



LUCAYA POINTE COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Cypress	2	2.5	Y	3 BAY	2,241	\$815,525
Cypress Grande	3	3.5	N	3 BAY	2,321	\$835,525
Amaryllis	3	3	Y	3 BAY	2,368	\$845,525
Azalea 21	3	3	Y	2 BAY	2,551	\$848,524
Magnolia 21 Jem	3	3	N	3 BAY	2,610	\$860,525
Magnolia 21	3	3	Y	3 BAY	2,626	\$877,525
Dahlia 21	3	3	N	3 BAY	2,657	\$894,525
Magnolia 21 Grande	3	4	Y	3 BAY	2,750	\$915,525

VILLA FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze	3	3	N	2 BAY	2,244	\$693,525

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Magnolia 21 4237 Lucaya Pointe Way, Vero Beach, FL 32967	3	3	Y	3 BAY	2,626	\$958,164
Cypress Grande 4243 Lucaya Pointe Way, Vero Beach, FL 32967	3	3.5	N	3 BAY	2,321	\$969,657
Cypress 4226 Lucaya Pointe Way, Vero Beach, FL 32967 Lot: 97	2	2.5	Y	3 BAY	2,241	\$986,096
Seabreeze 1820 Arawak Street, Vero Beach, FL 32967 Lot: 31	3	3	N	2 BAY	2,244	\$764,000
Seabreeze 1770 Arawak Street, Vero Beach, FL 32967 Lot: 26	3	3	N	2 BAY	2,244	\$790,000

All base prices above include a standard homesite. Lakefront, oversized and select homesites are limited, unique and will have a lot premium associated.

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

To learn more about these homes, please contact
Diana Leever at 772.257.1100 or e-mail dianal@ghohomes.com



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LUCAYA POINTE COMMUNITY PROFILE

COMMUNITY OVERVIEW

Lucaya Pointe in Vero Beach is an intimate community with 108 homes offering both villas and single-family, designed to cater to a variety of lifestyles. The community is thoughtfully planned with streetlights and sidewalks, promoting a walkable environment. Location is key for this neighborhood located within 10 minutes or less to thriving downtown Vero Beach, Riverside Theater, the Beach, and a regional airport. In addition, the Indian River Hospital is within a 5-minute drive.

Whether you are looking for a villa or single-family home, these spacious plans offer 2 to 3 bedroom, 2.5 to 4 bath, 2 to 3-car garages and range from 2,200 to over 2,750 living sq. ft. Homes can be customized to include addition of bay windows, additional bedroom or hobby rooms, plus a variety of master bath options and much more. With our Tailor Made Program, as well as the Design Studio allowing buyers to customize a home with personalized touches and upgrades. Each home is equipped with natural gas and features its own private pool.

Total Number of Homes:

108 Homesites consisting on Single Family Homes and Attached Villas

Size of Typical Lots:

3 Lot Sizes - See sales agent for full details

Community Dues/Fees:

Single Family Homes estimated to be \$262 monthly. Attached Villas \$220 month. A Capital Contribution Fee of \$2,050 will be due on each closing to the HOA.

Amenities:

Lake maintenance, common area and lawn care for all residents, community gate, street lighting, and the perfect location to live.

Entry Roads:

Private Roads

Driving Directions:

From I-95 Exit 147 head E State Rd 60 E to 58 Ave and turn left. Continue on 58th Ave to 41 St Street and turn right. Cross over US 1 and Lucaya Pointe will be on your left.

Pet Policy:

Pets allowed. Please review HOA documents for full description of rules on animals.

Elementary School:

Dodgertown Elementary School, 4350 43rd Ave, Vero Beach, FL 32967 772.564.4100 For questions about additional school options, please contact the IRC School Board about their Parent's Choice program 772.564.3000

Middle School:

Gifford Middle School, 4530 28th Ct., Vero Beach, FL 32967, 772.564.3550

High School:

Vero Beach High School, 1707 16th St., Vero Beach, FL 32960, 772.564.4620





LUCAYA POINTE

COMMUNITY FEATURES LIST

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 5 CAT6 data line, per plan, prewired for AT&T
- 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(Single Family Homes Only)

Exterior Features

- Personal Swimming Pool Design with Salt Water Chlorination, Multi-colored LED Pool Lighting, Travertine Paver Pool Deck and Screen Enclosure sized per plan (see sales agent for details)
- Designer Concrete Flat Tile Roof
- Impact Glass - All Windows, Sliders and Glass Doors - all block openings
- Wind Rated Garage Doors
- Paver Driveway and Front Walks - Per Plan
- Fiberglass Raised Panel 8' Exterior Door (Villas)
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump
- Exterior Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

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 - In All Single Family Home 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
- Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan
- Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)
- Bathroom Faucets and Fixtures (Brushed Finish)
- Raised, Comfort Height White Toilets - all Bathrooms
- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in all Baths with Obscure Windows Option- per plan
- Square Shower Drains in all Bathrooms

