



BELLA ROSA COMMUNITY PROFILE

COMMUNITY OVERVIEW

Bella Rosa is a charming residential community located in Vero Beach, Florida. This gated neighborhood offers a mix of single-family homes and attached villas, providing a serene living environment. The community features a pool complex, street lighting, and an entry fountain. Bella Rosa is conveniently situated near the SR60 corridor, offering easy access to shopping, dining, and entertainment options. Residents can enjoy the proximity to the Indian River Mall, Target, and Publix, making daily errands a breeze. Additionally, the beautiful beaches of Vero Beach are just a short drive away, perfect for those who love to soak up the sun. The community is also close to major airports, with Palm Beach International Airport about 77 miles away and Orlando International Airport approximately 100 miles away.

One final home remains, featuring 3 bedroom, 2 bath and 2-car garage. The home offers tile flooring throughout, quartz countertops in kitchen and bath, 8' interior doors and impact glass on all windows and doors. The Master bath is complete with dual vanities, a walk-in shower and spacious walk-in closet.

Total Number of Homes:

52 Homes at Completion - Single Family and Attached Villas.

Community Dues/Fees:

2025 HOA fees per quarter. Townhome Assessment \$583, Single Family \$718. Duplex Villas, \$644 Capital Contribution \$1,150.

Community Services:

Lawn Care

Amenities:

Gated Entry, Community Street Lighting, Entry Fountain, Community Pool Center!

Driving Directions:

Final Opportunity Showing by Appointment Only. To visit the community

From I-95: Take exit 147 for 20th St. (SR 60) heading East. Turn left onto 66th Ave. Just past the Indian River Mall, turn right onto 26th St. The entrance will be on the right.

From US1: Turn left onto 20th St. (SR60) Continue to head West towards 58th Ave, then turn right. Turn left onto 26th st and the entrance for Bella Rosa will be on the left.

Pet Policy:

Household pets permitted. For specifics, please refer to homeowner HOA guidelines

Elementary School:

Contact the School Board for more information on Schools, however, this locations allows you to choose from 5 elementary schools including 3 Magnet schools.





BELLA ROSA

COMMUNITY FEATURES LIST

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, Front Walks and Rear Covered Patio Floor
- Paver Driveway and Front Walks - Per Plan
- Fiberglass Raised Panel 8' Exterior Door
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Irrigation System, Master Community Water Supply
- Exterior Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- 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

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
- 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 Trim Paint - Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling

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
- Decora Rocker Type Switches
- Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)
- Front Exterior Coach Lights, per plan





