



# COMMUNITY PRICE LIST

Created: May-13-2024

## BELTERRA

### Cambridge Series Floorplans

| Floorplan          | Bed | Bath | Den | Garage           | Sq.Ft. | Priced From    |
|--------------------|-----|------|-----|------------------|--------|----------------|
| <b>Laurel</b>      | 2   | 2.5  | Yes | 3 Car Tandem Bay | 2,241  | <b>674,990</b> |
| <b>Iris</b>        | 3   | 3    | No  | 3 Bay            | 2,221  | <b>688,990</b> |
| <b>Iris Grande</b> | 3   | 3    | Yes | 3 Bay            | 2,361  | <b>713,990</b> |
| <b>Mariposa</b>    | 3   | 3    | Yes | 3 Bay            | 2,636  | <b>750,990</b> |

### Inventory Homes

| Floorplan   | Bed | Bath | Den | Garage | Sq.Ft. | Priced From    |
|---|-----|------|-----|--------|--------|----------------|
| <b>Iris Grande</b><br>9483 SW Pinnacle Place, Port Saint Lucie, FL 34987 Lot: 148 | 3   | 3    | Yes | 3 Bay  | 2,361  | <b>778,478</b> |

All base prices above include a standard home site in Belterra as well as a standard pool and screen enclosure. Lakefront, oversized and select 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

Andi Smith 772.257.1100 Cell: 772.262.6574 [AndiS@ghohomes.com](mailto:AndiS@ghohomes.com)  
Jennifer Smith 772.257.1100 Cell: 561.329.8863 [JenniferS@ghohomes.com](mailto:JenniferS@ghohomes.com)

**GHO HOMES** 772.257.1100 | [ghohomes.com](http://ghohomes.com)



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Created: May-13-2024

## Grove Series Floorplans

| Floorplan               | Bed | Bath | Den | Garage | Sq.Ft. | Priced From    |
|-------------------------|-----|------|-----|--------|--------|----------------|
| <b>Willow</b>           | 3   | 3    | Yes | 2+ Bay | 2,603  | <b>778,990</b> |
| <b>Sage</b>             | 3   | 2.5  | Yes | 2+ Bay | 2,607  | <b>789,990</b> |
| <b>Monarch Grande</b>   | 3   | 2.5  | Yes | 3 Bay  | 2,661  | <b>795,990</b> |
| <b>Willow Supreme</b>   | 3   | 3.5  | Yes | 2+ Bay | 2,746  | <b>830,990</b> |
| <b>Willow Signature</b> | 4   | 3.5  | Yes | 2+ Bay | 2,844  | <b>860,990</b> |
| <b>Sage Grande</b>      | 3   | 3.5  | Yes | 2+ Bay | 2,956  | <b>861,990</b> |

## Inventory Homes

| Floorplan   | Bed | Bath | Den | Garage | Sq.Ft. | Priced From    |
|---|-----|------|-----|--------|--------|----------------|
| <b>Sage Grande</b><br>9388 SW Pinnacle Place N, Port Saint Lucie, FL 34987 Lot: 32    | 3   | 3.5  | Yes | 2 Bay  | 2,956  | <b>899,384</b> |
| <b>Monarch Grande</b><br>13977 SW Belterra Drive, Port Saint Lucie, FL 34987 Lot: 41  | 3   | 2.5  | Yes | 3 Bay  | 2,661  | <b>914,378</b> |
| <b>Sage</b><br>13921 SW Belterra Drive, Port Saint Lucie, FL 34987 Lot: 35            | 3   | 2.5  | Yes | 2 Bay  | 2,607  | <b>888,979</b> |
| <b>Willow Signature</b><br>9251 SW Pinnacle Place, Port Saint Lucie, FL 34987 Lot: 20 | 4   | 3.5  | Yes | 2 Bay  | 2,844  | <b>952,097</b> |

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BECKER ROAD

PINNACLE PLACE NORTH

**CLUBHOUSE COMPLEX**

- Tennis • Basketball • Pickleball
- Fitness center • Billiards
- Swimming pool • Observation deck

