



## SEAGLASS COMMUNITY PRICE LIST

### ISLAND SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze Grande	3	3	N	2 BAY	2,254	\$1,288,990
Azure	3	3	Y	2 BAY	2,551	\$1,813,990
Cerulean Grande	3	3.5	N	3 BAY	2,413	\$1,814,990
Indigo	3	3	Y	3 BAY	2,611	\$1,830,990
Sapphire	3	3	Y	2 BAY	2,629	\$1,856,990
Viridian	3	3	N	3 BAY	2,657	\$1,860,990
Indigo Grande	3	3	Y	3 BAY	2,720	\$1,873,990
Indigo Grande 4	4	3	N	3 BAY	2,720	\$1,875,990
Citron 25	3	3.5	Y	3 BAY	2,990	\$1,976,990

### LAKE SIDE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze Grande	3	3	N	2 BAY	2,254	\$1,453,990
Azure	3	3	Y	2 BAY	2,551	\$1,923,990
Cerulean Grande	3	3.5	N	3 BAY	2,413	\$1,924,990
Indigo	3	3	Y	3 BAY	2,611	\$1,940,990
Viridian	3	3	N	3 BAY	2,657	\$1,960,990
Sapphire	3	3	Y	2 BAY	2,629	\$1,966,990
Indigo Grande	3	3	Y	3 BAY	2,720	\$1,973,840
Indigo Grande 4	4	3	N	3 BAY	2,720	\$1,975,990
Citron 25	3	3.5	Y	3 BAY	2,990	\$2,076,990

### INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze Grande 1988 Frosted Turquoise Way, Vero Beach, FL 32963	3	3	N	2 BAY	2,254	\$1,302,000
Sapphire 9259 Seaglass Court, Vero Beach, FL 32963	2	3	Y	2 BAY	2,713	\$2,340,000
Seabreeze Grande 1920 Frosted Turquoise Way, Vero Beach, FL 32963 Lot: 56	4	3	N	2 BAY	2,366	\$1,488,000



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## SEAGLASS COMMUNITY PRICE LIST

All base prices above include a standard homesite in Seaglass as well as a standard pool and screen enclosure. See the community features for specific details. The Seabreeze Grande is an attached villa home. See the siteplan for designated villa homesites. 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  
Lisa Krynski at 772.257.1100 or e-mail [lisak@ghohomes.com](mailto:lisak@ghohomes.com)





## SEAGLASS COMMUNITY PROFILE

### COMMUNITY OVERVIEW

Seaglass, is a new homes community located in Vero Beach, Florida. This community offers an exceptional living experience, blending natural beauty with thoughtfully appointed amenities. The community is designed to integrate with its natural surroundings, featuring preserved giant oak trees, nature trails, and boardwalks. With integrated pathways winding around the community, nature is in the forefront of design.

Across from the community, residents enjoy a private resident-only Beach Club with exclusive beach access, allowing them to fully embrace the coastal lifestyle. The beachside clubhouse is equipped with a fitness center, community room with game tables, as well as outdoor seating enhancing the recreational options available to residents. For beachgoers there are chairs readily available.

The homes in Seaglass offer a variety of floor plans, with 3 to 4 bedrooms, several with den options plus 3 to 3.5 baths and 2 or 3 car garages. Villa and single-family homes are available and range from just over 2,250 to 2,950 air-conditioned living space. Plus, all homes include a pool standard. These homes offer a variety of options including master bath options, addition of hobby rooms, and much more. With our Taylor Made program and Design Studio homes can be customized to fit buyers needs and create a plan unique for them.

#### Community Dues/Fees:

Approved 2025 HOA Fees: \$583 per month

#### Driving Directions:

From the Island:

Head north on A1A to the corner of Wabasso Causeway and A1A. Turn left on Wabasso Causeway and the entrance to Seaglass will be on the left.

From Vero:

Take US1 north to Wabasso Causeway - cross the Wabasso and just east of A1A - turn into the community on your right.

From I95 from the South:

Exit in Vero Beach on SR 60 headed east to 66th Avenue. Turn left. Continue to CR510. Head East (Right), cross over US1 and the road changes names to Wabasso Causeway. Cross the Wabasso and just east of A1A - turn into the community on your right.

From I95 from the North:

Exit in Sebastian on CR512. Continue East to CR 510. Turn right. Head East (Right), cross over US1 and the road changes names to Wabasso Causeway. Cross the Wabasso and just east of A1A - turn into the community on your right.





# SEAGLASS COMMUNITY FEATURES LIST

## Community Specific Specifications

- Beach Club with Fitness Center
- Community Deeded Beach Access
- Boardwalks Through Communities Nature Areas
- Full WiFi Neighborhood & Beach Club
- Natural Gas Community - See Sales Associate for Details
- 300/300 Fiber Internet to Each Residence
- Virtually Manned Community Guard Gate

## "GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with CAT6 drops per plan, prewired for HotWire
- 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)
- NEST Next Generation Learning Thermostat Or Equivalent
- Nest Hello Video Door Bell - Wifi Ready - Or Equivalent
- 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan
- 2 Camera CAT6 Pre Wires (terminated at smart panel), per plan
- LiftMaster Wifi Enabled Belt Driven Automatic Garage Door Opener

## Construction Features

- 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
- Underground County/City Electrical, Water and Sewer Connections
- Underground Natural Gas Service Supply, Standard

## Exterior Features

- Professionally Designed Pool, with LED Light, Salt Chlorination, Travertine Paver deck and Screen Enclosure
- Designer Concrete Tile Roof with Copper Drip Edge
- PGT Impact Glass Windows, and Sliding Glass Doors
- Concrete Based Sand Smooth Exterior Wall Finish
- Rear Covered Patio with Travertine Pavers
- Paver Driveway and Front Walks - Per Plan
- Choice of Fiber Classic 5 Lite Stain Grade or Decorative Impact Glass Paint Grade Front Door
- Professionally Designed Landscaped Package, Floratam Sod and Decorative Ground Cover
- Automatic Irrigation System
- Exterior Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- Sherwin Williams Duration Coating Exterior Latex Flat Paint

