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A GREEN BRICK PARTNER

THE RESERVE AT GRAND HARBOR
COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Olympia	3	4.5	Y	2 BAY	2,973	$1,836,490
Somerset	3	3.5	Y	3 BAY	3,083	$1,848,490
Tidewater 26	3	4	Y	3 BAY	3,155	$1,913,490
Anson	3	3.5	Y	3 BAY	3,130	$1,917,490
Bridgewater	3	3.5	Y	3 BAY	3,242	$1,928,490
Artistry	4	4	Y	3 BAY	3,388	$1,974,490
Riviera	3	3.5	Y	3 BAY	3,605	$2,077,490

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Bridgewater 2263 Grand Harbor Reserve Square, Vero Beach, FL 32967 Lot: 29	3	3.5	Y	3 BAY	3,242	$1,944,000
Artistry 2267 Grand Harbor Reserve Square, Vero Beach, FL 32967 Lot: 30	4	4	Y	3 BAY	3,388	$1,995,000
Anson 2279 Grand Harbor Reserve Sq, Vero Beach, FL 32967 Lot: 33	3	4.5	Y	3 BAY	3,475	$2,115,000
Bridgewater 2150 Grand Harbor Reserve Square, Vero Beach, FL 32967 Lot: 69	3	3.5	Y	3 BAY	3,242	$2,267,000

All base prices above include a standard homesite in The Reserve with a standard pool and screen enclosure. Golf course and oversized 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
Lisa Krynski at 772.257.1100 or e-mail lisak@ghohomes.com

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THE RESERVE AT GRAND HARBOR
COMMUNITY PROFILE

COMMUNITY OVERVIEW

The Reserve at Grand Harbor in Vero Beach offers an unparalleled lifestyle, seamlessly blending luxury living with the exceptional amenities of Grand Harbor Golf & Beach Club. Homebuyers can select from 7 thoughtfully designed residences with modern architecture and high-end finishes available through our Design Studio . New construction homes range from 3- to 4-bedrooms plus den and all are complete with 3-car garages. All plans can be personalized with our Tailor Made Program to best suit your needs and lifestyle.

Each new home includes a Grand Harbor Sports Membership, granting access to all club amenities. Grand Harbor Golf & Beach Club offers two 18-hole championship golf courses, a driving range, an aqua range, chipping greens, and putting greens. The Beach Club is a sanctuary where sun, sand, and sophistication unite. Diverse dining options range from refined dinners to relaxed poolside meals, while top-tier racquets facilities and vibrant fitness programs cater to all members. Exciting tournaments, culinary experiences, social events, and more ensure there's always something happening. Discover the perfect blend of comfort, luxury, and community in Vero Beach's most sought-after neighborhood.

Driving Directions:
From I95 and State Rd 60. Head east on 20th St, turn left on 58th Ave, turn right on 53rd St, Use the left lane to turn left onto Indian River Blvd.

Follow the road to "The Reserve" Model 2268 Grand Harbor Reserve Sq.

Total Number of Homes:
100 total homes

Pet Policy:
Please see HOA Docs for information on Pet Policy.

Community Dues/Fees:
$680.34 a month - payable quarterly, fees include High-speed Internet and cable TV both with Comcast (Hotwire/Fision TV+ will be the service provider beginning December 2026 for cable and internet), lawn service, in-ground sprinkler system maintenance with irrigation water (pulled from the ponds), annual mulching, trimming of trees and shrubbery (on a set landscaping schedule), common area maintenance, weekly trash and recycle pickup, and Grand Harbor Security.
GHCA Master Association Capital Contribution to HOA: $599.40
One-time $1500 capital contribution fee, $1500 Road Reserves fee and $1,500 Developer Site Assessment Fee.

