



COMMUNITY PRICE LIST

Created: May-18-2024

The Falls at Grand Harbor

Phase Two Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon Grande	4	2.5	No	2 Bay	2,524	816,490
Mirador Grande	3	3	Yes	2 Bay	2,607	826,490

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon Grande 2227 Falls Circle, Vero Beach, FL 32967 Lot: 14	3	2.5	No	2 Bay	2,524	915,377
Beacon Grande 2151 Falls Cir., Vero Beach, FL 32967 Lot: 55	4	2.5	No	2 Bay	2,524	877,177

To Learn More About These Homes Please Contact

Catherine Garofalo 772.257.1100 Cell: 772.342.0061 catg@ghohomes.com

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Phase Three Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon	3	2	No	2 Bay	1,893	661,490
Mirador	3	2	No	2 Bay	1,937	671,490
Beacon 4	4	2	No	2 Bay	2,110	681,490
Beacon 4	4	2	No	2 Bay	2,110	681,490
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Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon 2187 Falls Manor, Vero Beach, FL 32967 Lot: 75	3	2	No	2 Bay	1,893	731,161
Mirador 2148 Falls Manor, Vero Beach, FL 32967 Lot: 90	3	2	No	2 Bay	1,937	861,125
Beacon 2151 Falls Manor, Vero Beach, FL 32967 Lot: 66	3	2	No	2 Bay	1,893	696,726

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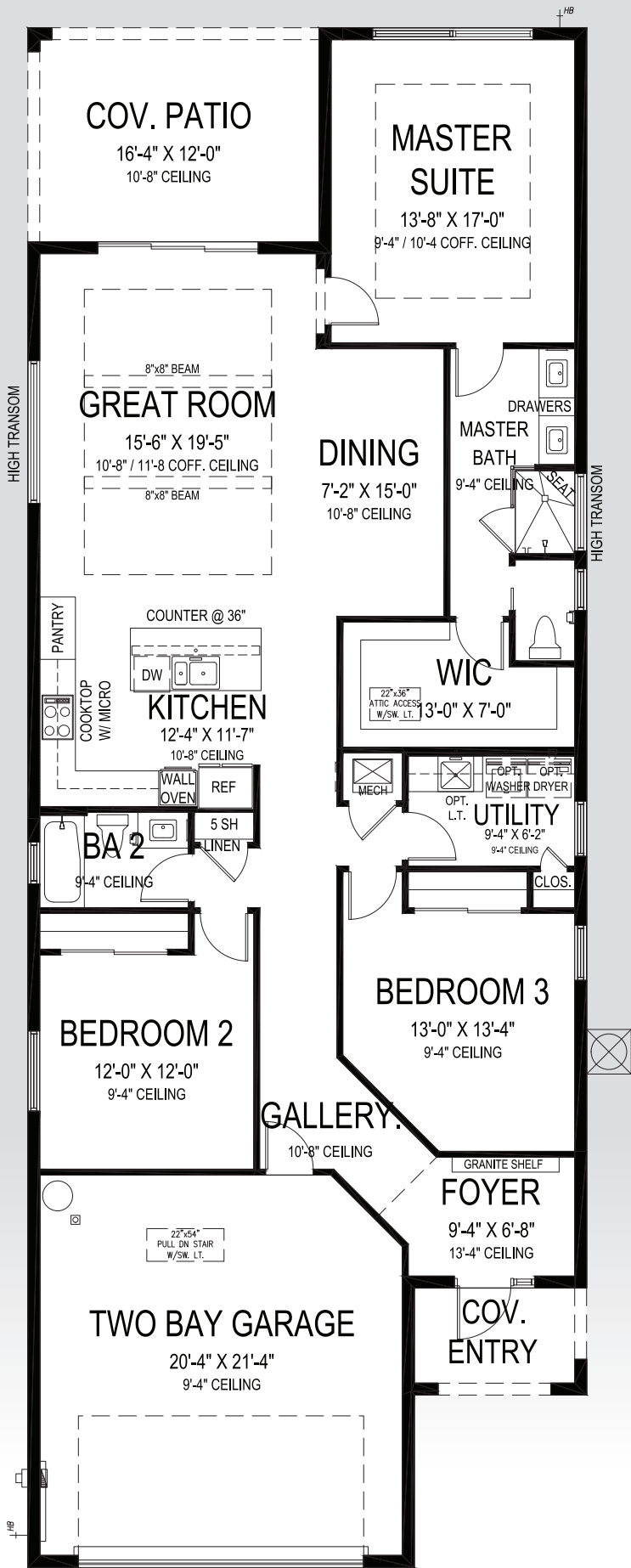
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THE FALLS

