



BELLA ROSA COMMUNITY PRICE LIST

SINGLE FAMILY HOME FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Brooke	2	2	Y	2 BAY	1,600	Call For Pricing
Rosa	2	2	Y	2 BAY	1,833	Call For Pricing

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Brooke 5895 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE07	3	2	Y	2 BAY	1,600	\$419,000
Rosa 6012 Bella Rosa Lane, Vero Beach, FL 32966 Lot: 43	3	2	Y	2 BAY	1,833	\$429,410

All base prices above include a standard home site in Bella Rosa.

Lakefront homesites are limited and will have a lot premium.

Contact your salesperson for specific lot information.

* Plans are lot specific.

See your sales team member for details

To learn more about these homes, please contact

Nick Presner at 772.257.1100 or e-mail NickP@ghohomes.com



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BELLA ROSA COMMUNITY PROFILE

COMMUNITY OVERVIEW

Your final opportunity to own a new home in Bella Rosa. Centrally located in Vero Beach, on 26th between 58th Ave and 66th Avenue, Bella Rosa currently has 2 single family homes remaining. Take advantage of these final opportunities in a gated neighborhood, with a community pool complex and just minutes from all the shopping and dining options of the SR60 corridor, while only being 20 minutes to the beaches, hospital and more. Act Now - Priced from the low \$400s.

Total Number of Homes:

52 Homes at Completion - Single Family and Attached Villas.

Community Dues/Fees:

2025 HOA fees per quarter. Townhome Assessment \$583, Single Family \$718. Duplex Villas, \$644 Capital Contribution \$1,150.

Community Services:

Lawn Care

Amenities:

Gated Entry, Community Street Lighting, Entry Fountain, Community Pool Center!

Pet Policy:

Household pets permitted. For specifics, please refer to homeowner HOA guidelines

Elementary School:

Contact the School Board for more information on Schools, however, this locations allows you to choose from 5 elementary schools including 3 Magnet schools.





BELLA ROSA

COMMUNITY FEATURES LIST

Community Specific Specifications

- Vehicle Access Controlled Gated Community
- Community Pool with Covered Pool House Porch
- Community Managed Landscaping Maintenance
- Italian Fountain with Paver Roundabout at Community Entrance
- Natural Gas Community - See Sales Associate for Details

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan, prewired for AT&T or Comcast
- Wifi Enabled Automatic Garage Door Opener
- NEST Next Generation Learning Thermostat Or Equivalent
- Nest Hello Video Door Bell - Wifi Ready - Or Equivalent
- Smart WiFi 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 Connection to FPL Supplied Electrical Power

Exterior Features

- White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan
- Dimensional Roof Shingles with Limited Lifetime Warranty
- Paver Driveway, Front Walks and Rear Covered Patio Floor
- Paver Driveway and Front Walks - Per Plan
- Fiberglass Raised Panel 8' Exterior Door
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Irrigation System, Master Community Water Supply
- Exterior Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- Sherwin Williams Exterior Doors and Garage Door Paint Exterior Acrylic Latex
- Sherwin Williams Exterior Paint - Acrylic Primer and Top Coat

Utility Room and Garage

- Drop Down Stairs to Attic
- Impact Rated Garage Doors
- LED Lighting Provided for Garage and Utility Room
- Rough In For Future Gas Dryer

Luxury Bathrooms

- Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular White Under-Mount Sink - all baths
- Oversized Walk-In Showers - per plan
- Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan
- Clear Glass Shower Enclosures- per plan
- Raised Height Vanities (GHO Level 1 Selections)
- Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello Features all Baths (GHO Level 1 Selections)
- Bathroom Faucets and Fixtures (Brushed Finish)
- Raised, Comfort Height White Toilets - all Bathrooms
- Full Width Oversized Height Vanity Mirrors
- Square Shower Drains in all Bathrooms
- Double Row Vinyl Clad Shelving in Master Closet

