



TESORO SIGNATURE COMMUNITY PRICE LIST

VETRATA FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Vittorio Grande	3	4.5	Y	4 BAY	4,513	\$2,199,990
Santino Grande	3	5	Y	3 BAY	4,733	\$2,368,990

BELLA STRANA FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Stella	3	3	N	2 BAY	2,480	\$1,051,990
Cecelia	3	2.5	Y	3 BAY	2,569	\$1,071,990

LEGEND FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Alessia	3	3.5	Y	3 BAY	3,264	\$1,350,990
Madrona	3	4.5	Y	3 BAY	3,211	\$1,385,990
Keenan	3	3.5	Y	3 BAY	3,299	\$1,445,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Stella 107 SE Via Verona, Port St Lucie, FL 34984	3	3	N	2 BAY	2,480	\$1,399,990
Alessia 110 SE Via Verona, Port St Lucie, FL 34984 Lot: 16	3	3.5	Y	3 BAY	3,274	\$1,660,990
Madrona 109 SE Via Verona, Port St Lucie, FL 34984 Lot: 24	3	4.5	Y	3 BAY	3,204	\$1,788,990
Keenan 170 SE Rio Angelica, Port St Lucie, FL 34984 Lot: 94	3	3.5	Y	3 BAY	3,299	\$1,989,990

All base pricing includes a standard pool and pool fencing, see the community features for specific details. Homesites are not included in the base price of the home.
For a full list of available homesites contact your Tesoro Club onsite sales agent

To learn more about these homes, please contact
Tripp Barfield at 772.257.1100 or e-mail tesoroclub@ghohomes.com
Bobby Barfield at 772.257.1100 or e-mail tesoroclub@ghohomes.com



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TESORO SIGNATURE COMMUNITY PROFILE

COMMUNITY OVERVIEW

Tesoro Club is a premier gated golf club community located just west of the St. Lucie River, blending elegance with natural beauty and offers an unparalleled golf experience and luxurious club living on Florida's Treasure Coast. It features two 18-hole golf courses designed by Arnold Palmer and Tom Watson. Golf cart pathways link the 120 acres of championship golf, connecting residents to Tesoro Club's exceptional amenities. The community's centerpiece is a magnificent clubhouse overlooking a lake, offering activities and entertainment for members. The 22,000 sq. ft. Swim and Racquet Club provides even more recreational options.

The luxurious residences at Tesoro Club exemplify elegance and modern living, featuring spacious floor plans ranging from approximately 2,480 to over 4,700 square feet. Homes start with 3 bedrooms, 2.5 to 4.5 baths, and 2 to 3 car garages. Each home includes high-end finishes, such as gourmet kitchens with state-of-the-art appliances, expansive living areas, and master suites with spa-like bathrooms and private pools. Homes can be customized to add additional bedrooms, windows, office space, and more. Each neighborhood showcases unspoiled natural wonders, with homes enjoying spectacular views of the preserve, golf course, and lake. The Tailor Made Program and Design Studio allow buyers to personalize their homes with custom touches and upgrades.

Community Dues/Fees:

Master Association 718.55 per Quarter, Individual Neighborhood Association Fees range from \$1,800 to \$2,900 per quarter

Driving Directions:

From I-95 - Take exit 114 (Becker Road). Proceed East on Becker Road 14.5 miles. Turn left on SE Via Tesoro Blvd (the 2nd red light after you cross over the Turnpike). At the roundabout, take the 2nd exit and follow the signs to the sales center.

From Florida's Turnpike - Take ext 114. Turn left on SE Via Tesoro Blvd (the 2nd red light). At the roundabout, take the 2nd exit and follow the signs to the sales center.





TESORO SIGNATURE COMMUNITY FEATURES LIST

"GHO Connectivity" Technology/Convenience Features

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

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
- Designer Concrete Flat Tile Roof
- 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 Landscape Package and Decorative Ground Cover
- Automatic Irrigation System - City Water Supplied
- Exterior GFI Electric Outlets, Per Plan
- Exterior Garden Hose Connections, 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
- 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
- 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)

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
- 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





TESORO SIGNATURE 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
- 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
- 42" Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 4 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

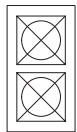
Energy Efficient & Safety Features

- 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
- 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

To learn more about these homes, please contact
Tripp Barfield at 772.257.1100 or e-mail tesoroclub@ghohomes.com
Bobby Barfield at 772.257.1100 or e-mail tesoroclub@ghohomes.com



