



RAVENS LANDING COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Aberdeen	2	2	Y	3 BAY	2,284	\$648,990
Irvine	3	3	Y	3 BAY	2,368	\$649,990
Irvine Grande	3	3	Y	3 BAY	2,467	\$672,990
Fraser	3	3	N	2 BAY	2,475	\$679,990
Sterling	3	3.5	Y	3 BAY	2,737	\$724,990

All pricing includes 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 information.

To learn more about these homes, please contact
Douglas Jorgenson at 561.444.9914 or e-mail douglasj@ghohomes.com



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RAVENS LANDING

COMMUNITY PROFILE

COMMUNITY OVERVIEW

Ravens Landing is ideally situated in Vero Beach near the Indian River Mall, shopping centers, and a variety of dining options, ensuring that everything you need is easily accessible. Even with its proximity to these amenities, Ravens Landing offers a serene atmosphere, set apart from the hustle and bustle. This intimate community is located just south of State Road 60 and offers the perfect blend of convenience and tranquility.

The community comprises 35 homesites with 5 thoughtfully designed home plans. Homes in Ravens Landing range from just under 2,300 sq. ft to over 2,700 sq. ft, featuring 2 to 3 bedrooms, plus a den, and most come with spacious 3-car garages. Plans are customizable under the Tailor Made Program and with access to the Design Studio buyers can create a home and select finishes that best fit their needs and lifestyle.

Total Number of Homes:

35 Single Family Homesites

Size of Typical Lots:

Size of lots vary with a selection of 70' wide x 120' to 125' homesite options

Community Dues/Fees:

2025 Budget estimated at \$118 per month

Community Services:

Gated Entry, Community Street Lighting, Common Area Maintenance, Lake Maintenance.

Amenities:

Gated Entry

Entry Roads:

Gated Entry on 8th Street

Pet Policy:

Household Pets are welcome. Please review the Pets Section of the Covenants for more information.

Elementary School:

For questions about additional school options, please contact the IRC School Board about their Parent's Choice program 772.564.3000. These are the closest schools to the community: Glendale Elementary School, Citrus Elementary School, and Rosewood Magnet School

Middle School:

Willow Middle School

High School:

Imagine Schools at South Vero and Indian River Charter High School





RAVENS LANDING

COMMUNITY FEATURES LIST

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with CAT6 drops per plan, prewired for AT&T
- 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
- Underground Connection to FPL Supplied Electrical Power

Exterior Features

- Designer Concrete Flat Tile Roof
- Impact Glass Windows, Sliders and Glass Doors Throughout
- Black Exterior Window and Sliding Glass Door Frames
- 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 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

- White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub (level 1)
- Drop Down Stairs to Attic
- Garage Floor Coating System with Color Flake
- LED Lighting Provided for Garage and Utility Room

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
- Built in Shower Soap Niche in all Showers, per plan
- Clear Glass Shower Enclosures- per plan
- Raised Height Vanities, All Baths (GHO Level 1)
- His and Her Separate Vanities and Sinks in Primary Bath - 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)
- Brushed Finish 8" Bathroom Faucets and Fixtures
- Raised, Comfort Height White Toilets - all Bathrooms
- Wood Framed 54" Mirrors in Master Bath - per plan
- Clear Glass Windows in all Baths with Obscure Windows Option- per plan
- Square Shower Drains in all Bathrooms

Interior Appointments

- Two Panel, Square Top 8 Ft Interior Doors
- 7 1/4" Crown Moulding in Main Living Areas & Master Bedroom
- 7 1/4" Oversized Flat Stock Base Boards
- 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
- Two Tone interior paint scheme (white trim, ceilings and doors choice of single wall color)
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex

Electrical Specifications

- Surface Mounted LED HiHat Lighting in Kitchen, Halls, 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
- Decora Rocker Type Switches
- Front Exterior Coach Lights, per plan





RAVENS LANDING COMMUNITY FEATURES LIST

Gourmet Kitchens

- Raised Panel Cabinet Doors 42" Uppers (GHO Level 2)
- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- 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 25.3cf Refrigerator
- GE 36" 350 CFM Stainless Steel Hood
- Gas 30" 4 Burner Cook Top
- GE Wall Microwave Oven Combo
- GE Dishwasher
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