LAKE BELTERRA

BUCKEYE LAKE

PINNACLE PLACE

LAKE BELTERRA

SKIPPER LAKE

PINNACLE COURT

PHASE I



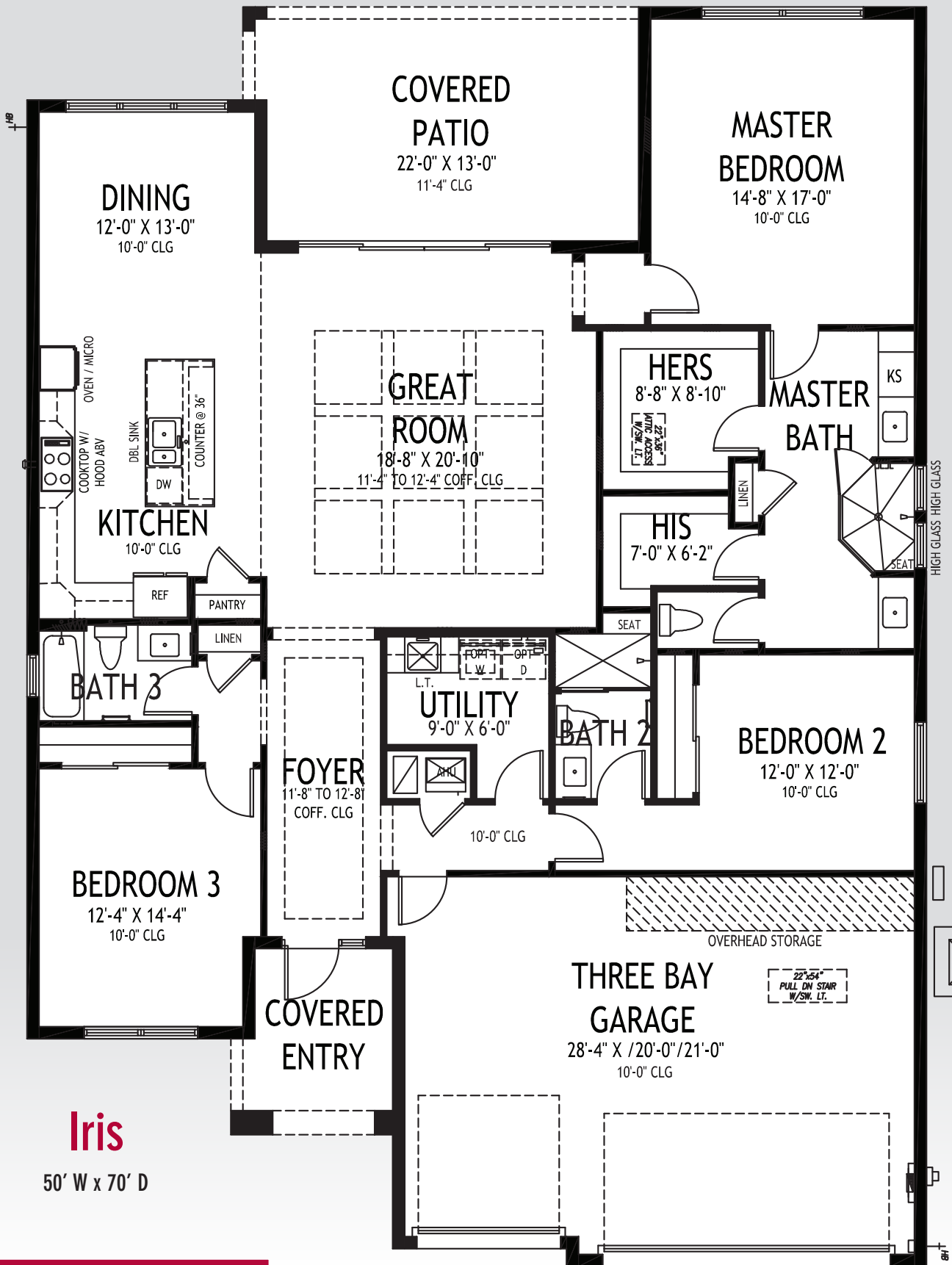
BELTERRA  
TRADITION

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# Iris

50' W x 70' D

## APPROXIMATE AREAS

- Air Conditioned .....2,221 Sq. Ft.
- Covered Entry .....86 Sq. Ft.
- Covered Patio .....276 Sq. Ft.
- Garage .....634 Sq. Ft.
- TOTAL .....3,217 Sq. Ft.**

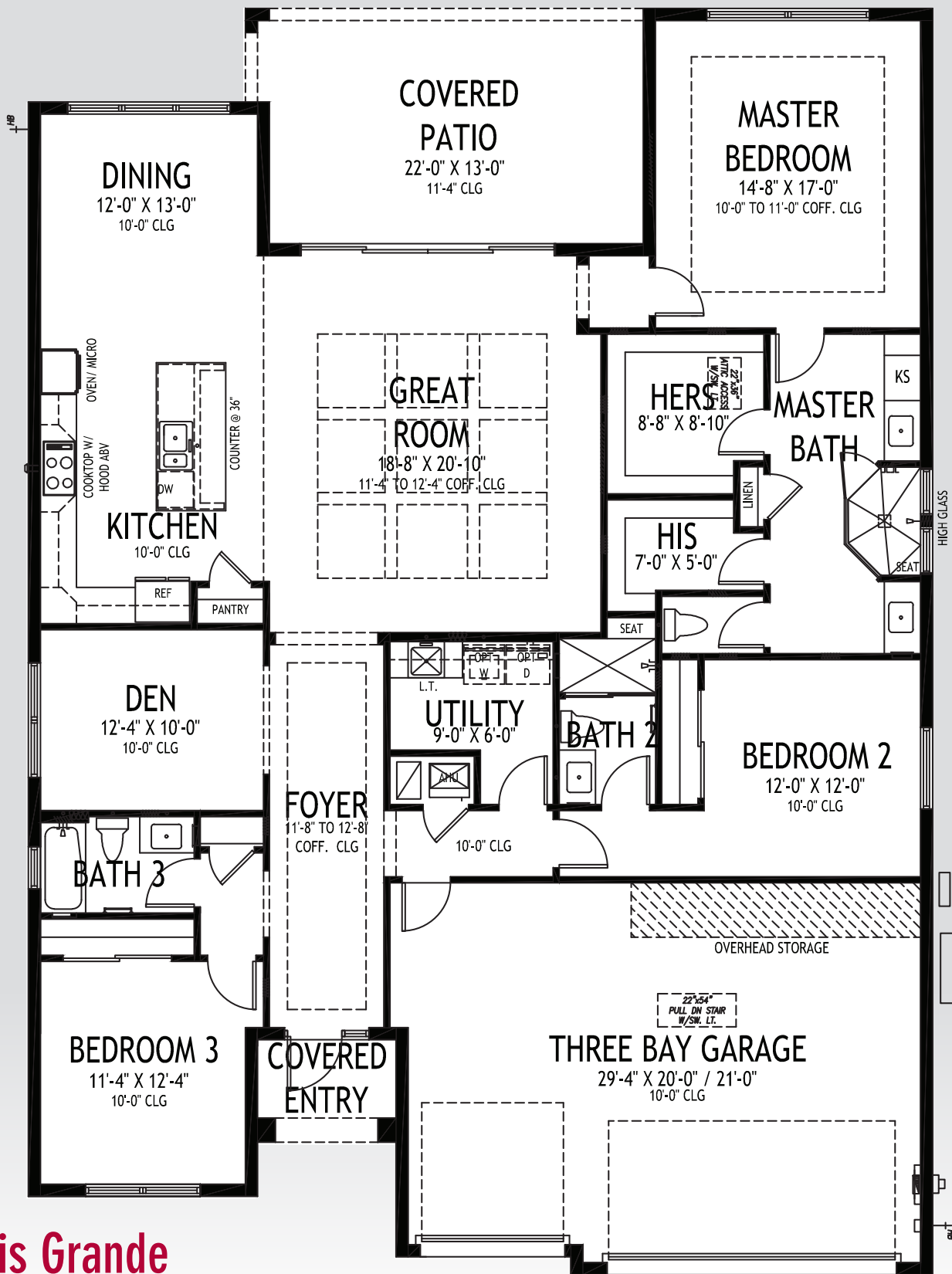
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# Iris Grande

