Created: 10/11/2026

GHO HOMES
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
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

EQUAL HOUSING OPPORTUNITY

Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, Features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. GRBK GHO Homes, LLC. Lic. #CBC051145

GHO HOMES
A GREEN BRICK PARTNER

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 2114 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.

EQUAL HOUSING OPPORTUNITY

Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, Features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. GRBK GHO Homes, LLC. Lic. #CBC051145

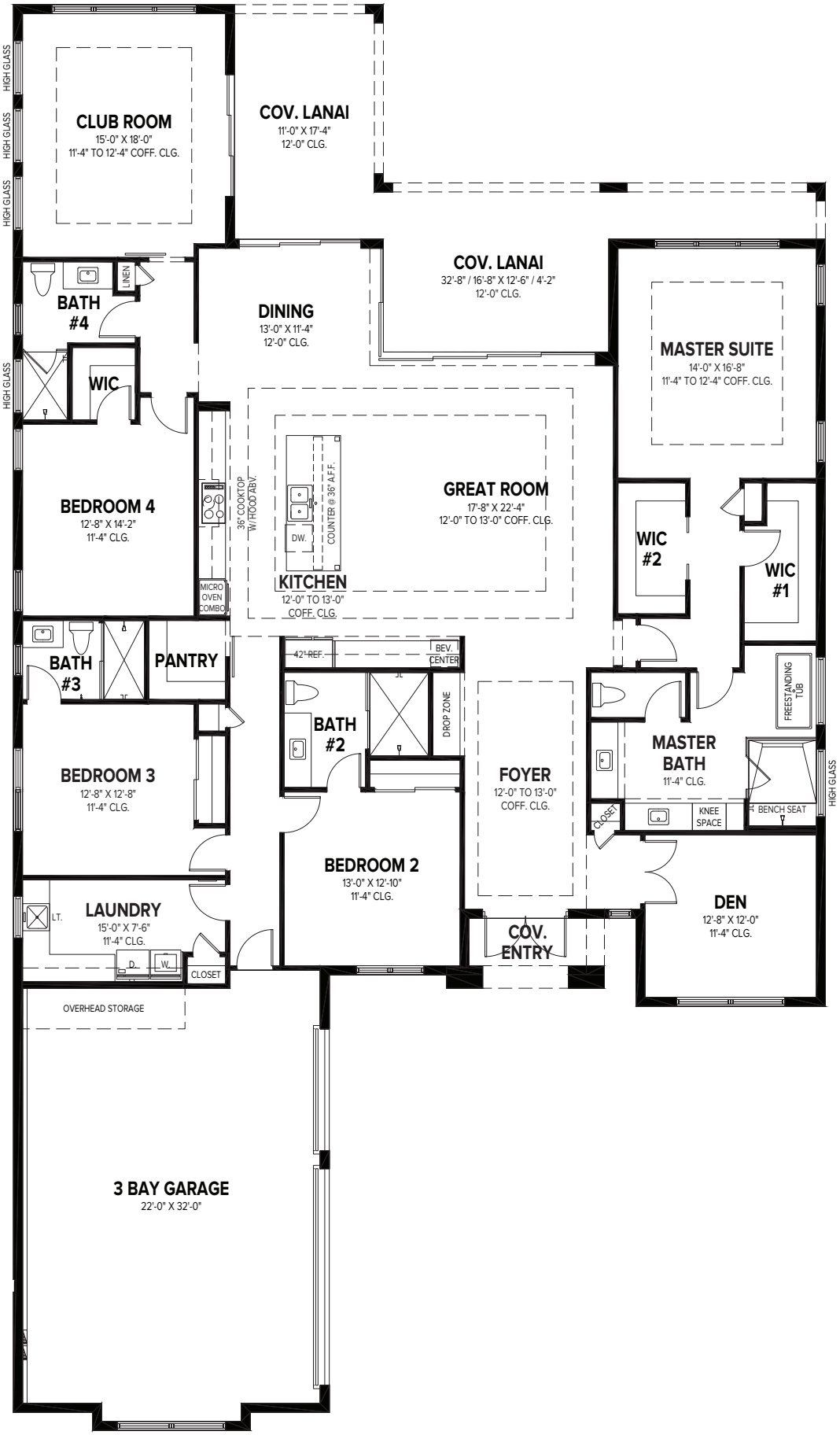
ANSON

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

GHO HOMES
A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2025. Revised July 16, 2026.