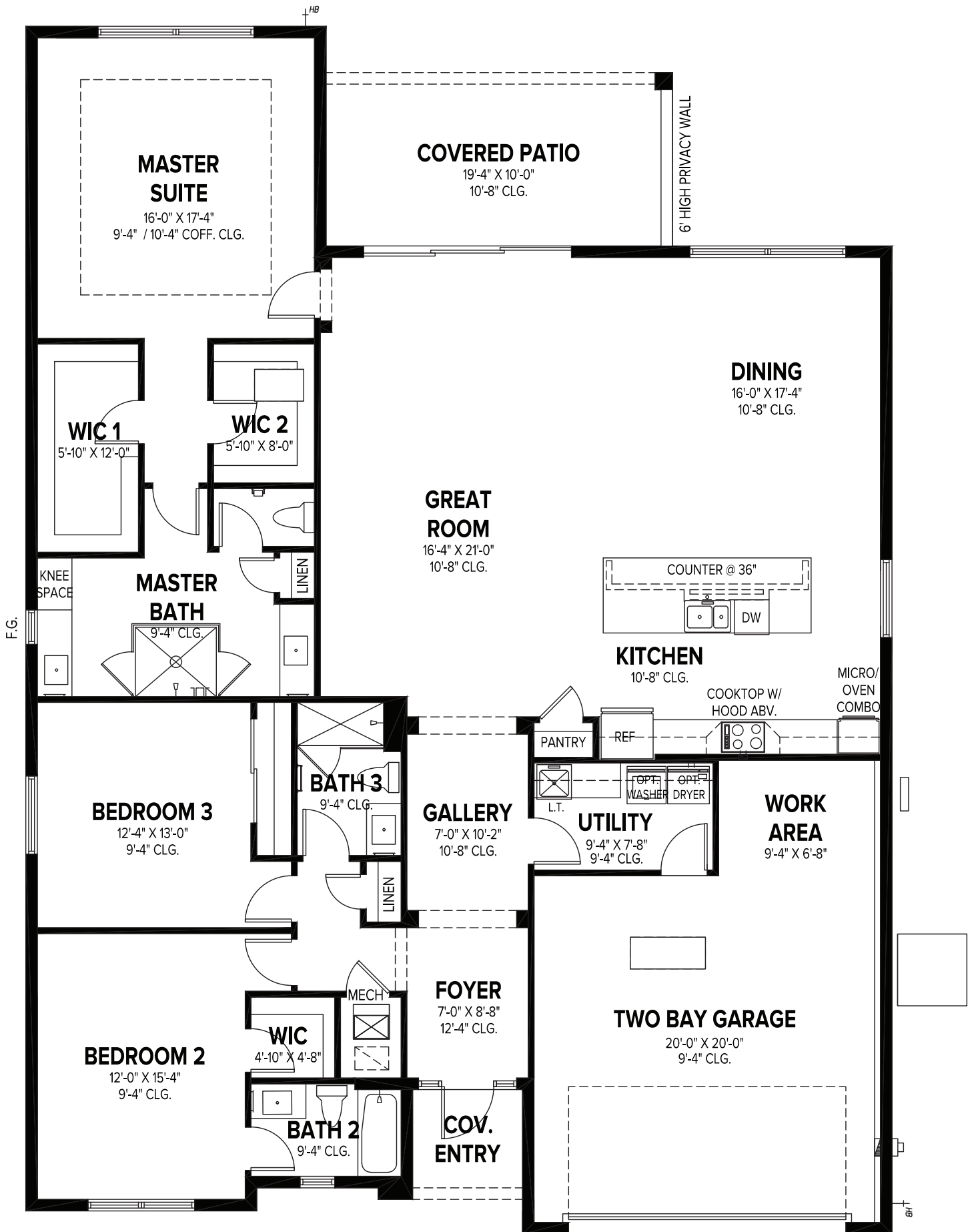
Energy Efficient & Safety Features

- 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
- 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
- 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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A GREEN BRICK PARTNER

