



COMMUNITY PRICE LIST

Created: Apr-23-2024

Bella Rosa

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Durham Rose	2	2	Yes	2 Bay	1,573	TBD
Brooke	2	2	Yes	2 Bay	1,600	388,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Brooke 5850 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE06	3	2	No	2 Bay	1,600	442,864
Brooke 5900 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE#01	3	2	No	2 Bay	1,600	429,648
Brooke 5855 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE11	3	2	No	2 Bay	1,600	447,343
Brooke 5860 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE05	3	2	No	2 Bay	1,600	418,907
Brooke 5865 Bella Rosa Lane Vero Beach, FL 32966 Lot: BRE10	3	2	No	2 Bay	1,600	453,603

All base prices above include a standard home site in Bella Rosa.

Lakefront homesites are limited and will have a lot premium.
Contact your salesperson for specific lot information.

* Plans are lot specific.
See your sales team member for details

To Learn More About These Homes Please Contact

Nick Presner 772.257.1100 Cell: 772.361.9867 NickP@ghohomes.com

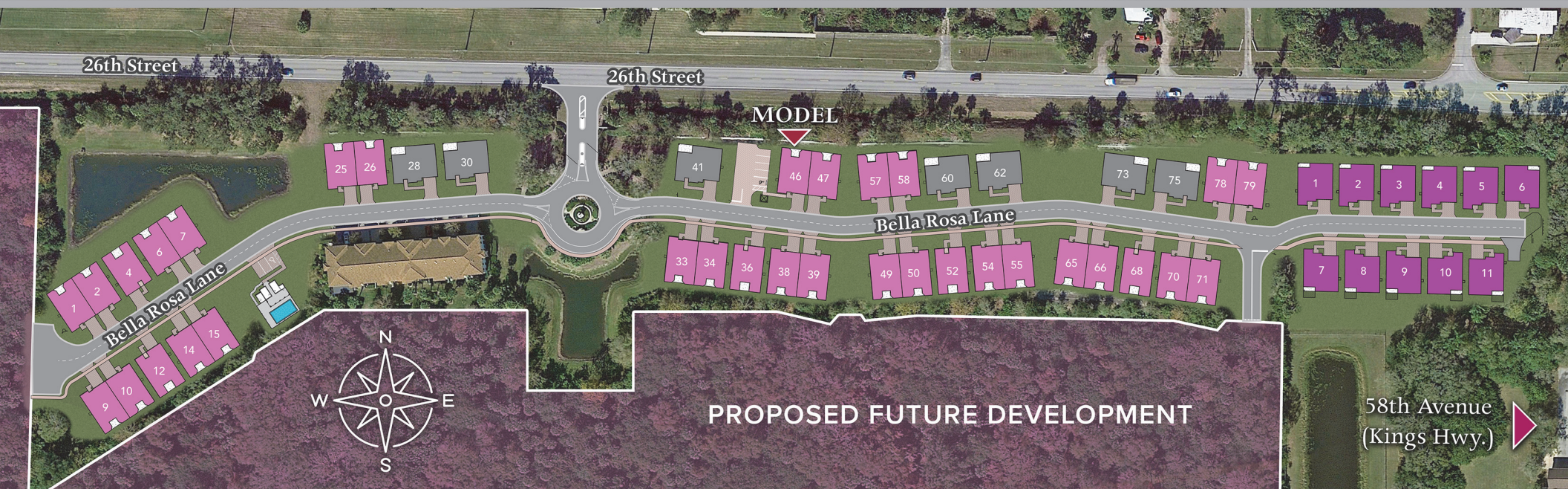
GHO HOMES 772.257.1100 | ghohomes.com



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, are 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. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.




