



GET MORE OUT
OF LIFE.
for less.

Find your place
in a celebrated new lifestyle
just minutes from the Palm Beaches.

Single-Family and Estate Homes
starting from the \$200s



TownPark[™]
at **TRADITION**

11260 S.W. Vanderbilt Circle
Port St. Lucie, FL 34987

(877) 897-0326

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 and continue west 1.5 miles. Turn left at TownPark Avenue and proceed through the main entrance. Turn right at Vanderbilt Circle and follow the signs to the sales office on the right.

From Jupiter, Palm Beach and points south: Take I-95 North to exit 118 - Gatlin Blvd. Turn left on Tradition Parkway and continue west 1.5 miles. Turn left at TownPark Avenue and proceed through the main entrance. Turn right at Vanderbilt Circle and follow the signs to the sales office on the right.

For location, hours of operation and further details about our award-winning communities throughout Florida, visit mintofla.com

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IT ALL ADDS UP

There are lots of reasons to love living at TownPark at Tradition!



Better living by the numbers.

Located in beautiful Port St. Lucie, Florida – recognized as one of the “best places to retire” by Portfolio.com – Minto’s TownPark at Tradition is definitely your kind of hometown.

With nearby beaches, world-class golf and year-round warmth, there is always something to do. You can relax in the Club at TownPark, enjoy the resort-style pool, state-of-the-art fitness center and 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 the area.
- 2** The brand new Tradition Medical Center, a state-of-the-art acute care hospital that provides medical-surgical services, intensive care and emergency room service, is located in the heart of Tradition.
- 3** 100-acre Regional Park just west of Brenntity scheduled for near future.
- 4** Tradition’s own irrigation plant will assure constant supply of sprinkler water.
- 5** The Landings of Tradition, an exceptional shopping center with a multitude of renowned facilities, including Bass Pro Shops, L.A. Fitness, Target and many more, for your shopping convenience.
- 6** A sensational Town Hall, perfect for functions, charity events and community meetings.
- 7** A scenic gazebo overlooking the beautiful Tradition Lake, perfect for weddings and open air concerts.
- 8** Our own Firehouse with Medic Unit, which is a great help to homeowner’s insurance rates.
- 9** Butterfly Park with serene gazebo and porch swings for perfect relaxation.
- 10** Palm Pointe and Chesterbrook Academy.
- 11** Residents-only Doggie Park.
- 12** Children’s Park – modeled after some of the finest parks in the Winter Park/Orlando area.
- 13** Jogging and fitness trails already mapped for your convenience throughout Tradition.
- 14** Town Square featuring WestFest, concerts, Kid’s Movie Nights Under The Stars, and more.
- 15** Kilwins Ice Cream just off Town Square where you can enjoy cold refreshments and take in the lifestyle of your new hometown.

Value you can count on.

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 \$50,000 Homestead Exemption for taxable values greater than \$50,000 and up to \$75,000.

TownPark at Tradition offers you some of the best real estate values in one of the best areas in the state of Florida. Life’s greatest rewards await you at TownPark, with the #1 active lifestyle in Florida!

