



COMMUNITY PRICE LIST

Created: May-03-2024

Lake Park at Tradition

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Lucida Jem	3	2	No	2 Bay	1,879	469,490
Lucida	2	2	Yes	2 Bay	2,036	479,990
Palomar	2	2.5	Yes	2 Bay	2,278	499,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Lucida 12488 SW Sunrise Lake Terrace, Port Saint Lucie, FL 34987 Lot: 360	3	2	No	2 Bay	2,036	509,074
Lucida Jem 12476 SW Sunrise Lake Terrace, Port Saint Lucie, FL 34987 Lot: 358	3	2	No	2 Bay	1,879	513,127
Lucida 12416 SW Sunset Lake Lane, Port Saint Lucie, FL 34987 Lot: 348	3	2	No	2 Bay	2,036	587,185
Lucida 12560 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 450	3	2	No	2 Bay	2,036	541,258
Palomar 12404 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 346	3	2.5	No	2.5 Bay	2,278	570,522
Palomar 12453 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 391	3	2.5	No	2.5 Bay	2,278	564,221
Palomar 12446 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 353	3	2.5	No	2.5 Bay	2,278	572,935
Palomar 12465 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 393	3	2.5	No	2.5 Bay	2,278	546,109
Palomar 12501 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 399	3	2.5	Yes	2 Bay	2,319	622,000

All base prices above include a standard home site in Lake Park.

Not all plans are designed to fit on every homesite. Pool options are available.
Contact your salesperson for specific lot information.

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To Learn More About These Homes Please Contact

Bob Frein 772.257.1100 Cell: 772.521.2824 bobf@ghohomes.com

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Dual Master Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Lucida Duet	2	2	Yes	2 bay Bay	2,077	491,225
Palomar Duet	2	2.5	Yes	2 Bay	2,278	509,990

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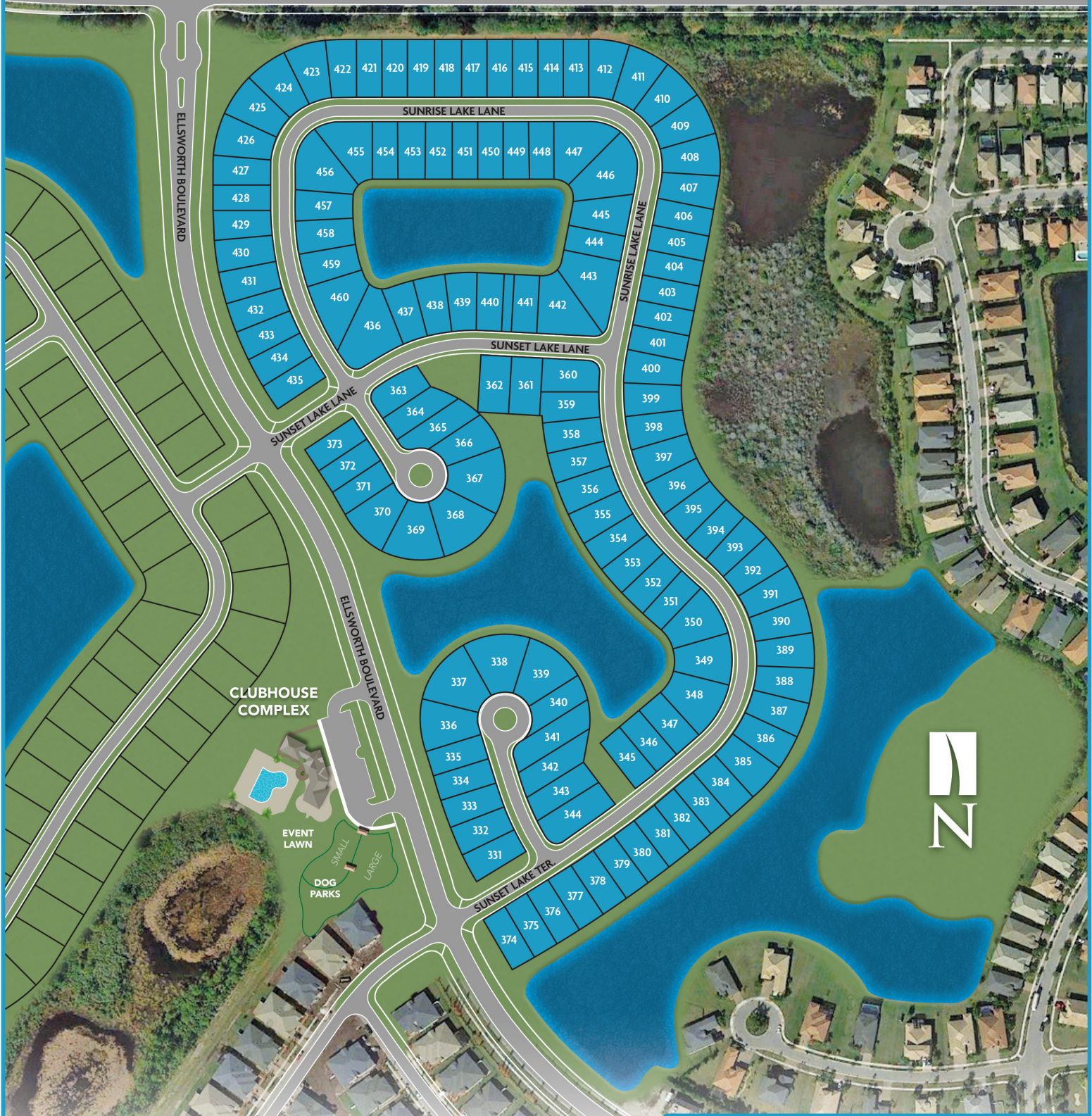
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TRADITION-PARKWAY



