



# BRYSTOL

AT *Wyllder*

Port St. Lucie, FL

A Luxe Masterplan Community

**LENNAR®**



# Welcome to The Wyld Side of Livin'

Like a breath of fresh air, Wylder will encompass an exquisite way of life, fully embracing its beautiful natural surroundings along with an impeccably crafted golf cart friendly community.

Wylder's dynamic St. Lucie County location offers convenient access to I-95 and a wide array of nearby services including Cleveland Clinic healthcare, top schools and universities, sports and entertainment, the nation's largest "WaveGarden" surf park, Koa Bay, and endless shopping and dining.

Residents will also enjoy endless exploration on miles of wooded trails, park-like greenways, and a large lakefront recreation area.

Live fresh. Live Lennar. Live Wylder.







## Premium Lifestyle Amenities

Wylder's first phase will include a clubhouse, swimming pool, tennis and pickle ball courts, sports field, dog park, playground, and event lawn.

Community amenities will surround a large lakefront recreation area for outdoor adventure. A greenway is planned through the community to provide neighborhood connectivity and access to biking, walking, jogging, and other outdoor activities.

Future plans for Wylder include a 113-acre public park, commercial and office space, and a St. Lucie County public high school.



## Palms Collection

PLAN	FEATURES	SQ FT
Annapolis	1 Story   3 Bed   2 Bath   2-Car Garage	1,448 A/C 1,855 Total
Alexia	1 Story   2 Bed   2.5 Bath   Den   2-Car Garage	1,719 A/C 2,364 Total
Atlanta	2 Story   4 Bed   2.5 Bath   2-Car Garage	1,869 A/C 2350 Total
Columbia	2 Story   5 Bed   2.5 Bath   Loft   2-Car Garage	2,409 A/C 2,854 Total
Concord	2 Story   5 Bed   3 Bath   Loft   2-Car Garage	2,587 A/C 3,028 Total

## Heritage Collection

PLAN	FEATURES	SQ FT
Harrisburg	1 Story   4 Bed   2 Bath   2-Car Garage	1,817 A/C 2,276 Total
Hartford	1 Story   4 Bed   2 Bath   2-Car Garage	1,936 A/C 2,372 Total
Providence	2 Story   4 Bed   2.5 Bath   Flex Room   Loft   2-Car Garage	2,582 A/C 3044 Total
Raleigh	2 Story   5 Bed   2.5 Bath   Den   Loft   2-Car Garage	2,896 A/C 3,354 Total



### COMMUNITY FEATURES

- Community amenities include:
  - Swimming pool, tennis courts, pickle-ball, dog park, playground.
- Lakefront homesites available
- Convenient location to shopping, beaches, and major thoroughfares
- Built and marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (NYSE: LEN) - one of the Nation's leading homebuilders since 1954

### EXTERIOR FEATURES

- Hurricane impact windows and sliding glass doors
- Designer coach light fixtures (per elevation)
- Quality CBS construction
- Dimensional roof shingles
- Brick paver driveway, walkway, front entry, and terrace (per plan)
- Exterior paint in decorator schemes
- Raised panel hurricane code approved garage door
- Insulated, hurricane code approved raised panel front entry door with chime (style per elevation)
- Exterior hose bibs (location per plan)

### INTERIOR FEATURES

- 18"x18" ceramic tile in foyer, kitchen, great room/family room, living room, and laundry room
- Central A/C and heat system with programmable thermostat
- Rinaii tankless gas water heater
- Plush stain resistant carpeting in all bedrooms, hallways, and stairways with padding
- Orange Peel smooth walls with Knockdown textured ceilings
- Raised panel interior doors
- Colonial Style baseboards and door casings
- Lever style interior door hardware
- Quality white paint on all walls and ceilings
- Decora style switches throughout home
- Category 5e structured wiring for phone in kitchen
- Wired for TV in great room and owner's suite
- Home run to Central Distribution Panel
- Pre-wired for ceiling fans in family room and all bedrooms
- Vinyl-clad ventilated closet shelving
- Recessed LED overhead lighting

### KITCHEN FEATURES

- White cabinets featuring 36" uppers and decorative handles
- Luxe quartz countertops
- Stainless steel, single-bowl, undermount kitchen sink with designer faucet
- Quality stainless steel appliance package featuring:
  - Refrigerator connection
  - 30" free standing gas range, large oven capacity, and self-cleaning system
  - Over-the-range microwave with recirculation venting system
  - Built-in multicycle dishwasher
- Garbage disposal

### BATH FEATURES

- White cultured marble vanity and decorative handles
- 18"x18" ceramic floor tile
  - Coordinating 13"x13" shower wall tile
- Elongated standard height toilets
- Powder baths with pedestal lav (per plan)
- Clear glass shower enclosure in en-suite bath
- Full width vanity mirrors
- Exhaust fan (per plan)

### HOME AUTOMATION

- Ring Doorbell Pro
- Honeywell thermostat
- Smart lock

### LAUNDRY FEATURES

- Washer & Dryer connections
- Ventilated wire shelving

### CONSTRUCTION EXCELLENCE

- In-wall pest control system
- One Year Warranty on workmanship
- Manufacturers warranties for A/C, appliances, and fixtures
- Smoke and carbon monoxide detectors throughout home (location per plan)





