



COMMUNITY PRICE LIST

Created: May-18-2024

Tesoro Club

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Cecilia	3	2.5	Yes	3 Bay	2,569	956,990
Alessia	3	3.5	Yes	3 Bay	3,264	1,225,000
Madrona	3	4.5	Yes	3 Car Bay	3,211	1,260,000
Keenan	3	3.5	Yes	3 Car Bay	3,299	1,305,000

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Madrona 109 SE Via Verona, Port St. Lucie, FL. 34984 Lot: 24	3	4.5	Yes	3 Bay	3,204	1,766,990
Alessia 110 SE Via Verona, Port St. Lucie, FL. 34984 Lot: 16	3	3.5	Yes	3 Bay	3,274	1,695,990
Keenan 170 SE Rio Angelica, Port Saint Lucie, FL 34984 Lot: 94	3	3.5	Yes	3 Bay	3,299	1,894,990

All base pricing includes a standard pool and pool fencing, see the community features for specific details. Homesites are not included in the base price of the home.

For a full list of available homesites contact your Tesoro Club onsite sales agent

To Learn More About These Homes Please Contact

Bobby Barfield 772.345.4050 Cell: 772.260.9855 tesoroclub@ghohomes.com

Tripp Barfield 772.345.4050 tesoroclub@ghohomes.com

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TESORO CLUB



TO I-95
(4 MILES) ↑

Exit 138
FLORIDA TURNPIKE

SIC Fire District
Station 13

Swim &
Racquet
Club

The Shoppes
at
Veranda
Falls
Publix

Welcome
Center

Guarded
Entry

Tesoro
Club

Driving
Range

St. Lucie River

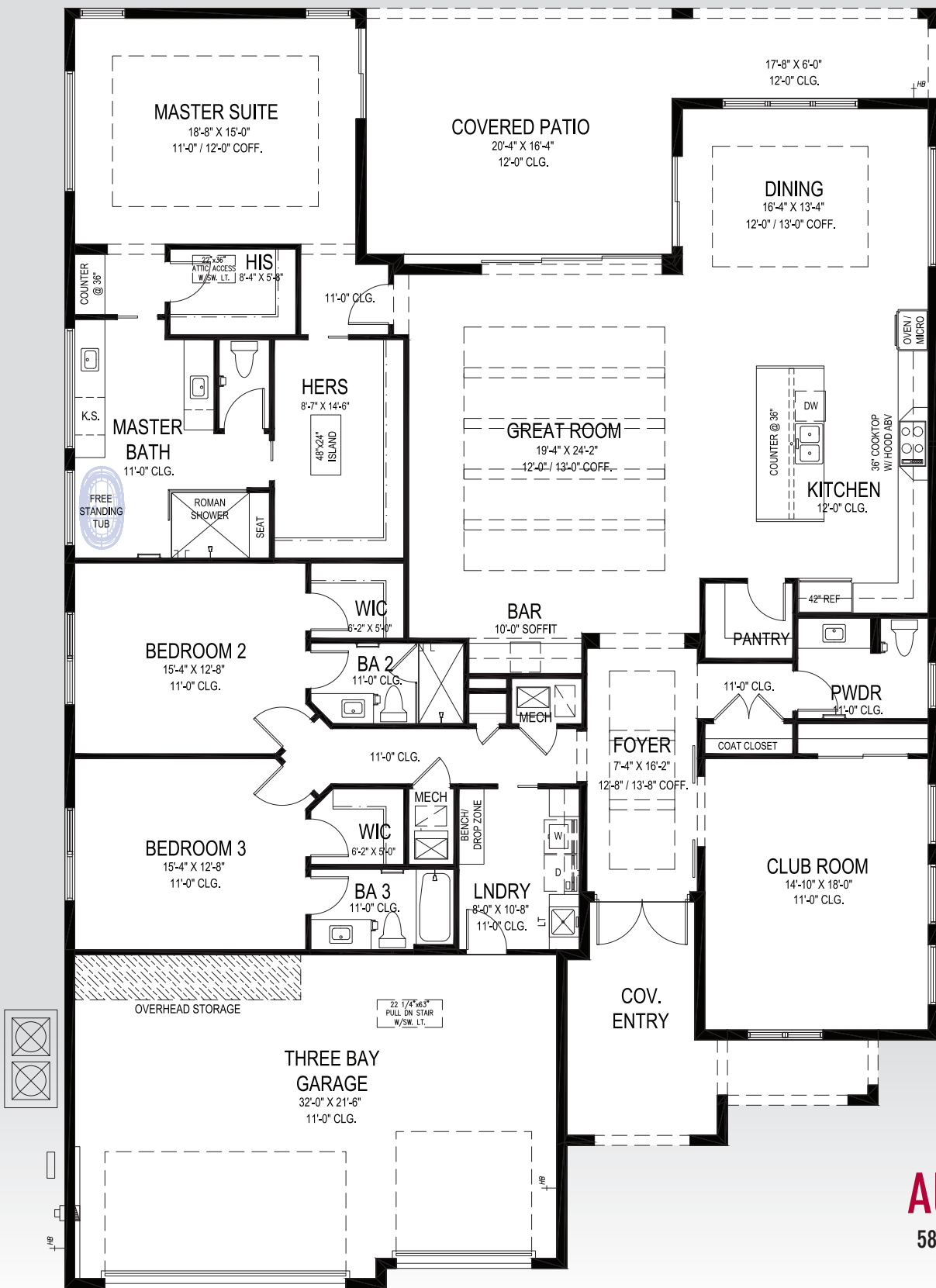
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All community features and amenities are approximate and subject to change and future development.





