



CADENCE

Homesite Release

PATRIOT COLLECTION 50'

Anticipated Move-In	Homesite	Elevation & Color Scheme	Structural Options & Interior Design Package	Bed / Bath	Price
			CALEDON	1,651 Sq Ft	
Spring 2025	280	Modern - 9	LEDs, Pendant Lighting, Large Lanai Option, Cashmere A	3/2	\$453,230
Spring 2025	305	Coastal - 8	LEDs, Pendant Lighting, Pearl C	3/2	\$437,410
Spring 2025	306	West Indies - 5	LEDs, Pendant Lighting, Cashmere B	3/2	\$429,890
			CASCADES	Model	1,894 Sq Ft
Spring 2025	304	West Indies - 9	LEDs, Pendant Lighting, Pearl B	3/2 with flex	\$444,330
Spring 2025	317	Modern - 3	LEDs, Pendant Lighting, Bed 4 ILO Flex, Pearl B	4/2	\$469,760
Spring 2025	320	Coastal - 5	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl C	3/2 with flex	\$480,300
Spring 2025	353	Modern - 3	LEDs, Pendant Lighting, Bed 4 ILO Flex, Large Covered Lanai Option, Cashmere A	4/2	\$484,280
Spring 2025	356	Coastal - 1	LEDs, Pendant Lighting, Large Covered Lanai Option, Cashmere B	3/2 with flex	\$479,890
			GATEWAY	Model	2,209 Sq Ft
Spring 2025	282	West Indies - 7	LEDs, Pendant Lighting, Large Lanai Option, Cashmere B	3/2.5 with flex	\$502,040
Spring 2025	302	Modern - 4	LEDs, Pendant Lighting, Large Lanai Option, Pearl C	3/2.5 with flex	\$519,930
Spring 2025	303	Coastal - 5	LEDs, Pendant Lighting, Bed 4 and Bath 3 ILO Flex, Large Lanai Option, Cashmere C	4/3	\$523,800
Spring 2025	354	Coastal - 3	LEDs, Pendant Lighting, Large Covered Lanai Option, Cashmere A	3/2.5 with flex	\$510,660
Spring 2025	355	Modern - 5	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl C	3/2.5 with flex	\$529,930
			SHENANDOAH	Model	2,582 Sq Ft
Spring 2025	277	Coastal - 3	LEDs, Pendant Lighting, Large Lanai Option, Pearl B	4/2.5 with flex	\$566,880
Spring 2025	278	West Indies - 4	LEDs, Pendant Lighting, Bed 5 with Bath 3 ILO Flex, Pearl C	5/3	\$536,970
Spring 2025	279	Modern - 6	LEDs, Pendant Lighting, Bed 5 with Bath 3, Large Lanai Option, Cashmere A	5/6	\$554,410
Spring 2025	314	West Indies - 2	LEDs, Pendant Lighting, Cashmere A	4/2.5 with flex	\$526,770
Spring 2025	348	Modern - 4	LEDs, Pendant Lighting, Railing ILO Kneewall, Pearl B	4/2.5 with flex	\$557,270
Spring 2025	349	West Indies - 3	LEDs, Pendant Lighting, Railing ILO Kneewall, Large Covered Lanai Option, Cashmere A	4/2.5 with flex	\$553,420