at Grand Harbor





Beacon

31'-4" W x 86'-4" D

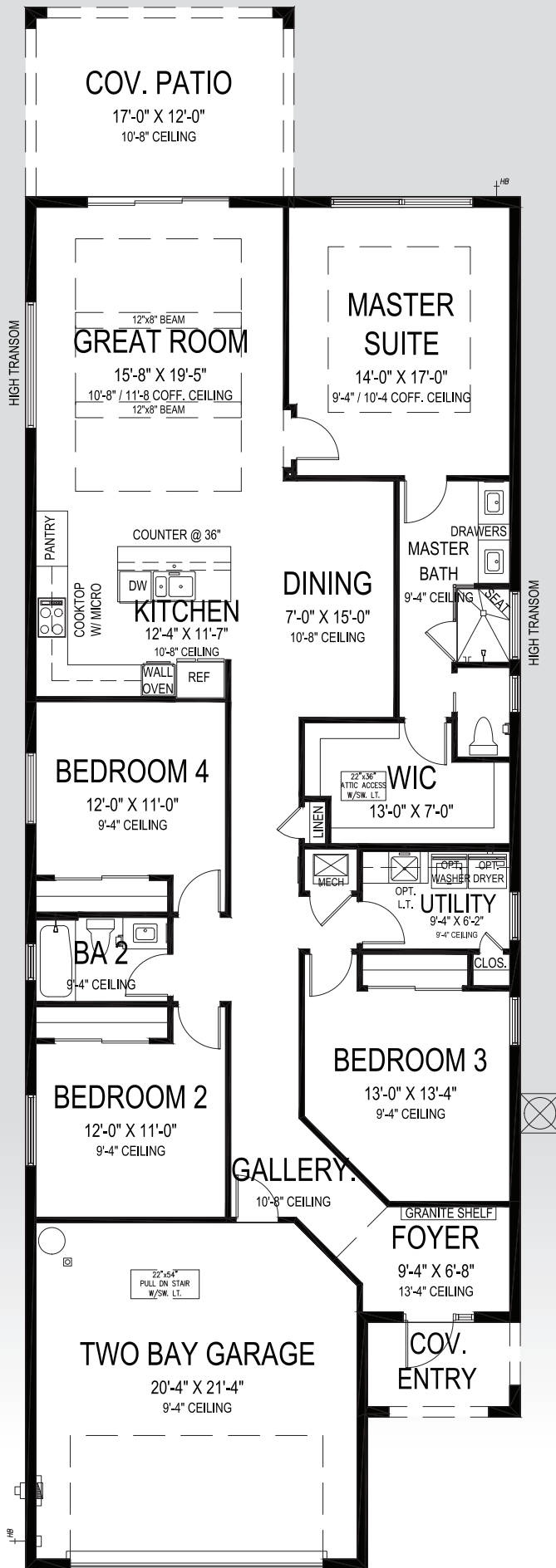


APPROXIMATE AREAS

- Air Conditioned1,893 Sq. Ft.
- Covered Entry58 Sq. Ft.
- Covered Lanai 196 Sq. Ft.
- Garage465 Sq. Ft.
- TOTAL2,612 Sq. Ft.**

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CBC051145 All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2022. Revised April 19, 2023.