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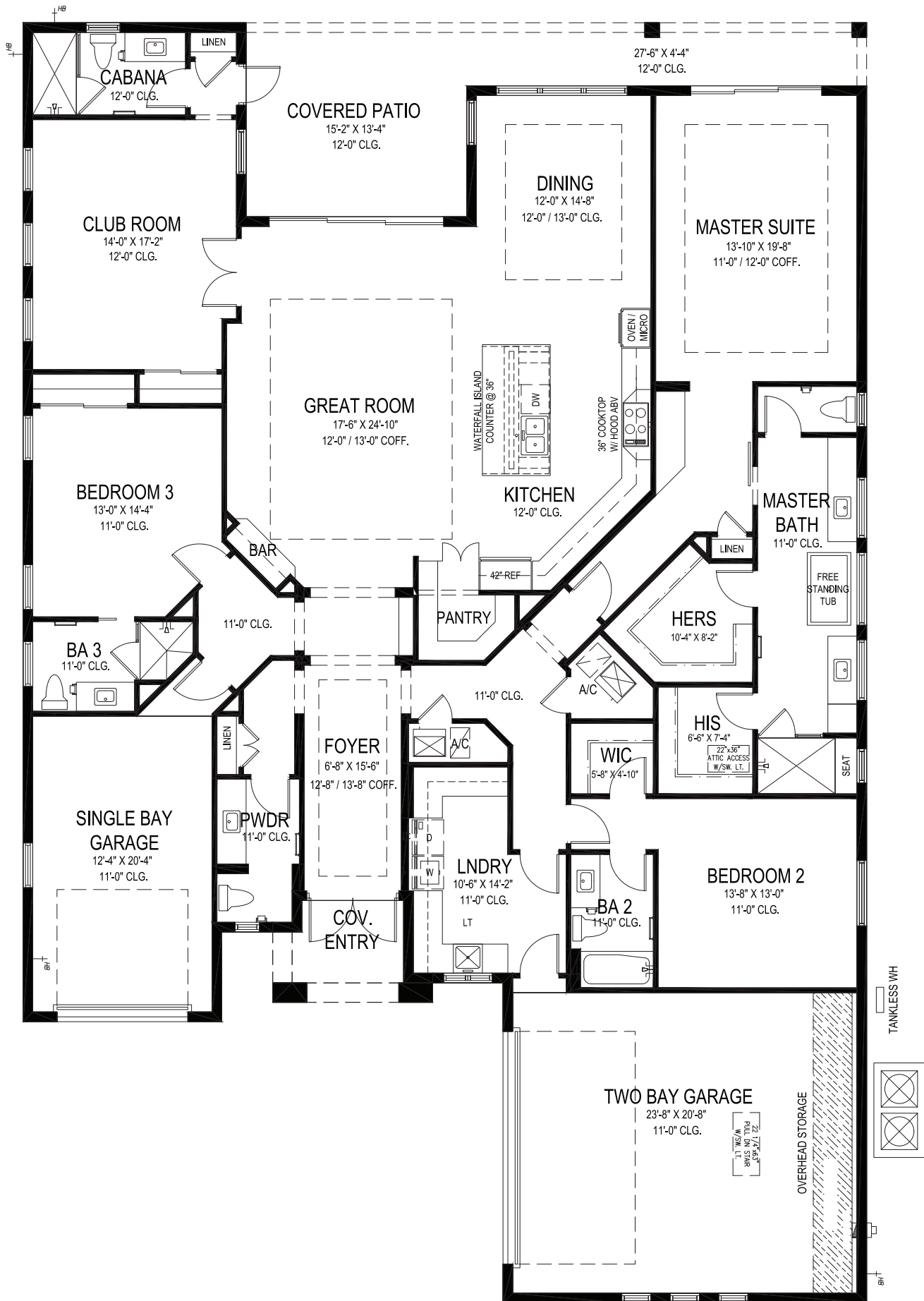
A GREEN BRICK PARTNER

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 58' x 85' • 4,625 SF
A/C: 3,274 sf • covered entry: 190 sf • covered patio: 438 sf • garage: 723 sf



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GHO HOMES

A GREEN BRICK PARTNER

MADRONA

4 BEDS • 4.5 BATHS • 3 BAY GARAGE • 58' x 88' • 4,417 SF
A/C: 3,204 sf • covered entry: 61 sf • covered patio: 321 sf • garage: 831 sf