ARTISTRY

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

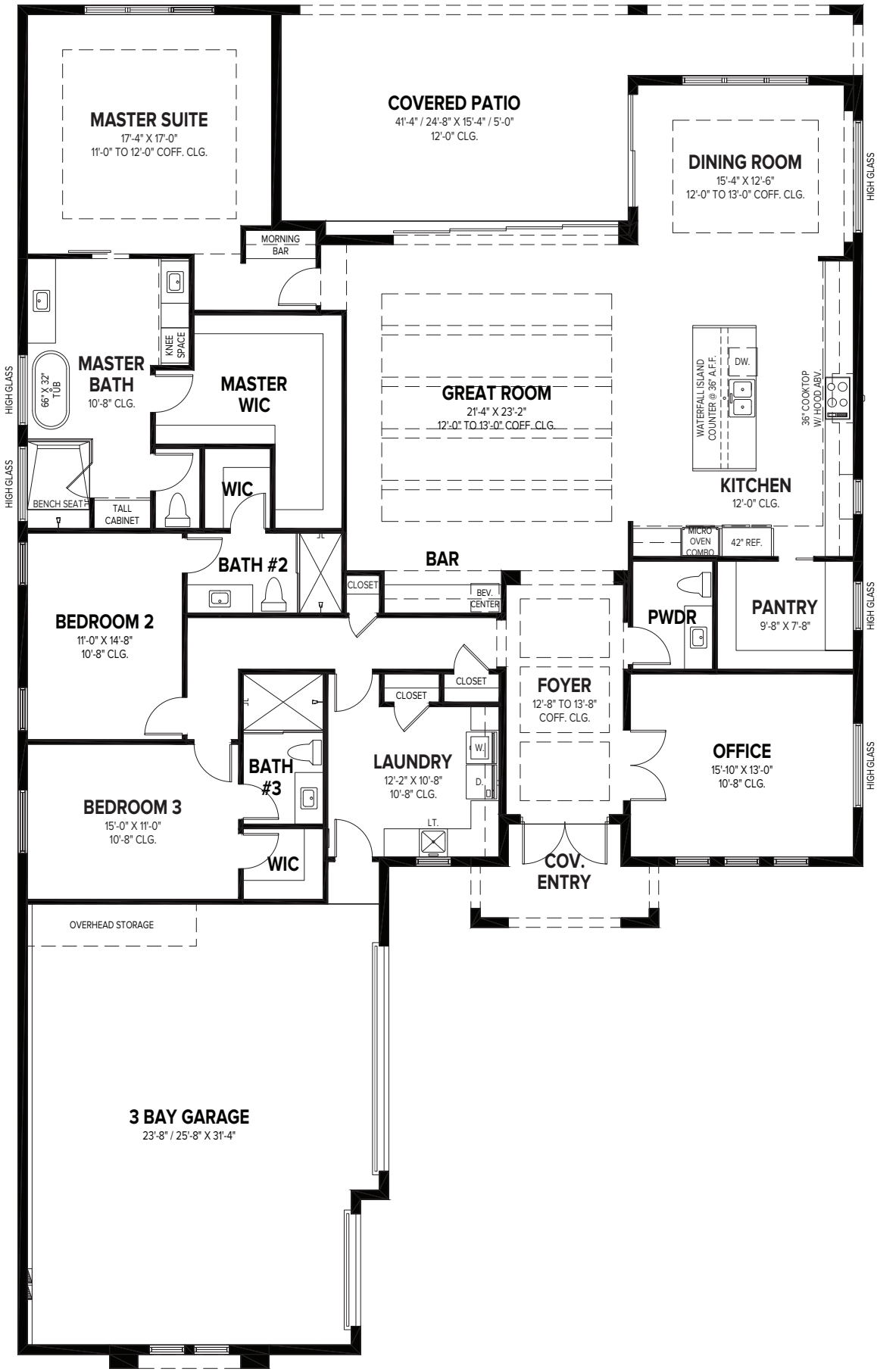
A/C: 3,399 sf • covered entry: 53 sf • covered patio: 466 sf • garage: 756 sf

GHO HOMES

A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2025. Revised August 17, 2026.



