



# COMMUNITY PRICE LIST

Created: May-03-2024

## Bella Rosa

### Floorplans

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

### Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Brooke</b> 5870 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE 04	3	2	No	2 Bay	1,600	<b>420,511</b>
<b>Brooke</b> 5855 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE11	3	2	No	2 Bay	1,600	<b>447,343</b>
<b>Brooke</b> 5860 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE05	3	2	No	2 Bay	1,600	<b>418,907</b>
<b>Brooke</b> 5865 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE10	3	2	No	2 Bay	1,600	<b>453,603</b>

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](mailto:NickP@ghohomes.com)**

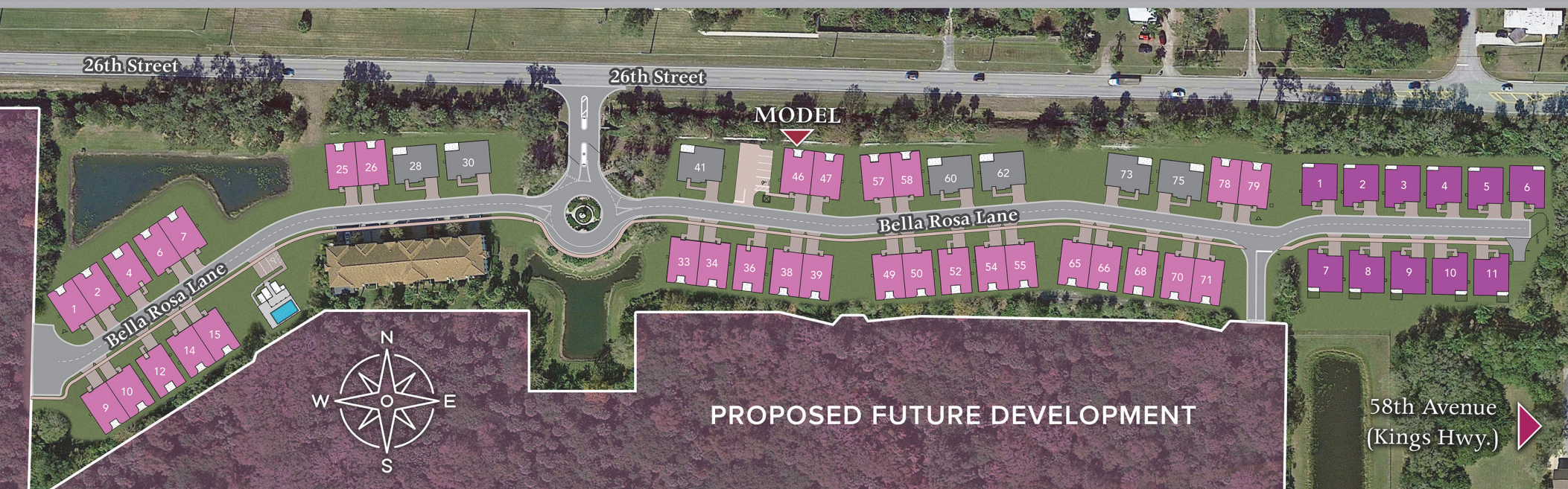
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# BELLA ROSA