Interior Appointments

- Crown Molding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)
- 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 3 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)
- Raised Panel, Solid Core, 8 Foot Tall Interior Doors

Interior Design Features

- Square Interior Wall Corners Throughout
- 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
- Natural finish wood open shelving in all closets, per plan

Electrical Specifications

- LED Flush Mount HiHat Lighting in Kitchen, Halls, Covered Entry, and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Pre-Wire for Foyer Hanging Light
- Walk-In Closet Lighting - per plan
- Decora Rocker Type Switches





LUCAYA POINTE COMMUNITY FEATURES LIST

Utility Room and Garage

- White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub (level 1)
- Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
- Shaker Style Laundry Room Upper Cabinets Utility Room - per plan
- Drop Down Stairs to Attic
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System 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 or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- LED Under-Cabinet Lighting in Kitchen
- Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
- Food Waste Garbage Disposal with Air Switch
- Stainless Steel Undermount Kitchen Sink 70/30 Split
- VILLA KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Over the Range Microwave, Double Wall Oven, 30 inch Gas Cooktop, Dishwasher
- Single Family Homes KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Microwave & Wall Oven Combo, 36 inch Gas Cooktop, 36" Contemporary Stainless Steel Canopy Range Hood and Dishwasher
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Natural finish wood shelving in Pantry

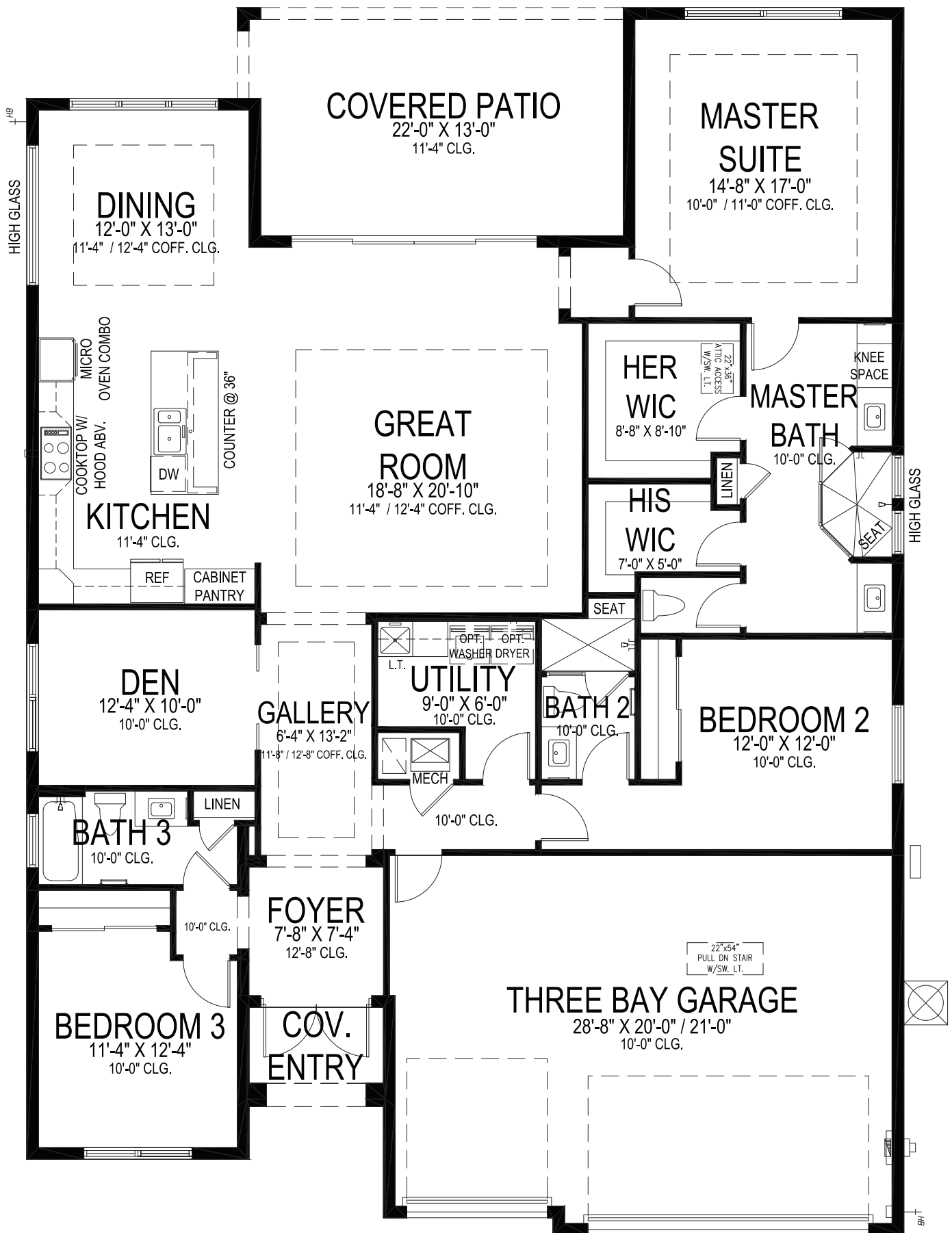
Energy Efficient & Safety Features

- 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
- Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R13 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
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