50' W x 70' D

## APPROXIMATE AREAS

- Air Conditioned .....2,361 Sq. Ft.
- Covered Entry .....43 Sq. Ft.
- Covered Patio .....276 Sq. Ft.
- Garage .....636 Sq. Ft.
- TOTAL .....3,316 Sq. Ft.**

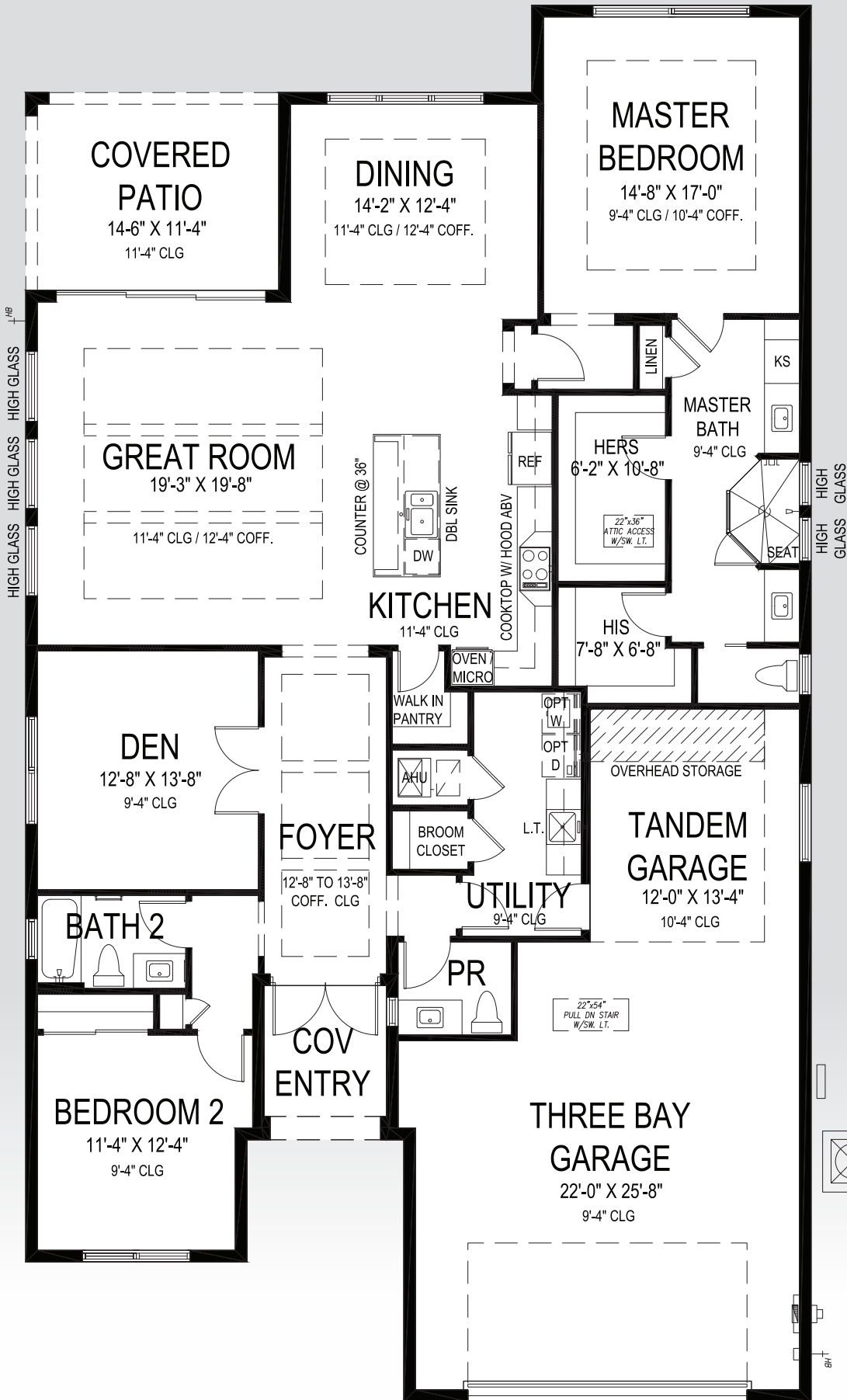
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## Laurel