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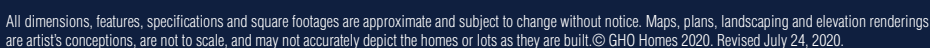
A GREEN BRICK PARTNER

LAKE PARK[®]

at TRADITION



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Lucida Duet

40' W x 75'-10" D

ST74.0005

ST10.0027

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APPROXIMATE AREAS

Air Conditioned 2,077 Sq. Ft.
Covered Entry 52 Sq. Ft.
Covered Lanai 270 Sq. Ft.
Garage 437 Sq. Ft.
TOTAL 2,836 Sq. Ft.



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Lucida Jem

40' W x 70' D

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APPROXIMATE AREAS

Air Conditioned1,879 Sq. Ft.
Covered Entry52 Sq. Ft.
Covered Lanai 152 Sq. Ft.
Garage436 Sq. Ft.
TOTAL 2,520 Sq. Ft.



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Visit the Interactive Floorplan on our website to preview options and make our house your dream home.

DRAFT*

*Subject to change

Palomar

40' W x 80' D

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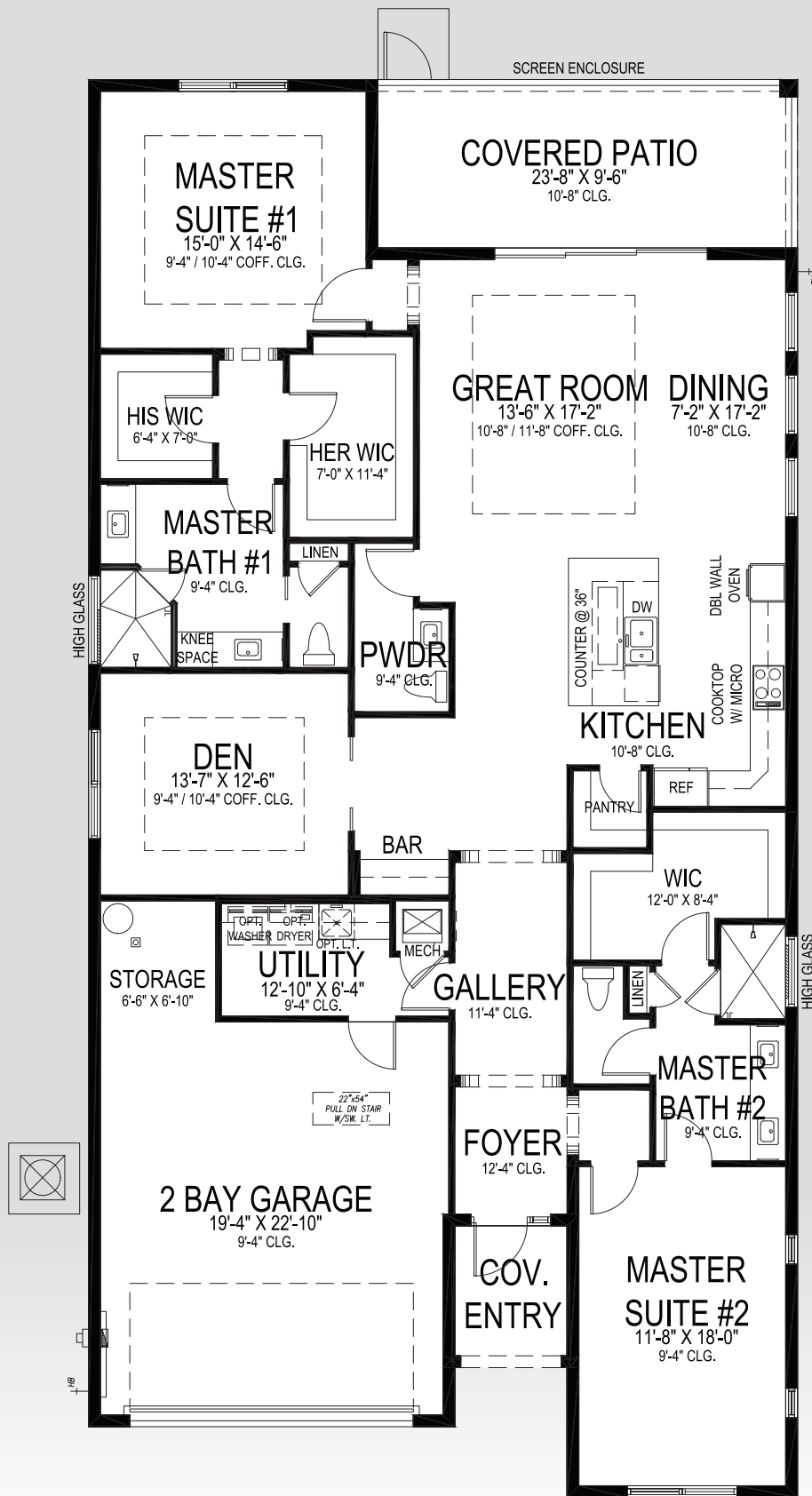
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APPROXIMATE AREAS