BRIDGEWATER

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

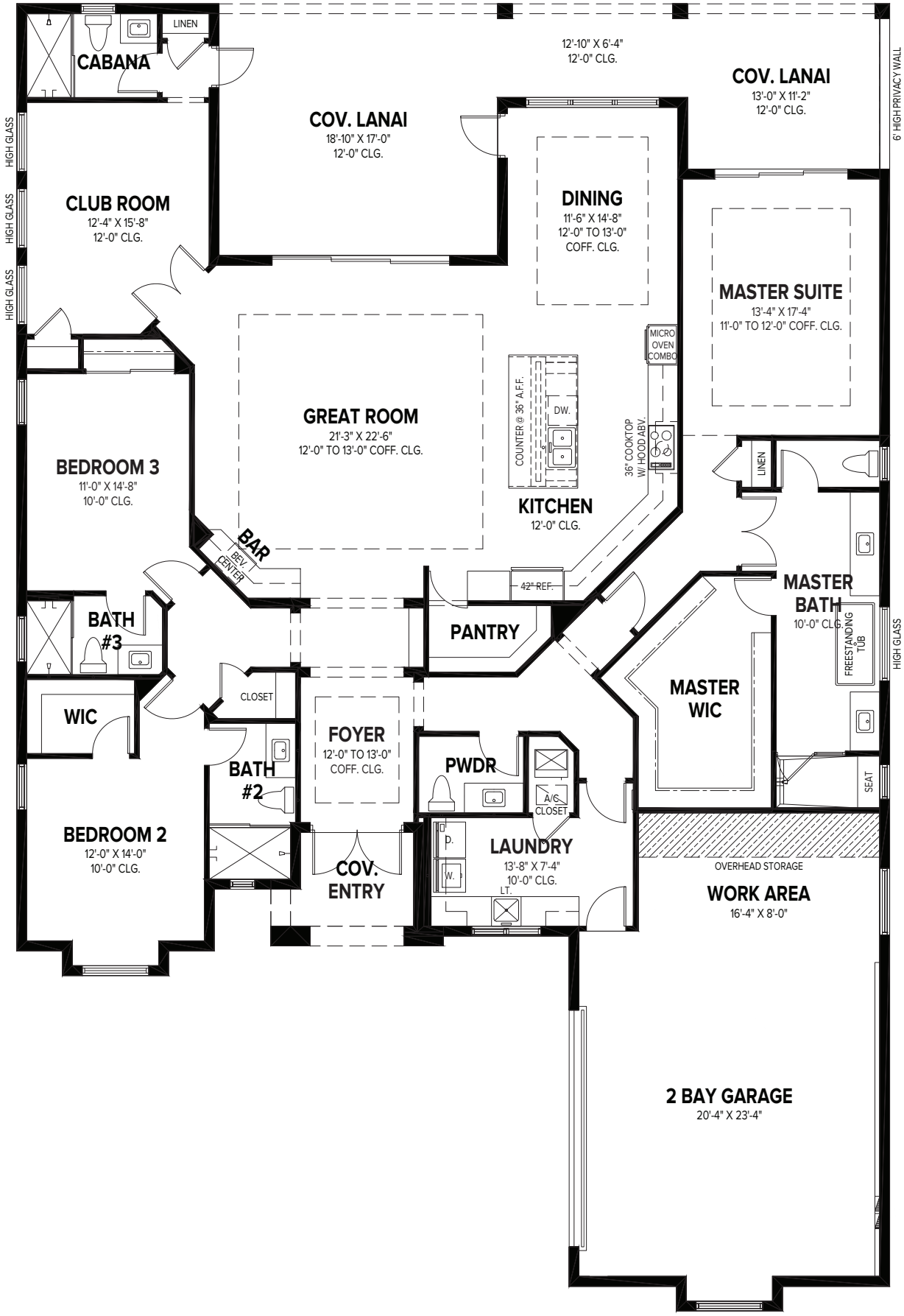
A/C: 3,242 sf • covered entry: 82 sf • covered patio: 462 sf • garage: 838 sf

GHO HOMES

A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2025. Revised June 15, 2026.