BELLA ROSA COMMUNITY FEATURES LIST

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

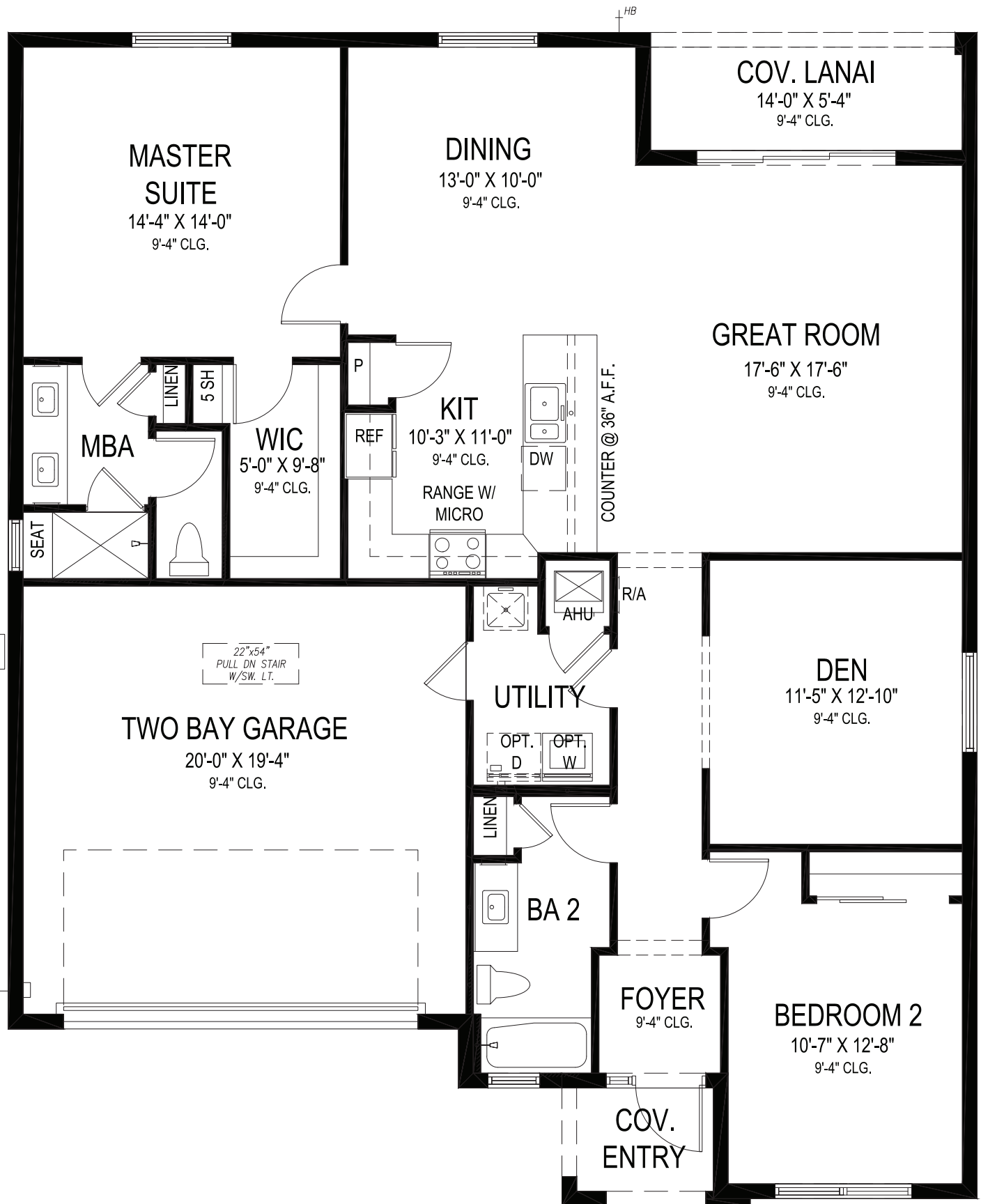
Energy Efficient & Safety Features

- Carrier High Efficiency Air Conditioning System Including Variable 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 R13 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
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

To learn more about these homes, please contact
Nick Presner at 772.257.1100 or e-mail NickP@ghohomes.com