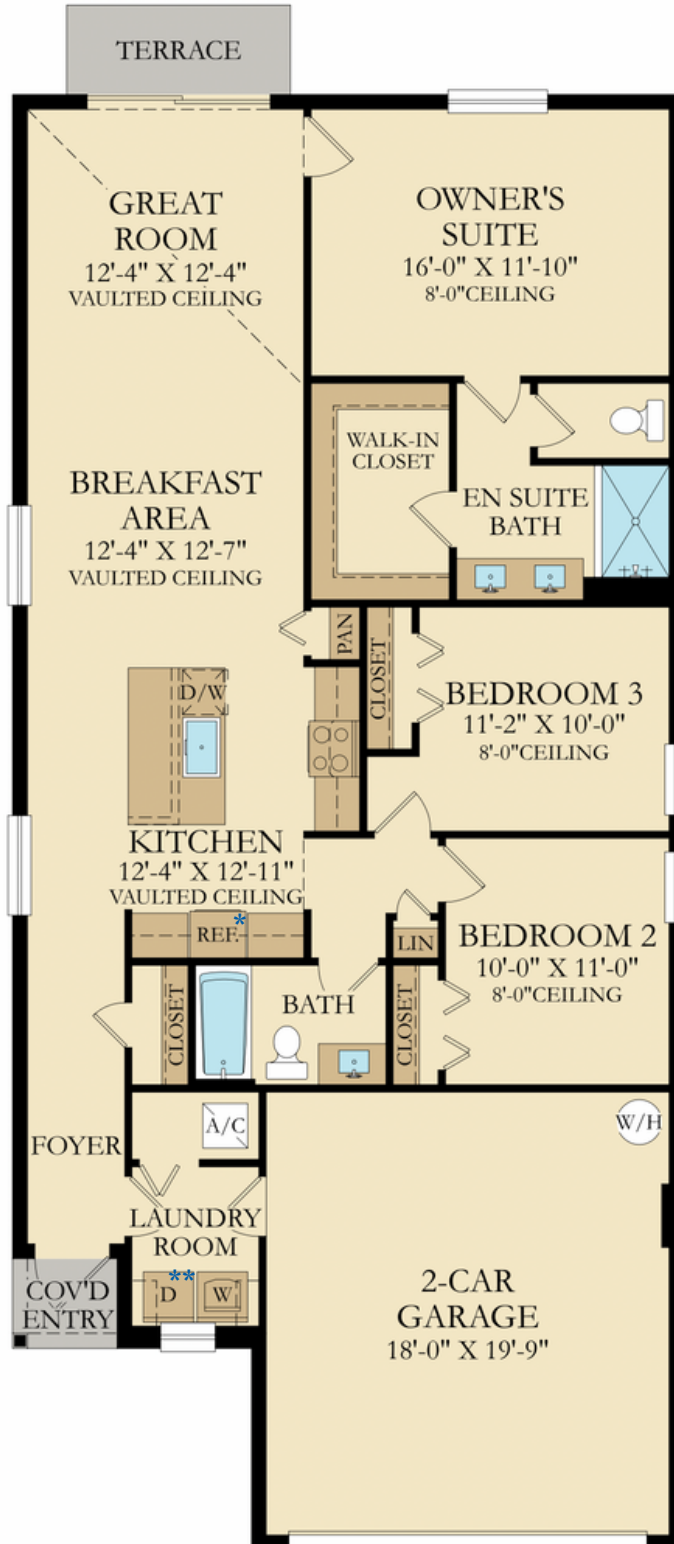
# Annapolis

A

B



1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,448 A/C  
1,855 Total

\* Fridge optional  
\*\* W/D optional



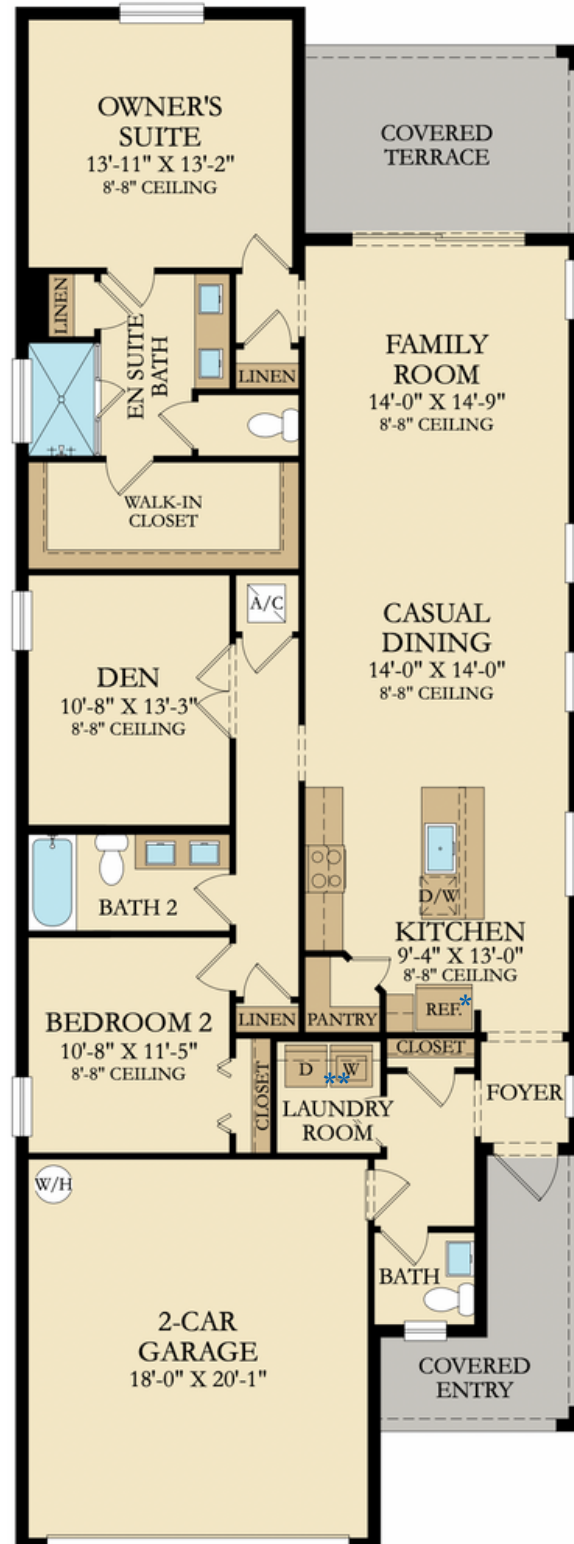
Alexia

A

B



1 Story | 2 Bed | 2.5 Bath | 2-Car Garage



1,719 A/C  
2,364 Total

\* Fridge optional  
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Atlanta

A

B

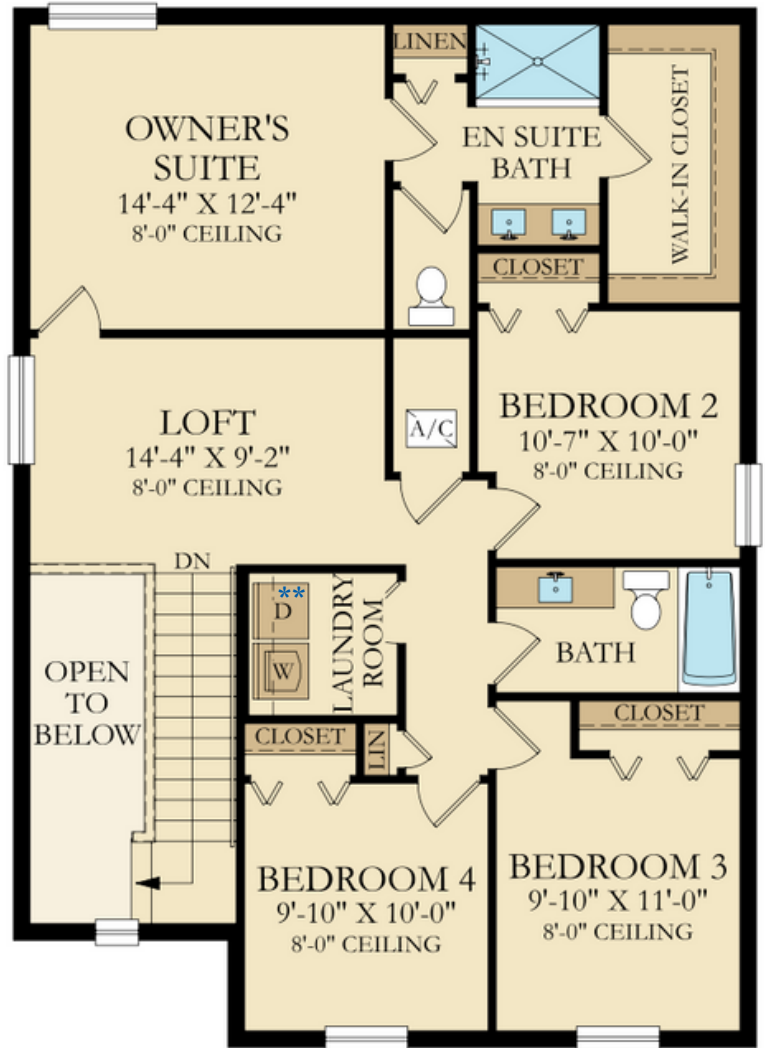


2 Story | 4 Bed | 2.5 Bath | 2-Car Garage

first floor



second floor



1,869 A/C  
2350 Total

\* Fridge optional  
\*\* W/D optional



Columbia

A

B



[illegible]

**BEDROOM 2**  
11'-10" X 10'-10"  
8'-0" CEILING

**BEDROOM 3**  
11'-10" X 10'-10"  
8'-0" CEILING

**BEDROOM 4**  
10'-10" X 13'-0"  
8'-0" CEILING

**BEDROOM 5**  
11'-10" X 11'-11"  
8'-0" CEILING

**LOFT**  
11'-10" X 15'-11"  
8'-0" CEILING

**BATH 2**

CLOSET  
WALK-IN CLOSET  
LINEN  
CLOSET  
WALK-IN CLOSET

DN  
OPEN TO BELOW

2,409 A/C  
2,994 Total

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate or be accessible to all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's Broker: Lennar Realty, Inc. Construction License(s): CGC1526578. Date 05/23