OLYMPIA

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

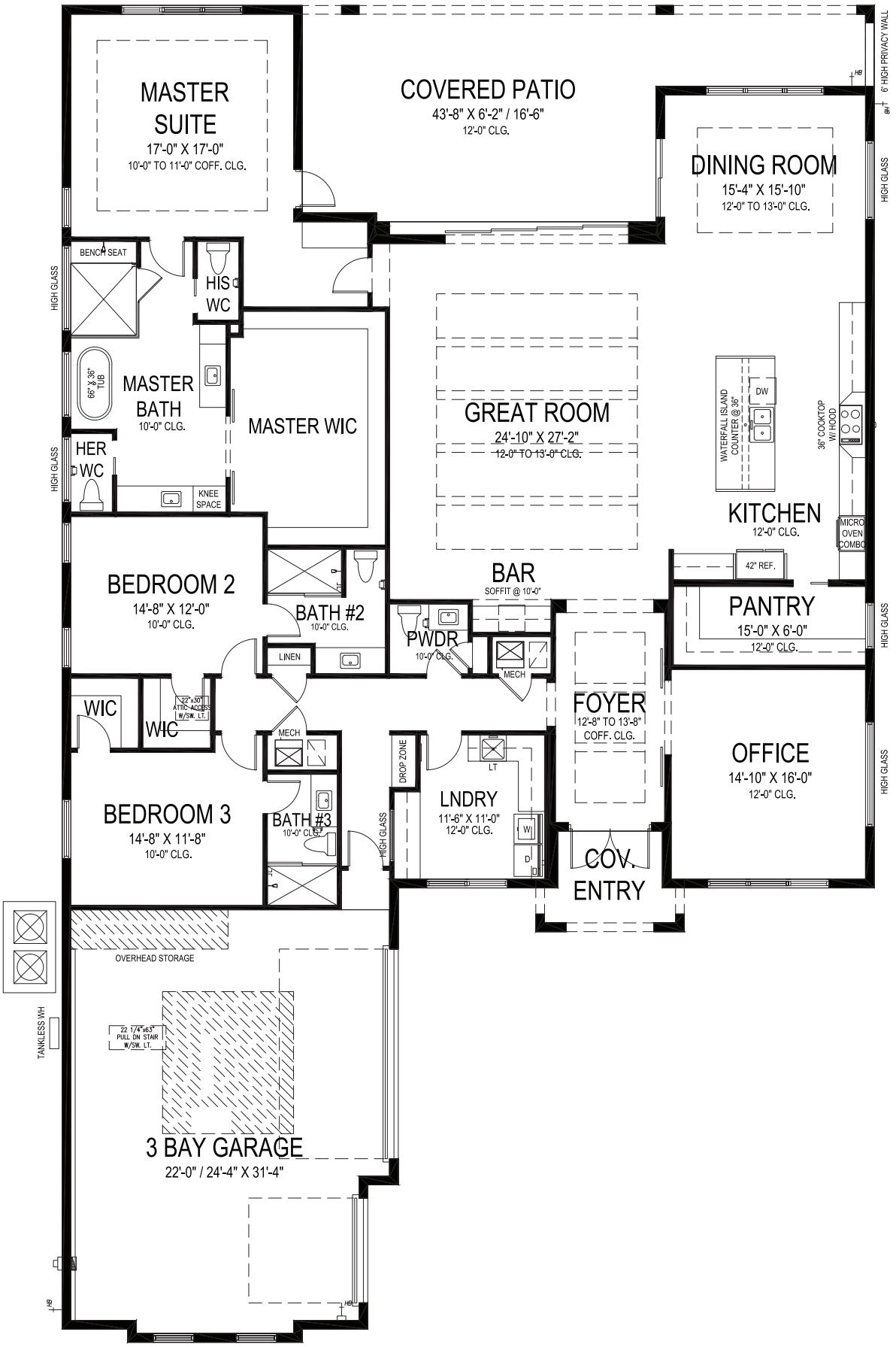
A/C: 2,973 sf • covered entry: 68 sf • covered patio: 554 sf • garage: 668 sf

GHO HOMES

A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2026. Revised August 12, 2026.