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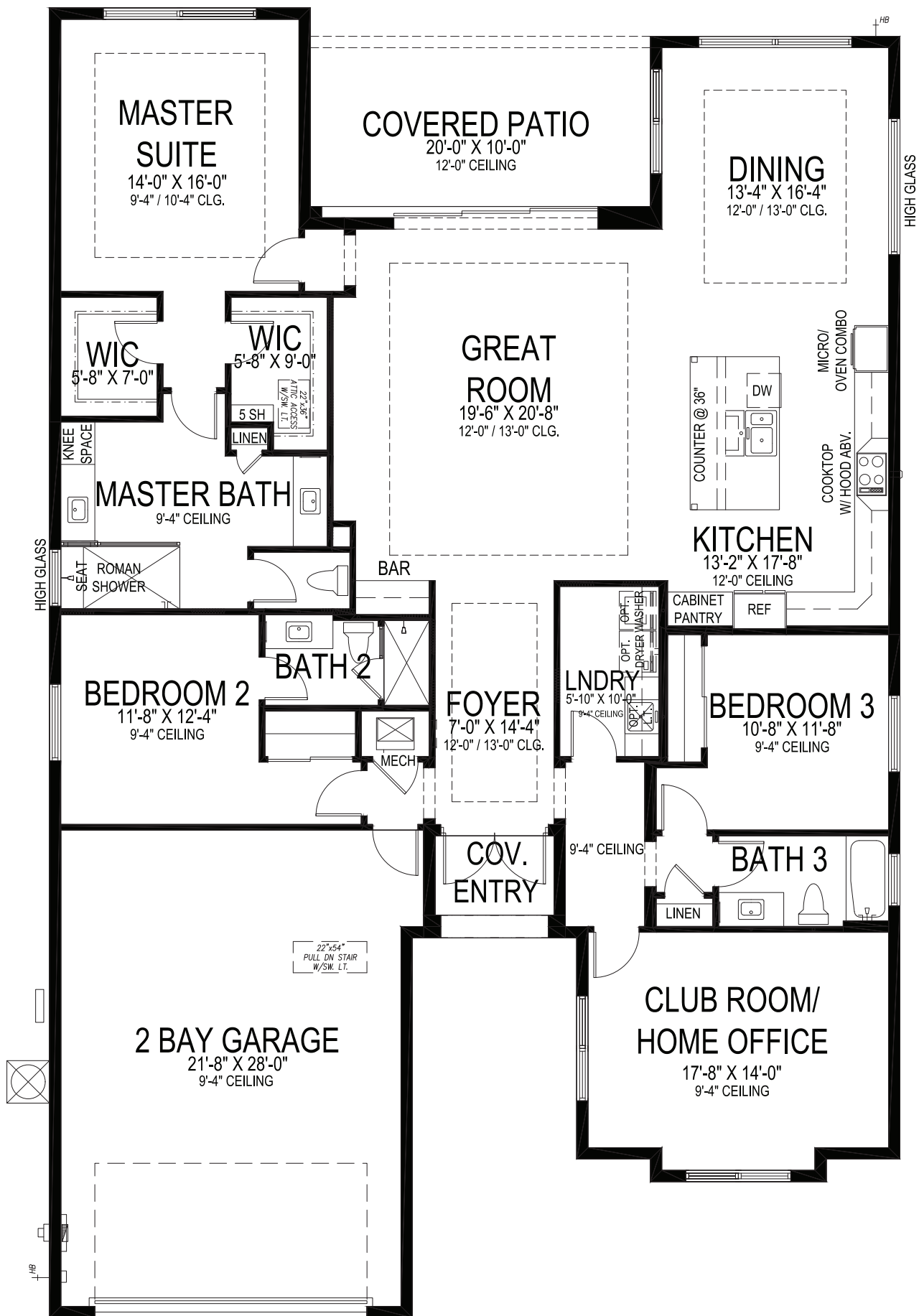
AMARYLLIS

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 70' • 3,317 SF
A/C: 2,368 sf • covered entry: 43 sf • covered patio: 276 sf • garage: 630 sf