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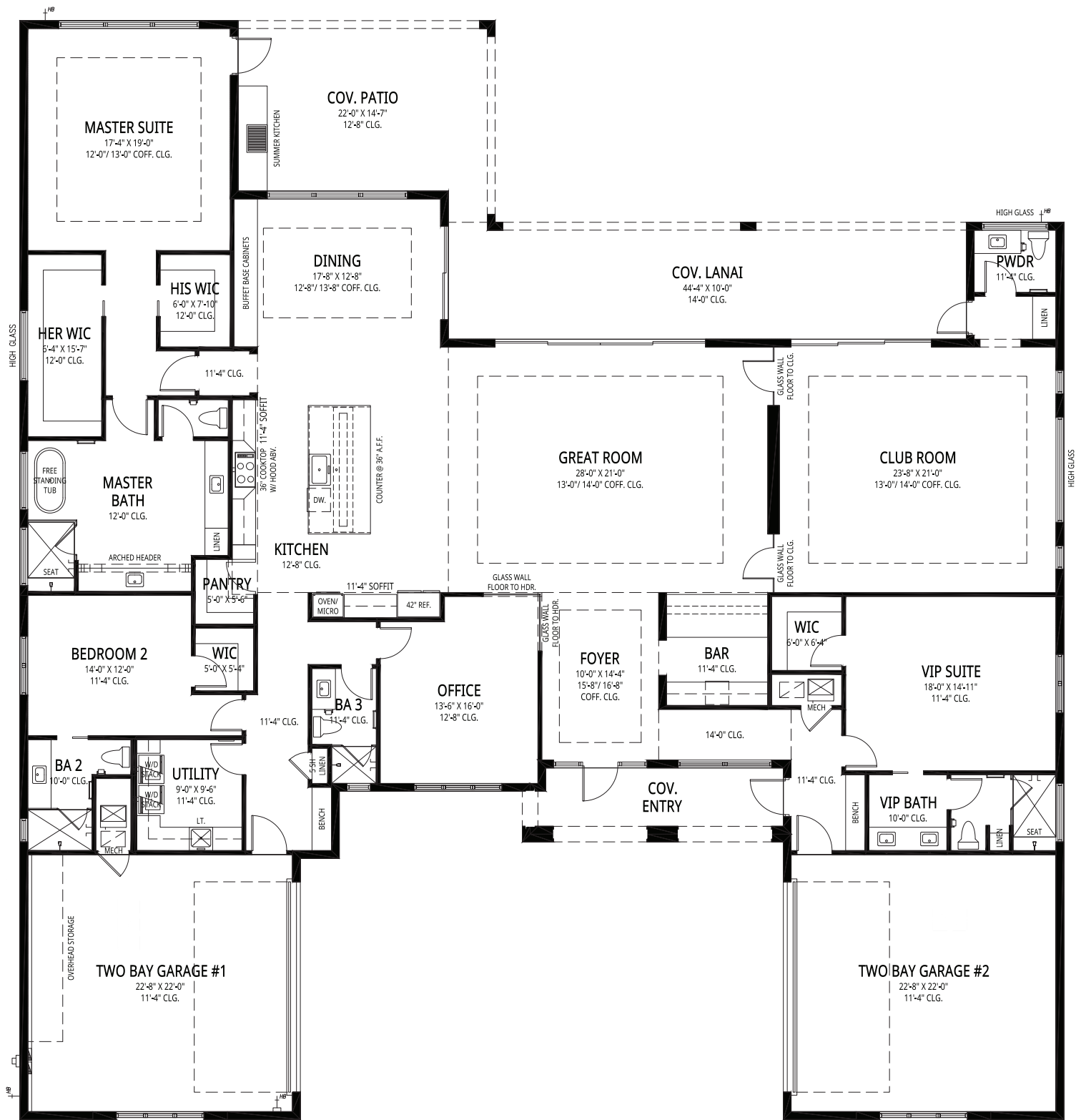
SANTINO GRANDE

GHO HOMES

 A GREEN BRICK PARTNER

3 BEDS • 2 DENS • 4 BATHS • 2 HALF BATHS • 3 BAY GARAGE
91' x 93'-10" • 6,549 sf • A/C: 4,733 sf • covered entry: 93 sf
cov. lanai: 309 sf • cov. patio: 413 sf • 1 bay gar: 348 sf • 2 bay gar: 653 sf





VITTORIO GRANDE

GHO HOMES

A GREEN BRICK PARTNER

3 BEDS • DEN • 4 BATHS • (2) 2-BAY GARAGES • 89'-4" X 94'-4"
6,521 SF • A/C: 4,513 sf • covered entry: 137 sf
covered lanai: 443 sf • covered patio: 332 sf • garage: 1,096 sf

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TESORO CLUB



TO I-95
(4 MILES) ↑

Exit
138

FLORIDA TURNPIKE

SLC Fire District
Station 13

Swim &
Racquet
Club

The Shoppes
at
Veranda Falls
Publix

Welcome
Center

Guarded
Entry

Tesoro
Club

Driving
Range

St. Lucie River

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A GREEN BRICK PARTNER ECHELON

All community features and amenities are approximate
and subject to change and future development.