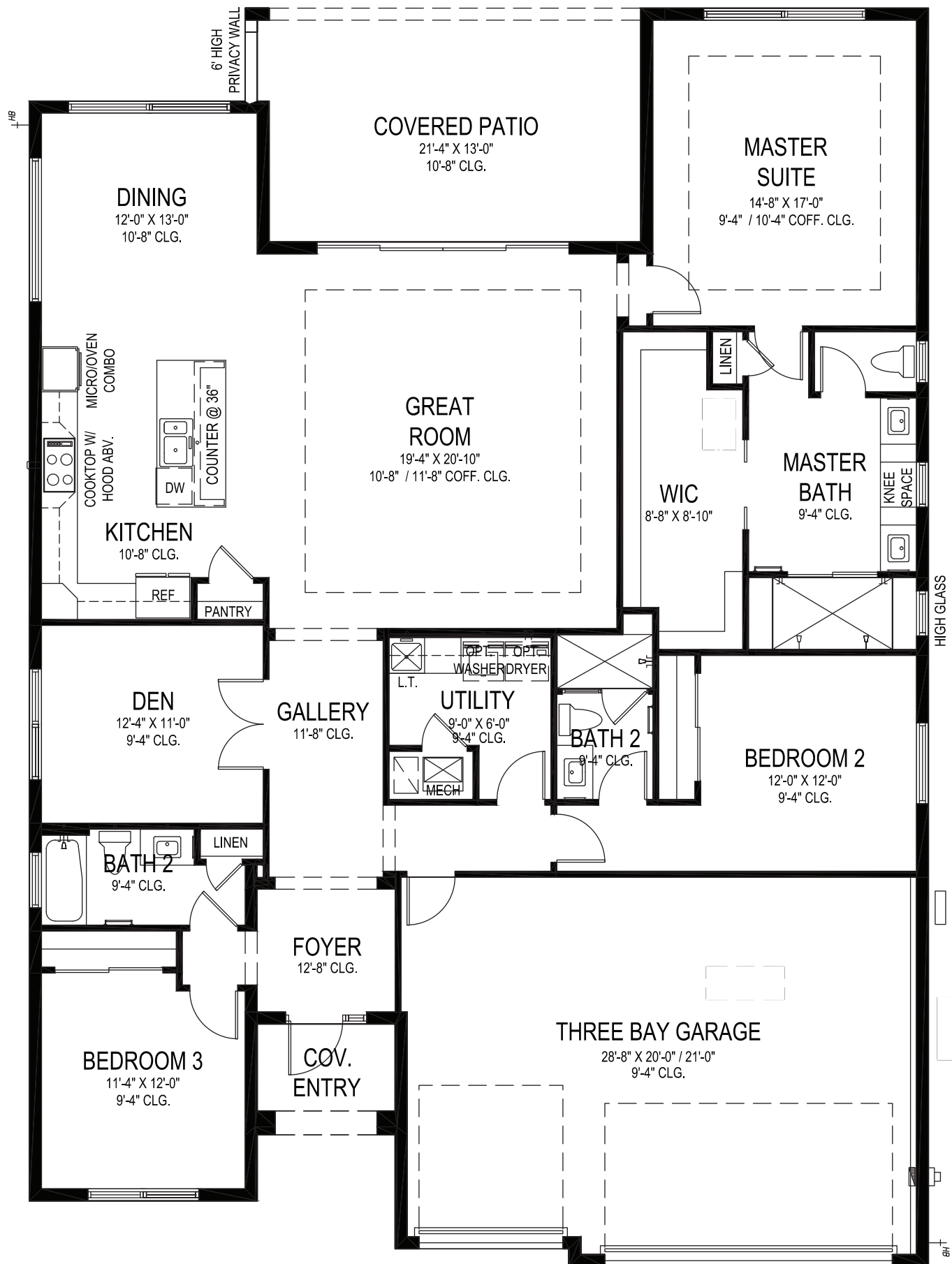
FRASER

3 BEDS • 3 BATHS • 2 BAY GARAGE • 50' x 69'-8" • 3,215 SF
A/C: 2,475 sf • covered entry: 40 sf • covered patio: 200 sf • garage: 500 sf

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IRVINE

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 70' • 3,326 SF
A/C: 2,372 sf • covered entry: 47 sf • covered patio: 276 sf • garage: 631 sf