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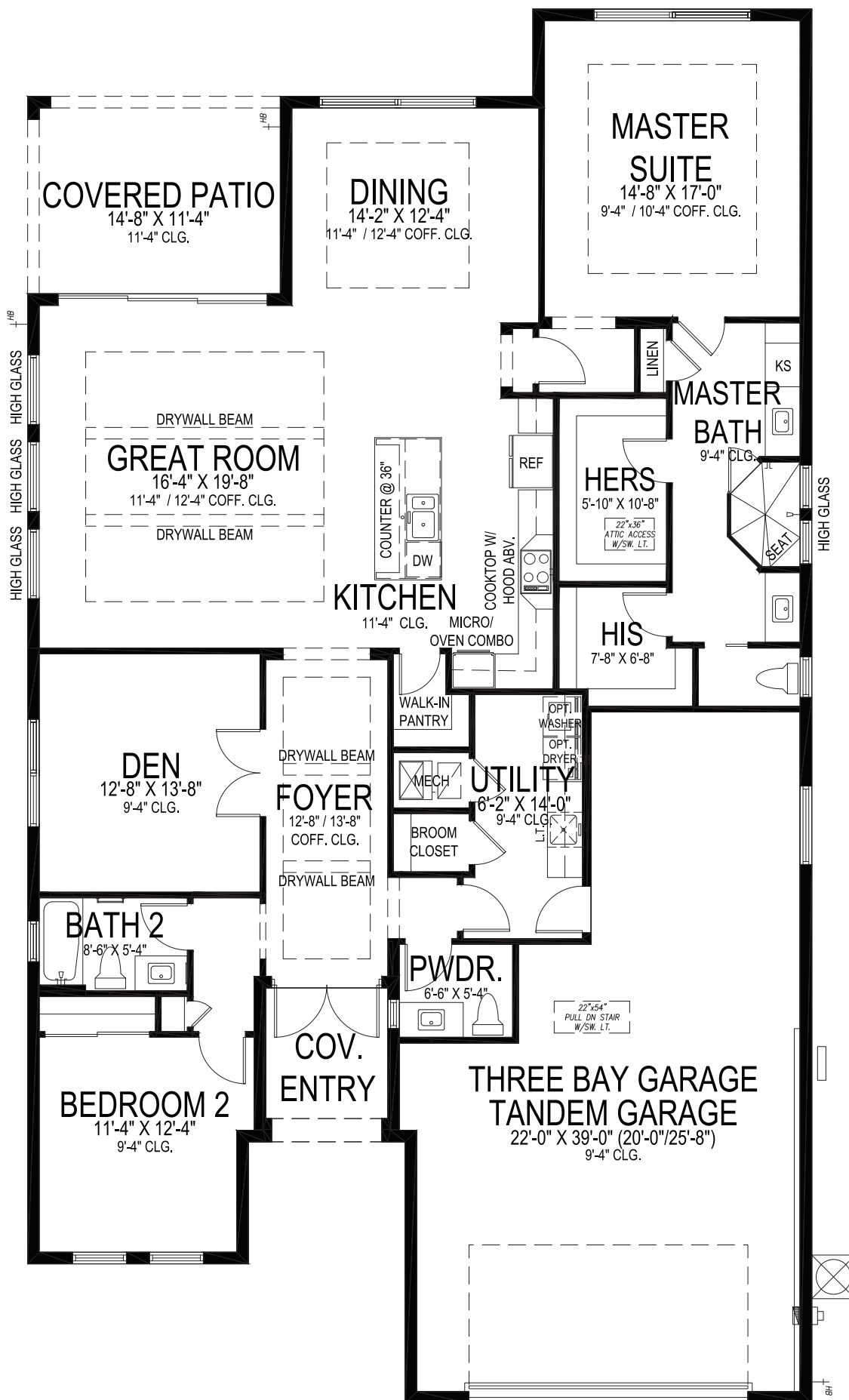
AZALEA 21

3 BEDS • DEN • 3 BATHS • 2 BAY GARAGE • 50' x 77' • 3,413 SF
A/C: 2,551 sf • covered entry: 42 sf • covered patio: 200 sf • garage: 620 sf

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CYPRESS

2 BEDS • DEN • 2.5 BATHS • 3+ BAY GARAGE • 45' x 80' • 3,209 SF
A/C: 2,241 sf • covered entry: 52 sf • covered patio: 164 sf • garage: 752 sf