Beacon 4

31'-4" W x 99' D



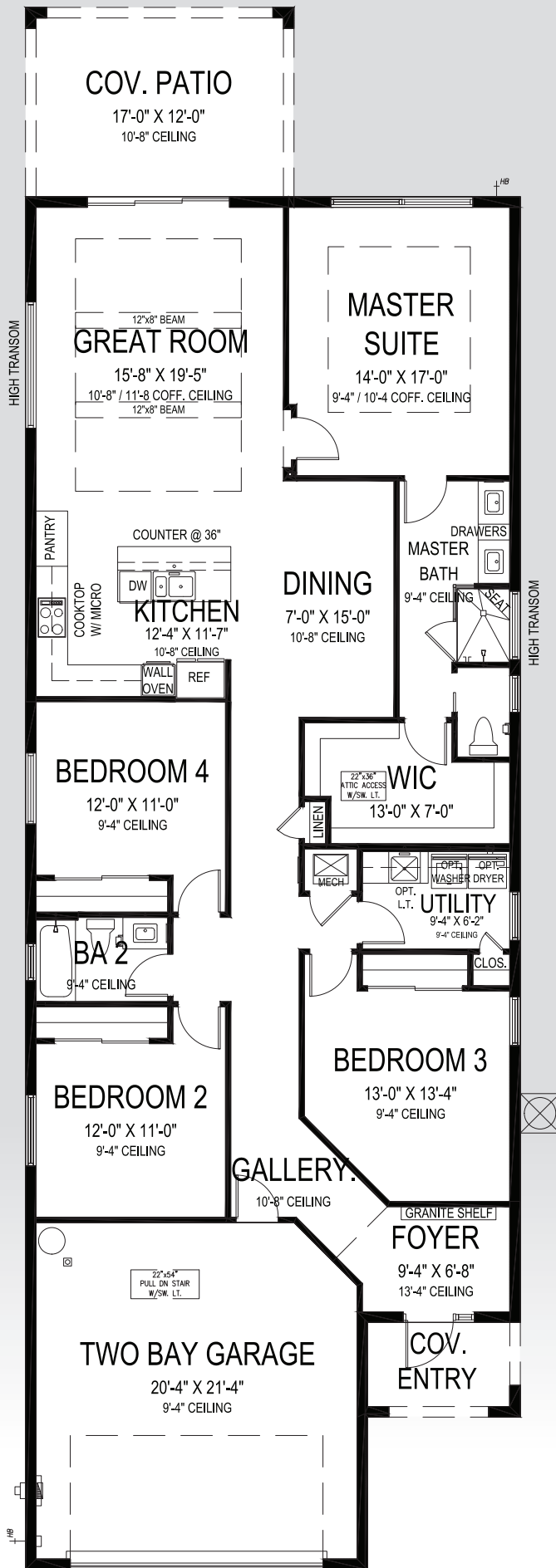
APPROXIMATE AREAS

- Air Conditioned 2,110 Sq. Ft.
- Covered Entry 58 Sq. Ft.
- Covered Lanai 204 Sq. Ft.
- Garage 465 Sq. Ft.
- TOTAL 2,837 Sq. Ft.**