45' W x 80' D

### APPROXIMATE AREAS

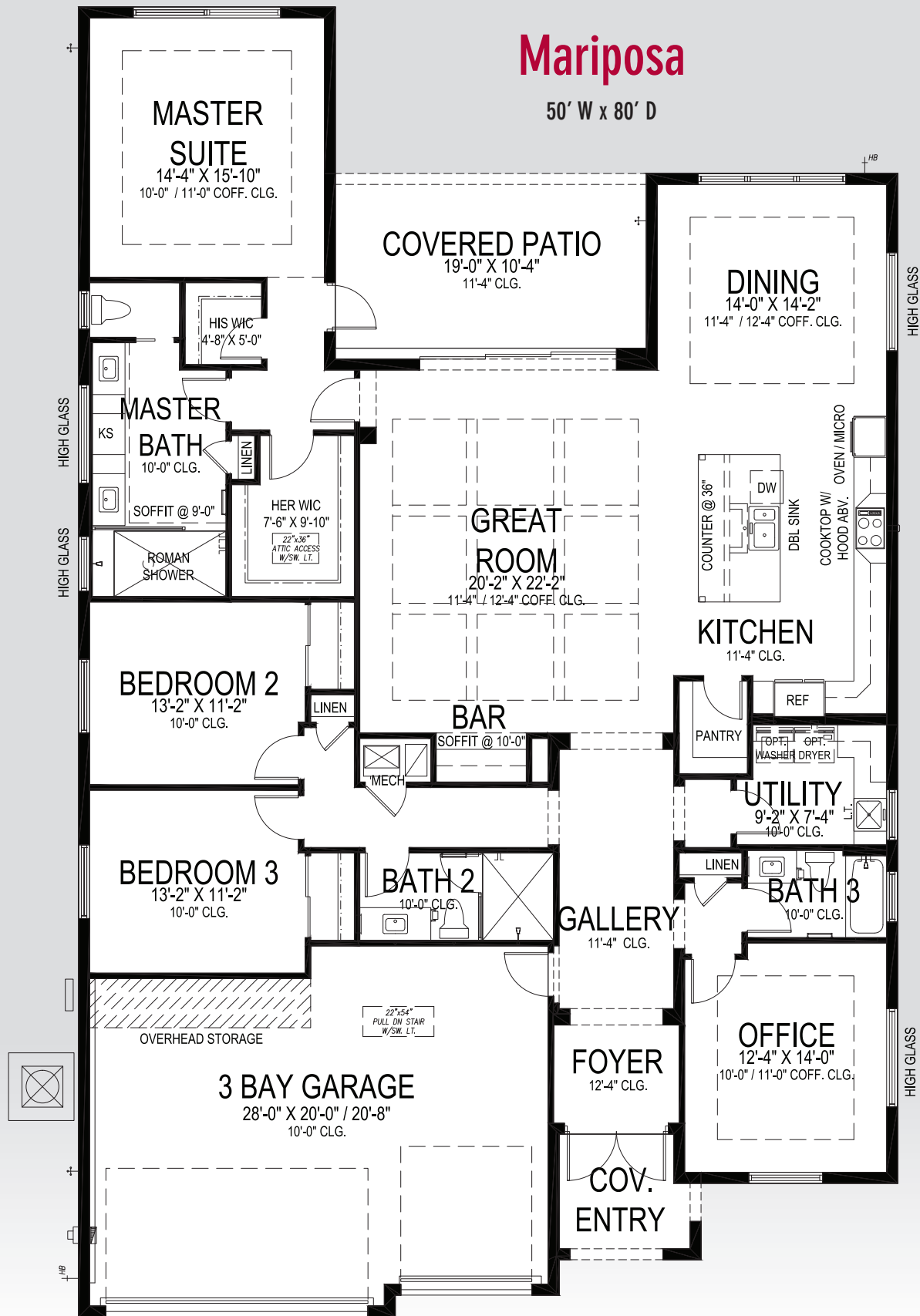
Air Conditioned ..... 2,241 Sq. Ft.  
 Covered Entry ..... 61 Sq. Ft.  
 Covered Lanai ..... 164 Sq. Ft.  
 Garage ..... 753 Sq. Ft.  
**TOTAL ..... 3,219 Sq. Ft.**

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# Mariposa

50' W x 80' D



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## APPROXIMATE AREAS

Air Conditioned .... 2,636 Sq. Ft.  
 Covered Entry ..... 61 Sq. Ft.  
 Covered Lanai ..... 196 Sq. Ft.  
 Garage ..... 616 Sq. Ft.  
**TOTAL ..... 3,509 Sq. Ft.**