## Luxury Bathrooms

- Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)
- Granite or Quartz Bath Vanity Top (GHO Level 4 Selections) with Kohler Rectangular White Under-Mount Sink
- Bathroom Faucets and Fixtures 8" Spread Brushed Finish) - All Bathrooms
- Toto One-Piece, Elongated, Universal Height toilets in All bathrooms. Master Bath Toilet includes Smart Washlet
- Oversized Walk-In Showers - per plan
- Built in Shower Soap Niche in all Showers, per plan
- Clear Glass Shower Enclosures- per plan
- Linear Drains in Master Bath Shower
- Porcelain Tile Bathroom Floors with Walls and Shower Floors (Level 4) - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)
- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in all Baths with Obscure Windows Option- per plan
- 110 CFM Antimicrobial Exhaust Fan in Master Bath

## Interior Appointments

- 8ft Solid Core Interior Doors with 2 Panel Square Top
- Built-In Bar Base & Upper Cabinets with Granite or Quartz CounterTop & Backsplash (Match Kitchen)
- Solid Surface White Window Sills Throughout Living Area
- Flat Stock Coordinated Crown Molding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- Oversized Flat Stock Door Casings and Baseboards
- Porcelain Tile Flooring Throughout The Entire Home (GHO Level 4 Selections)

## Interior Design Features

- 10 Ft Tall PGT Impact Glass Sliding Glass Door, per plan
- Square Interior Wall Corners Throughout
- Smooth Interior Wall and Ceiling Finishes
- Air-Conditioned Walk-In Closets - per plan
- Sherwin Williams Duration Coating Interior Latex and ProClassic Waterborne Interior Acrylic Semi-Gloss Enamel Extra White on Trim - Two Tone Interior Paint Upgrade. Choice of Select Wall Colors (select one).
- Natural finish wood open shelving in all closets, per plan

## Electrical Specifications

- Surface Mount LED HiHat Lighting in Kitchen, Halls, Bathrooms, Closets, Utility Room, Covered Entry and Patio - Per Plan
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Decora Rocker Type Switches
- Pre Wired for Future Access Points & Exterior Cameras
- Pre Wired for Future Car Charger in Garage - 50 amp





## SEAGLASS COMMUNITY FEATURES LIST

### Utility Room and Garage

- Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 2) w/ Drop in Laundry Tub
- Granite/Quartz Counter Top on Base Cabinets in Utility Room (GHO Level 4)
- Drop Down Stairs to Attic
- GHO Exclusive Built-in Garage Storage - per plan
- 50 Amp Circuit for Future Car Charging Station, Located Per Plan
- GHO Exclusive Built-in Garage Storage (Villa Only)
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake
- LED Lighting in Garage
- GE Front Load Washer & Gas Dryer with Matching Pedestals

### Gourmet Kitchens

- Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 4 Selections)
- 42 " Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- Kitchen Island with Flat Panel Front and Base Moulding
- LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan
- Delta Monrovia Kitchen Faucet with Active Touch
- Kohler 60/40 Split Stainless Steel Under Mount Kitchen Sink
- CAFE 42" Built-in Side-by-Side Refrigerator
- CAFE 36" Gas 5 Burner Cooktop
- Profile Stainless 36" Pyramid Style Wall Mount Canopy Hood LED Lighting
- CAFE 30" Microwave/Wall Oven Combo with Convection and Advantium
- CAFE 24" Built-in Under Counter Beverage Center
- CAFE 24" Built-in Dishwasher
- Natural finish wood shelving in Pantry