BELLA ROSA

VERO BEACH

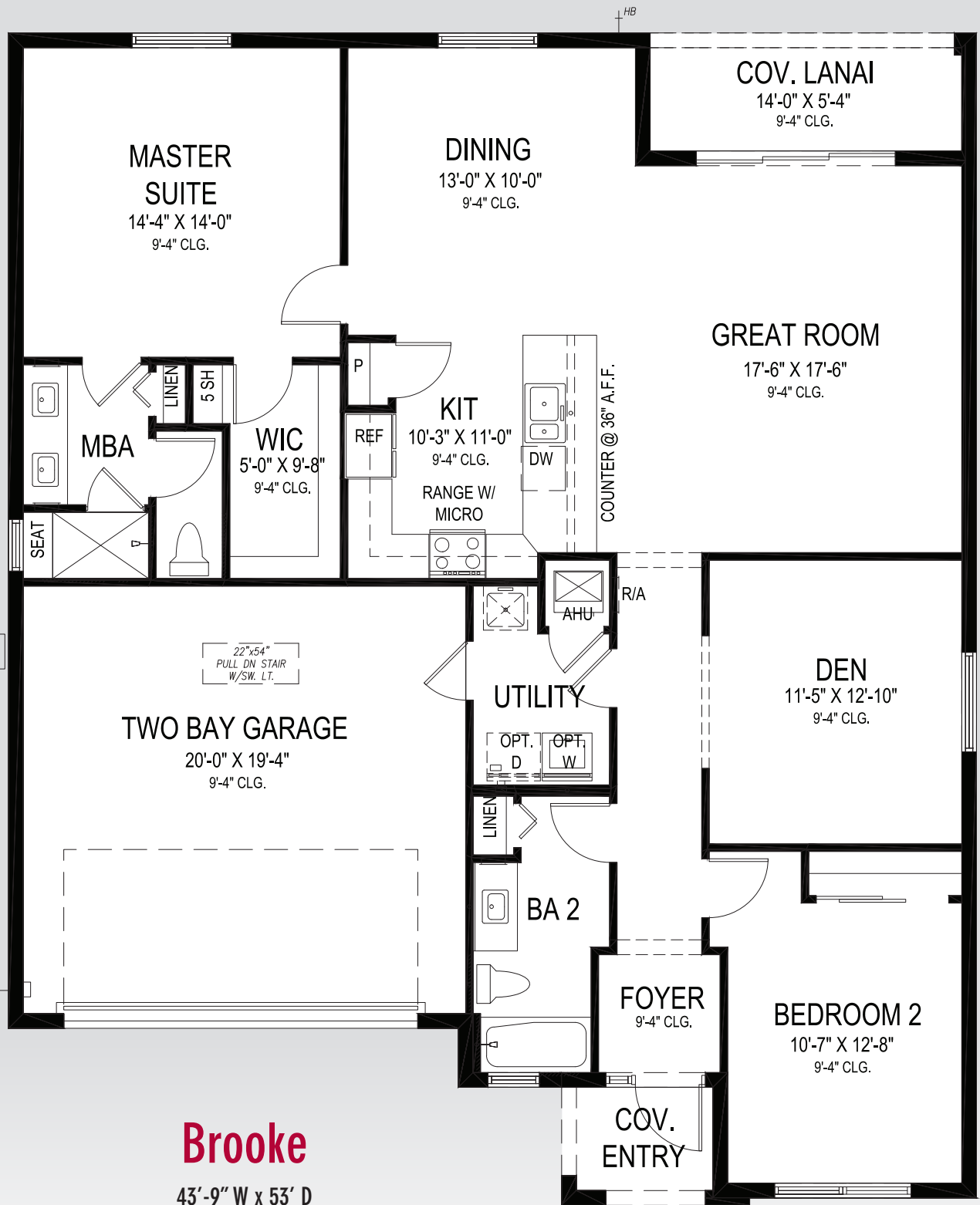


GHO HOMES

A GREEN BRICK PARTNER

-  Durham Rose
-  Rosa
-  Brooke

 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.