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# Monarch Grande

60' W x 67' D

HIGH GLASS HIGH GLASS HIGH GLASS

HIGH GLASS



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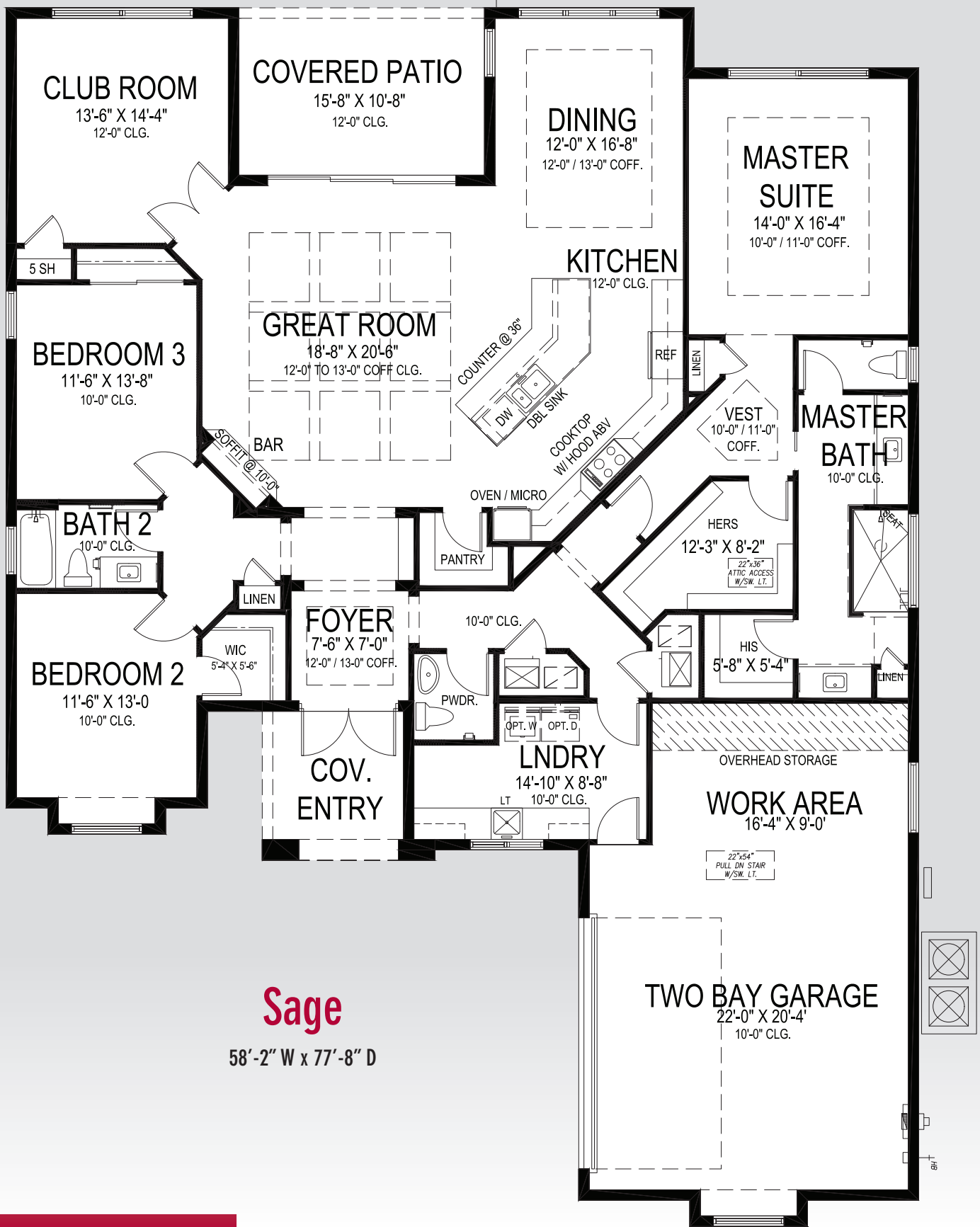
## APPROXIMATE AREAS

- Air Conditioned ..... 2,661 Sq. Ft.
- Covered Entry ..... 71 Sq. Ft.
- Covered Lanai ..... 216 Sq. Ft.
- Garage ..... 748 Sq. Ft.
- TOTAL ..... 3,697 Sq. Ft.**



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# Sage

58'-2" W x 77'-8" D

## APPROXIMATE AREAS

- Air Conditioned ..... 2,607 Sq. Ft.
- Covered Entry ..... 87 Sq. Ft.
- Covered Lanai ..... 167 Sq. Ft.
- Garage ..... 657 Sq. Ft.
- TOTAL ..... 3,518 Sq. Ft.**