Interior Appointments

- Colonist Raised Panel 8 Ft Tall Interior Doors
- 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)
- Designer Flooring Collection - Choice of Select Oversized Ceramic Floor Tile
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

Interior Design Features

- Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets - per plan
- Flat Volume Ceilings - Minimum over 9feet High (per plan)
- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all Closets - per plan
- Air-Conditioned Walk-In Closets - per plan
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling

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 Lighting - per plan
- Decora Rocker Type Switches
- Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)
- Front Exterior Coach Lights, per plan





BELLA ROSA COMMUNITY FEATURES LIST

Gourmet Kitchens

- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- Level 1 Decorator Cabinet Doors with 36" Uppers
- 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 Over the Range Microwave
- GE Freestanding Gas Range
- GE Dishwasher
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

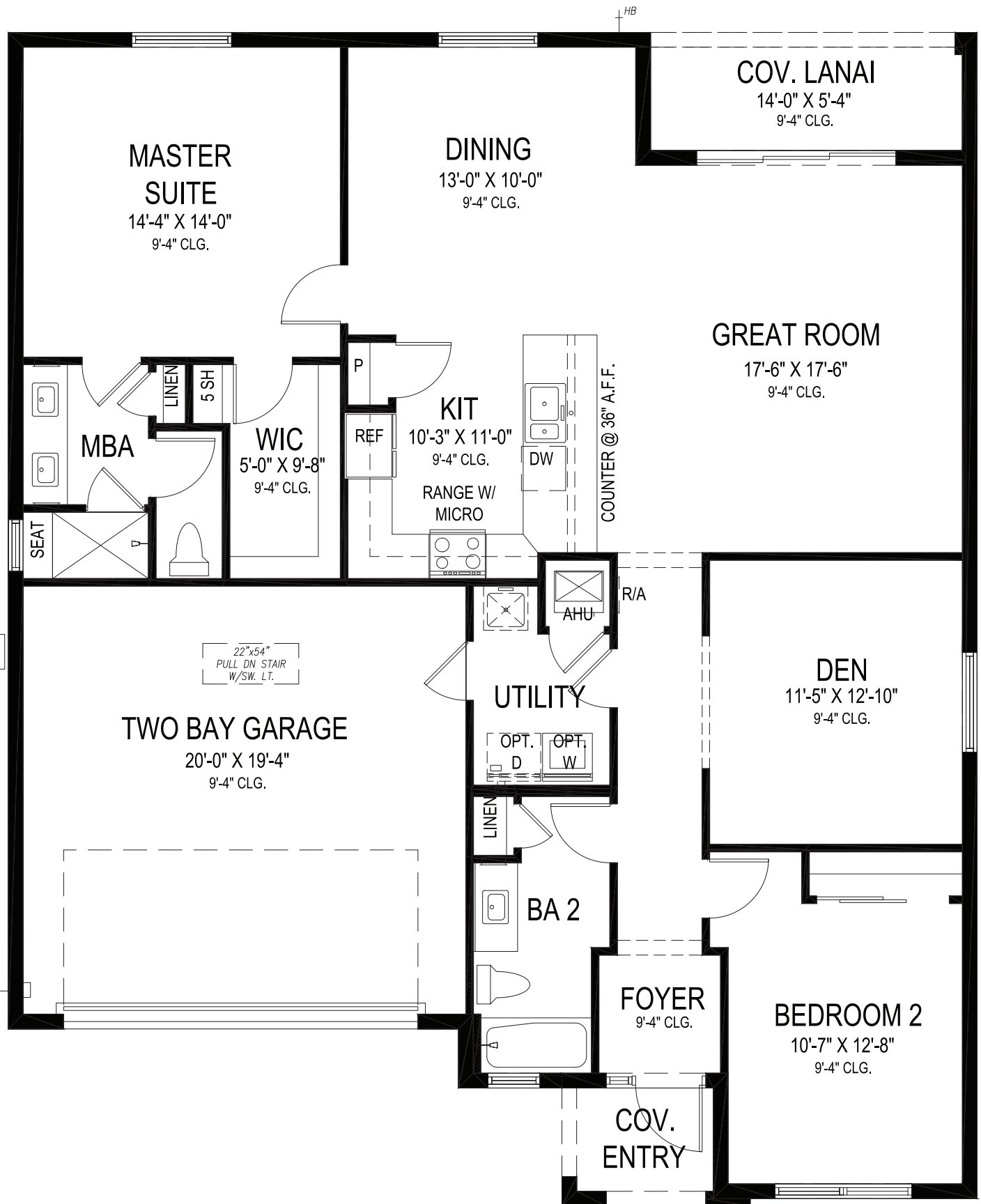
Energy Efficient & Safety Features

- Carrier High Efficiency Air Conditioning System Including Variable 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
- Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors
- Gas Tankless Water Heater, exterior mount
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

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GHO HOMES

A GREEN BRICK PARTNER

BROOKE

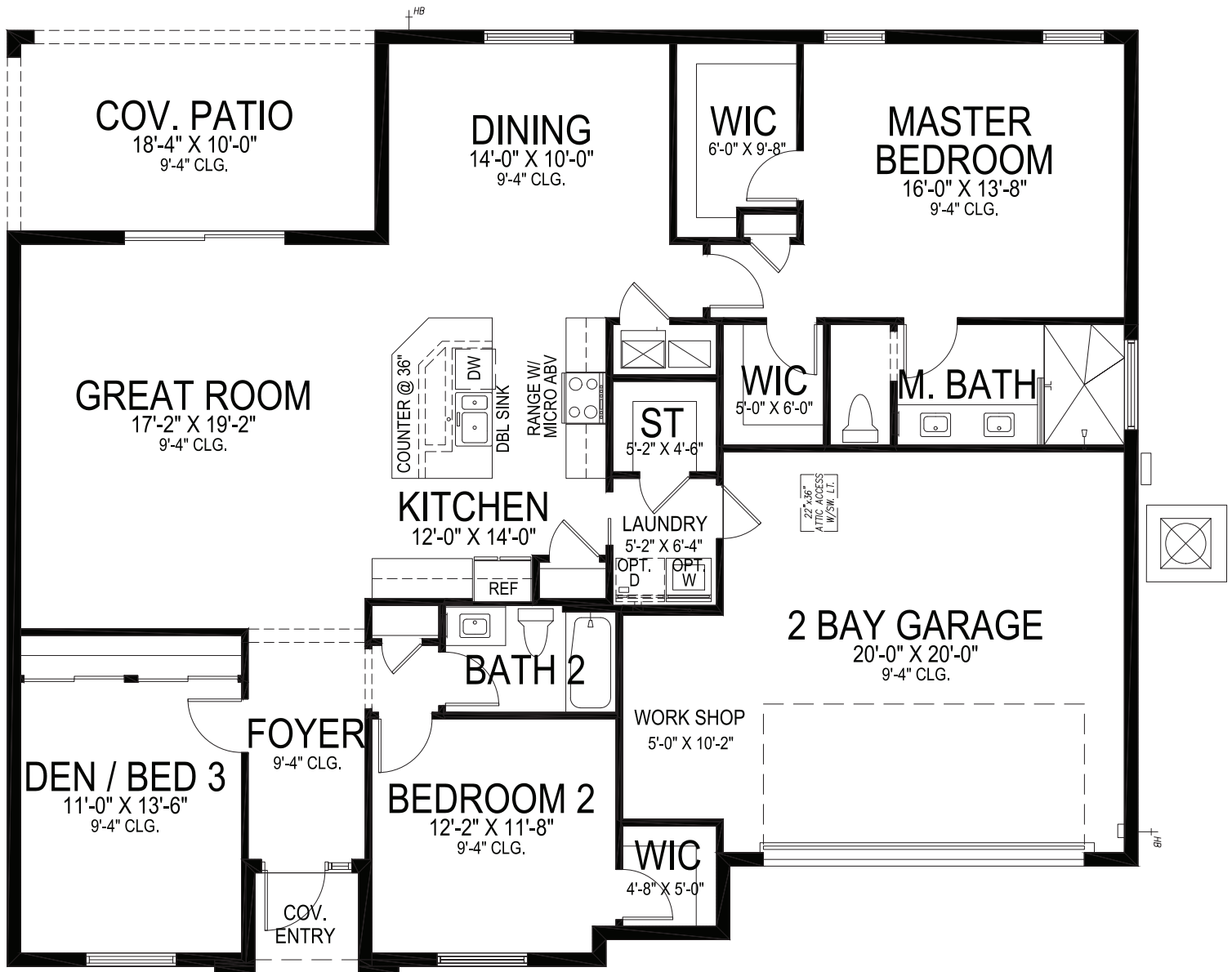
2 BEDS • DEN • 2 BATHS • 2 BAY GARAGE • 43'-9" x 53' • 2,128 SF
A/C: 1,600 sf • covered entry: 36 sf • covered patio: 79 sf • garage: 413 sf