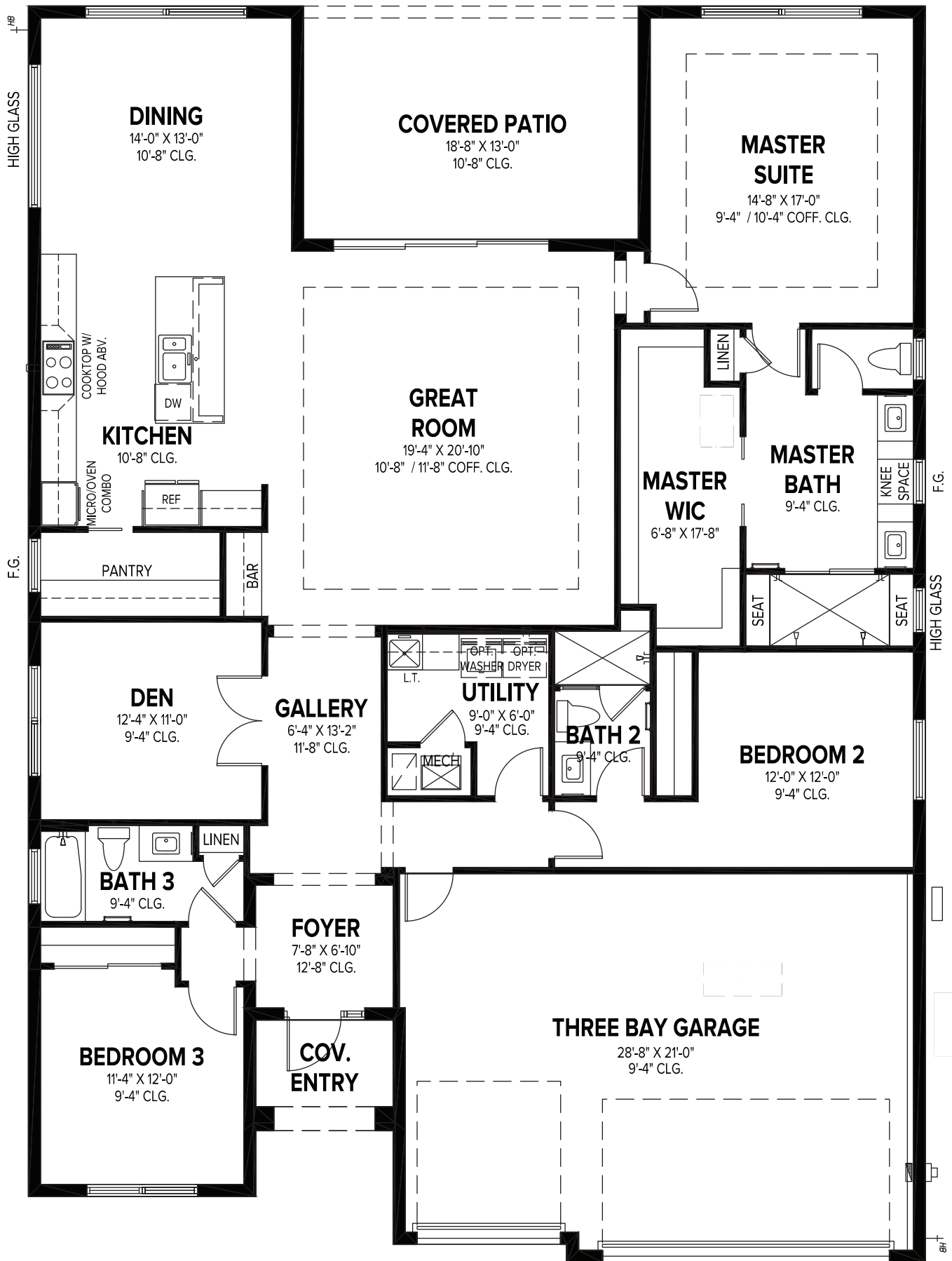
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IRVINE GRANDE