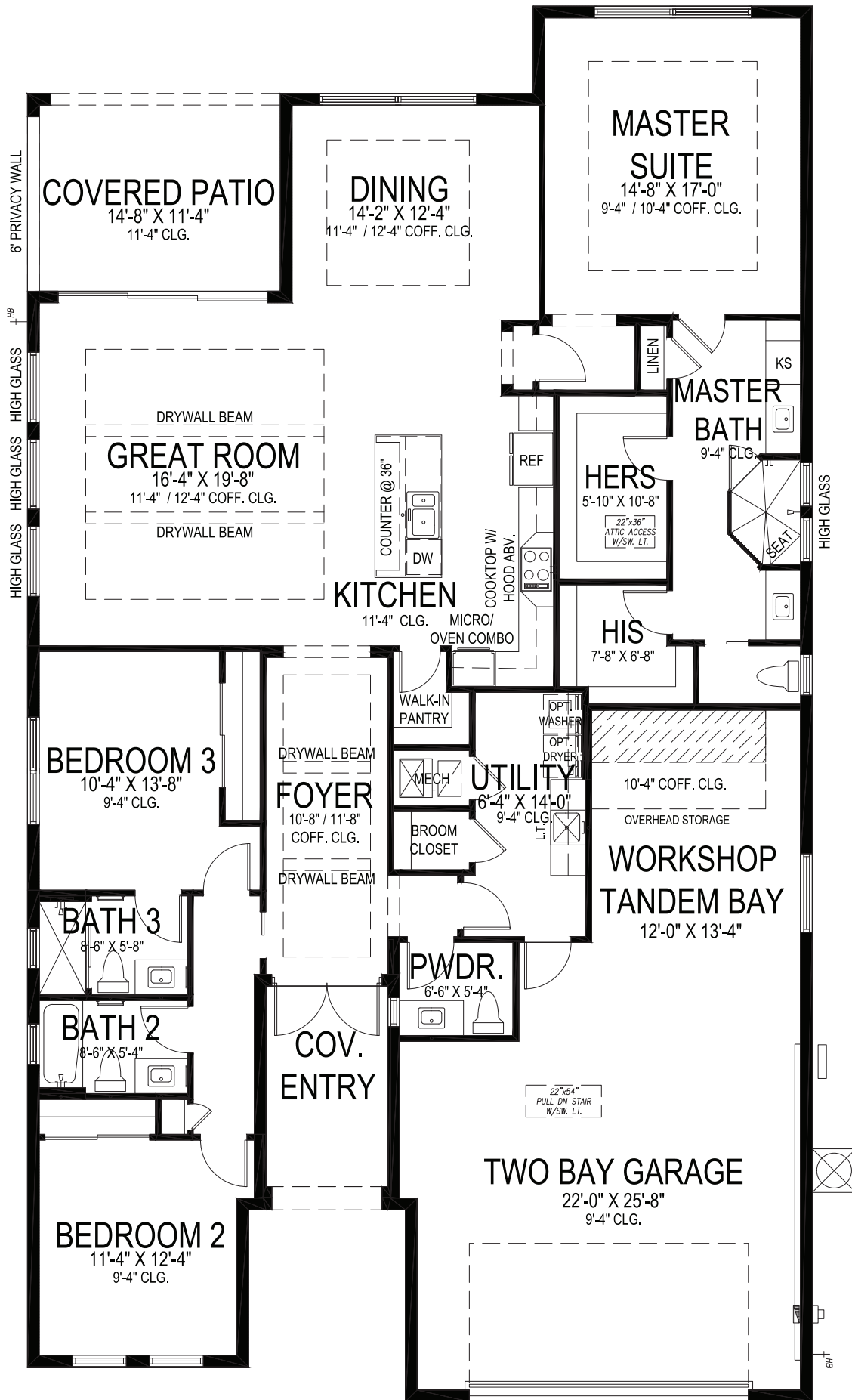
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CYPRESS GRANDE