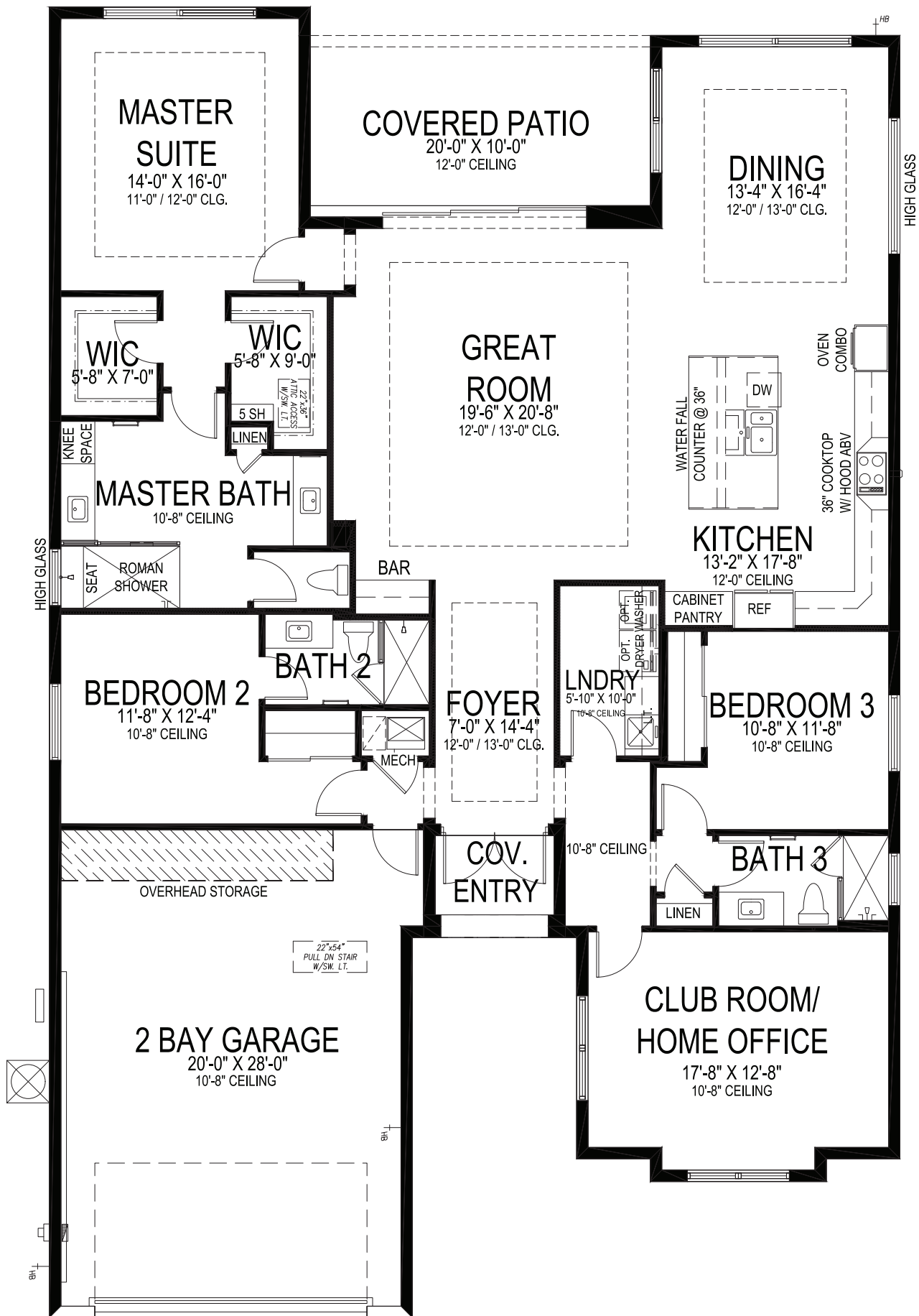
### Energy Efficient & Safety Features

- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler, Air Purifier and UV Light - 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
- Upgraded High Performance MERV15 Air Filter with UV Light Above Coils
- 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
- Entry Door Multi Point Lock

To learn more about these homes, please contact  
Lisa Krynski at 772.257.1100 or e-mail [lisak@ghohomes.com](mailto:lisak@ghohomes.com)



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**GHO HOMES**

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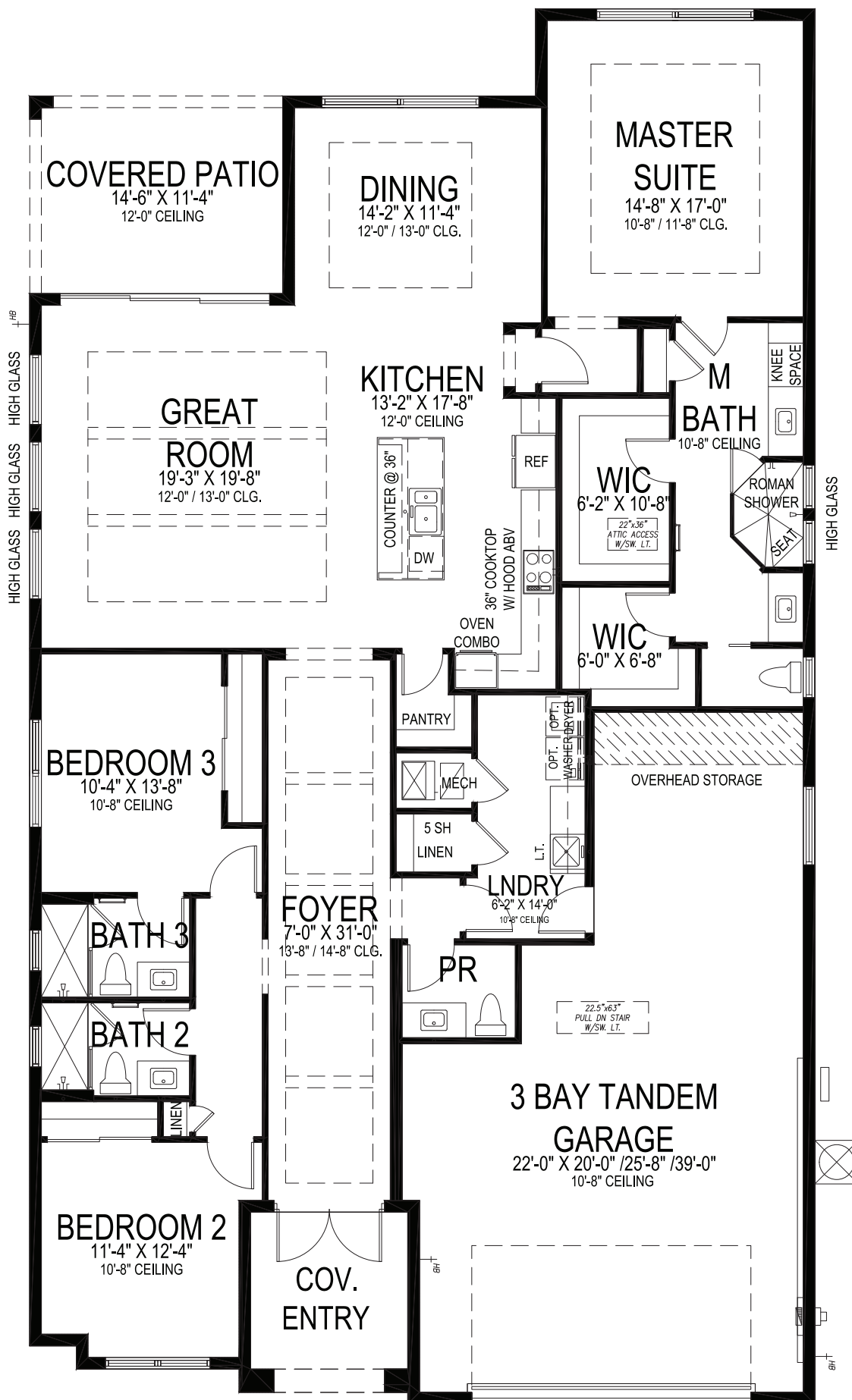
**AZURE**