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ANSON

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 60’ x 98’-4” • 4,293 SF
A/C: 3,130 sf • covered entry: 74 sf • covered patio: 348 sf • garage: 741 sf

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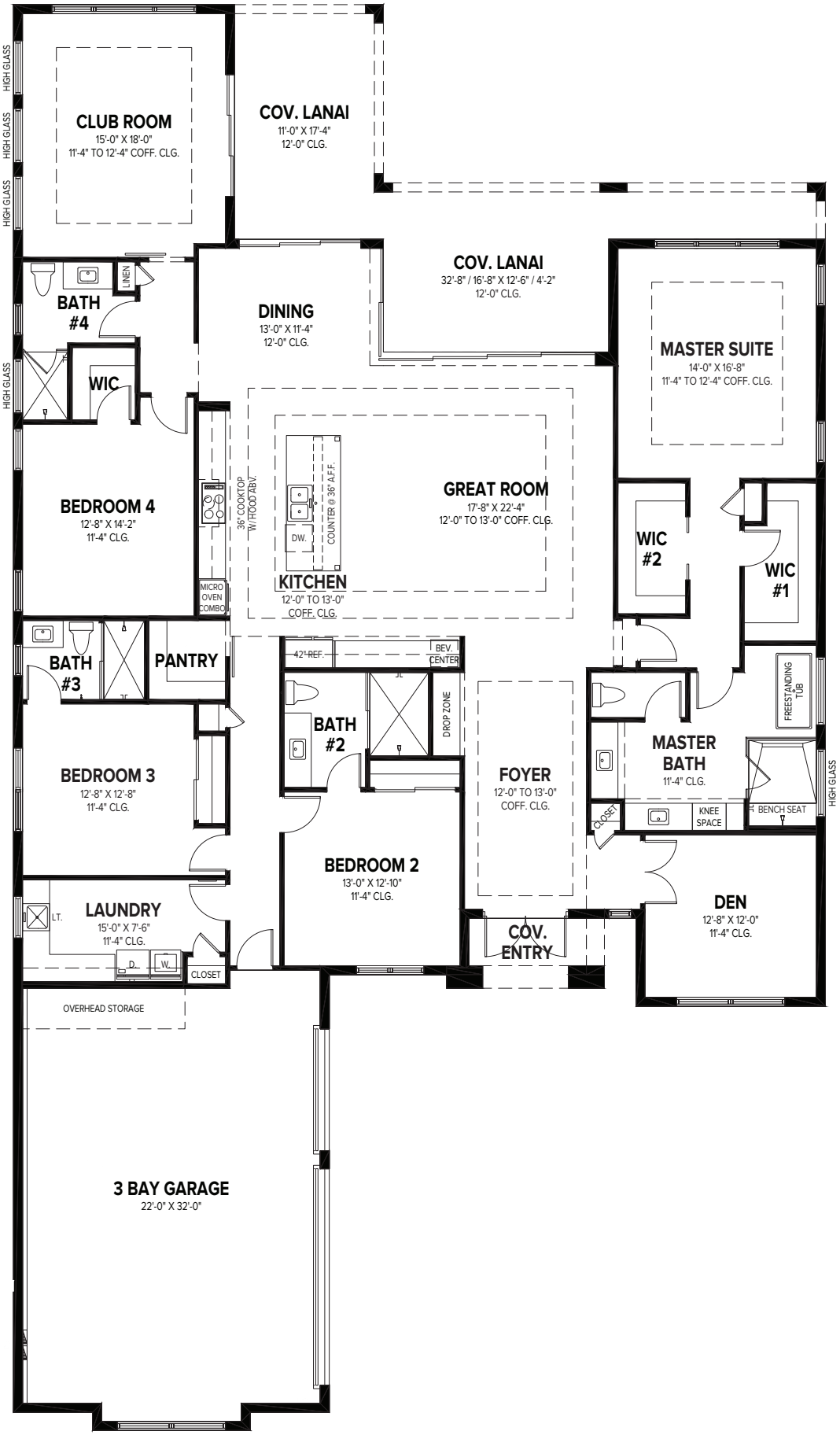