VERO BEACH



## GHO HOMES

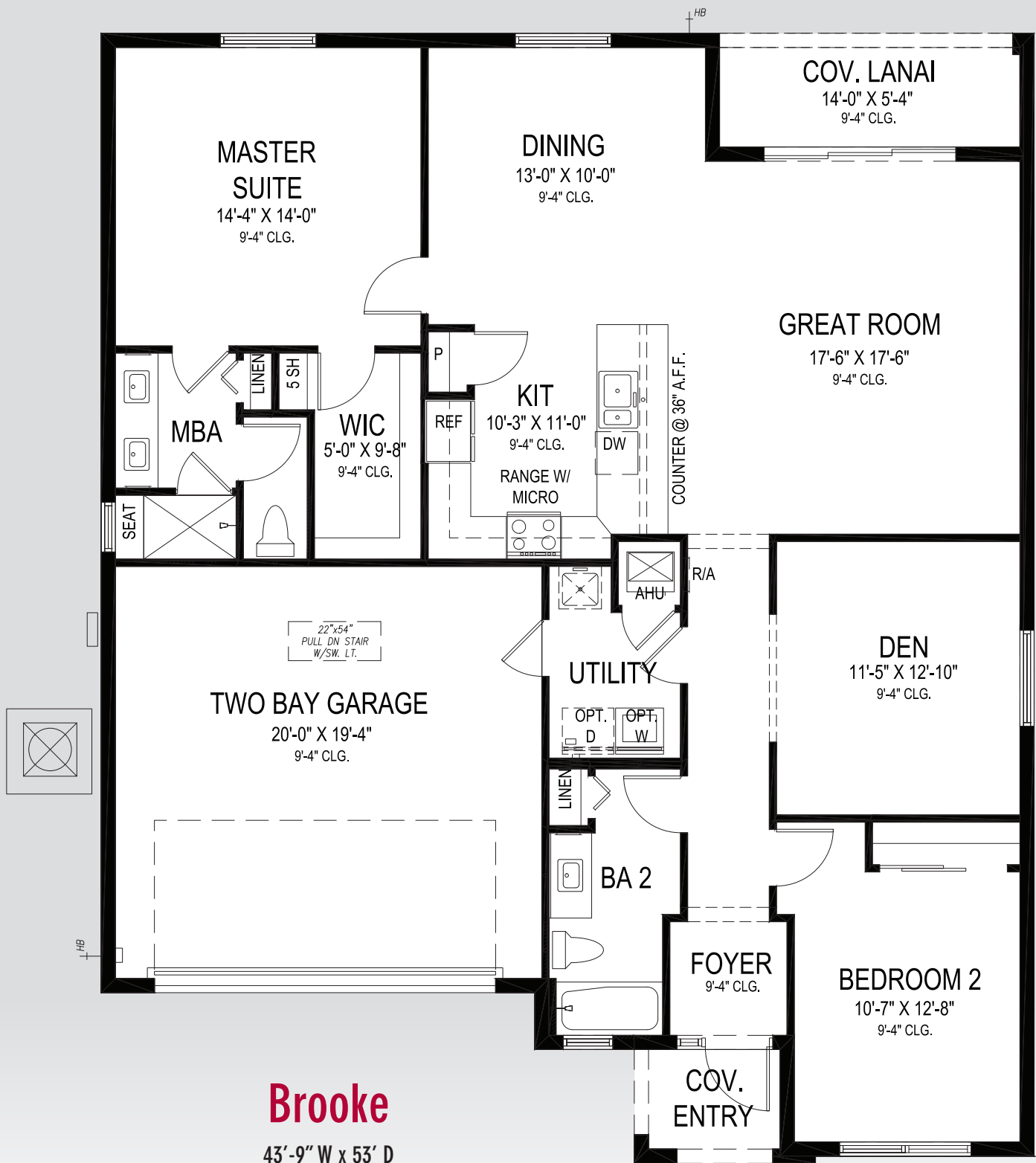
A GREEN BRICK PARTNER

-  Durham Rose
-  Rosa
-  Brooke



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# GHO HOMES

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## APPROXIMATE AREAS

Air Conditioned .....1,600 Sq. Ft.  
Covered Entry .....36 Sq. Ft.  
Covered Patio .....79 Sq. Ft.  
2 Bay Garage ..... 413 Sq. Ft.  
TOTAL .....2,128 Sq. Ft.