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A GREEN BRICK PARTNER

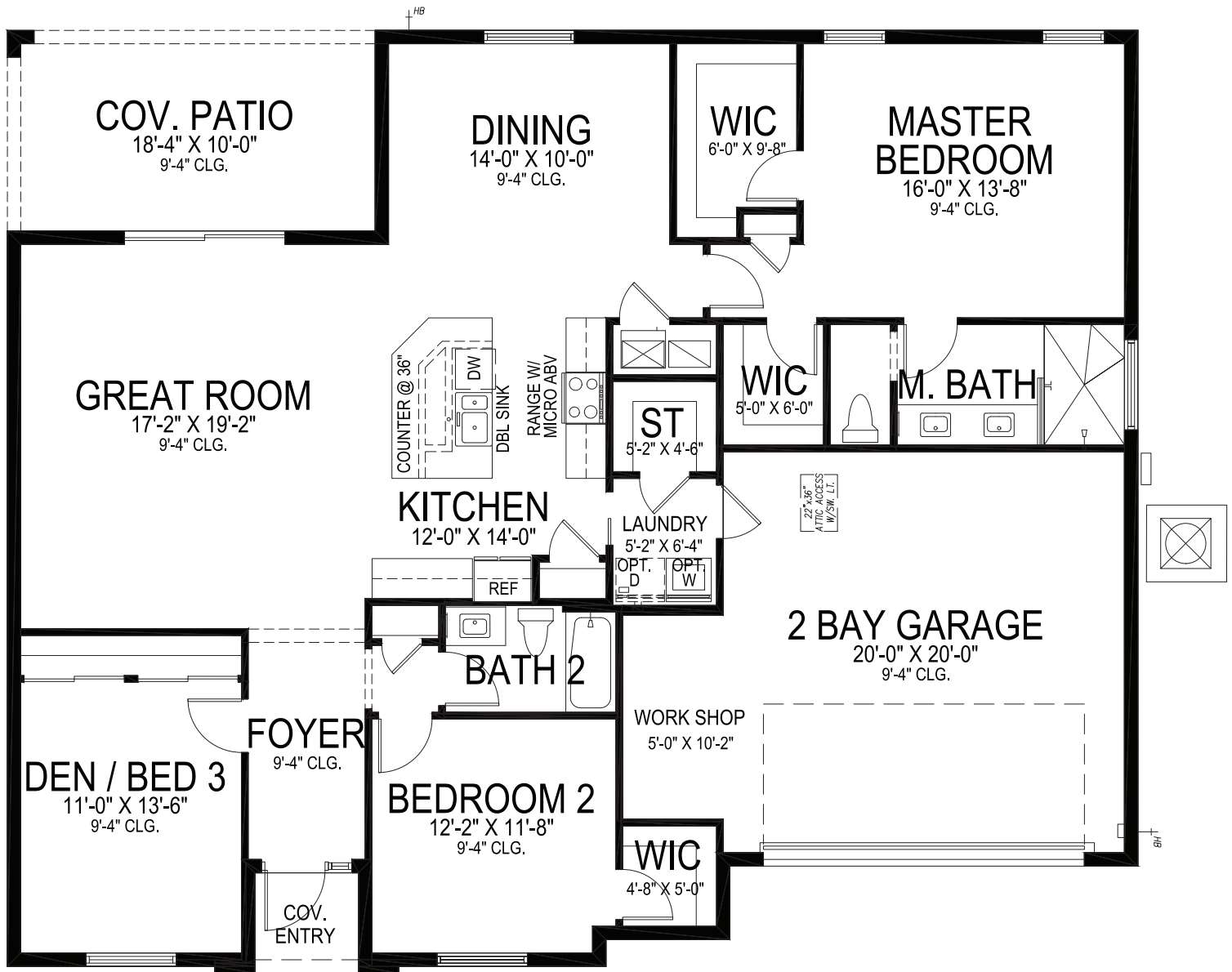
BROOKE

2 BEDS • DEN • 2 BATHS • 2 BAY GARAGE • 43'-9" x 53' • 2,128 SF
A/C: 1,600 sf • covered entry: 36 sf • covered patio: 79 sf • garage: 413 sf

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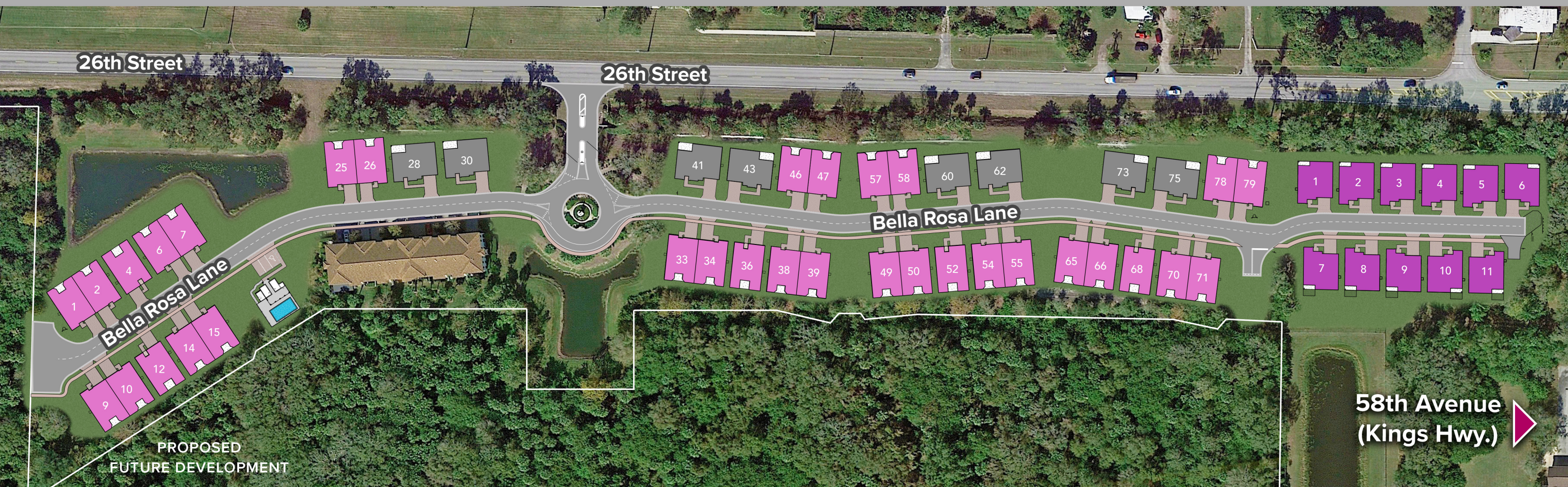


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BELLA ROSA

VERO BEACH



GHO HOMES

A GREEN BRICK PARTNER

-  Durham Rose
-  Rosa
-  Brooke