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			CALEDON	1,651 Sq Ft	
Spring 2025	332	Coastal - 2	LEDs, Pendant Lighting, Cashmere A	3/2	\$440,670
Spring 2025	340	West Indies - 5	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl B	3/2	\$462,450
Spring 2025	343	Modern - 6	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl B	3/2	\$472,450
Spring 2025	357	Modern - 1	LEDs, Pendant Lighting, Cashmere A	3/2	\$440,670
			CASCADES Model	1,894 Sq Ft	
Spring 2025	333	West Indies - 2	LEDs, Pendant Lighting, Pearl B	3/2 with flex	\$464,330
Spring 2025	338	Coastal - 8	LEDs, Pendant Lighting, Bed 4 ILO Flex, Large Covered Lanai Option, Cashmere B	4/2	\$486,320
Spring 2025	342	Coastal - 3	LEDs, Pendant Lighting, Cashmere A	3/2 with flex	\$457,290
Spring 2025	346	West Indies - 4	LEDs, Pendant Lighting, Bed 4 ILO Flex, Large Covered Lanai Option, Cashmere A	4/2	\$480,280
Spring 2025	350	Modern - 2	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl C	3/2 with flex	\$493,300
Spring 2025	351	West Indies - 2	LEDs, Pendant Lighting, Bed 4 ILO Flex, Pearl B	4/2	\$460,760
			GATEWAY Model	2,209 Sq Ft	
Spring 2025	337	Modern - 6	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl B	3/2.5 with flex	\$524,040
Spring 2025	339	Coastal - 4	LEDs, Pendant Lighting, Bed 4 and Bath 3 ILO Flex, Large Lanai Option, Cashmere A	4/3	\$516,530
Spring 2025	341	West Indies - 7	LEDs, Pendant Lighting, Pearl C	3/2.5 with flex	\$492,370
Spring 2025	344	Coastal - 1	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl B	3/2.5 with flex	\$520,040
Spring 2025	345	Modern - 7	LEDs, Pendant Lighting, Large Covered Lanai Option, Pearl C	3/2.5 with flex	\$534,930
Spring 2025	352	West Indies - 4	LEDs, Pendant Lighting, Pearl C	3/2.5 with flex	\$492,370
			SHENANDOAH Model	2,582 Sq Ft	
Spring 2025	335	Coastal - 5	LEDs, Pendant Lighting, Railing ILO Kneewall, Large Covered Lanai Option, Sterling B	4/2.5 with flex	\$576,830
Spring 2025	336	Modern - 9	LEDs, Pendant Lighting, Railing ILO kneewall, Large Covered Lanai Option, Pearl B	4/2.5 with flex	\$576,830
Spring 2025	347	Coastal - 4	LEDs, Pendant Lighting, Railing ILO kneewall, Large Covered Lanai Option, Pearl B	4/2.5 with flex	\$571,830



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CADENCE

Homesite Release

HERITAGE COLLECTION 60'

Anticipated Move-In	Homesite	Elevation & Color Scheme	Structural Options & Interior Design Package	Bed / Bath	Price
			CAPITOL REEF	2,500 Sq Ft	
Spring 2025	286	Modern - 1	LEDs, Pendant Lighting, Bed 4 and Bath 3 ILO Flex, Pearl B	4/3	\$569,500
Spring 2025	289	West Indies - 4	LEDs, Pendant Lighting, Bed 4 and Bath 3 ILO Flex	4/3	\$555,500
Summer 2025	298	Modern - 9	LEDs, Pendant Lighting	3/2 with flex	\$560,810
Spring 2025	290	Coastal - 4	LEDs, Pendant Lighting	3/2 with flex	\$551,810
	293	Modern - 5	LEDs, Pendant Lighting, Bed 4 and Bath 3 ILO Flex	4/3	\$561,970
	297	West Indies - 6	LEDs, Pendant Lighting	3/2.5 with flex	\$511,280
	308	Modern - 6	LEDs, Pendant Lighting	3/2.5 with flex	\$525,280
			BISCAYNE BAY	2,750 Sq Ft	
Spring 2025	283	Modern - 7	LEDs, Pendant Lighting, Pearl B	4/2.5 with flex	\$589,480
Spring 2025	288	Modern - 2	LEDs, Pendant Lighting, Pearl B	4/2.5 with flex	\$584,480
	296	West Indies - 4	LEDs, Pendant Lighting	4/2.5 with flex	\$557,670
	307	West Indies - 7	LEDs, Pendant Lighting	4/2.5 with flex	\$533,670
	309	Modern - 5	LEDs, Pendant Lighting	4/2.5 with flex	\$562,670
	311	West Indies - 5	LEDs, Pendant Lighting	4/2.5 with flex	\$563,670
			MOUNT RAINIER	3,019 Sq Ft	
Spring 2025	301	Modern - 6	LEDs, Pendant Lighting, Bath 3 at Bed 2, Bed 6 with Bath 3 ILO Flex, Owners Bath with Spa Shower, Large Covered Lanai, Pearl B	5/4	\$724,180
Spring 2025	299	West Indies - 7	LEDs, Pendant Lighting, Bath 3 at bed 2, Large Covered Lanai	4/3.5 w/ flex	\$665,510