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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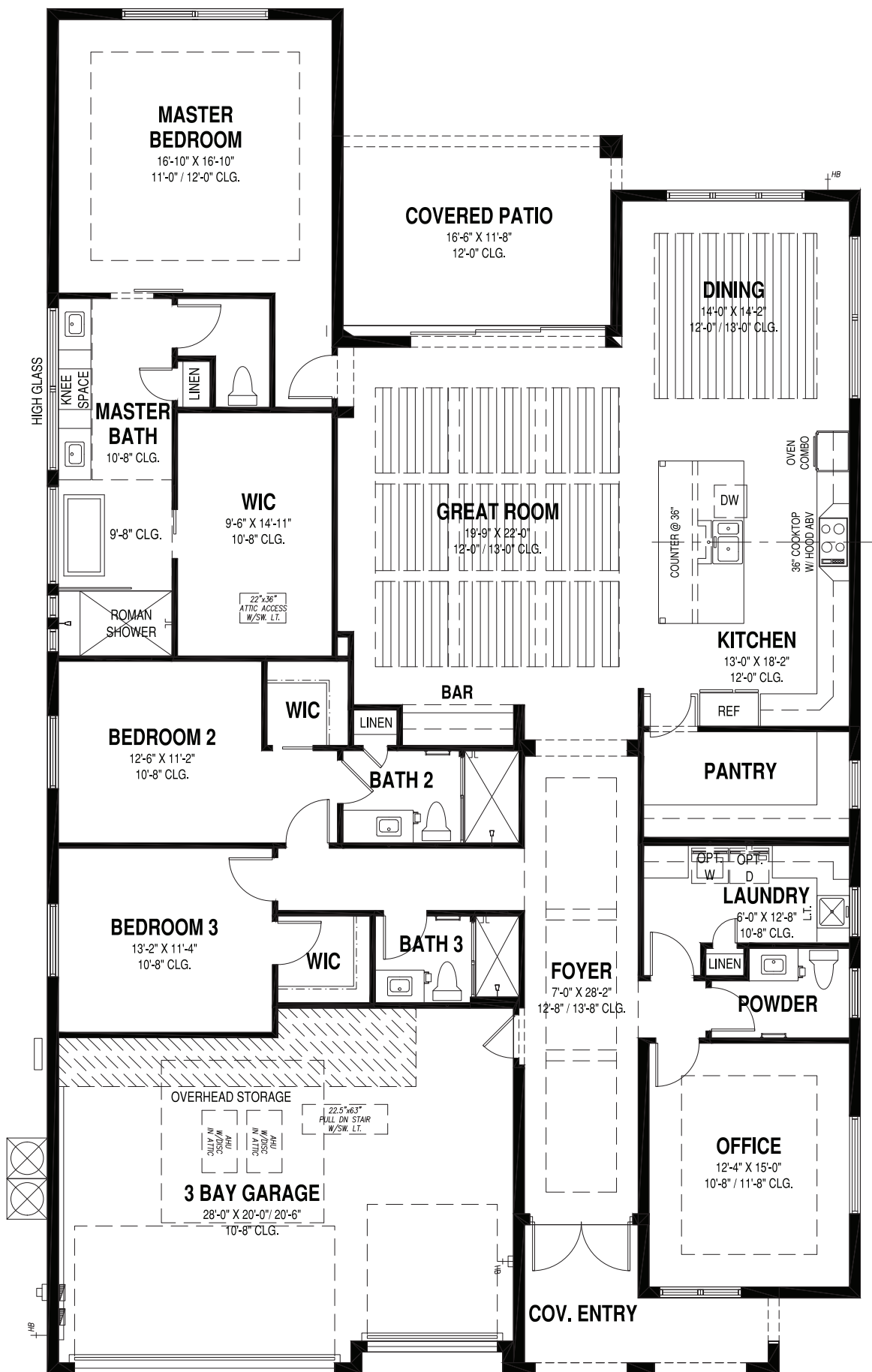
## CERULEAN GRANDE

3 BEDS • 3.5 BATHS • 3 BAY GARAGE • 45' x 80' • 3,416 SF  
A/C: 2,413 sf • covered entry: 89 sf • covered patio: 164 sf • garage: 750 sf

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## CITRON

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 50' x 84' • 3,868 SF  
A/C: 2,954 sf • covered entry: 105 sf • covered patio: 195 sf • garage: 614 sf