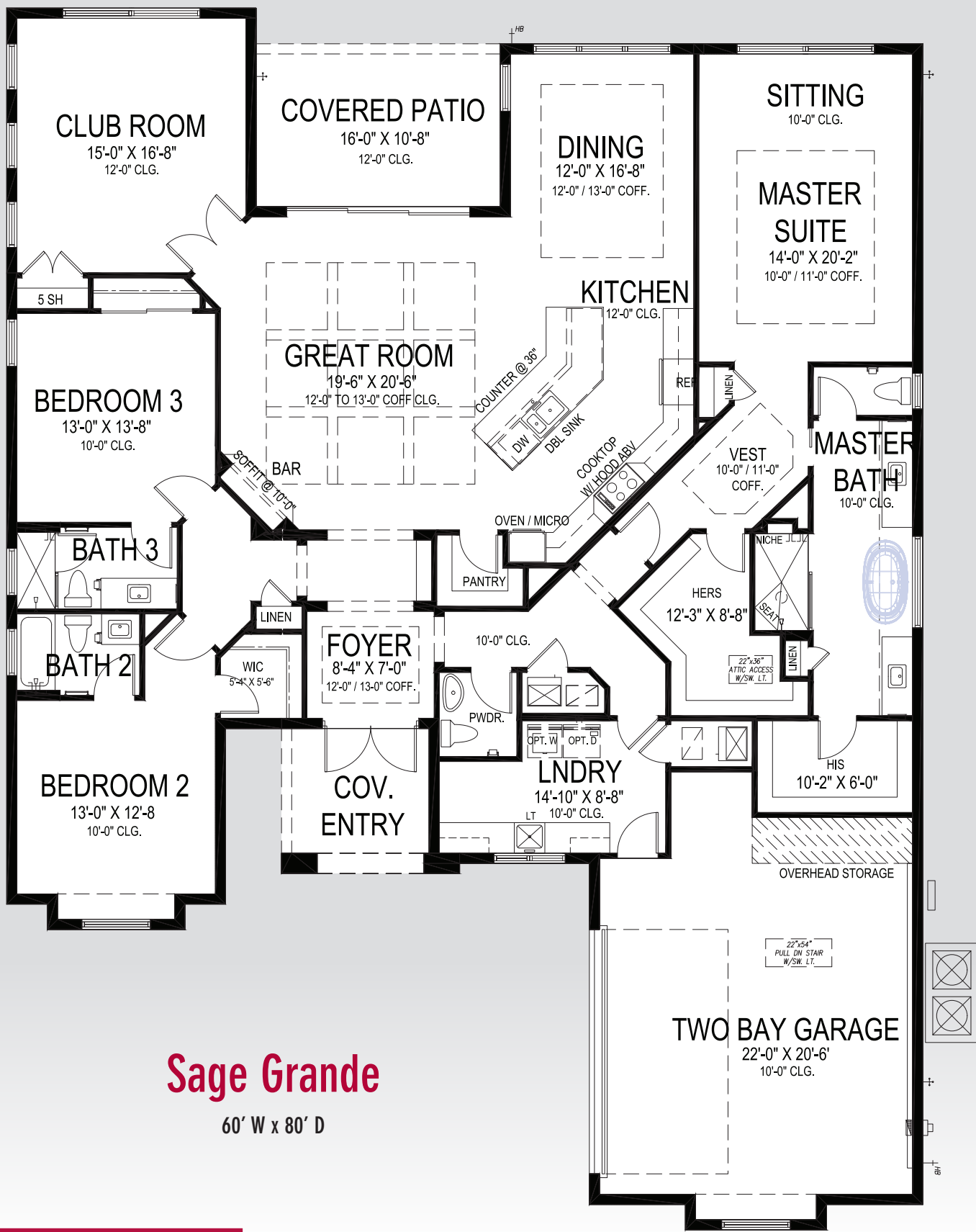
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# Sage Grande

60' W x 80' D

## APPROXIMATE AREAS

Air Conditioned .... 2,956 Sq. Ft.  
 Covered Entry ..... 93 Sq. Ft.  
 Covered Lanai ..... 171 Sq. Ft.  
 Garage ..... 570 Sq. Ft.  
**TOTAL ..... 3,790 Sq. Ft.**

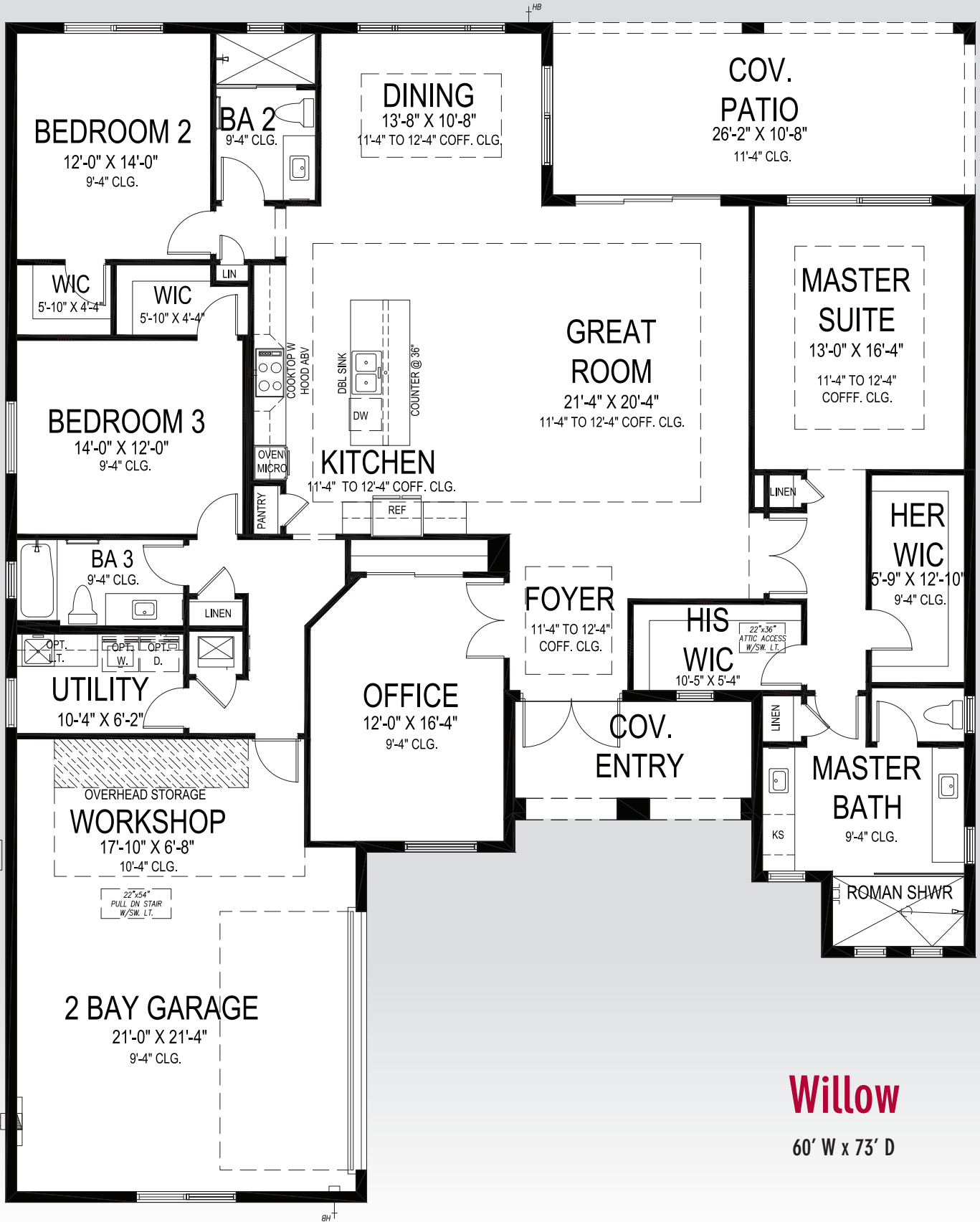
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# Willow