Alessia

58' W x 85' D
Draft V1

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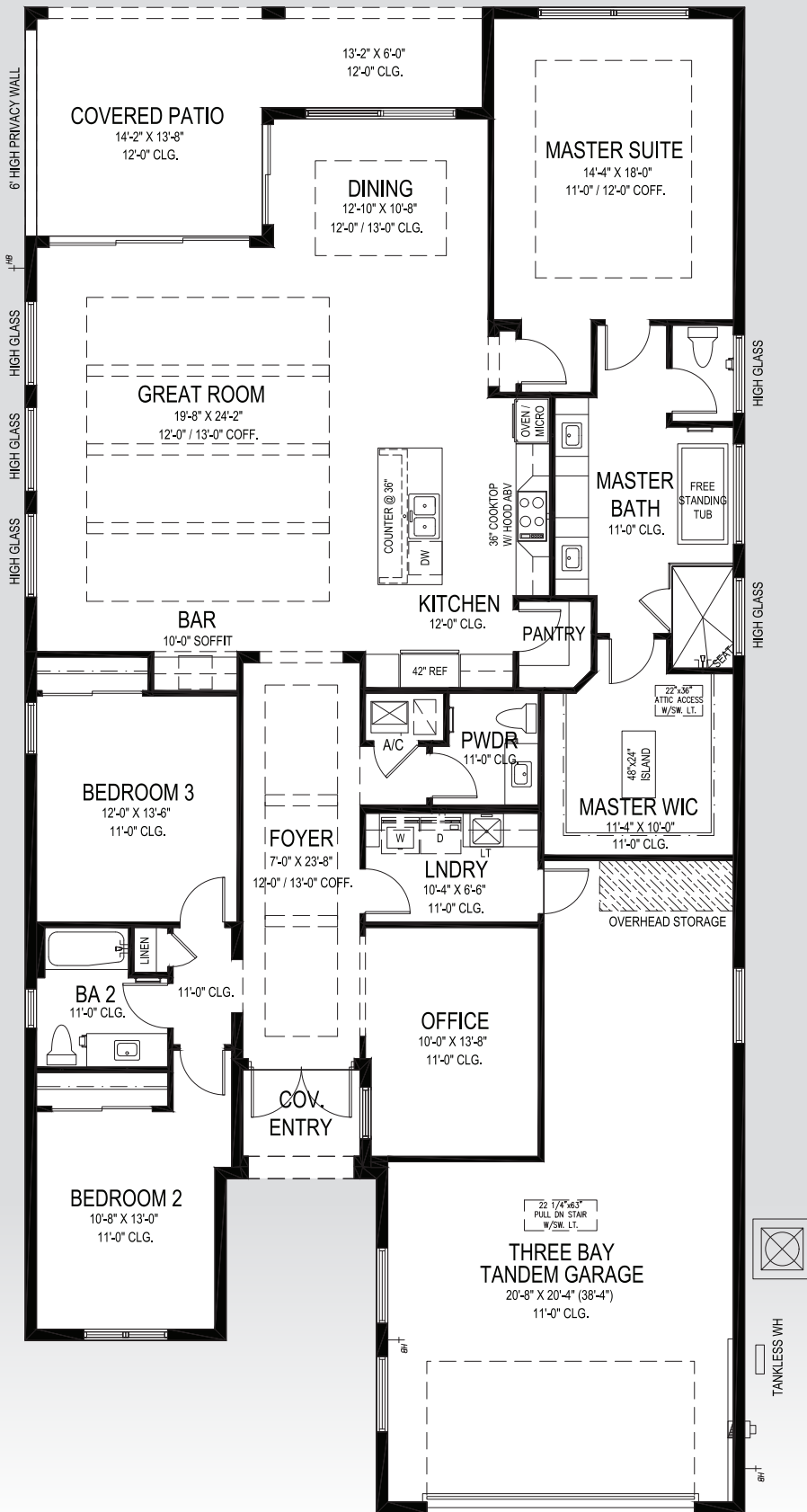
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APPROXIMATE AREAS