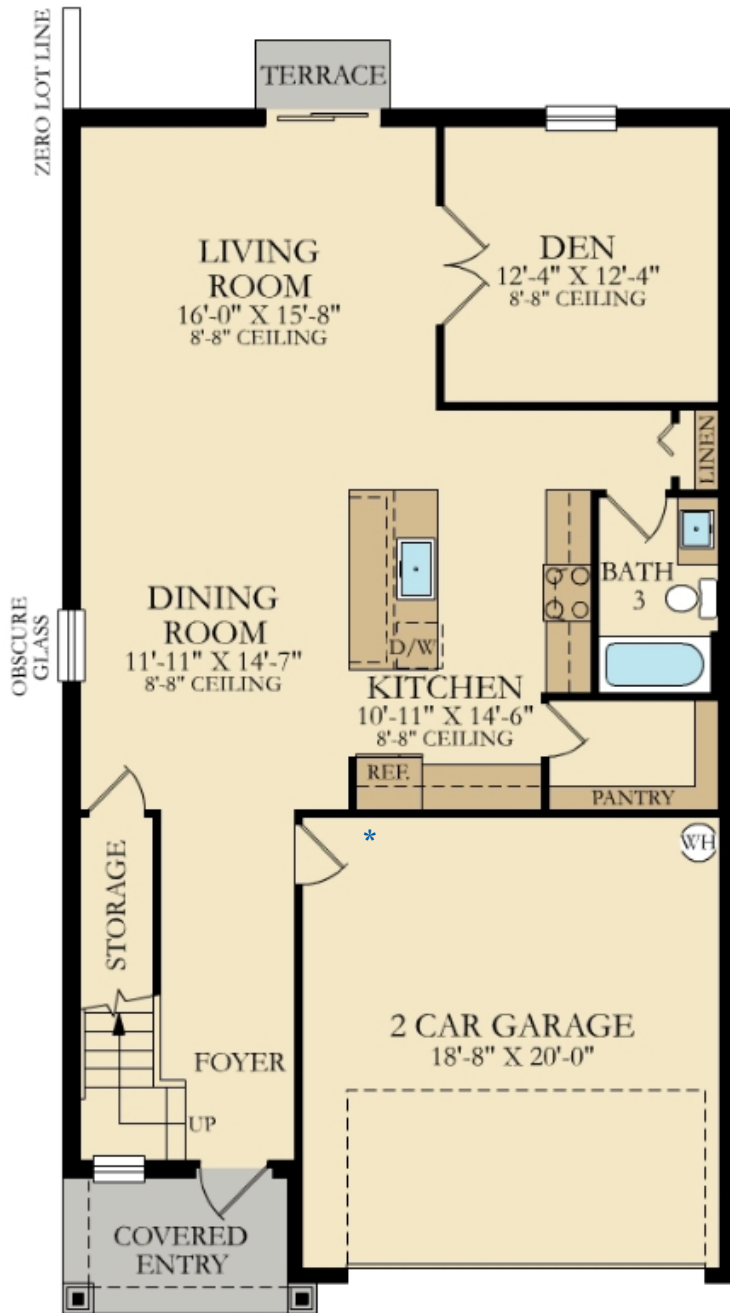
Concord

A

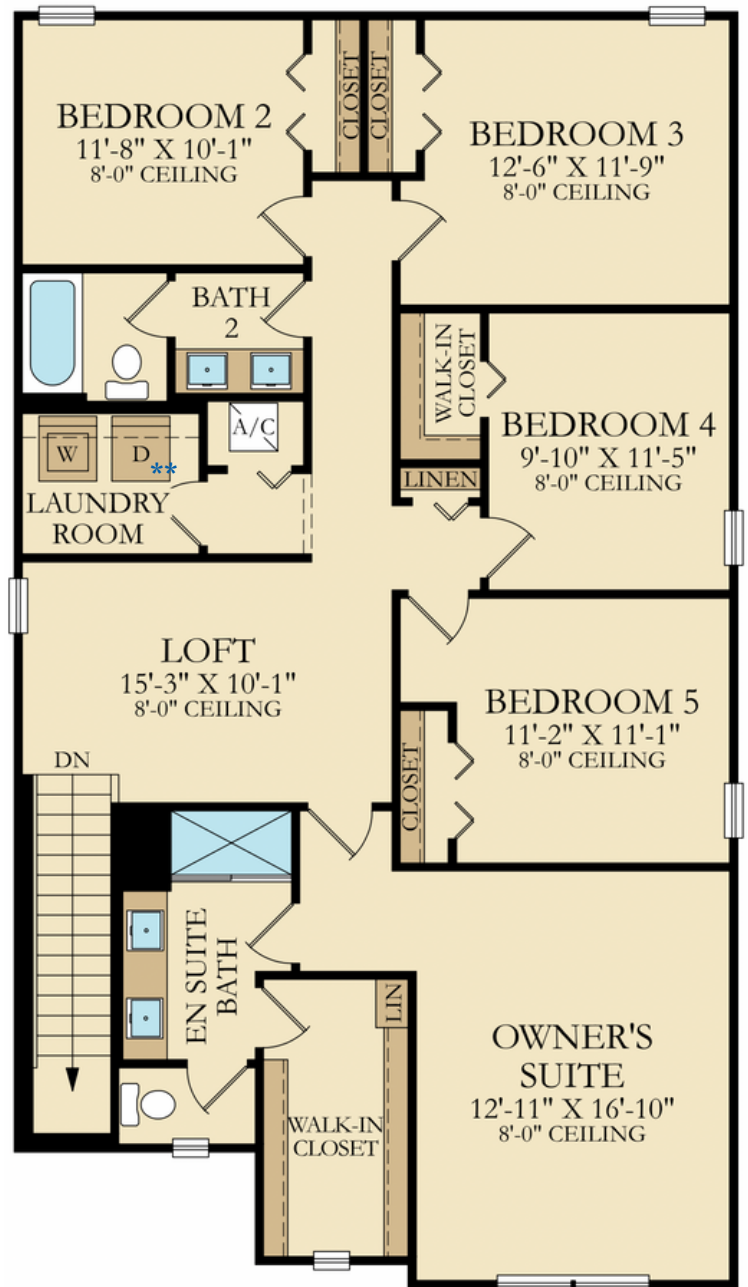
B



2 Story | 5 Bed | 3 Bath | Loft | 2-Car Garage



First Floor



Second Floor

2,587 A/C  
3,028 Total

\* Fridge optional  
\*\* W/D optional

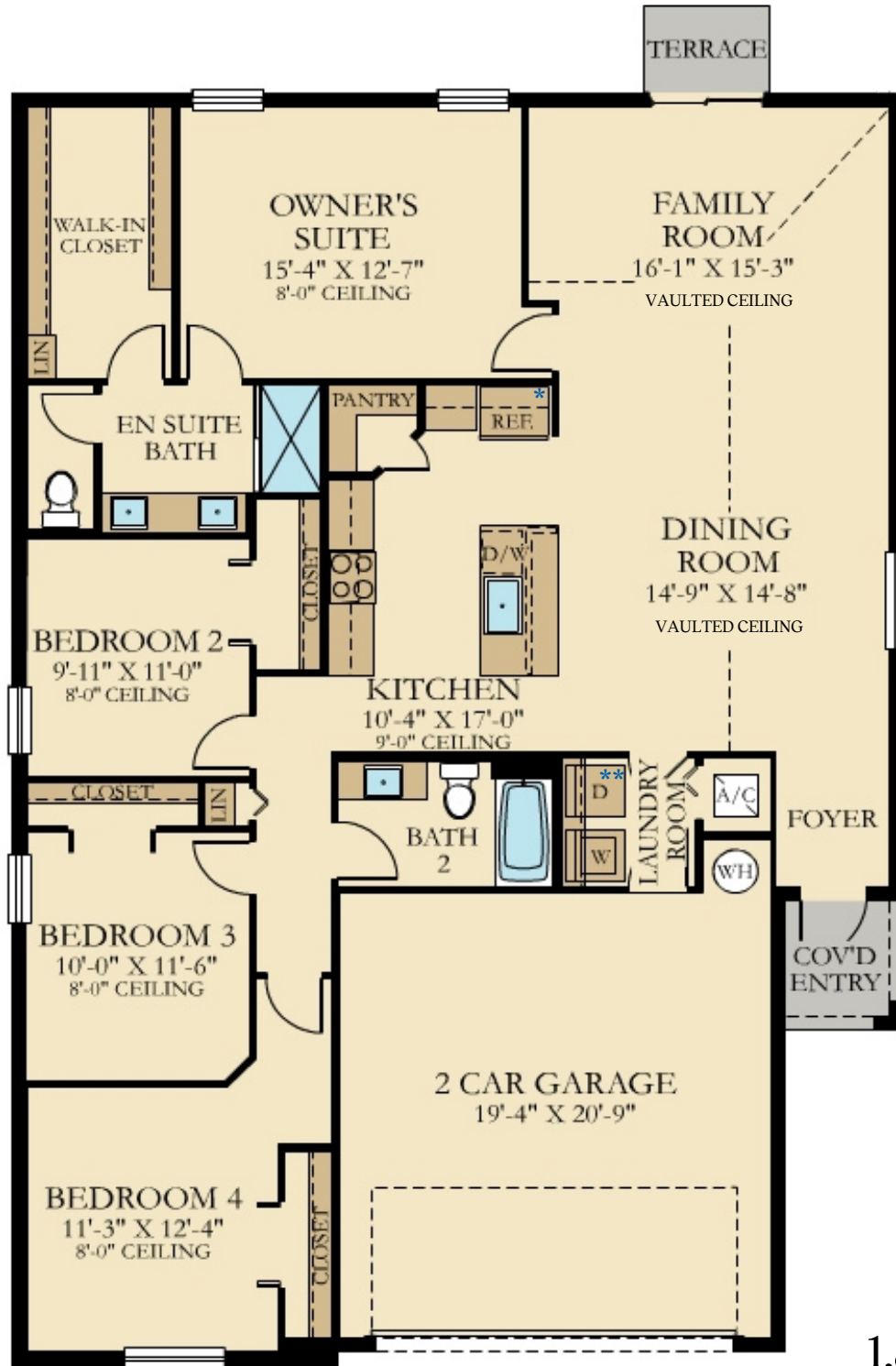