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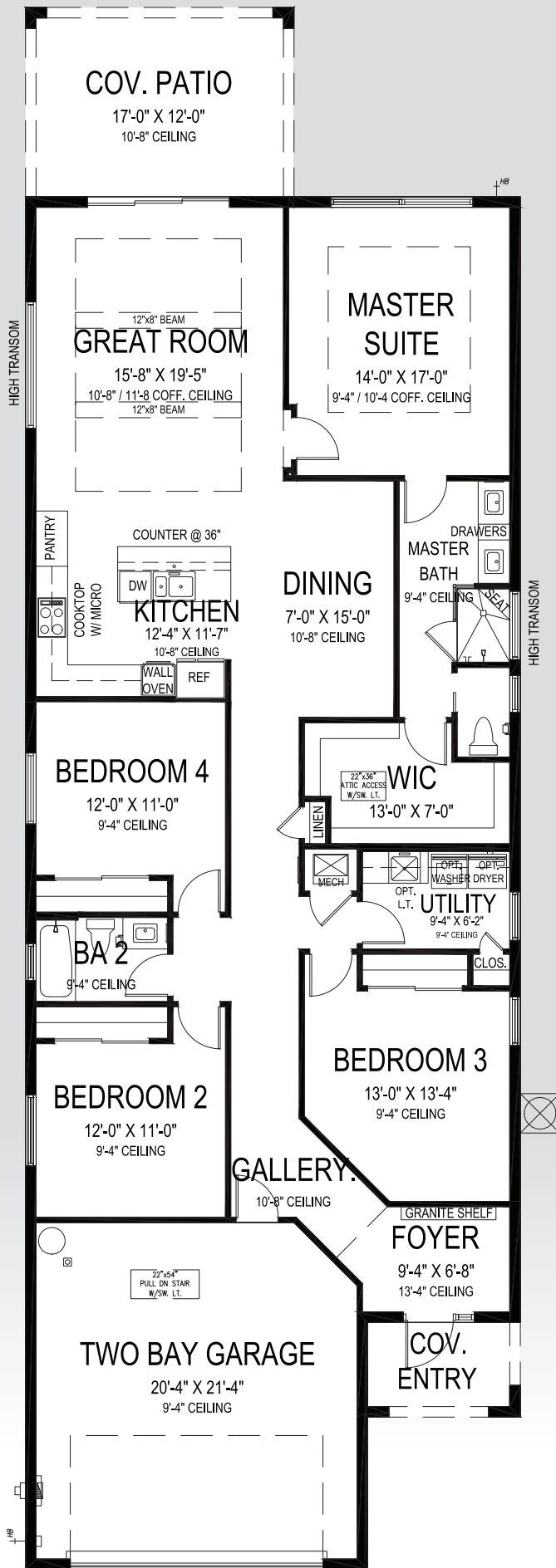


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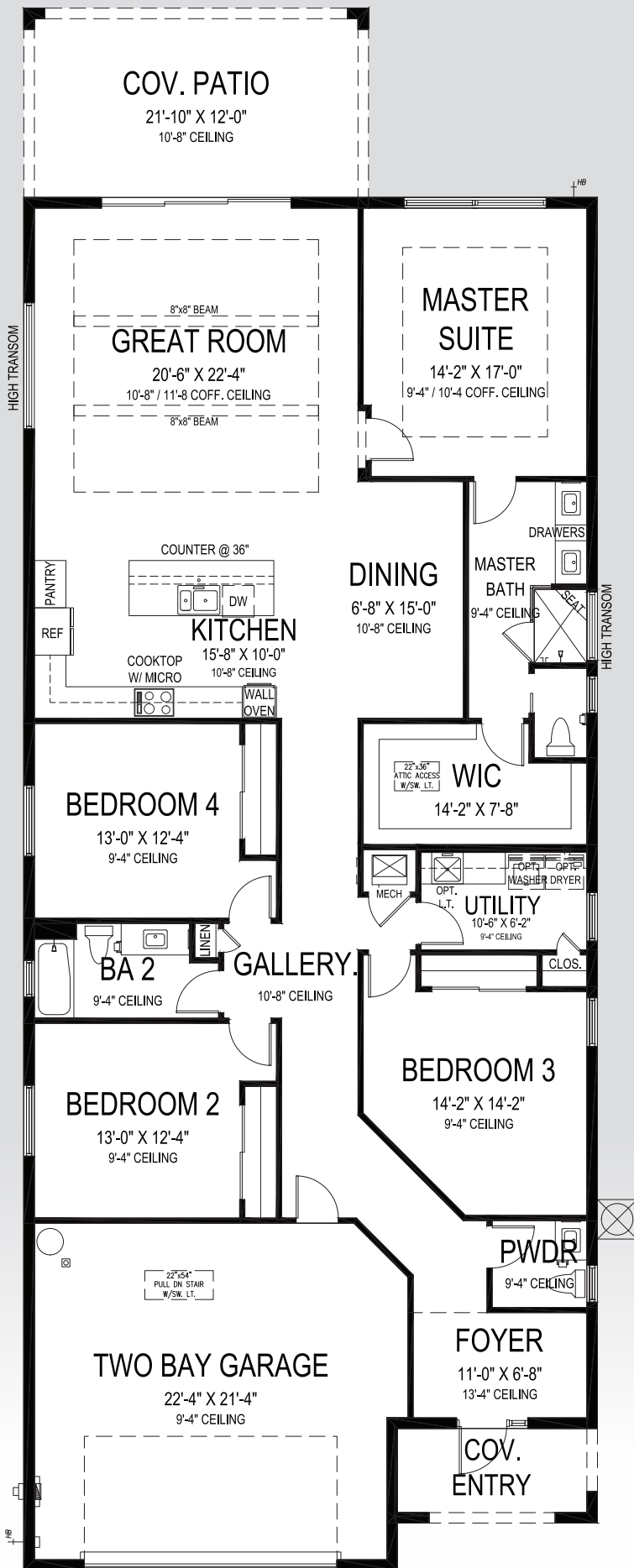
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Beacon Grande