60' W x 73' D

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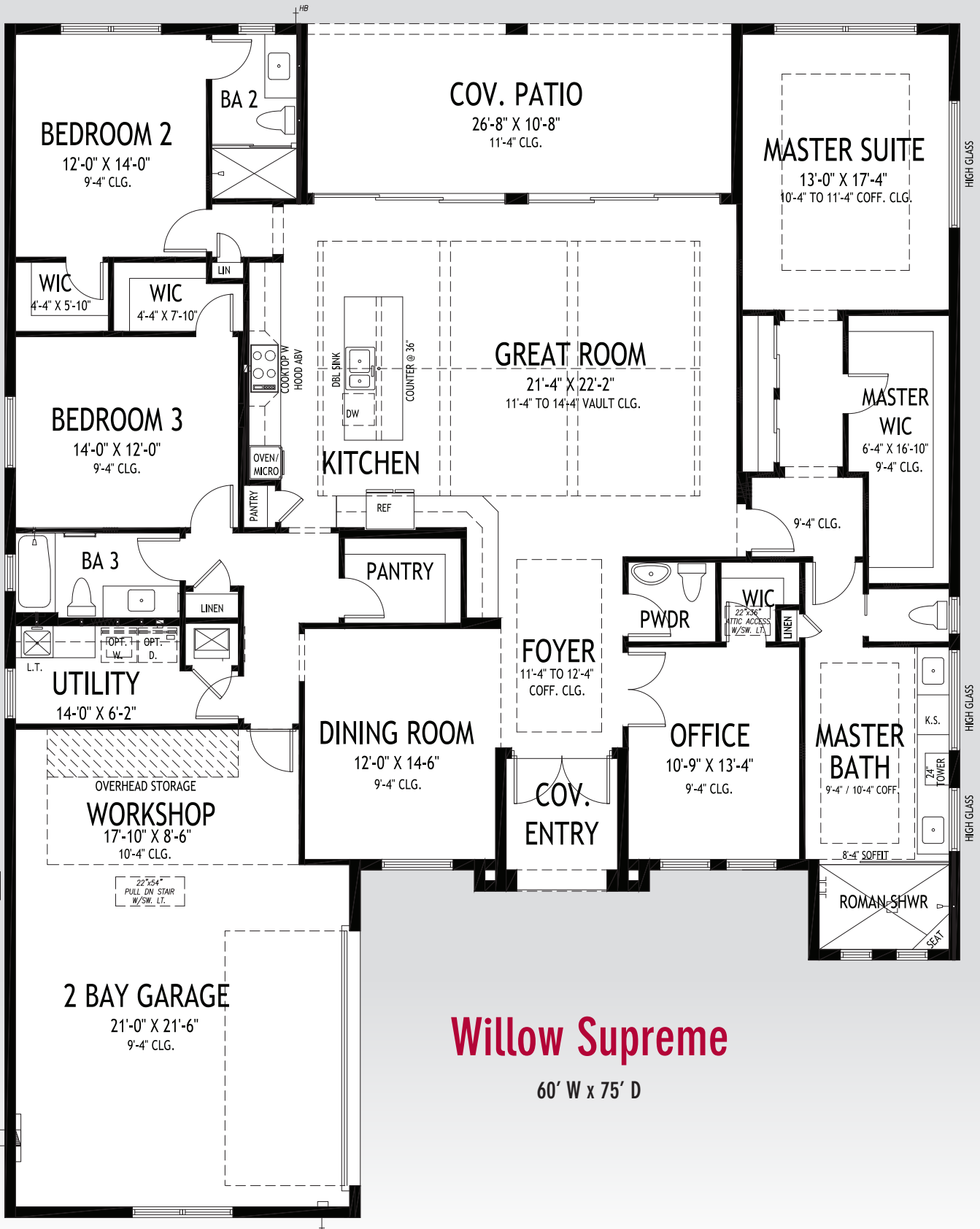
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### APPROXIMATE AREAS