Brooke

43'-9" W x 53' D

GHO HOMES

A GREEN BRICK PARTNER

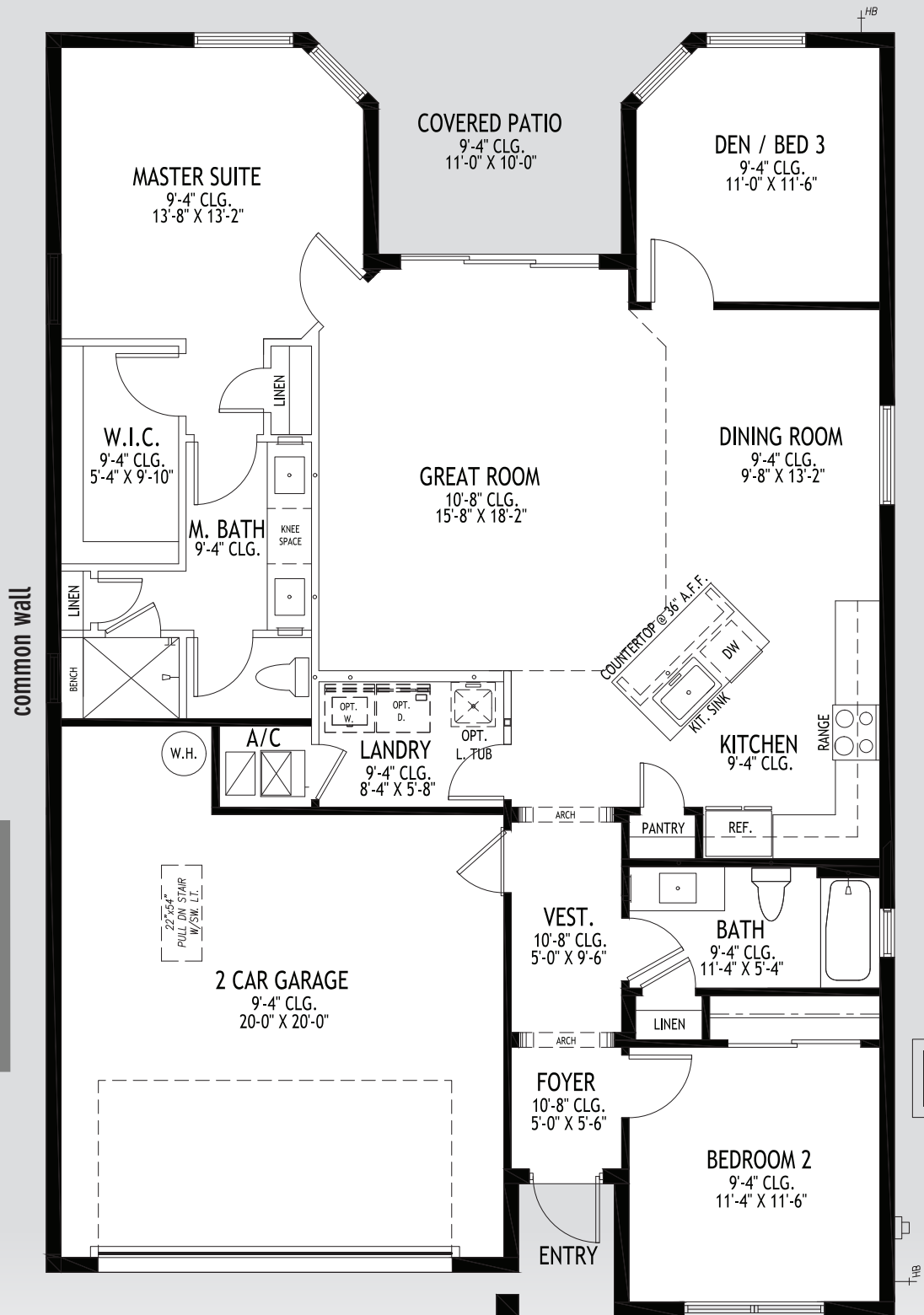
772.257.1100 • GHOHOMES.COM

APPROXIMATE AREAS

- Air Conditioned1,600 Sq. Ft.
- Covered Entry36 Sq. Ft.
- Covered Patio79 Sq. Ft.
- 2 Bay Garage 413 Sq. Ft.
- TOTAL2,128 Sq. Ft.**



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 2018. Revised February 14, 2024.



Typical attached villa

Durham Rose

38'-4" W x 58' D

GHO HOMES

A GREEN BRICK PARTNER

772.257.1100 • GHOHOMES.COM

APPROXIMATE AREAS	
Air Conditioned	1,573 Sq. Ft.
Covered Entry	27 Sq. Ft.
Covered Patio	120 Sq. Ft.
Garage	460 Sq. Ft.
TOTAL	2,180 Sq. Ft.



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 2020. Revised March 4, 2021.