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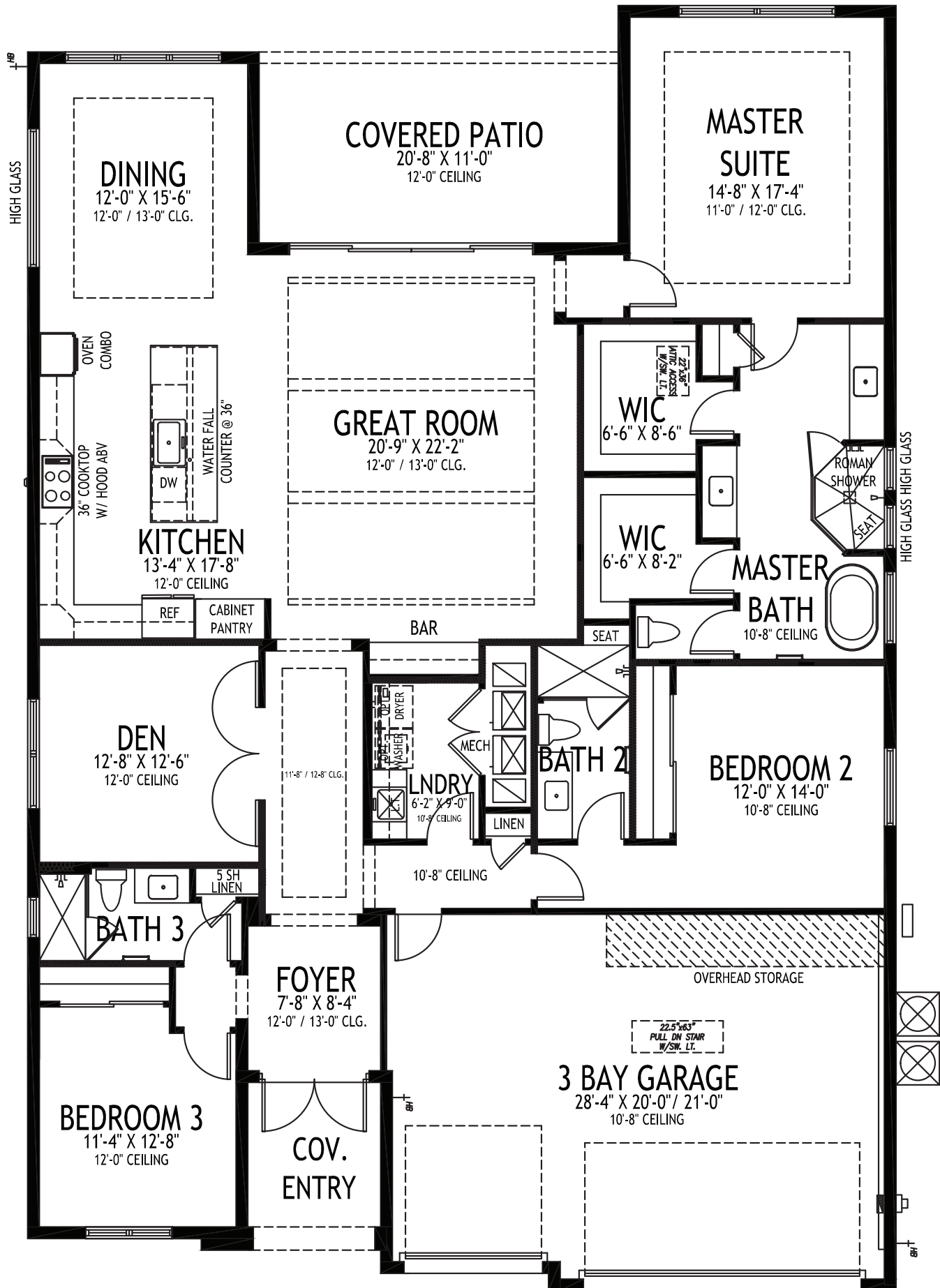




# CITRON 25

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 50' x 84' • 3,862 SF  
A/C: 2,990 sf • covered entry: 63 sf • covered patio: 195 sf • garage: 614 sf





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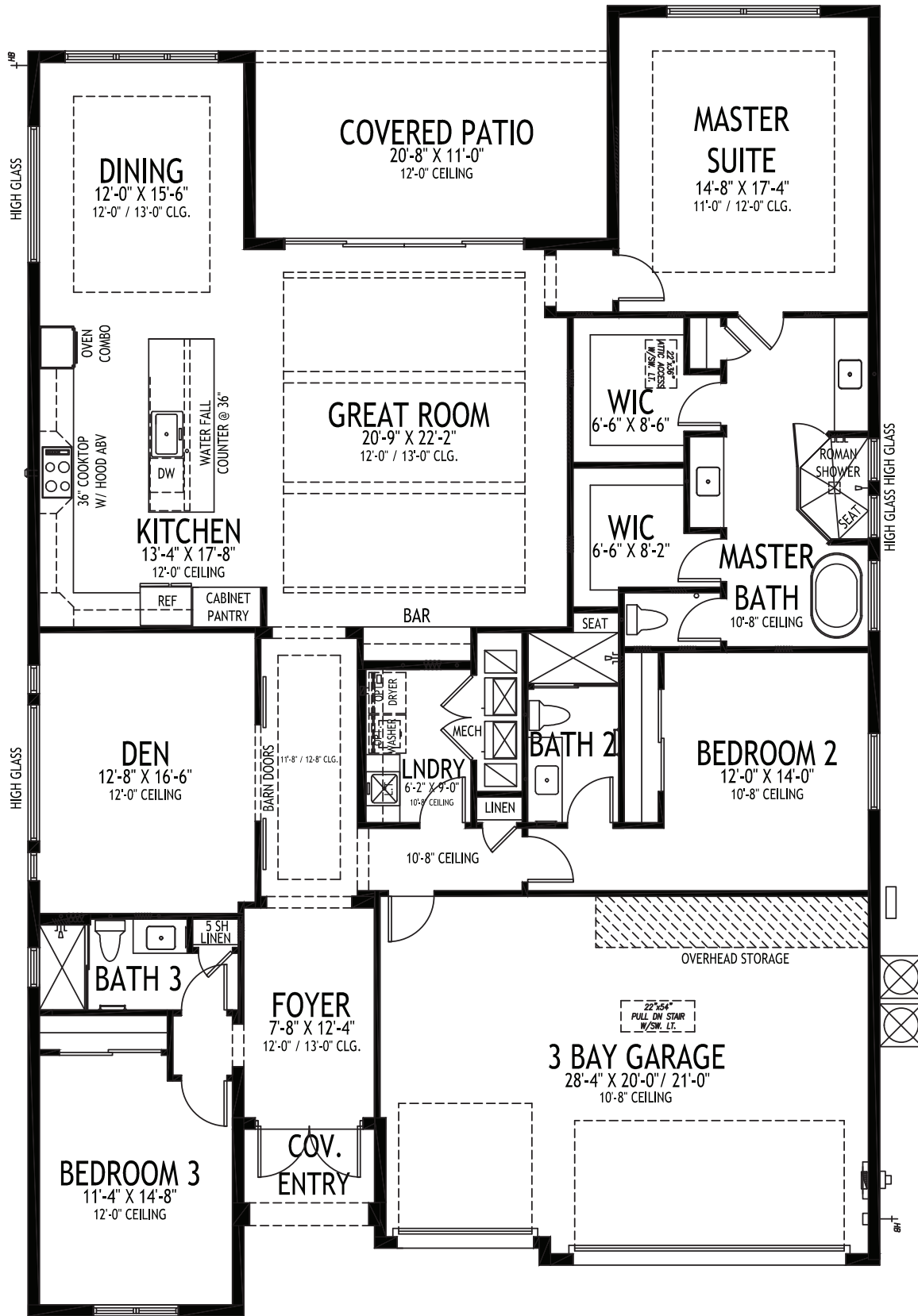
## INDIGO