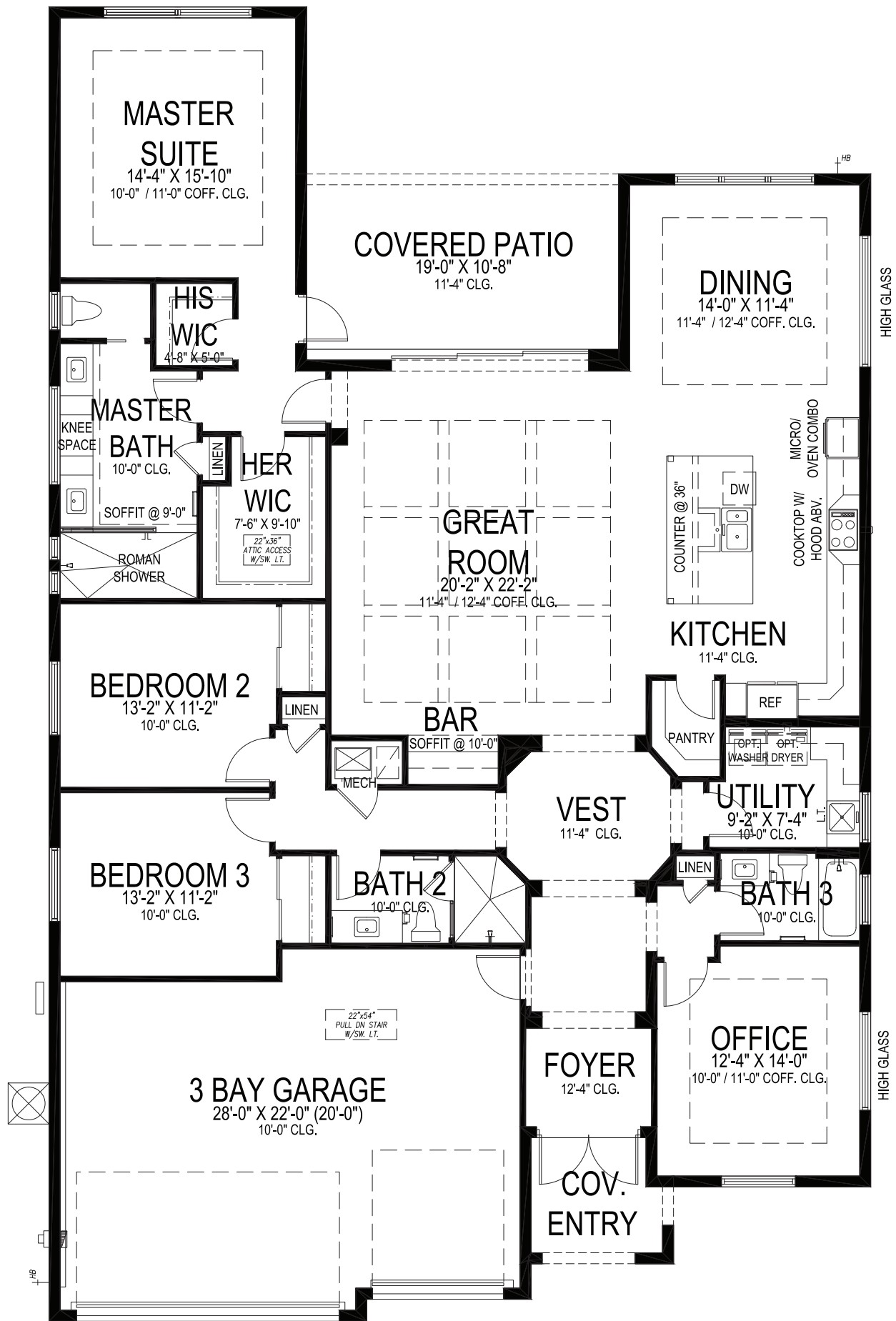
3 BEDS • 3.5 BATHS • 2+ BAY GARAGE • 45' x 80' • 3,330 SF
A/C: 2,321 sf • covered entry: 89 sf • covered patio: 164 sf • garage: 756 sf

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MAGNOLIA 21

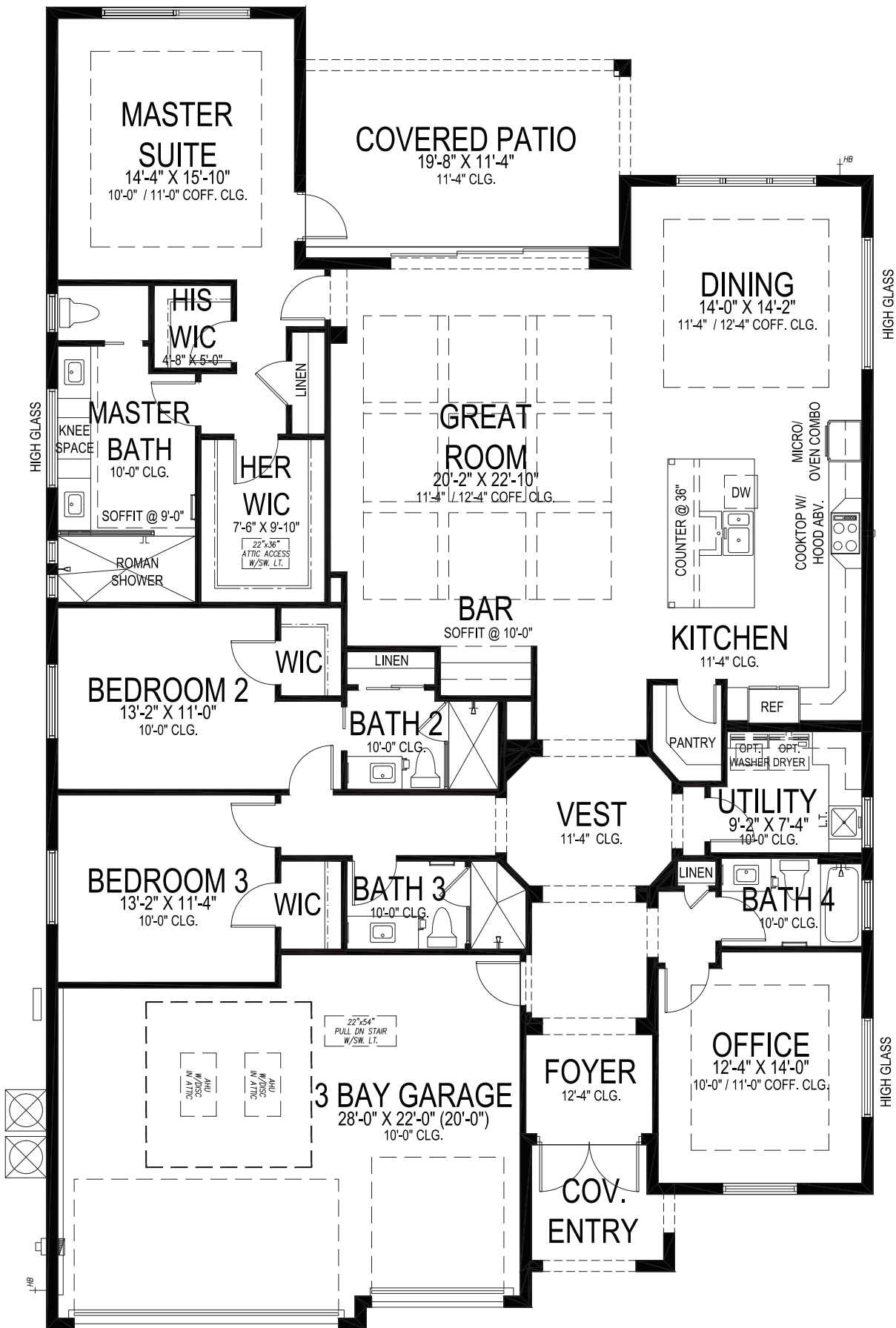
3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 80' • 3,509 SF
A/C: 2,626 sf • covered entry: 61 sf • covered patio: 203 sf • garage: 619 sf