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Quick Move-In
27

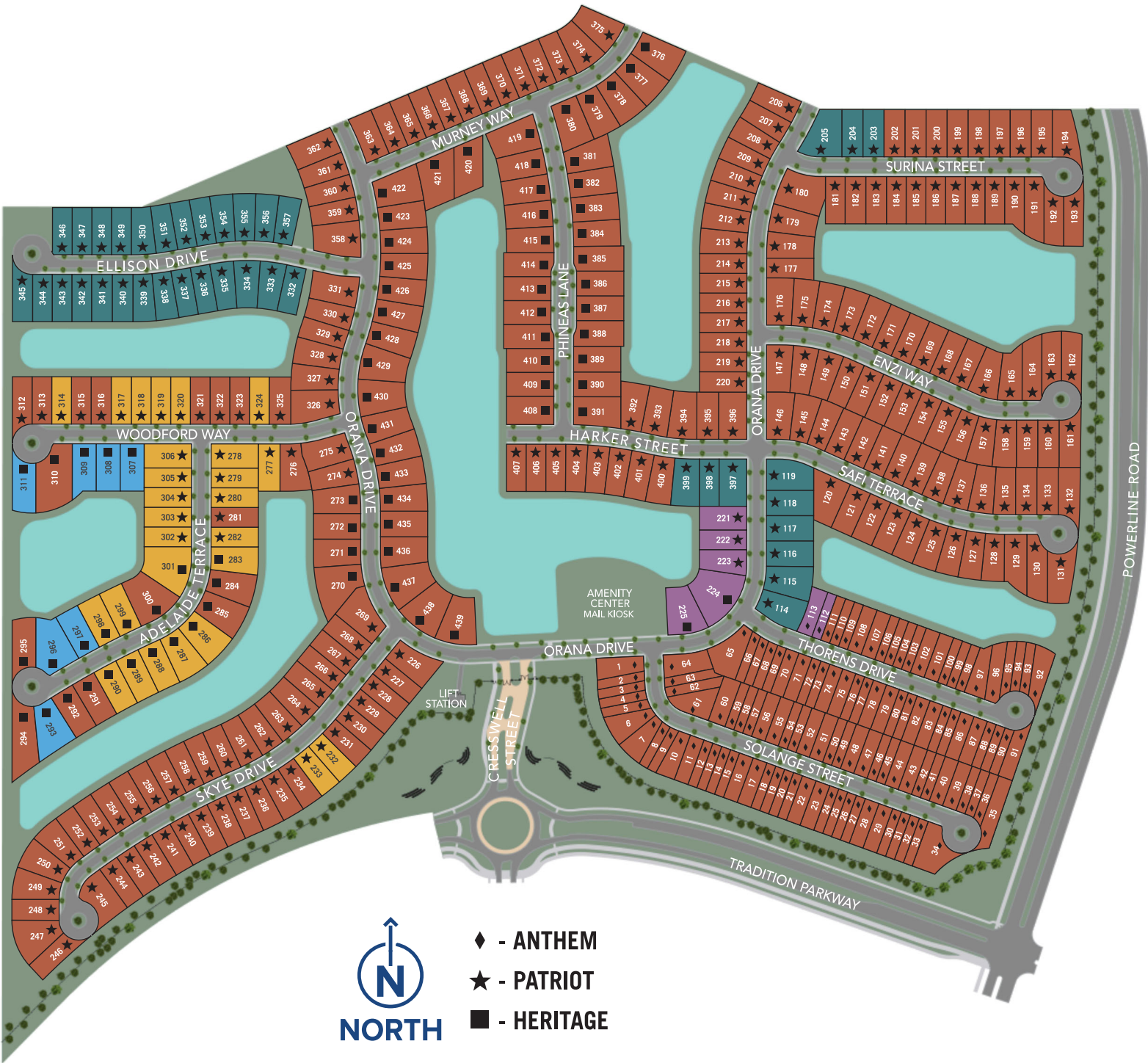
Quick Start Home
7

Available
0

Sold
360

Future
38

Models
7



Site plans, photographs, maps, images and aerial photos are conceptual in nature and are merely an artist's rendition which are provided for illustrative purposes and should never be relied upon. The past, present, future of proposed roads, easements, land uses, conditions, plat maps, lot sizes, layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, or outside the boundaries of the site plan or map, may not be shown or may be incomplete or inaccurate and may or may not change in the future. You should never rely on the accuracy of these site plans, photographs, maps, images and aerial photos in making any decisions relative to purchasing any property. Mattamy Homes reserves the right to make changes at any time without notice.



INCLUDED FEATURES

Interior

- Dramatic 9'4" main level ceilings featuring 2 – panel smooth interior doors
- 8' second level ceiling height (per plan)
- Orange peel textured walls and knock down textured ceilings
- Oversized 17" x 17" Shaw® ceramic tile flooring in foyer, kitchen, bathrooms, and laundry
- Premium wall-to-wall carpet in great room, dining, bedrooms, flex, study, and loft (per plan)
- Interior millwork package including colonial style baseboard and door casing
- Convenient stop & drop at owner's entry featuring 3 built-in shelves (per plan)
- Schlage® satin nickel interior door hardware
- Sherwin Williams® interior paint package
- Abundant closet space with ventilated shelving
- Pre-wire for alarm system at owner's entry (per plan)

Kitchen

- Quality Timberlake® 42" cabinets
- Elegant granite countertops with square edge
- LED surface mount lighting package
- 17"x17" Shaw® ceramic tile flooring
- Premium Moen® faucet
- Stainless steel appliance package including:
 - Whirlpool® 30" electric range (Anthem Collection Townhomes)
 - Whirlpool® 30" natural gas range (Patriot 50' and Heritage 60' Collections)
 - Whirlpool® microwave
 - Whirlpool® Energy Star® built-in dishwasher
- Water supply line to refrigerator