Air Conditioned 3,274 Sq. Ft.
 Covered Entry 190 Sq. Ft.
 Covered Patio 438 Sq. Ft.
 Garage 723 Sq. Ft.
TOTAL 4,625 Sq. Ft.



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Cecilia

43' W x 90' D
Draft V1

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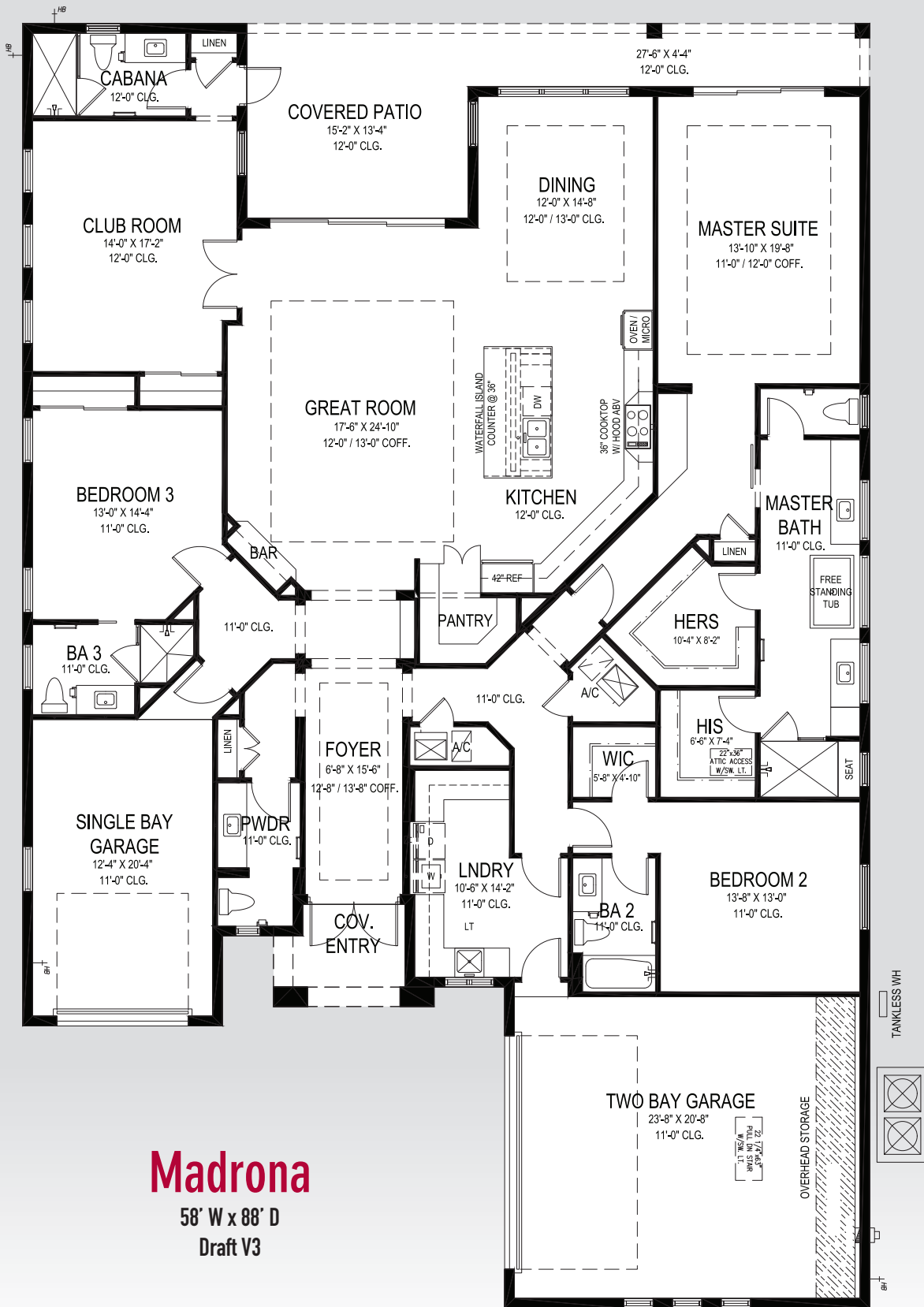
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APPROXIMATE AREAS