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 74' • 3,543 SF  
A/C: 2,611 sf • covered entry: 75 sf • covered patio: 227 sf • garage: 630 sf

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## INDIGO GRANDE

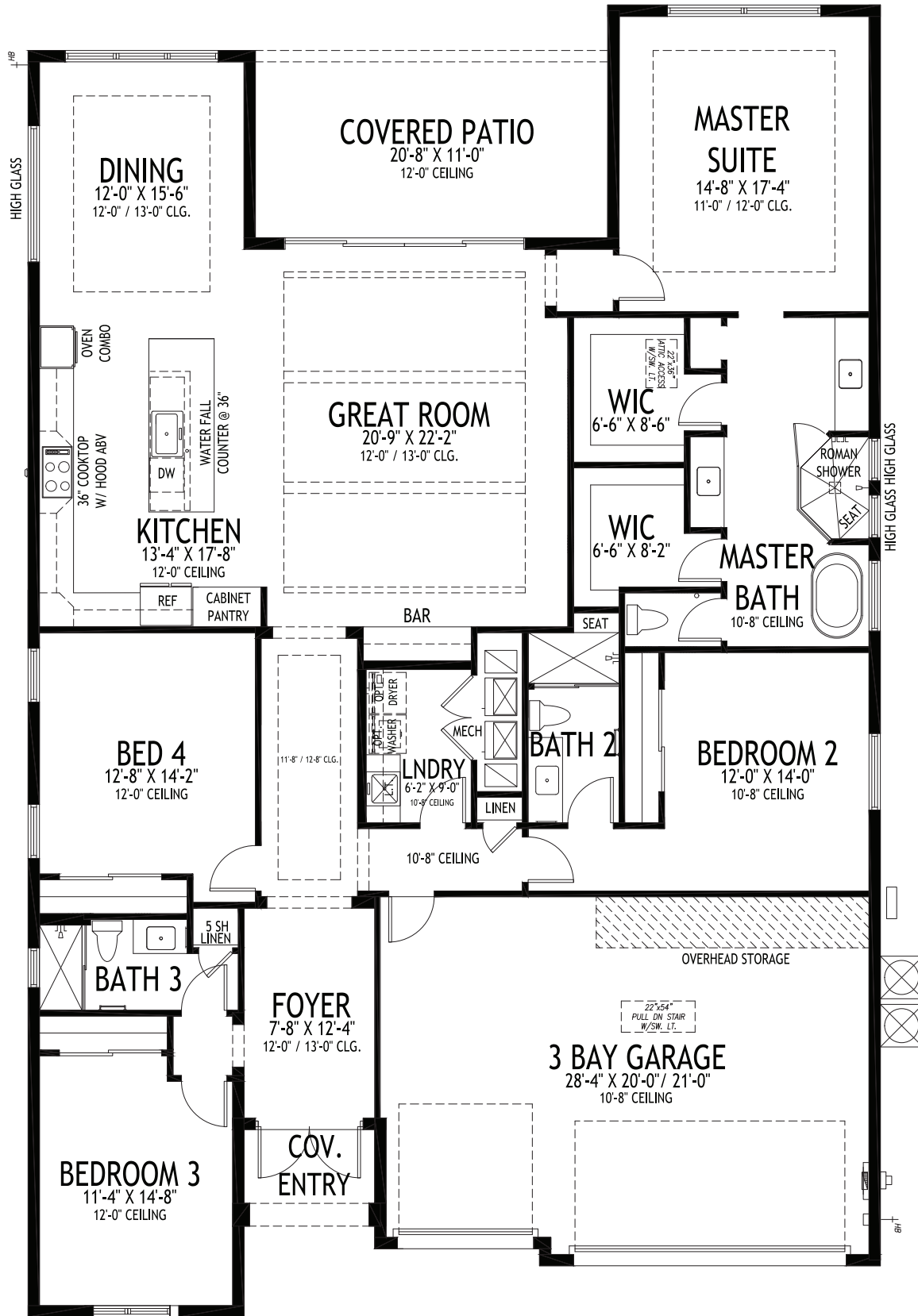
3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 77' • 3,610 SF  
A/C: 2,720 sf • covered entry: 33 sf • covered patio: 227 sf • garage: 630 sf