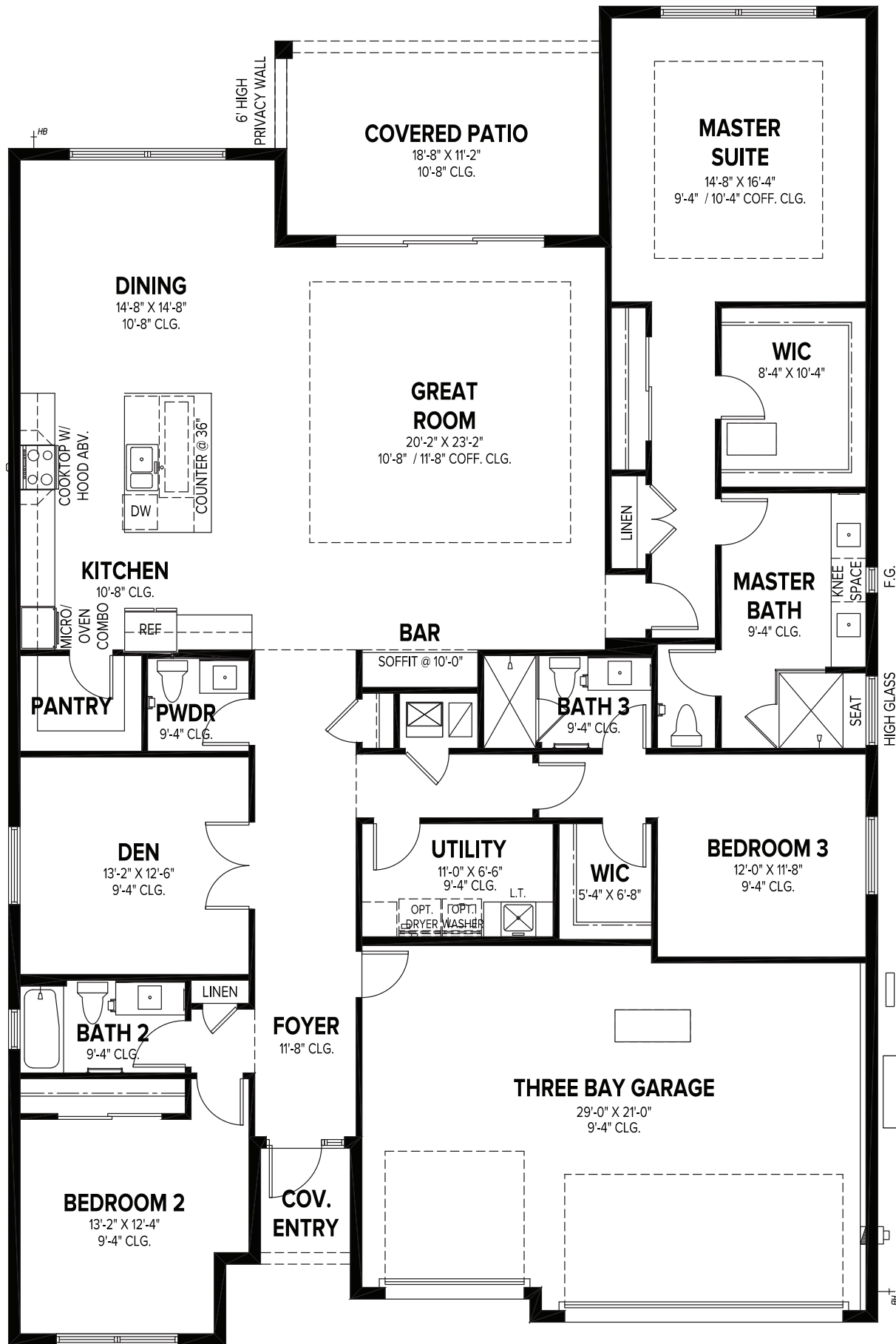
3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 70' • 3,388 SF
A/C: 2,467 sf • covered entry: 47 sf • covered patio: 243 sf • garage: 631 sf

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STERLING

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 50' x 77' • 3,599 SF
A/C: 2,737 sf • covered entry: 34 sf • covered patio: 205 sf • garage: 623 sf

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8TH STREET



RAVEN'S
LANDING



MAIL

35
PARKING
LOT

34
MODEL

BELTRAN LANE

LIFT
STATION

66TH AVENUE

RAVEN'S LANDING DRIVE

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