ARTISTRY

4 BEDS • 2 DENS • 4 BATHS • 3 BAY GARAGE • 60’ x 105’-4” • 4,674 SF

A/C: 3,399 sf • covered entry: 53 sf • covered patio: 466 sf • garage: 756 sf

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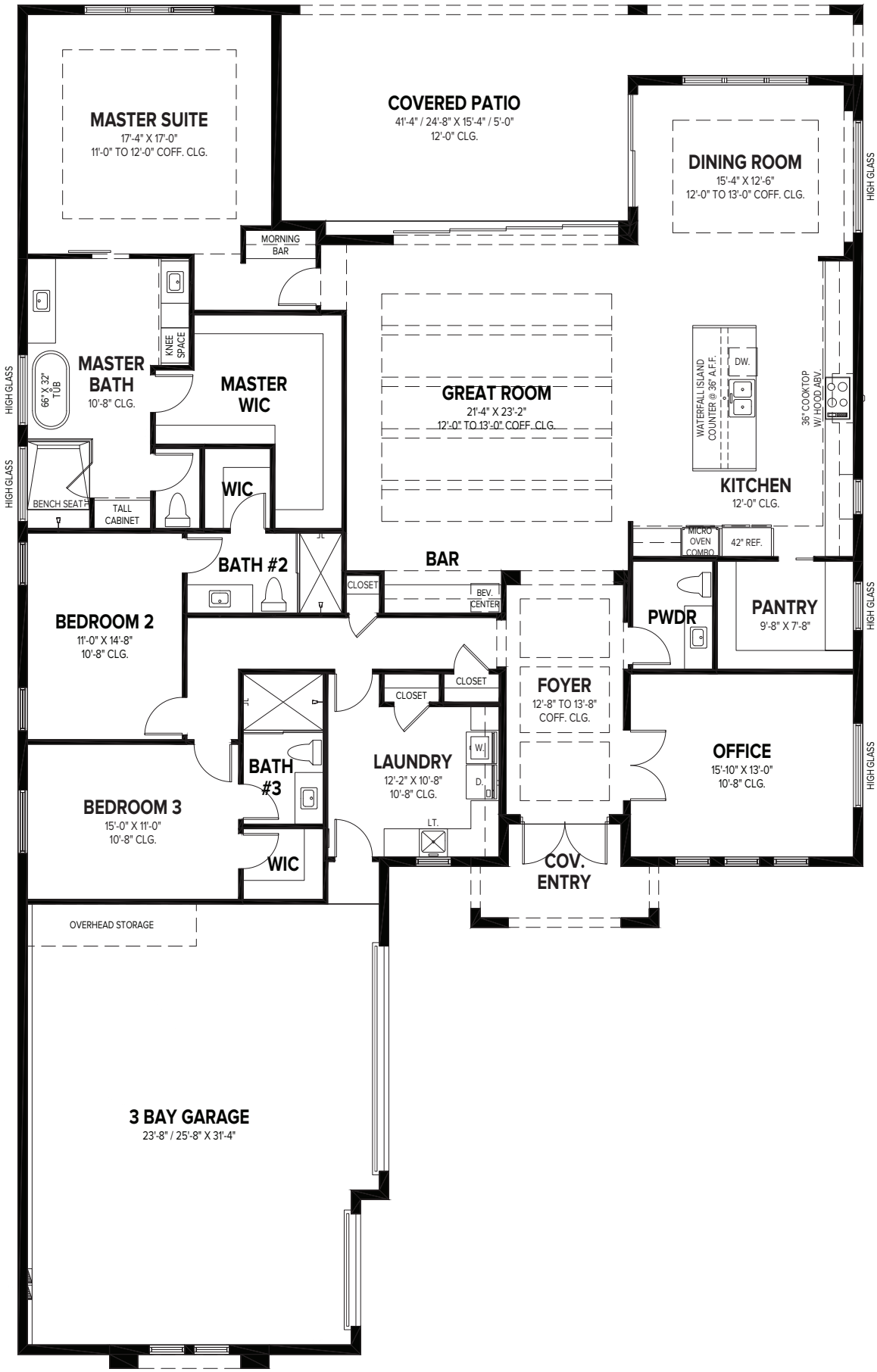