# Harrisburg





1 Story | 4 Bed | 2 Bath | 2-Car Garage



1,817 A/C  
2,276 Total

\* Fridge optional  
\*\* W/D optional



# Hartford





1 Story | 4 Bed | 2 Bath | 2-Car Garage



1,936 A/C  
2,372 Total

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Providence

A

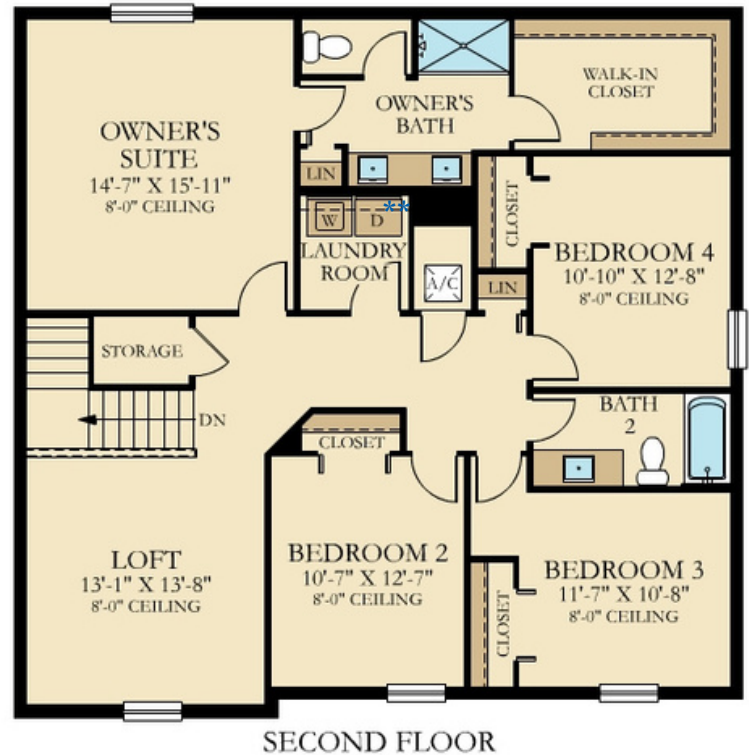


B





2 Story | 4 Bed | 2.5 Bath | Flex Room | Loft | 2-Car Garage



2,582 A/C  
3044 Total

\* Fridge optional  
\*\* W/D optional



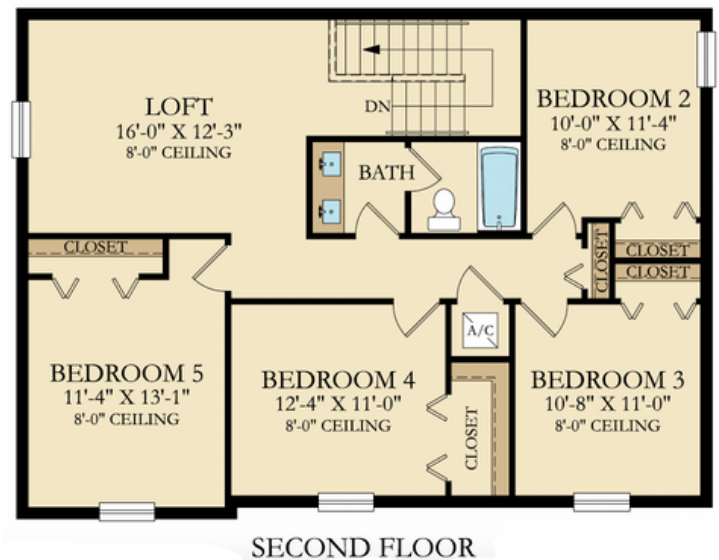
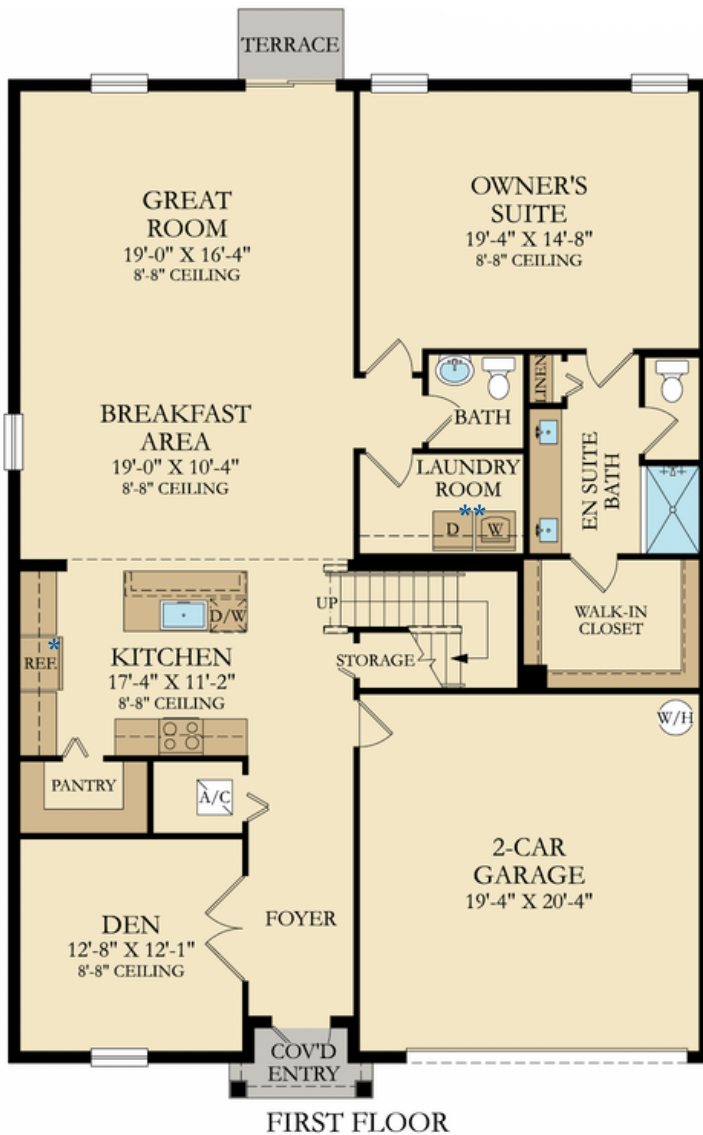
Raleigh