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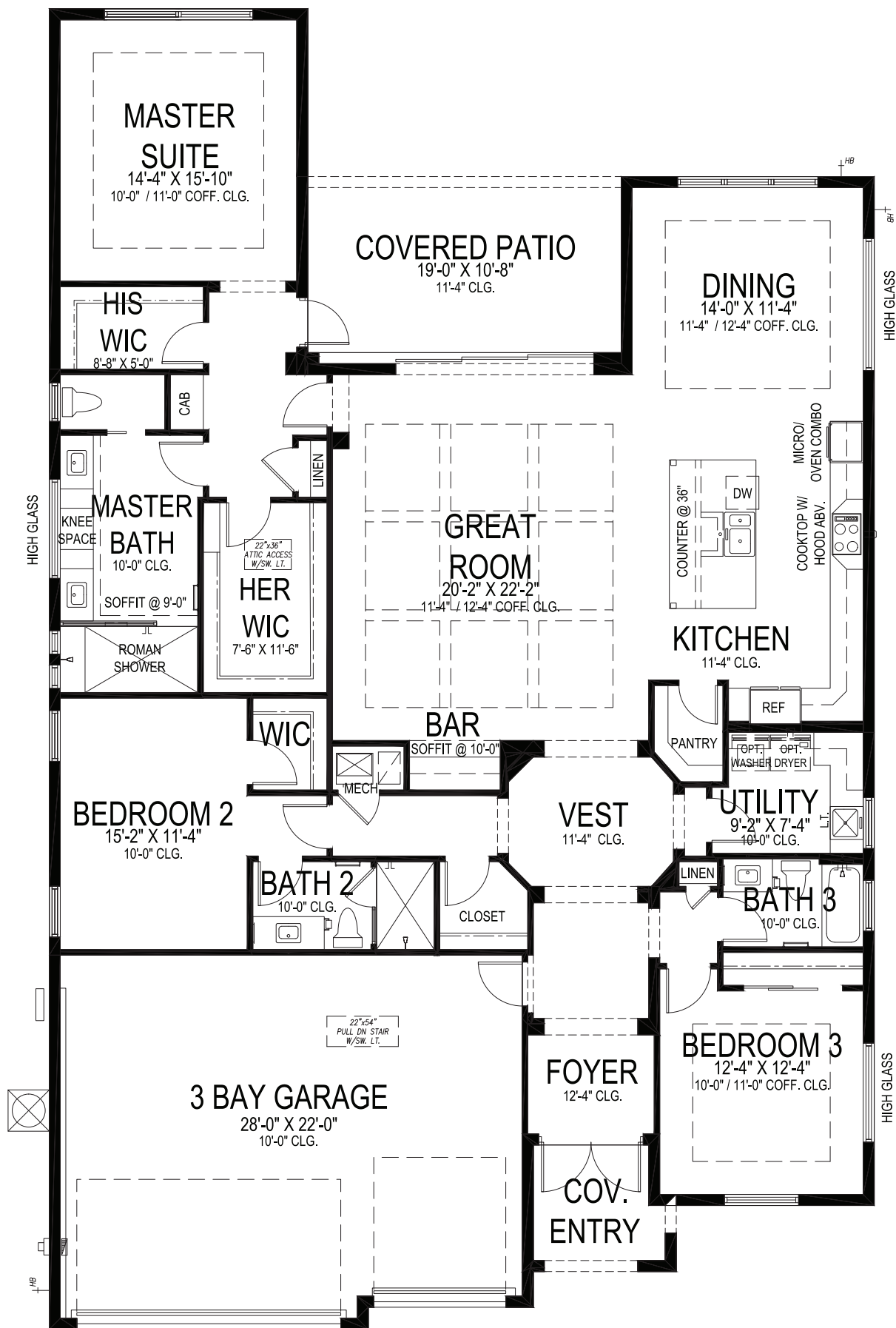
MAGNOLIA 21 GRANDE