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## INDIGO GRANDE 4

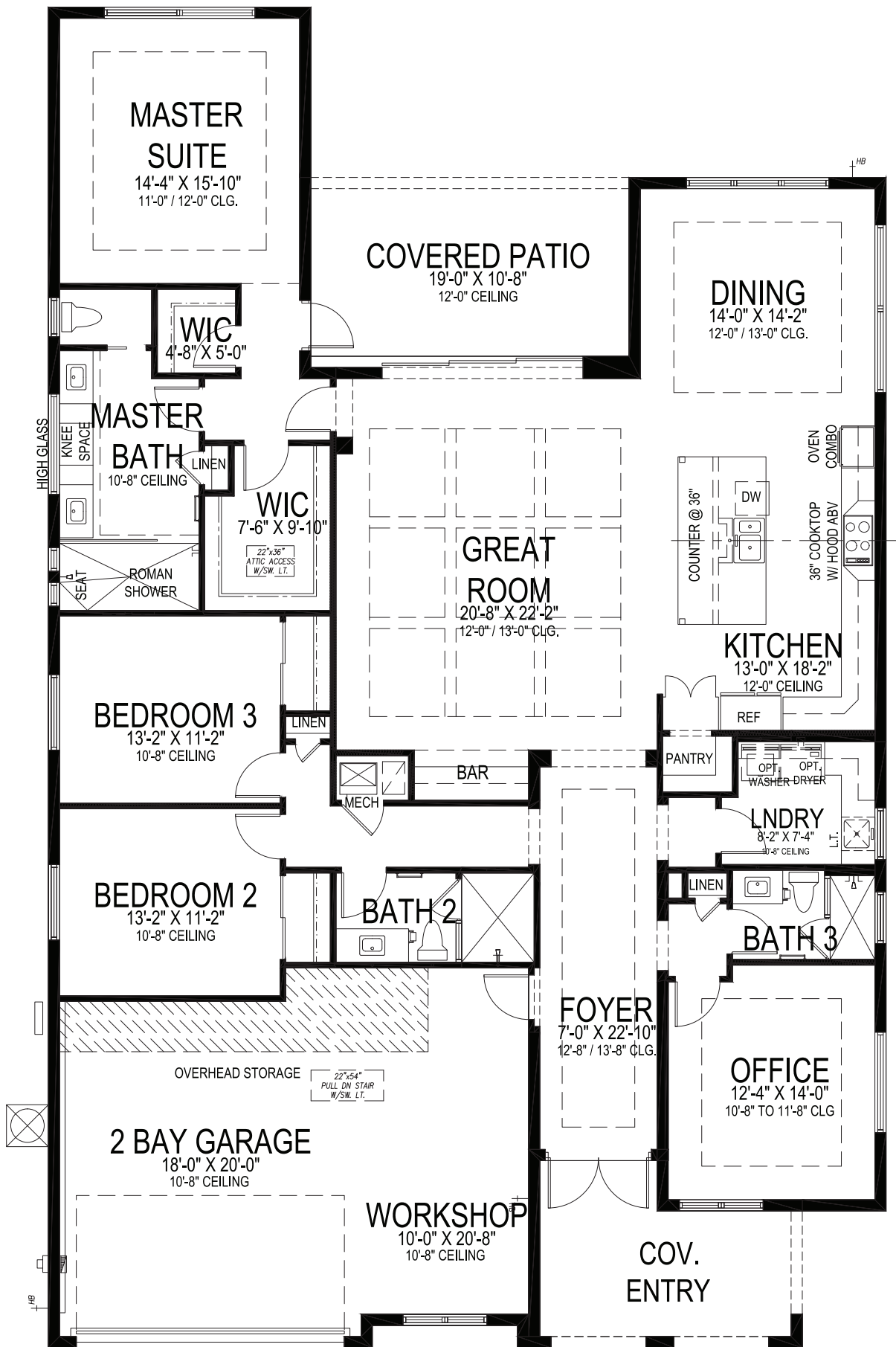
4 BEDS • 3 BATHS • 3 BAY GARAGE • 50' x 77' • 3,610 SF  
A/C: 2,720 sf • covered entry: 33 sf • covered patio: 227 sf • garage: 630 sf

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## SAPPHIRE

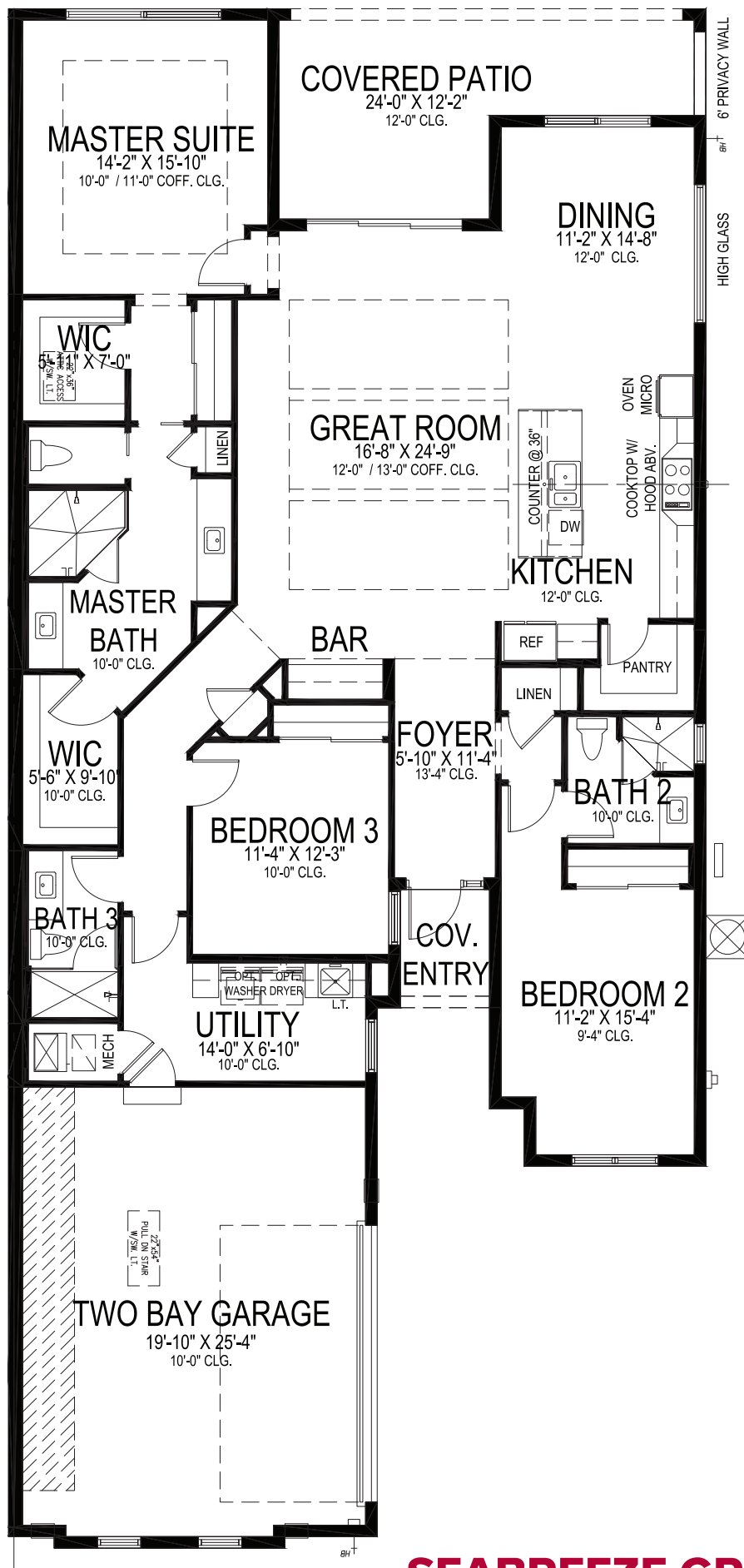
3 BEDS • DEN • 3 BATHS • 2+ BAY GARAGE • 50' x 80' • 3,599 SF  
A/C: 2,629 sf • covered entry: 149 sf • covered patio: 203 sf • garage: 618 sf