- 1/2 HP garbage disposal
- Stainless Steel double-basin sink
- Oversized walk-in pantry closet with ventilated shelving (per plan)

Bath and Laundry

- Quality Timberlake® comfort height cabinetry in bathrooms
- Granite countertops in baths with 4" backsplash and undermount sinks
- Premium Moen® chrome faucets
- Owner's bath shower with framed, clear glass enclosure (per plan)
- 17"x17" Shaw® ceramic tile flooring in owner's and secondary baths
- LED surface mount lighting package
- 42" frameless mirrors in owner's and secondary baths

Quality Construction Details

- Ecobee® Wi-Fi enabled SMART thermostat
- LED interior lighting package
- Ceiling fan pre-wires in bedrooms, great room, and lanai
- Cable and telephone pre-wire in great room and owner's bedroom
- Carrier® high efficiency HVAC system
- Hardwired smoke and carbon monoxide detectors with battery back-up
- Energy Star® rated 50 gallon electric hot water heater (Anthem Collection Townhomes)
- Energy Star® rated 50 gallon direct vent, quick recovery natural gas hot water heater (Patriot 50' and Heritage 60' Collections)

Exterior

- Architecturally enhanced exteriors with choice of West Indies, Coastal, or Modern elevations featuring coordinating stucco, stone, and trim details (per plan)
- Quality concrete block structure construction first floor
- Impact resistant Low-E windows and sliding glass doors with screens
- Decorative 8' height impact resistant glass front entry door featuring Schlage® handle set in satin nickel
- Architectural roof shingles with a limited lifetime warranty
- Designer brick pavers on walkway, driveway, front porch, and lanai
- Sherwin Williams® exterior paint system available in a wide array of designer color schemes
- Low maintenance ventilated vinyl soffits
- 1/2-HP garage door opener
- Designer exterior coach lights (per elevation)
- Seamless rain gutters placed on all sides of home with underground drainage
- Attractive landscaping package including floratam sodded yard with irrigation, mulched landscape beds and an assortment of trees/shrubs (per plan)
- Master irrigation system serving neighborhood & homesites