BRIDGEWATER

3 BEDS • 3.5 BATHS • DEN • 3 BAY GARAGE • 60’ x 96’-10” • 4,624 SF

A/C: 3,242 sf • covered entry: 82 sf • covered patio: 462 sf • garage: 838 sf

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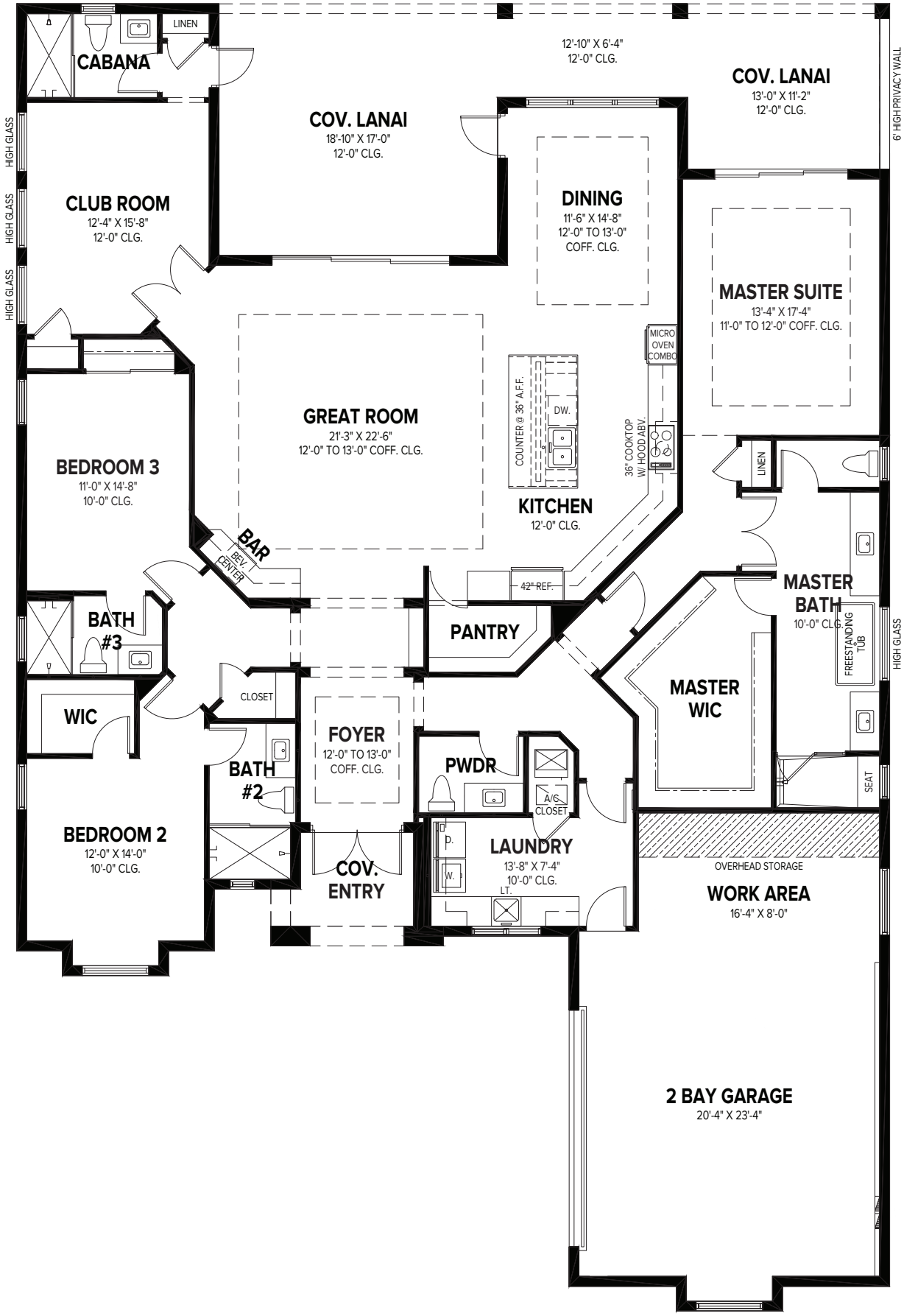