RIVIERA

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

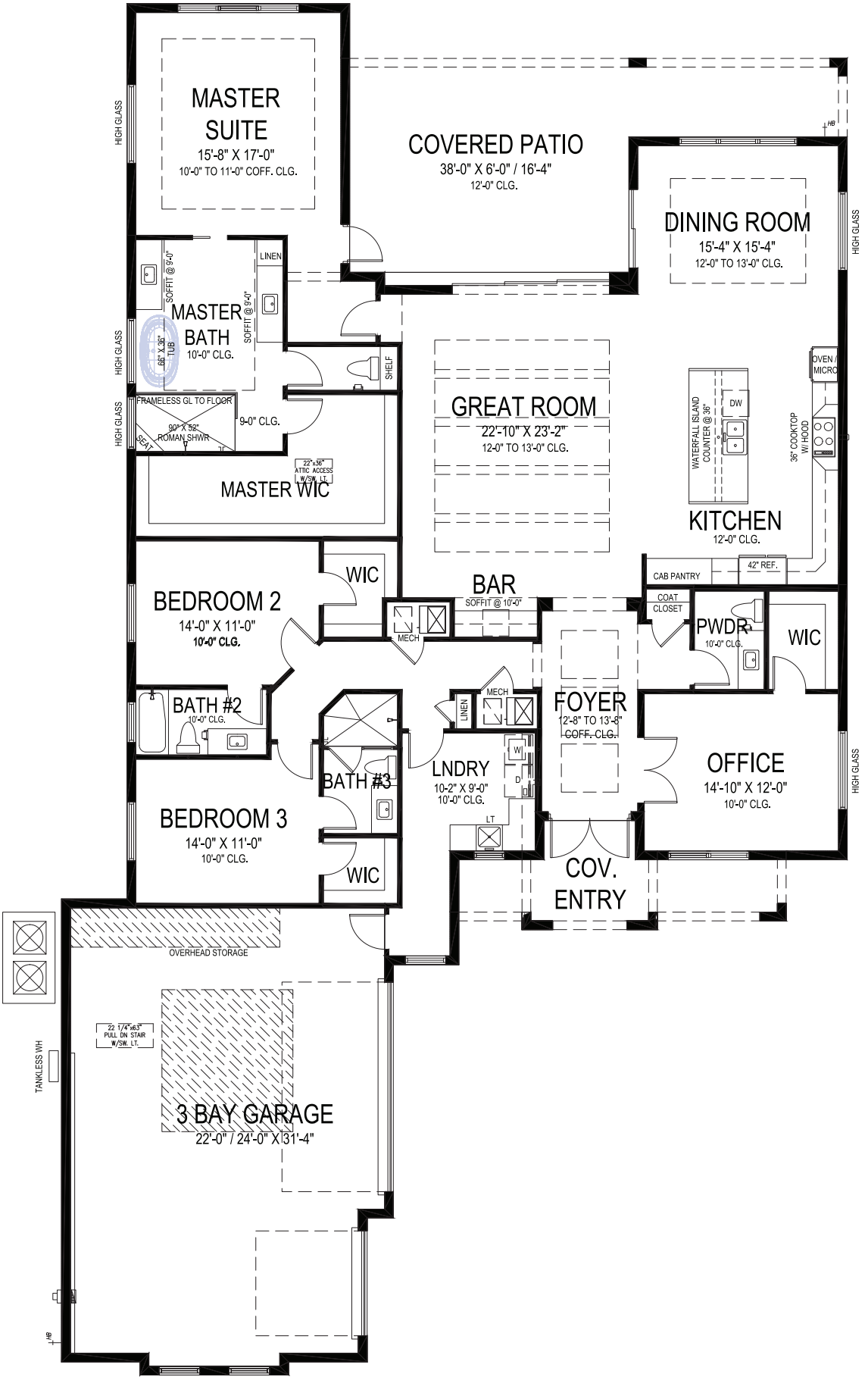
A/C: 3,605 sf • covered entry: 72 sf • covered patio: 566 sf • garage: 821 sf

GHO HOMES

A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2024. Revised January 24, 2025.