Exceptional Features

- Professionally designed architectural options for your home
- Convenient one-stop-shopping with Mattamy Home Funding and Title
- Third party quality assurance inspection prior to closing
- Mattamy Homes warranty program with 1 year & 2 year limited warranties and a 10 year limited structural warranty











Cadence Base Pricing

PATRIOT COLLECTION

PLAN	DETAILS	SQ. FT.	ELEVATION	PRICE	
CALEDON	<ul style="list-style-type: none">• Single Story• 3 Bedroom• 2 Bath• 2 Car Garage	1,651	West Indies Coastal Modern	\$380,990 \$390,990 \$390,990	
CASCADES	<ul style="list-style-type: none">• Single Story• 3 Bedroom and Den• 2 Bath• 2 Car Garage	1,894	West Indies Coastal Modern	\$397,990 \$403,990 \$411,990	
GATEWAY	<ul style="list-style-type: none">• Single Story• 3 Bedroom and Den• 2 Bath• 2 Car Garage	2,209	West Indies Coastal Modern	\$423,990 \$431,990 \$438,990	
SHENANDOAH	<ul style="list-style-type: none">• Two Story• 4 Bedroom and Den• 2.5 Bath• 2 Car Garage	2,582	West Indies Coastal Modern	\$473,990 \$486,990 \$489,990	

NEW HOME GALLERY ADDRESS: 10455 SW Orana Drive, Port St. Lucie, FL 34987

NEW HOME GALLERY PHONE NUMBER: 561-944-3524

DISCOVER THE MATTAMY WAY AT mattamyhomes.com

Single-Family Homes






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Cadence Base Pricing

HERITAGE PRICE SHEET

PLAN	DETAILS	SQ. FT.	ELEVATION	PRICE	
CAPITOL REEF	<ul style="list-style-type: none">• Single Story• 3 Bedroom and Den• 2 Bath• 2 Car Garage	2,500	West Indies Coastal Modern	\$465,990 \$478,990 \$479,990	
BISCAYNE BAY	<ul style="list-style-type: none">• Single Story• 4 Bedroom and Den• 2.5 Bath• 2 Car Garage	2,750	West Indies Coastal Modern	\$500,990 \$505,990 \$514,990	
MOUNT RAINIER	<ul style="list-style-type: none">• Two Story• 4 Bedroom and Den• 2.5 Bath• 3 Car Garage	3,019	West Indies Coastal Modern	\$555,990 \$564,990 \$573,990	

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COVERAGE THAT GIVES CONFIDENCE.



mattamyHOMES

SMILE KNOWING YOUR HOME IS PROTECTED FOR A FULL TEN YEARS

1 YEAR WORKMANSHIP WARRANTY

The 1 year workmanship warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in materials and workmanship for the first year.

WHAT IS COVERED:*

- ① Roof Covering
- ② Cabinets
- ③ Countertops
- ④ Exterior Door
- ⑤ Exterior Siding/Finish
- ⑥ Hardwood Floor
- ⑦ Ceramic Tile
- ⑧ Drywall
- ⑨ Interior Trim
- ⑩ Carpet
- ⑪ Paint (Interior/Exterior)
- ⑫ Fireplace
- ⑬ Windows
- ⑭ AC Unit

2 YEAR SYSTEMS WARRANTY

The 2 year systems warranty provides surety coverage from the day of closing. It provides clearly defined construction standard for defects in the distribution of electrical, plumbing and mechanical systems for a full two years.

WHAT IS COVERED:*

- ⑮ Supply Piping
- ⑯ Waste Piping
- ⑰ Ductwork
- ⑱ Electrical Wiring

10 YEAR STRUCTURAL WARRANTY

The 10 year insurance-backed structural warranty provides 10 full years of coverage for qualified structural defects from the day of closing. It protects designated load-bearing elements of the home caused by failure that affects their load-bearing function to the extent that the home becomes unsafe, unsanitary or otherwise unlivable.