OLYMPIA

3 BEDS • DEN • 4.5 BATHS • 2+ BAY GAR • 59’ x 88’-4” • 4,263 SF

A/C: 2,973 sf • covered entry: 68 sf • covered patio: 554 sf • garage: 668 sf

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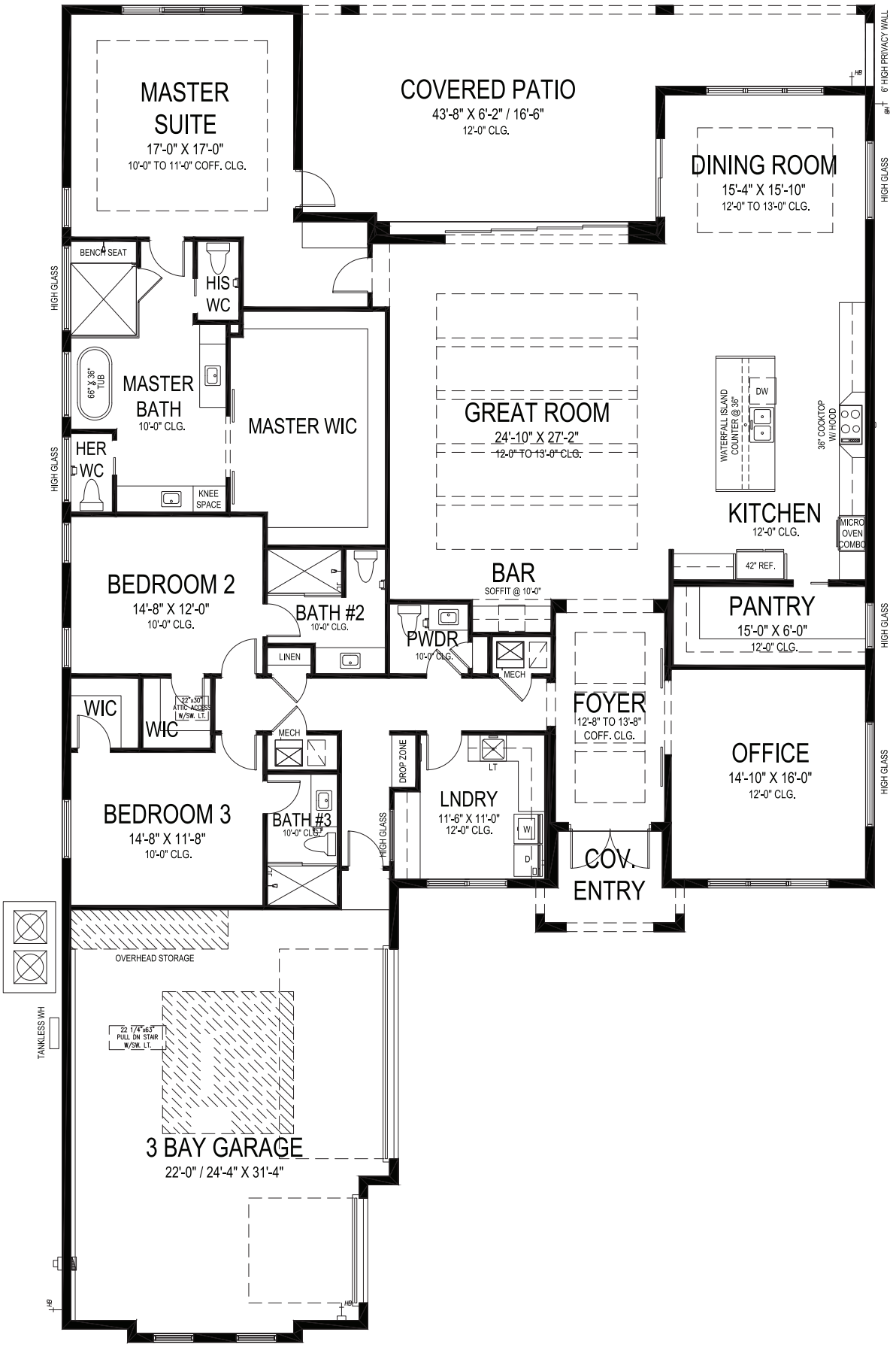