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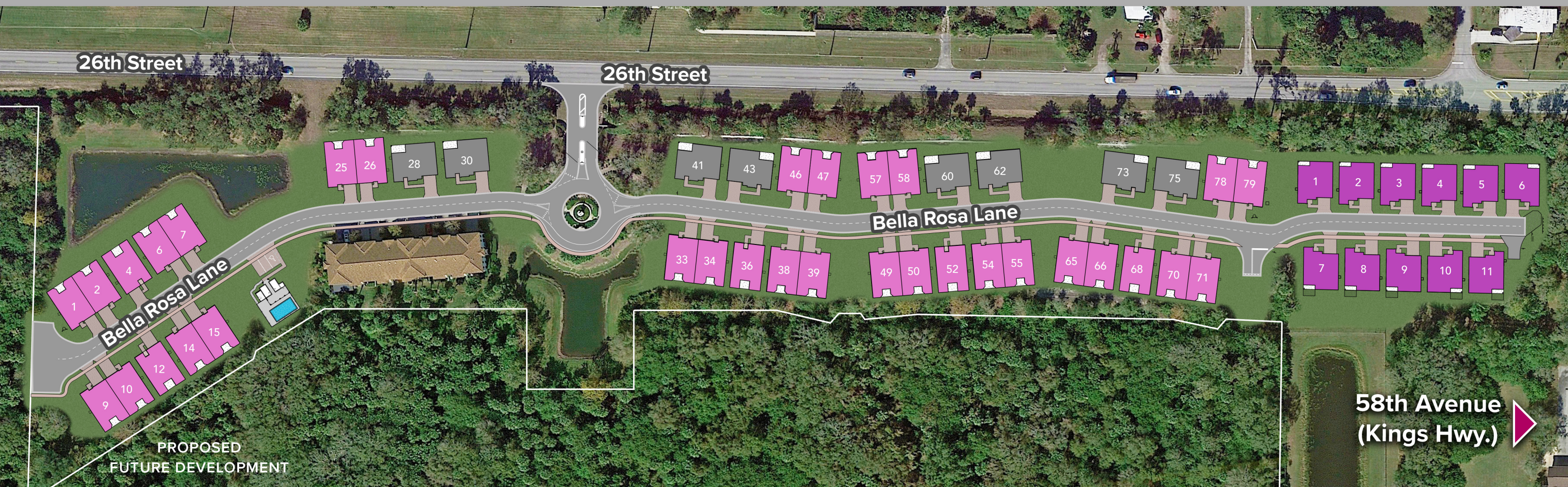
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BELLA ROSA

V E R O B E A C H



GHO HOMES

A GREEN BRICK PARTNER

-  Durham Rose
-  Rosa
-  Brooke