WHAT IS COVERED:*

- ⑲ Roof Framing
- ⑳ Load-Bearing Walls
- ㉑ Beams
- ㉒ Columns
- ㉓ Foundation
- ㉔ Floor Framing

*The specific coverages are governed by the warranty booklet provided on the Mattamy Homes website.



THE BENEFITS OF MATTAMY HOME FUNDING FOR YOUR NEW MATTAMY HOME

**When You Partner With Mattamy Home Funding,
We Do Our Very Best To Exceed Your Expectations**

SELLER CONTRIBUTION INCENTIVES

- Mattamy Home Funding can customize your loan to suit your particular needs and help reduce closing costs, find the best mortgage rate and monthly payment plan.

COMPETITIVE RATES

- As a full serviced licensed Mortgage Lender we have competitive products and interest rates to meet your financing needs.

OUR CONSULTANTS WILL WORK TO PRE-QUALIFY YOU TO ENSURE THE BEST FINANCING SCENARIO TO SUIT YOUR REQUIREMENTS*

- We offer a large variety of program options to meet the needs of a large number of individual situations.
- We can provide independent advice regarding actions that will help improve your personal financing requirements.

CONVENIENCE OF ONGOING COMMUNICATION WITH YOUR NEW HOME BUILDER

- As a division of Mattamy Homes, Mattamy Home Funding will be updated automatically, each week, to facilitate on-time closing.
- The builder, lender and title company will communicate regularly to create a seamless transaction and ensure that you receive your keys at closing.

FOR MORE INFORMATION
PLEASE CONTACT ONE OF
OUR LOAN CONSULTANTS

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Start Your Pre-Application Today, Visit www.mattamyhf.com

Mattamy Home Funding, LLC, NMLS#64022, toll-free 1-866-659-1399 • Builder's License #C110631/241516 & NC81405/SC121963
*All loans are subject to underwriting and lender qualification approval. MATCLT130.





Cadence

HOMEOWNER'S ASSOCIATION DUES SUMMARY

EXCEPTIONAL COMMUNITY FEATURES:

Resort Pool
Wading Pool
Cabana Grilling
Stations Gated
Entry

Nature Trails
T-Trail
Parks
E-Bike Share
T.I.M Shuttle

Town Square Event
Green Town Hall
WiFi T-Trail Connect

HOMEOWNER'S ASSOCIATION:

Anthem Collection: \$163.83/month
Patriot Collection (50'): \$183.83/month
Heritage Collection (60'): \$193.83/month

- Full lawn maintenance
- Landscape maintenance
- Common area maintenance
- Amenity maintenance

TRADITION MASTER ASSOCIATION: \$205.00/month

- High speed Internet
- High-definition cable TV
- Smart security system with 24/7 monitoring
- Tradition amenities and lifestyle

COMMUNITY DEVELOPMENT DISTRICT (CDD):

Anthem Collection \$952.58
Patriot Collection \$1,265.16
Heritage Collection: \$1,345.16

CAPITAL CONTRIBUTION:

Anthem Collection: \$542.94
Patriot Collection: \$602.94
Heritage Collection: \$632.94

ONE-TIME ESTOPPEL:

Cadence Estoppel one-time fee at closing: \$299
Tradition Estoppel one-time fee at closing: \$299

NEW HOME GALLERY:

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PHONE NUMBER:

561-944-3524



DISCOVER THE MATTAMY WAY AT: mattamyhomes.com/CADENCE



*One-time Capital contribution and a one-time Estoppel are included with fees stated above. The above assessments and fees are subject to change. Please see New Home Counselor or refer to the Governing Documents and Association's current Budget found in Sales Documentation for more description of these and all other assessments, fees and responsibilities. *Initial assessment will be equal to the sum of the annual assessment and neighborhood assessment. Initial assessments are not refundable and not pro-rated. Initial assessment is paid at closing. All prices, availability and information is subject to change. Revised 01.2025 Copyright 2025. – Mattamy Homes Limited. E.&O.E. #CGC1506741