RIVIERA

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 62’ x 102’ • 5,064 SF

A/C: 3,605 sf • covered entry: 72 sf • covered patio: 566 sf • garage: 821 sf

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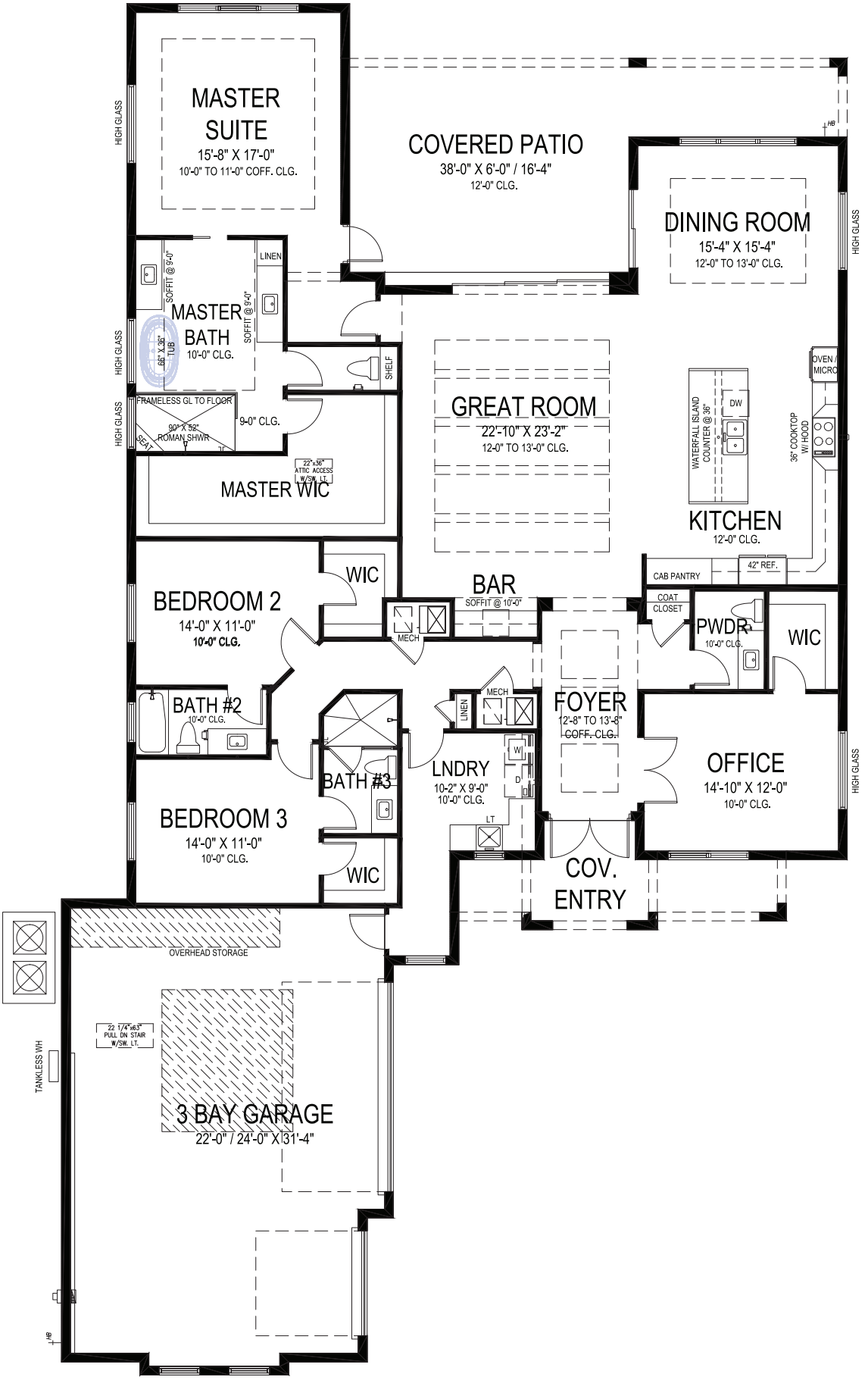