3 BEDS • DEN • 4 BATHS • 3 BAY GARAGE • 50' x 80' • 3,667 SF
A/C: 2,750 sf • covered entry: 61 sf • covered patio: 240 sf • garage: 616 sf

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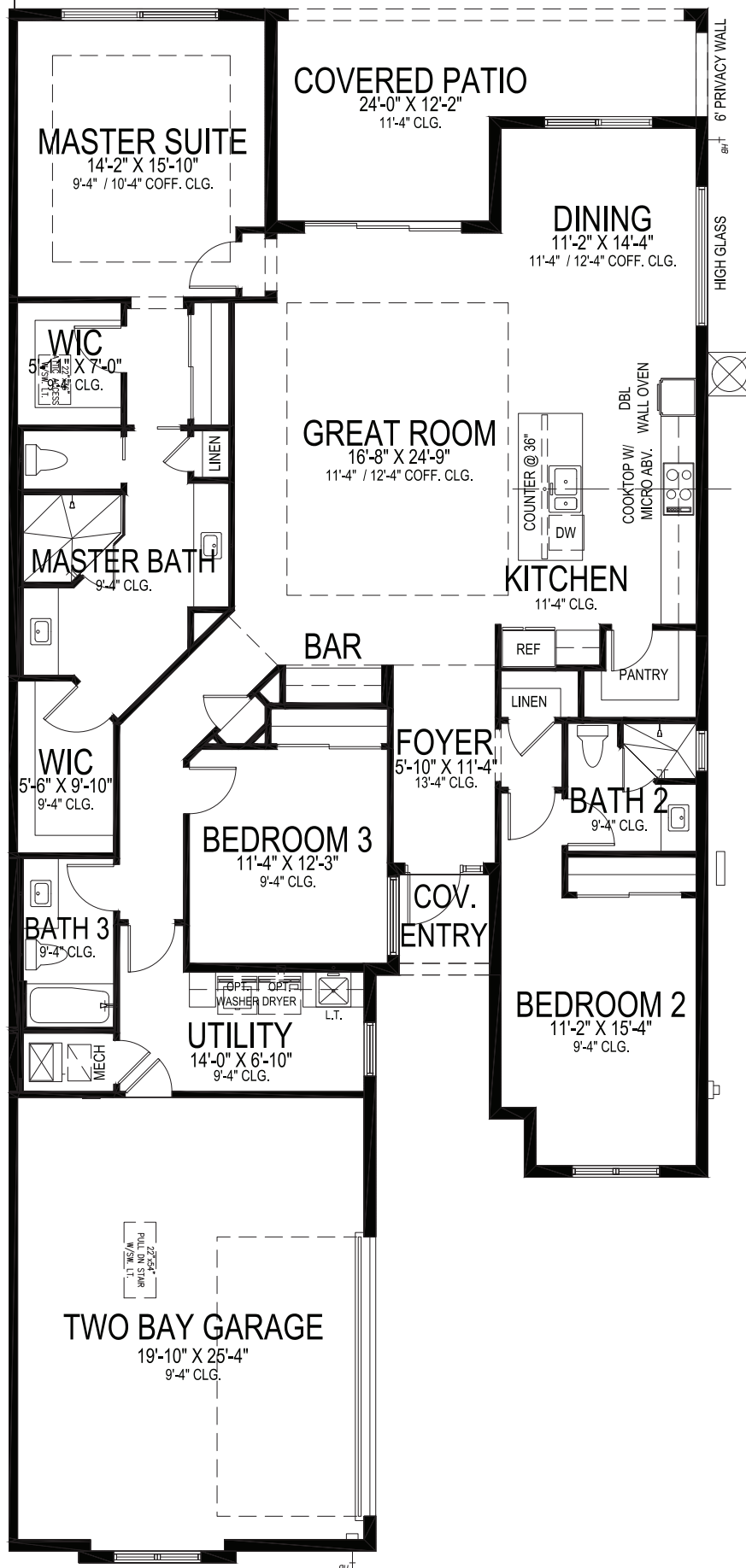
MAGNOLIA 21 JEM

3 BEDS • 3 BATHS • 3 BAY GARAGE • 50' x 80' • 3,517 SF
A/C: 2,610 sf • covered entry: 60 sf • covered patio: 203 sf • garage: 644 sf

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SEABREEZE

3 BEDS • 3 BATHS • 2 BAY GARAGE • 40' x 89' • 3,051 SF
A/C: 2,244 sf • covered entry: 30 sf • covered patio: 225 sf • garage: 552 sf

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