Air Conditioned 2,278 Sq. Ft.
Covered Entry 51 Sq. Ft.
Covered Lanai 225 Sq. Ft.
Garage 517 Sq. Ft.
TOTAL 3,071 Sq. Ft.



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Palomar Duet

40' W x 80' D

ST03.0102

ST74.0005

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APPROXIMATE AREAS

Air Conditioned 2,278 Sq. Ft.
 Covered Entry 51 Sq. Ft.
 Covered Lanai 225 Sq. Ft.
 Garage 517 Sq. Ft.
TOTAL 3,071 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**
- ✓ **Wifi Enabled 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**
- ✓ **Alarm Pre-wire for Community Security**

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**
 - **Underground Connection to FPL Supplied Electrical Power**

Exterior Features

- **Designer Concrete Flat Tile Roof**
- ✓ **White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan**
- ✓ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
- ✓ **Rear Covered Patio with Brick Pavers w/Footer and Screen Enclosure**
 - **Paver Driveway, Front Walks and Rear Covered Patio Floor**
- ✓ **Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan**
 - **Professionally Designed Landscaped Package and Floratam Sod**
 - **Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump**
 - **Exterior GFI Electric Outlets (2)**
 - **Exterior Garden Hose Connections (2)**
 - **Sherwin Williams Exterior Doors and Garage Door Paint Exterior Acrylic Latex**
 - **Sherwin Williams Exterior Paint - Acrylic Primer and Top Coat**

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Utility Room and Garage

- Drop Down Stairs to Attic
- ✔ LED Lighting Provided for Garage and Utility Room

Gourmet Kitchens

- ✔ Level 2 Decorator Cabinet Doors with 36" Uppers
- ✔ Crown Molding and Designer Details with Kitchen Cabinets - per plan
- ✔ Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 1 Selections)
- ✔ Full Kitchen Tile Backsplash (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
- ✔ GE Side by Side 22.1cf Refrigerator
 - GE Over the Range Microwave
- ✔ GE Double Wall Oven
- ✔ GE 30 inch Electric Cooktop
 - GE Dishwasher
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

Luxury Bathrooms

- ✔ 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
 - Clear Glass Shower Enclosures- per plan
 - ✔ Vanity Doors, Raised Height Vanities (GHO Level 1)
 - His and Her Separate Vanities and Sinks - per plan
 - ✔ Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello
- Features all Baths (GHO Level 1 Selections)
- ✔ Raised, Comfort Height White Toilets - all Bathrooms

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- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in all Baths with Frosted Windows Option- per plan
- ☑ Square Shower Drains in all Bathrooms
- ☑ Backing Installed in Baths for Future Grab Bars (Per Plan)

Interior Appointments

- ☑ 8 Ft Interior Doors with 2 Panel Square Top
- Solid Surface White Window Sills Throughout Living Area
- ☑ Ceramic Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 1 Selections)
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

Interior Design Features

- Square Interior Wall Corners Throughout
- Flat Volume Ceilings - Minimum over 9feet High (per plan)
- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all Closets - per plan
- ☑ Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex

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
- Front Exterior Coach Lights, per plan

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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**
 - Energy Efficient R4.1 Concrete Block Wall Insulation
 - Energy Efficient R11 Garage to House Wall Insulation
- ☑ **Energy Efficient R-38 Minimum Attic Insulation over Conditioned Space**
- ☑ **Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors**
 - 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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