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## SEABREEZE GRANDE

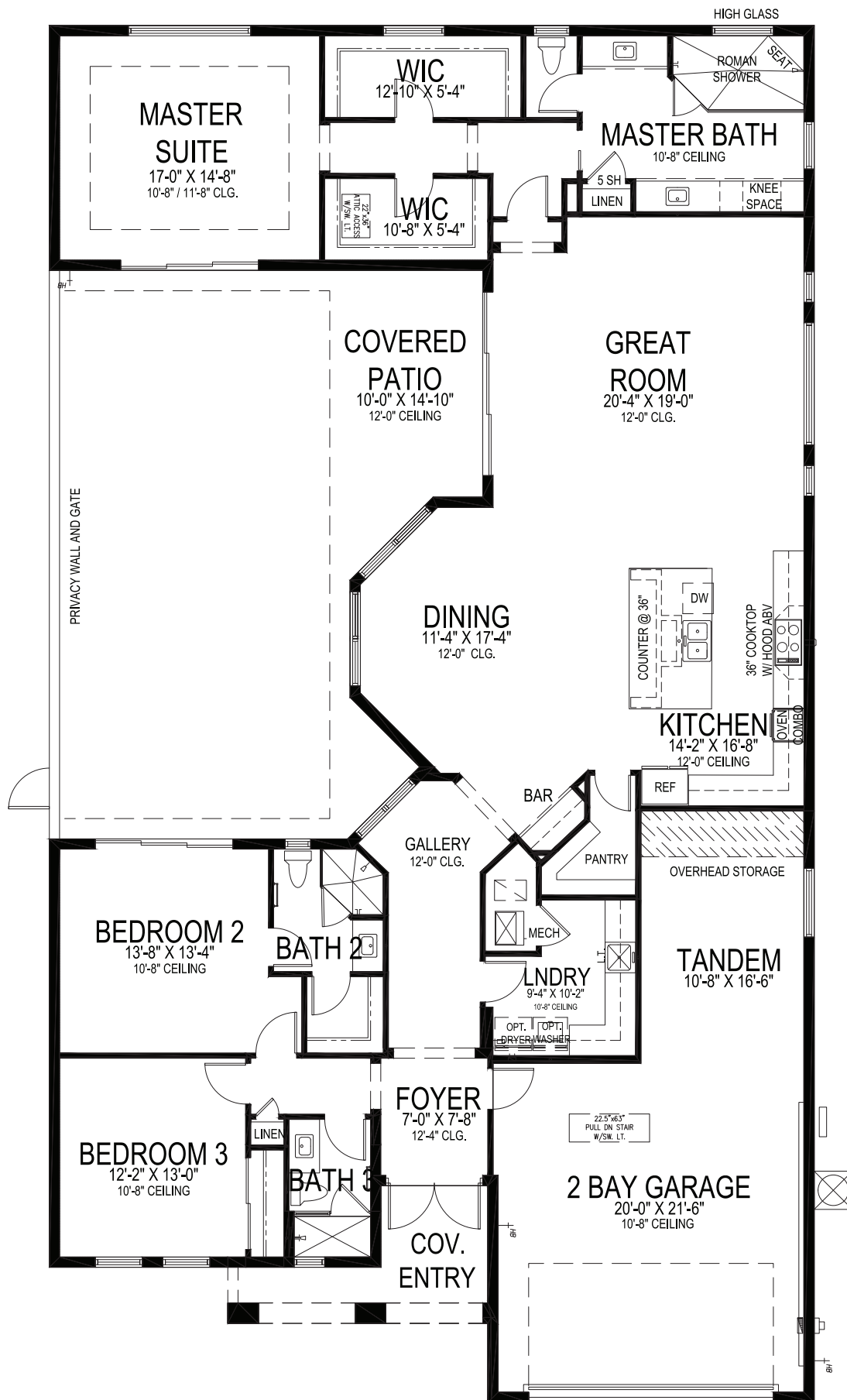
3 BEDS • 3 BATHS • 2 BAY GARAGE • 40' x 89' • 3,069 SF  
A/C: 2,254 sf • covered entry: 35 sf • covered patio: 225 sf • garage: 555 sf

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## VIRIDIAN

3 BEDS • 3 BATHS • 3 BAY GARAGE • 50' x 90' • 3,628 SF  
A/C: 2,657 sf • covered entry: 100 sf • covered patio: 213 sf • garage: 657 sf

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# SEAGLASS



WABASSO BEACH ROAD • CR 510

93RD STREET



ISLAND  
SERIES



LAKE SIDE  
SERIES

EXISTING COMMUNITY

EXISTING COMMUNITY

EXISTING COMMUNITY

**SEAGLASS**  
BEACH CLUB

PROPOSED LOCATION

**GHO HOMES**

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