable value on their property by applying and qualifying for a variety of exemptions; including a \$25,000 Homestead Exemption and an additional \$25,000 Homestead Exemption for taxable values greater than \$50,000 and up to \$75,000.

Town Park at Tradition offers you some of the best real estate values in one of the best areas in the State of Florida, with incredible incentives. Life's greatest rewards await you at Town Park, with the #1 Active Life Style in Florida!

TownPark

at TRADITION

11260 S.W. Vanderbilt Circle
Port St. Lucie, FL 34987
(772) 343-7537

Open Mon-Sat 10-6, Sun 12-6 | Brokers Welcome

From Vero Beach, Fort Pierce and points north: Take I-95 South to exit 118 - Gatlin Blvd. Turn right on Tradition Parkway. Go half-way around the traffic circle, continue west on Tradition Parkway. Turn left at TownPark Avenue and proceed through the main entrance. Follow the signs to the sales office.

From Jupiter, Palm Beach and points south: Take I-95 North to exit 118 - Gatlin Blvd. Turn left on Tradition Parkway. Go half-way around the traffic circle, continue west on Tradition Parkway. Turn left at TownPark Avenue and proceed through the main entrance. Follow the signs to the sales office.



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www.mintofla.com
Minto Creates Better Places To Inspire Life.

Prices and availability subject to change without notice. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to the purchase agreement and homeowner documents, including the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee in condominium communities. Not an offer where prohibited by state statutes. CGC 059780, CGC 1516596, CGC 1518893, CGC 1505726. 2/2011.