36'-4" W x 99' D



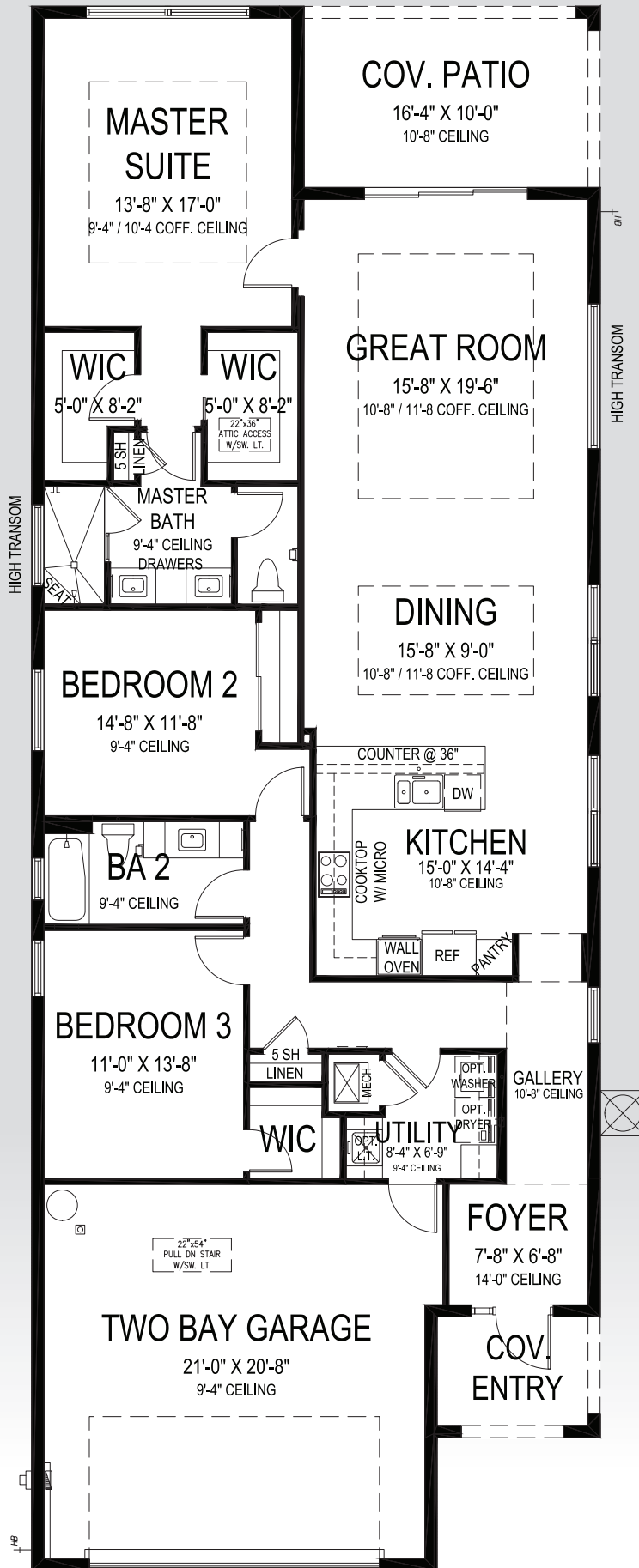
APPROXIMATE AREAS

Air Conditioned	2,524 Sq. Ft.
Covered Entry	76 Sq. Ft.
Covered Lanai	262 Sq. Ft.
Garage	523 Sq. Ft.
TOTAL	3,385 Sq. Ft.