COMMUNITY FEATURES LIST

Bella Rosa

Created: Apr-23-2024

Community Specific Specifications

- Vehicle Access Controlled Gated Community
- Community Pool with Covered Pool House Porch
- Community Managed Landscaping Maintenance
- Italian Fountain with Paver Roundabout at Community Entrance
- Natural Gas Community - See Sales Associate for Details

"GHO Connectivity" Technology/Convenience Features

- ☑ GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan, prewired for AT&T or Comcast
- ☑ Wifi Enabled Automatic Garage Door Opener
- ☑ NEST Next Generation Learning Thermostat Or Equivalent
- ☑ Nest Hello Video Door Bell - Wifi Ready - Or Equivalent
- ☑ Smart WiFi 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 Connection to FPL Supplied Electrical Power

Exterior Features

- ☑ White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan
 - Dimensional Roof Shingles with Limited Lifetime Warranty
- ☑ Paver Driveway and Front Walks - Per Plan
 - Paver Driveway, Front Walks and Rear Covered Patio Floor
- ☑ Fiberglass Raised Panel 8' Exterior Door
 - Professionally Designed Landscaped Package and Floratam Sod
 - Automatic Irrigation System, Master Community Water Supply
 - Exterior GFI Electric Outlets (2)

GHO HOMES 772.257.1100 | ghohomes.com



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, are 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. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.



COMMUNITY FEATURES LIST

Bella Rosa

Created: Apr-23-2024

- Exterior Garden Hose Connections (2)
- Sherwin Williams Exterior Doors and Garage Door Paint Exterior Acrylic Latex
- Sherwin Williams Exterior Paint - Acrylic Primer and Top Coat

Utility Room and Garage

- Drop Down Stairs to Attic
- Impact Rated Garage Doors
- LED Lighting Provided for Garage and Utility Room
- Rough In For Future Gas Dryer

Gourmet Kitchens

- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- Level 1 Decorator Cabinet Doors with 36" Uppers
- 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 Over the Range Microwave
- GE Freestanding Gas Range
- GE Dishwasher
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

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
 - Clear Glass Shower Enclosures- per plan
 - Raised Height Vanities (GHO Level 1 Selections)
 - Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello
- Features all Baths (GHO Level 1 Selections)
- Bathroom Faucets and Fixtures (Brushed Finish)
 - Raised, Comfort Height White Toilets - all Bathrooms
 - Full Width Oversized Height Vanity Mirrors

GHO HOMES 772.257.1100 | ghohomes.com



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, are 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. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.



COMMUNITY FEATURES LIST

Bella Rosa

Created: Apr-23-2024

- ☑ **Square Shower Drains in all Bathrooms**
- ☑ **Double Row Vinyl Clad Shelving in Master Closet**

Interior Appointments

- ☑ **Colonist Raised Panel 8 Ft Tall Interior Doors**
 - 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)**
 - Designer Flooring Collection - Choice of Select Oversized Ceramic Floor Tile
 - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

Interior Design Features

- ☑ **Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets - per plan**
 - **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
 - Designer Knockdown Texture on Ceilings
 - Vinyl Clad Shelving in all Closets - per plan
 - Air-Conditioned Walk-In Closets - per plan
 - **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
 - **Sherwin Williams Interior Trim Paint - Semi-Gloss Latex**

Electrical Specifications

- ☑ **Recessed LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan**
 - **Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio**
 - **Walk-In Closet Lighting - per plan**
 - Decorative Rocker Type Switches
 - Front Exterior Coach Lights, per plan
 - **Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)**

GHO HOMES 772.257.1100 | ghohomes.com



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, are 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. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.



COMMUNITY FEATURES LIST

Bella Rosa

Created: Apr-23-2024

Energy Efficient & Safety Features

✔ Lennox High Efficiency Air Conditioning System Including Multi 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
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- ✔ **Energy Efficient R-38 Minimum Attic Insulation over Conditioned Space**
- ✔ **Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors**
- ✔ **Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors**
- ✔ **Gas Tankless Water Heater, exterior mount - Energy Star**
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code



GHO Homes sets a higher standard in appointing our homes. Our Ultimate Features - denoted by the check mark icon - set us apart from other builders and come standard in every GHO Home.

Additional Tailor Made home design options to choose from include built-in entertainment centers, wet bars, screened-in pools, and luxurious finishes and upgrades. From flooring to cabinetry and custom room designs, we've made it easy and affordable to realize your dreams. *Overall system efficiency minimum 15 SEER, based on individual equipment available and sized per each home.

GHO HOMES 772.257.1100 | ghohomes.com



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, are 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. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.