- Air Conditioned .... 2,603 Sq. Ft.
- Covered Entry ..... 108 Sq. Ft.
- Covered Lanai ..... 279 Sq. Ft.
- Garage ..... 615 Sq. Ft.
- TOTAL ..... 3,605 Sq. Ft.**

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# Willow Supreme

60' W x 75' D

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| APPROXIMATE AREAS    |                      |
|----------------------|----------------------|
| Air Conditioned .... | 2,746 Sq. Ft.        |
| Covered Entry .....  | 64 Sq. Ft.           |
| Covered Lanai .....  | 284 Sq. Ft.          |
| Garage .....         | 652 Sq. Ft.          |
| <b>TOTAL .....</b>   | <b>3,746 Sq. Ft.</b> |

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# COMMUNITY FEATURES LIST

## BELTERRA

Created: May-13-2024

### Community Specific Specifications

- ☑ Gated Community with Clubhouse, pool, fitness, billiards, entertainment areas, centralized mail and more
- ☑ Tennis Court, Basketball & Pickleball Planned
- ☑ Tradition Area Lakes, Parks, Hospitals, Shopping and Amenities
- ☑ Easy Access to I-95 North and South
- ☑ Virtually Manned Community Guard Gate
- 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
- ☑ Wall Mounted TV Package installed at 60 inches above floor in Master Suite and Great Room, includes Wall Backing w/wire pull chase rings, cable and power outlet at 60 inches above floor and below at standard wall height (locations included in Smart Panel description above)
- ☑ Wifi Enabled Belt Driven Automatic Garage Door Opener
- ☑ NEST Next Generation Learning Thermostat Or Equivalent
- ☑ Nest Hello Video Door Bell - Wifi Ready - Or Equivalent
- ☑ Schlage Smart Deadbolt - Entry Door
- ☑ Alarm Pre-wire for Community Security

### 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 County/City Electrical, Water and Sewer Connections
- Sentricon Termite Treatment

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## BELTERRA

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### Exterior Features

- Designer Concrete Flat Tile Roof
- ☑ Impact Glass - All Windows, Sliders and Glass Doors - all openings
- Wind Rated Garage Doors
- ☑ Paver Driveway and Front Walks - Per Plan
- ☑ Fiberglass Raised Panel 8' DOUBLE Front Doors - per plan
- ☑ Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Underground Irrigation System, Irrigation Water supplied by Master Irrigation System
- Exterior Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

### Utility Room and Garage

- ☑ White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub
- ☑ Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
- ☑ GHO Exclusive Built-in Garage Storage - per plan
- ☑ 50 Amp Circuit for Future Car Charging Station, Located Per Plan
- ☑ LED Lighting Provided for Garage and Utility Room
- ☑ Garage Floor Concrete Finished Covering - Epoxy with Color Flake

### Gourmet Kitchens

- ☑ Kitchen Cabinets w/ Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)
- ☑ Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- ☑ Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- ☑ LED Under-Cabinet Lighting in Kitchen
- Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
- Food Waste Garbage Disposal with Air Switch
- Stainless Steel Undermount Kitchen Sink 70/30 Split

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- **Stainless Steel Finish Appliance Package**
- ☑ **GE 22.1 CuFt French Door Refrigerator with Exterior Water Dispenser**
- ☑ **GE 36" Gas Cooktop**
- ☑ **GE 36" 350 CFM Stainless Steel Hood**
- ☑ **GE Microwave & Wall Oven Combo**
- **GE 24" - 46DBA Dishwasher**
- ☑ **Natural finish wood shelving in Pantry**

### Luxury Bathrooms

- ☑ **Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)**
- ☑ **Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular White Under-Mount Sink - all baths**
- ☑ **Bathroom Faucets and Fixtures 8" Spread Brushed Finish) - All Bathrooms**
- **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
- ☑ **Built in Shower Soap Niche in all Showers**
- ☑ **Tile to Ceiling in Master Bathroom Shower**
- ☑ **Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan**
- ☑ **Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)**
- ☑ **Raised, Comfort Height White Toilets - all Bathrooms**
- **Full Width Oversized Height Vanity Mirrors**
- **Clear Glass Windows in all Baths with Frosted Windows Option- per plan**
- ☑ **Square Shower Drains in all Bathrooms**

### Interior Appointments

- ☑ **8 Ft. Interior Doors Solid Core Square Top Doors with Oversized Casing & Baseboard**
- ☑ **Crown Molding in Main Living Areas, Den, Dining Room & Master Bedroom (does not include Coffers)**
- ☑ **Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
- ☑ **10 Foot Sliding Glass Doors in Great Room**
- **Solid Surface White Window Sills Throughout Living Area**
- **Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)**
- ☑ **Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 2 Selections including Porcelain Tile Options)**

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### Interior Design Features

- Square Interior Wall Corners and Headers Throughout
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- ☑ **Two Tone interior paint scheme (white trim, ceilings and doors choice of single wall color)**
- **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
- **Sherwin Williams Interior Trim Paint - Semi-Gloss Latex**
- ☑ **Natural finish wood open shelving in all closets, per plan**

### Electrical Specifications

- LED Flush Mount HiHat Lighting in Kitchen, Halls, Covered Entry, and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-in Closet LED Lighting - per plan

### 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
- ☑ **Attic Spray Foam Insulation**
- Energy Efficient R11 Garage to House Wall Insulation
- ☑ **Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors**
- ☑ **Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer**
- ☑ **Rinnai Gas Tankless Water Heater, Exterior Mount with Hot Water Recirculating System - Energy Star**
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- Exterior Block Wall R4.1 Rating

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### ULTIMATE features

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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