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Mirador

31'-4" W x 86'-4" D



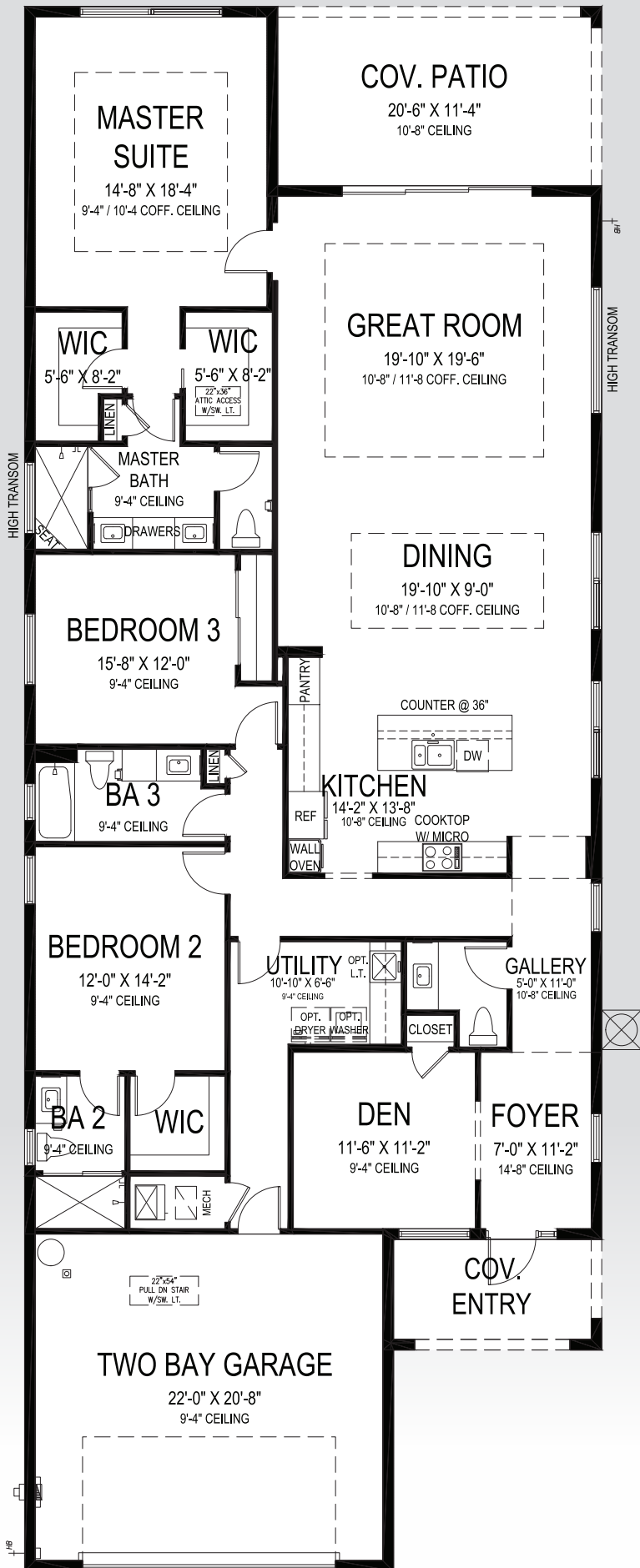
APPROXIMATE AREAS

Air Conditioned1,937 Sq. Ft.
 Covered Entry60 Sq. Ft.
 Covered Lanai 163 Sq. Ft.
 Garage479 Sq. Ft.
TOTAL 2,639 Sq. Ft.