SOMERSET

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 60’ x 104’-8” • 4,544 SF

A/C: 3,083 sf • covered entry: 145 sf • covered patio: 448 sf • garage: 868 sf

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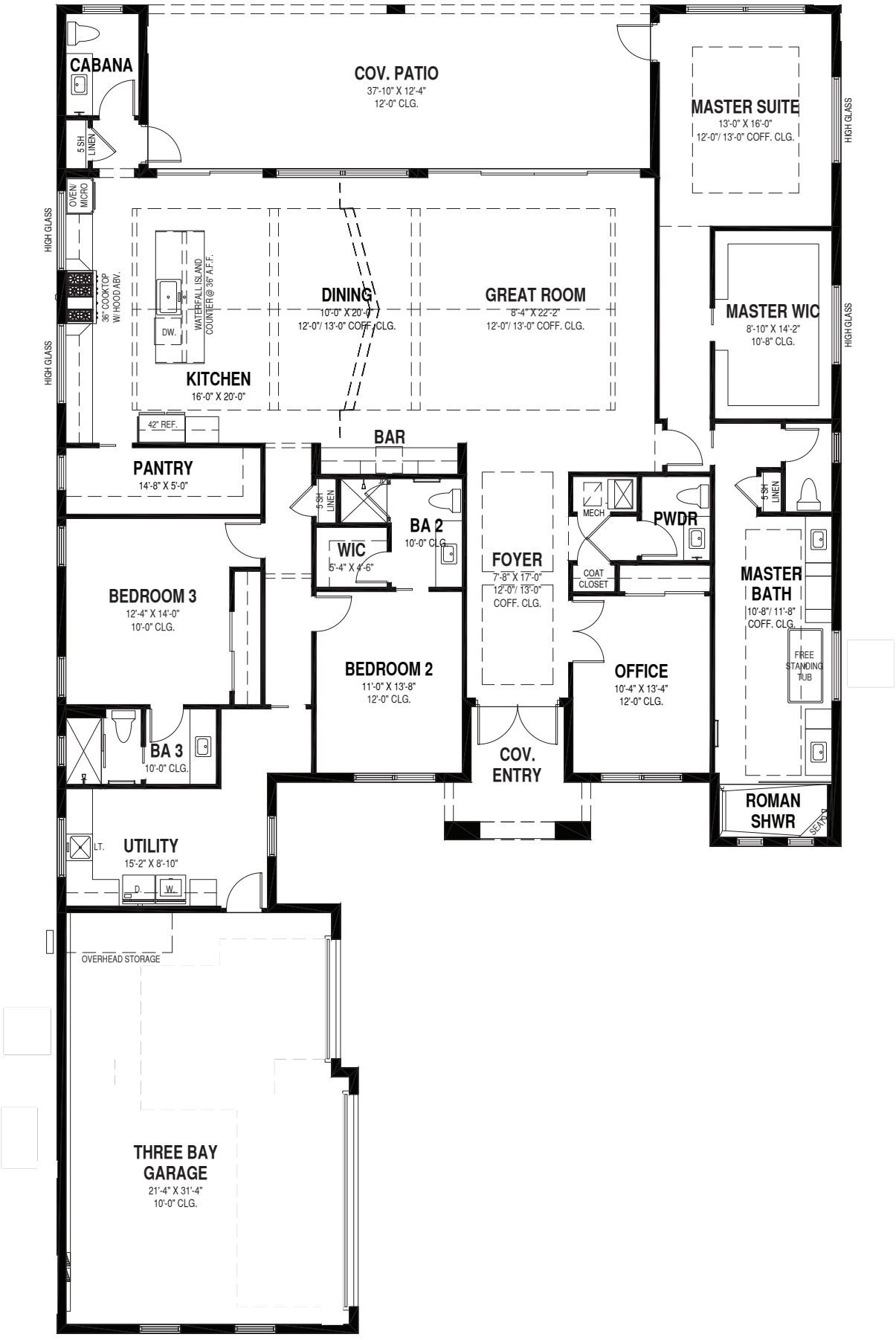

TIDEWATER 26

3 BEDS • DEN • 3 BATHS • 2 HB • 3 BAY GARAGE • 59’ x 100’ • 4,415 SF

A/C: 3,155 sf • covered entry: 87 sf • covered patio: 467 sf • garage: 706 sf

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The Reserve

Grand Harbor

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ECHELON

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