Air Conditioned 2,569 Sq. Ft.
 Covered Entry 46 Sq. Ft.
 Covered Patio 273 Sq. Ft.
 Garage 679 Sq. Ft.
TOTAL 3,567 Sq. Ft.



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Madrona

58' W x 88' D
Draft V3

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APPROXIMATE AREAS

Air Conditioned	3,204 Sq. Ft.
Covered Entry	61 Sq. Ft.
Covered Patio	321 Sq. Ft.
Single Bay Garage	292 Sq. Ft.
Double Bay Garage	539 Sq. Ft.
TOTAL	4,417 Sq. Ft.



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COMMUNITY FEATURES LIST

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"GHO Connectivity" Technology/Convenience Features

- ☑ GHO Smart Panel with CAT6 drops per plan, prewired for HotWire
- ☑ Wall Mounted TV Package installed at 60 inches above floor in Master Suite and Great Room, includes Wall Backing w/wire pull chase rings, cable and power outlet at 60 inches above floor and below at standard wall height (locations included in Smart Panel description above)
- ☑ Wifi Enabled Belt Driven Automatic Garage Door Opener
- ☑ NEST Next Generation Learning Thermostat Or Equivalent
- ☑ Nest Hello Video Door Bell - Wifi Ready - Or Equivalent
- ☑ 2 Camera CAT6 Pre Wires (terminated at smart panel), per plan
- ☑ 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan

Construction Features

- ☑ Plywood 5/8" (19/32) Roof Sheathing (no particle board)
 - Professionally Engineered Roof Trusses with Hurricane Straps
 - Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
 - Concrete Block Construction with Concrete and Steel Reinforcement
 - Underground County/City Electrical, Water and Sewer Connections
- ☑ Underground Natural Gas Service Supply, Standard

Exterior Features

- ☑ Professionally Designed Pool, with LED Light, Salt Chlorination, Travertine Paver Deck
 - Designer Concrete Flat Tile Roof
- ☑ PGT Impact Glass Windows, and Sliding Glass Doors
- ☑ Concrete Based Sand Smooth Exterior Wall Finish
- ☑ Rear Covered Patio with Travertine Pavers
- ☑ Paver Driveway and Front Walks - Per Plan
- ☑ Choice of Fiber Classic 5 Lite Stain Grade or Decorative Impact Glass Paint Grade Front Door
- ☑ Professionally Designed Landscape Package and Decorative Ground Cover
 - Automatic Irrigation System - City Water Supplied
 - Exterior Garden Hose Connections (2)
 - Exterior GFI Electric Outlets (2)
- ☑ Sherwin Williams Duration Coating Exterior Latex Flat Paint