A

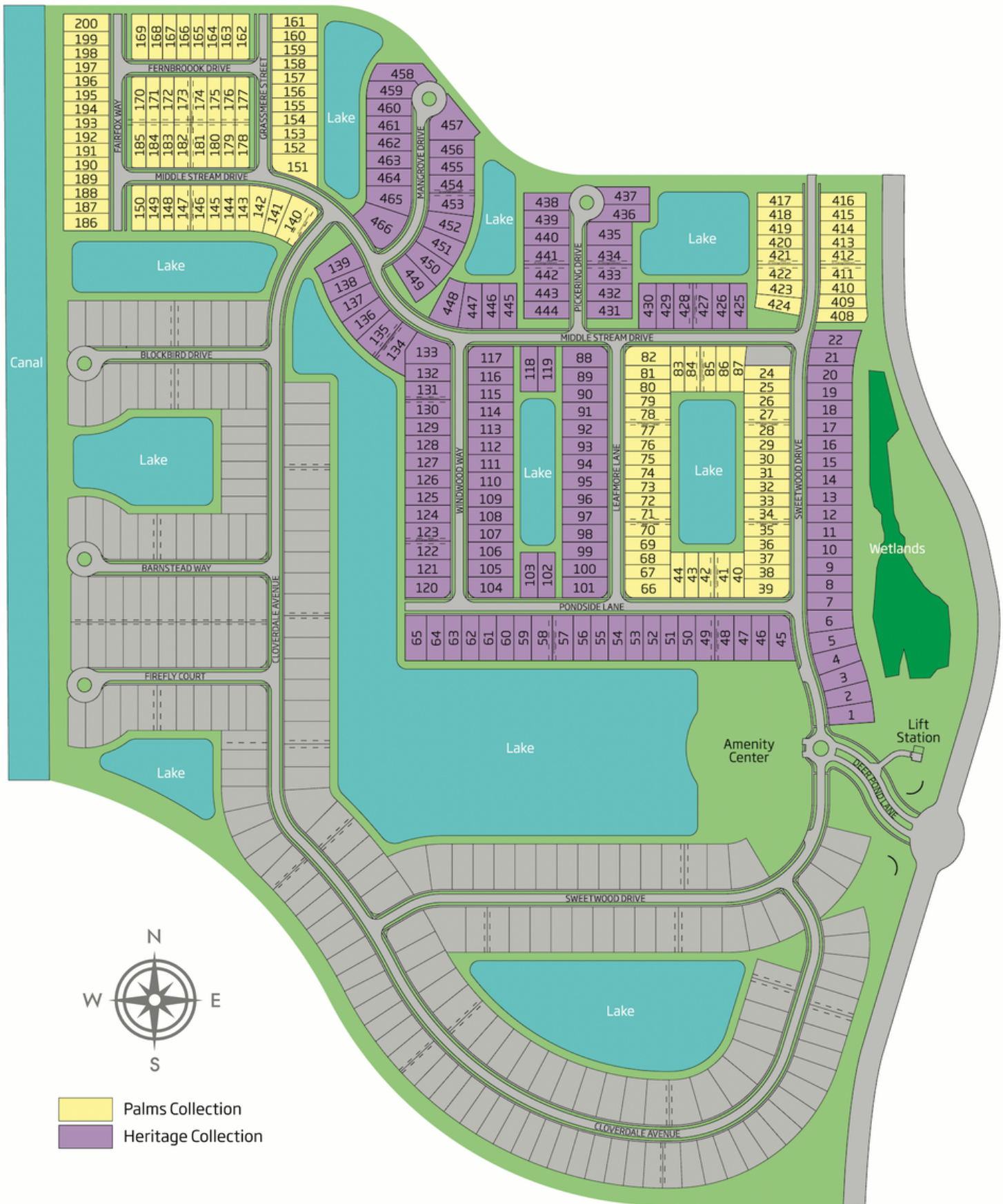
B



2 Story | 5 Bed | 2.5 Bath | Den | Loft | 2-Car Garage

2,896 A/C  
3,354 Total\* Fridge optional  
\*\* W/D optional







# Monthly Homeowner's Association Fees 2023

Homesites      \$206 per month - Abated\*  
\$280 per month with Recreation

- One-time initial contribution equal to three months of the above fees - paid at closing
- Landscaping services are included in the above. This includes: mowing, edging, weeding, mulching, fertilization, landscape pest control, trimming trees and bushes, and irrigation system

**Definitions:**

The abated budget is a reduced budget based on services currently available. The declarant will review and adjust the abated budget on a quarterly basis as services are provided.



# Relax & Stay Awhile



Port St. Lucie, FL



### ENTERTAINMENT

- Jensen Beach & Parks
- Kravis Center for Performing Arts
- Navy Seal Museum
- Clover Park (Mets Spring Training)
- St. Lucie Aquarium
- Hutchinson Island
- Nettles Island
- McKee Botanical Gardens

### HOSPITALS

- St. Lucie Medical Center
- Cleveland Clinic
- WellMed
- Delo Medical Associates

### PETS

- Veterinary Medical Center
- Kelly's Animal Hospital
- PetSmart

### DINING

- Fernando's Dockside Grille
- Bonefish Mac's Sports Grille
- Travola Pizza
- The Mofongo King
- Pho Deli
- First Serve Cafe
- Mamma Mia Osteria
- Dunkin Donuts
- Tutto Fresco
- Carrabba's Italian Grille
- Longhorn Steakhouse
- Miller's Ale House
- Duffy's Sports Bar and Grill
- Buffalo Chophouse