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Mirador Grande

36'-6" W x 99' D



A GREEN BRICK PARTNER

APPROXIMATE AREAS

- Air Conditioned 2,607 Sq. Ft.
- Covered Entry 92 Sq. Ft.
- Covered Lanai 232 Sq. Ft.
- Garage 498 Sq. Ft.
- TOTAL 3,429 Sq. Ft.**

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"GHO Connectivity" Technology/Convenience Features

- ✔ **GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan**
- ✔ **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**
- ✔ **Schlage Smart Deadbolt - Entry Door**

Construction Features

- ✔ **Double Row Steel & Concrete Bond Beam**
- ✔ **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**
 - Concrete Based Textured Exterior Wall Finish
 - Underground County/City Electrical, Water and Sewer Connections
 - **Sentricon Termite Treatment**

Exterior Features

- ✔ **Designer Concrete Flat Tile Roof (Phase 1 & 2 Only)**
 - Dimensional Roof Shingles with Limited Lifetime Warranty (Phase 3 Only)
- ✔ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
- ✔ **Fiberglass Raised-Panel 8' Front Double Doors or Single Door with Clear Impact Glass Single Lite Sidelites - per plan**
 - **Professionally Designed Landscaped Package and Floratam Sod**
 - **Automatic Irrigation System, Master Community Water Supply**
 - Exterior GFI Electric Outlets (2)
 - Exterior Garden Hose Connections (2)
 - **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**
 - Paver Driveway and Front Walks per Community Standard Pavers
- ✔ **Gutters Installed On Exterior Perimeter**

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Utility Room and Garage

- ✔ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 1) w/ Drop in Laundry Tub
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
 - Drop Down Stairs to Attic
- ✔ LED Lighting Provided for Garage and Utility Room
- ✔ Garage Floor Concrete Finished Covering - Epoxy with Color Flake

Gourmet Kitchens

- ✔ Kitchen Cabinets w/ Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)
- ✔ Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- ✔ Granite Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1)
 - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
 - Food Waste Garbage Disposal with Air Switch
 - Stainless Steel Undermount Kitchen Sink 70/30 Split
 - Stainless Steel Finish Appliance Package
- ✔ Refrigerator, LED tap touch controls
- ✔ Whirlpool Dishwasher
- ✔ Phase 1 & 2 Whirlpool Cooking Package: 30" Electric Cook Top, 36" Contemporary Stainless Steel Canopy Range Hood, Microwave & Wall Oven Combo
- ✔ Phase 3 Whirlpool Cooking Package: 30" Electric Cook Top, Microwave/Hood Combo & Double Wall Oven
- ✔ LED Under-Cabinet Lighting in Kitchen, per plan
 - Pantry with Vinyl Clad Ventilated Shelving - per plan - Phase 3 Only
- ✔ Natural finish wood shelving in Pantry Phase 1 & 2

Luxury Bathrooms

- ✔ Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)
- ✔ Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular White Under-Mount Sink - all baths
- ✔ Bathroom Faucets and Fixtures 8" Spread Brushed Finish) - All Bathrooms
- ✔ Oversized Walk-In Showers - per plan
 - 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

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☑ Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)

☑ Raised, Comfort Height White Toilets - all Bathrooms

- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in all Baths with Frosted Windows Option- per plan

☑ Square Shower Drains in all Bathrooms

Interior Appointments

☑ 8ft Solid Core Interior Doors with 2 Panel Square Top

- Solid Surface White Window Sills Throughout Living Area
- Vinyl Clad Shelving in all Closets - per plan, Phase 3
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

☑ Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 2 Selections including Porcelain Tile Options)

☑ 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

☑ Oversized Flat Stock Door Casings and Baseboards

☑ Natural finish wood open shelving in all closets, per plan, Phase 1 & 2

Interior Design Features

- Square Interior Wall Corners Throughout
- **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- **Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage**

Electrical Specifications

☑ Recessed LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan

- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-in Closet LED Lighting - per plan
- Decorative Rocker Type Switches

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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

☑ 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

☑ 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



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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