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Utility Room and Garage

- ✔ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 2) w/ Drop in Laundry Tub
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room (GHO Level 4)
 - Drop Down Stairs to Attic
- ✔ GHO Exclusive Built-in Garage Storage - per plan
- ✔ 50 Amp Circuit for Future Car Charging Station, Located Per Plan
- ✔ LED Lighting Provided for Garage and Utility Room
- ✔ Garage Floor Concrete Finished Covering - Epoxy with Color Flake
 - LED Lighting in Garage
- ✔ GE Front Load Washer & Gas Dryer with Matching Pedestals

Gourmet Kitchens

- ✔ Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- ✔ Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 4 Selections)
- ✔ 42 " Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- ✔ Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- ✔ Kitchen Island with Flat Panel Front and Base Moulding
- ✔ LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan
- ✔ Delta Monrovia Kitchen Faucet with Active Touch
- ✔ Kohler 60/40 Split Stainless Steel Under Mount Kitchen Sink
- ✔ CAFE 42" Built-in Side-by-Side Refrigerator
- ✔ CAFE 36" Gas 5 Burner Cooktop
- ✔ Profile Stainless 36" Pyramid Style Wall Mount Canopy Hood LED Lighting
- ✔ CAFE 30" Microwave/Wall Oven Combo with Convection and Advantium
- ✔ CAFE 24" Built-in Under Counter Beverage Center
- ✔ CAFE 24" Built-in Dishwasher
- ✔ Natural finish wood shelving in Pantry

Luxury Bathrooms

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- ☑ **Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)**
- ☑ **Granite or Quartz Bath Vanity Top (GHO Level 4 Selections) with Kohler Rectangular White Under-Mount Sink**
- ☑ **Bathroom Faucets and Fixtures 8" Spread Brushed Finish - All Bathrooms**
 - **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
 - **Built in Shower Soap Niche in all Showers, per plan**
 - **Clear Glass Shower Enclosures- per plan**
- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors (Level 4) - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)**
- ☑ **Kohler Raised, Comfort Height, Elongated Soft Close White Toilets - all Bathrooms**
- ☑ **Square Shower Drains in all Bathrooms**

Interior Appointments

- ☑ **8ft Solid Core Interior Doors with 2 Panel Square Top**
- ☑ **Built-In Bar Base & Upper Cabinets with Granite or Quartz CounterTop & Backsplash (Match Kitchen)**
 - **Solid Surface White Window Sills Throughout Living Area**
- ☑ **Porcelain Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 4 Selections)**
 - **Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 2 Selections)**
- ☑ **Oversized Flat Stock Door Casings and Baseboards**
- ☑ **Flat Stock Coordinated Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan**

Interior Design Features

- ☑ **10 Ft Tall PGT Impact Glass Sliding Glass Door, per plan**
 - **Square Interior Wall Corners Throughout**
- ☑ **Smooth Interior Wall and Ceiling Finishes**
- ☑ **Sherwin Williams Duration Coating Interior Latex and ProClassic Waterborne Interior Acrylic Semi-Gloss Enamel Extra White on Trim - Two Tone Interior Paint Upgrade. Choice of Select Wall Colors (select one).**
- ☑ **Natural finish wood open shelving in all closets, per plan**

Electrical Specifications

- ☑ **Surface Mount LED HiHat Lighting in Kitchen, Halls, Bathrooms, Closets, Utility Room, Covered Entry and Patio - Per**

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Plan

- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Decorative Rocker Type Switches
- Pre Wired for Future Access Points & Exterior Cameras
- Pre Wired for Future Car Charger in Garage - 50 amp

Energy Efficient & Safety Features

- Lennox High Efficiency Air Conditioning System Including Multi Speed Air Handler - Target 16 SEER Efficiency*/ Straight Cool / Sized Per Home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan
- Upgraded High Performance MERV16 Air Filter with Built In UV Light
- Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors
- Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer
- Rinnai Gas Tankless Water Heater, Exterior Mount with Hot Water Recirculating System - Energy Star
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- Entry Door Multi Point Lock



GHO Homes sets a higher standard in appointing our homes. Our Ultimate Features - denoted by the check mark icon - set us apart from other builders and come standard in every GHO Home.

Additional Tailor Made home design options to choose from include built-in entertainment centers, wet bars, screened-in pools, and luxurious finishes and upgrades. From flooring to cabinetry and custom room designs, we've made it easy and affordable to realize your dreams. *Overall system efficiency minimum 15 SEER, based on individual equipment available and sized per each home.

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