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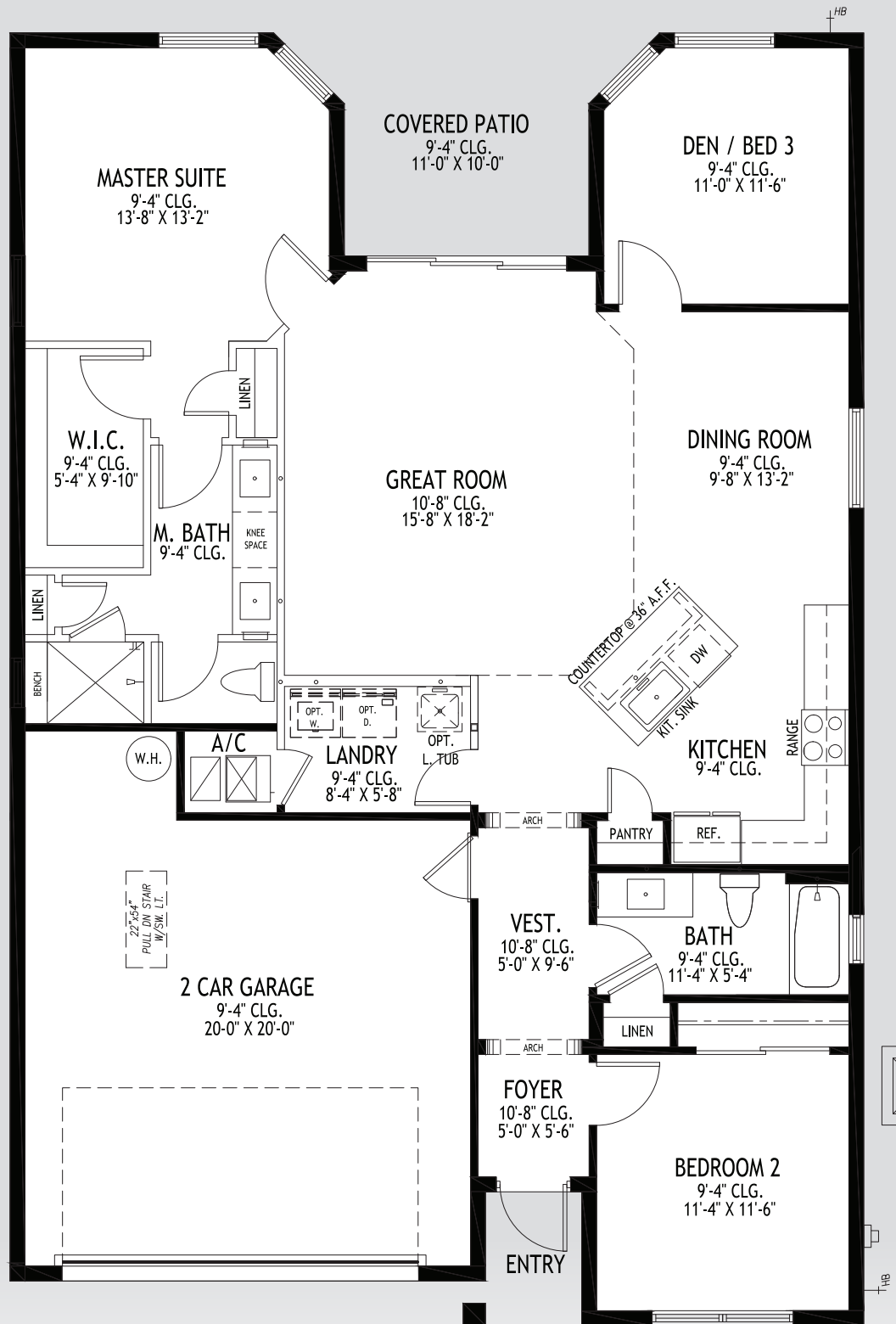


Typical attached villa

## Durham Rose

38'-4" W x 58' D

common wall



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### 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.**



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# COMMUNITY FEATURES LIST

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### 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)

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- 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

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- ☑ **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)**

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### 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.

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