SOMERSET

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

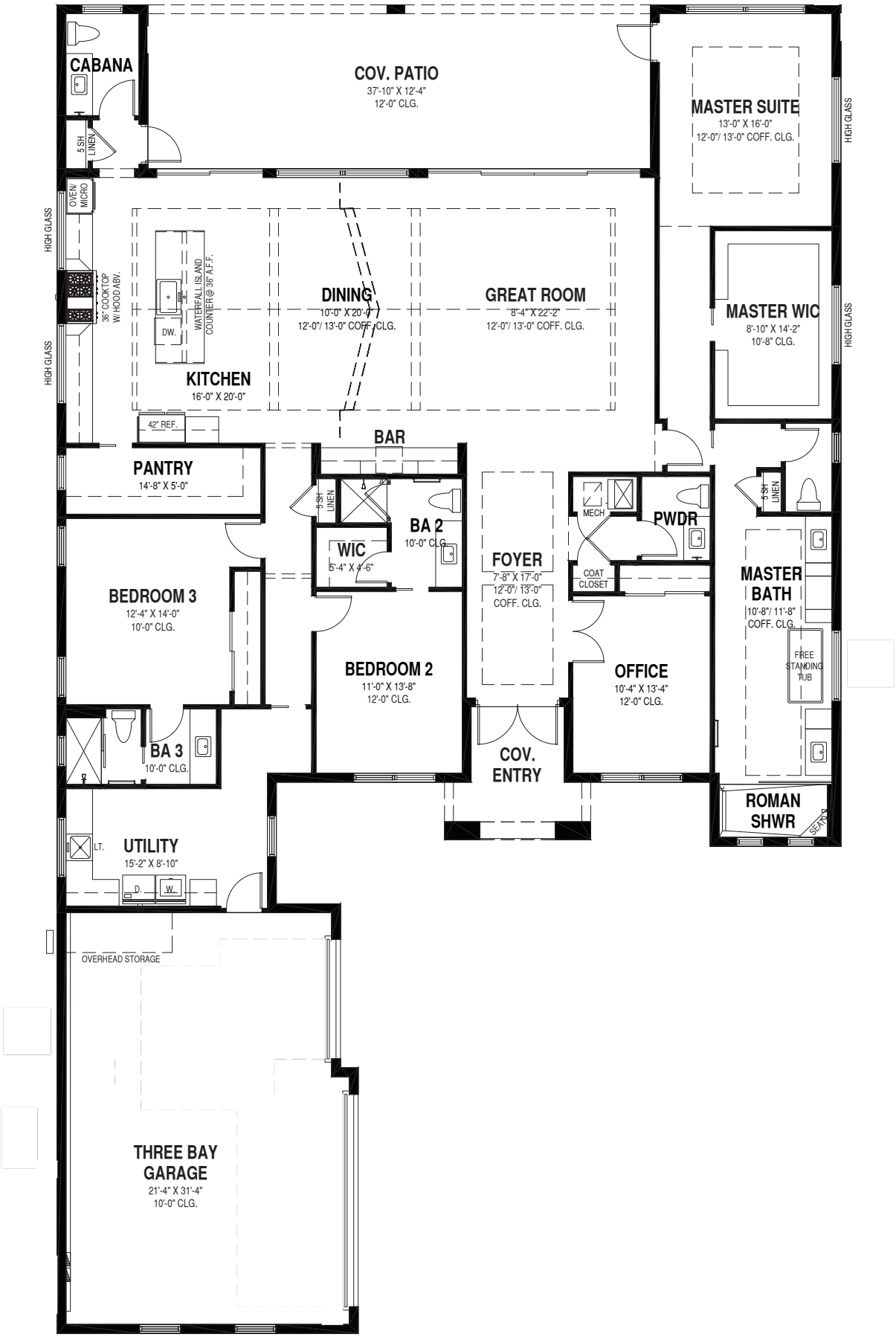
A/C: 3,083 sf • covered entry: 145 sf • covered patio: 448 sf • garage: 868 sf

GHO HOMES

A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2023. Revised September 20, 2023.



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

GHO HOMES

A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist’s conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2026. Revised March 10, 2026.

The Reserve

Grand Harbor

GHO HOMES

A GREEN BRICK PARTNER

ECHELON

All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. Prices and specifications are subject to change without notice. Oral representation cannot be relied upon as correctly stated representations of the developer.

EQUAL HOUSING OPPORTUNITY

CBC051145