### GOLF

- PGA Golf Club
- The Legacy Golf & Tennis Club
- The Champion Turf Club
- Indian Hills Golf Course
- The Fox Club Florida
- Martin Downs Golf Club
- Gator Trace Golf & Country Club
- St. Lucie Trail Golf Club
- Eagle Marsh Country Club
- Spanish Lakes Golf Club

### SHOPPING

- Treasure Coast Mall
- Vero Beach Outlets
- Tradition Village Square
- Landing at Tradition
- Shops at Port St. Lucie
- Veranda Nail Spa
- Publix
- Home Depot
- Walmart




### AIRPORTS

- Palm Beach International Airport (PBI)
- Melbourne Orlando International Airport (MEL)

### MUNICIPAL

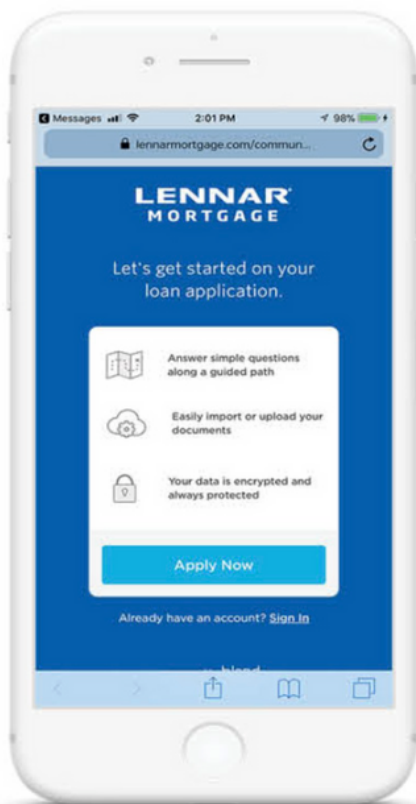
- US Post Office
- St. Lucie Chamber of Commerce
- St. Lucie Station 16





# Your simple homeownership path

At Lennar® Mortgage, we understand a home is more than just four walls and a roof. It's a place to build a life for you and your family, create memories, build community ties and achieve financial stability. A home is the biggest purchase of your life and you deserve a knowledgeable advisor to guide you every step of the way ensuring a smooth and simple home buying journey.



## Home in Four Simple Steps:

- 1** Submit your pre-qualification online.
- 2** Allow your loan officer to assist in selecting the best loan option for you.
- 3** Complete your application with help of a dedicated loan team.
- 4** Enjoy your dream home!

# FINANCING WITH LENNAR® MORTGAGE



Less paperwork



Streamlined Closing Experience



Accurate closing costs, no surprises



Estimates include state deed tax and  
HOA start up fees, if applicable



No escrow charge to the buyer for  
unfurnished exterior work



Hassle free

## Financing with an outside lender



**May not know all of the fees  
for new construction**



**All appraisal visits paid  
by buyer**



**Daily charges imposed for  
closing delays**



**Escrow charge\* to the buyer  
for unfinished work**

\*Escrow charge: If work is incomplete, an outside lender may require you to pay into an escrow account at closing until the work is complete. Lennar® Mortgage covers this charge for certain conventional loan programs.

CONCEPTUAL IMAGE

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**LENNAR®**





Would you like to know how Lennar Insurance Agency is able to provide competitive pricing?

Lennar Insurance Agency takes the specific details of the home and curates offers from top insurers rated “A- Excellent” or better by A.M. Best, the industry standard.

We are able to provide home insurance unique to new construction, saving homebuyers an average of 25% on their annual premiums.



# How We Can Help

## Three Great Benefits



### Competitive Pricing

By using our size, we secure very competitive prices on insurance for homebuyers, saving an average of 25% on a typical Lennar home. Plus, we only work with top insurers rated “A- Excellent” or better by A.M. Best, the industry standard.



### Tailored Home Insurance

Lennar built the home and knows all its details. With Lennar Insurance Agency, the Customer doesn't need to spend time on lengthy insurance questionnaires and can avoid under - or over-insuring their new home.



### Simple Completion

In just a few clicks, with no required credit checks or forms changing hands, homebuyers can purchase their policy, reducing time and work for them, for you and for all parties involved.



# Need to sell your home first?

We can help with that, too!





# Opendoor

## Unlock your dream home with a stress-free sale

Get a competitive offer, sell your home safely, and move on to your dream home.

### How it works

**1.**

#### **Free offer estimate within 24-hrs**

Receive a value range for your home in your inbox. This range is backed by local real estate expertise and comparable homes sold in your area.

**2.**

#### **Show us your home virtually**

Walk us through your home via a safe and contact-free video tour. We then provide your final offer price.

**3.**

#### **Close on your home**

Align the closings of your current home and your new home. Choose any time between 14-days and 9-months. We'll also provide complimentary two-day Late Checkout.

### Why sell to Opendoor?



#### **Unlock your buying power**

Get the funds you need to buy your new home with a competitive cash offer.



#### **Move on your schedule**

Skip double-moves and double-mortgages by aligning your closing dates for a completely flexible and seamless transition.



#### **No showings required**

Skip the hassle and uncertainty of listing your home on the market.



#### **Sell it safely**

Avoid home showings and manage every step of your sale online.

**Join over 600,000 homeowners who have requested an offer.**

Get a free offer at: [opendoor.com/lennar](https://opendoor.com/lennar)



# Welcome Home



**LENNAR®**

