COMMUNITY PRICE LIST

Created: Apr-19-2024

BELTERRA

Cambridge Series Floorplans

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

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Iris Grande 9483 SW Pinnacle Place North, Port Saint Lucie, Florida 34987 Lot: 148	3	3	Yes	3 Bay	2,361	**778,478**

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
Jennifer Smith 772.257.1100 Cell: 561.329.8863 JenniferS@ghohomes.com

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COMMUNITY PRICE LIST

Created: Apr-19-2024

Grove Series Floorplans

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

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Sage Grande 9388 SW Pinnacle Place N, Port Saint Lucie, FL 34987 Lot: 32	3	3.5	Yes	2 Bay	2,956	**980,384**
Monarch Grande 13977 SW Belterra Drive, Port Saint Lucie, Florida 34987 Lot: 41	3	2.5	Yes	3 Bay	2,661	**914,378**
Sage 13921 SW Belterra Drive, Port Saint Lucie, Florida 34987 Lot: 35	3	2.5	Yes	2 Bay	2,607	**888,979**
Willow Signature 9251 SW Pinnacle Place, Port Saint Lucie, Florida 34987 Lot: 20	4	3.5	Yes	2 Bay	2,844	**952,097**

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BELTERRA

TRADITION

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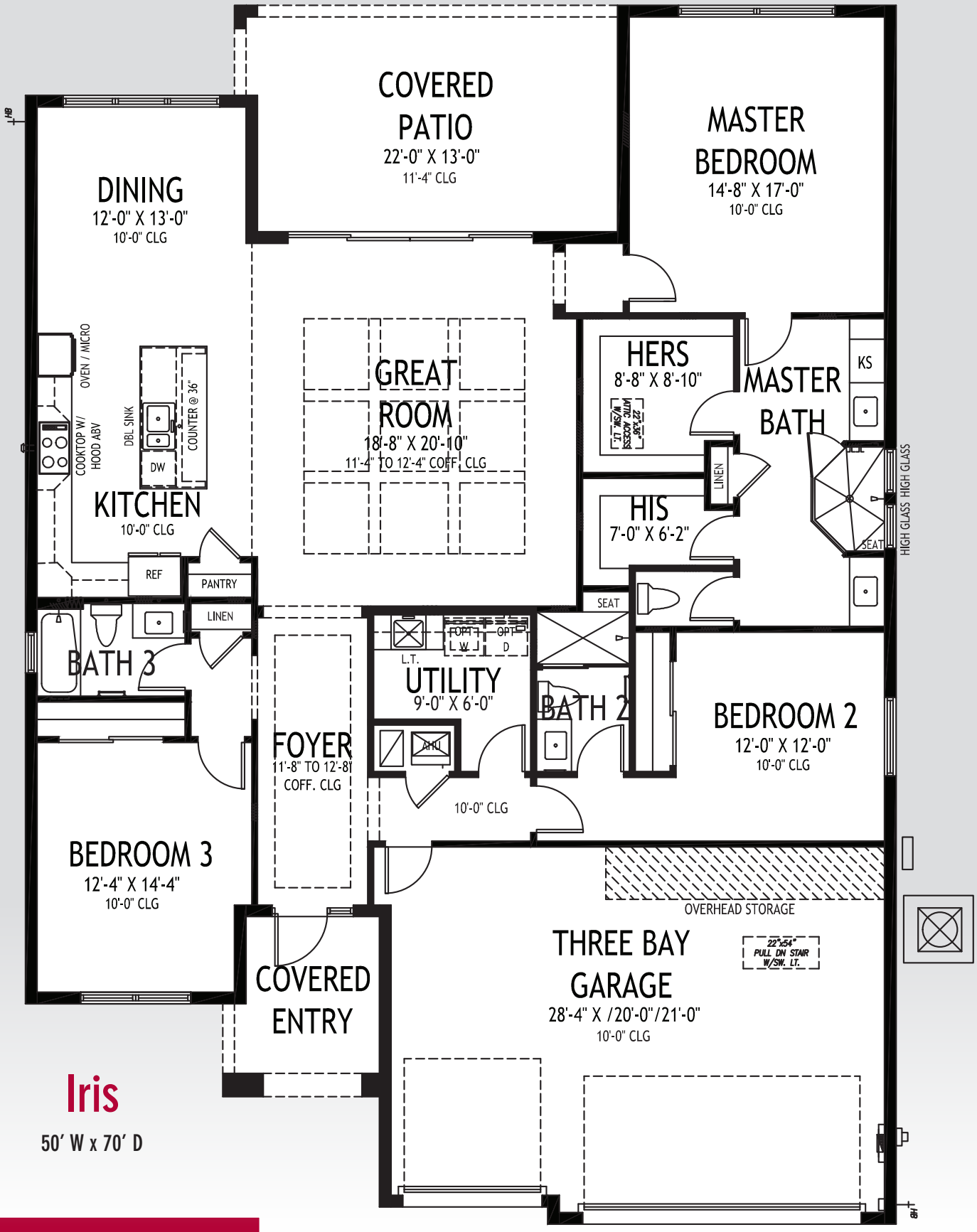

Iris

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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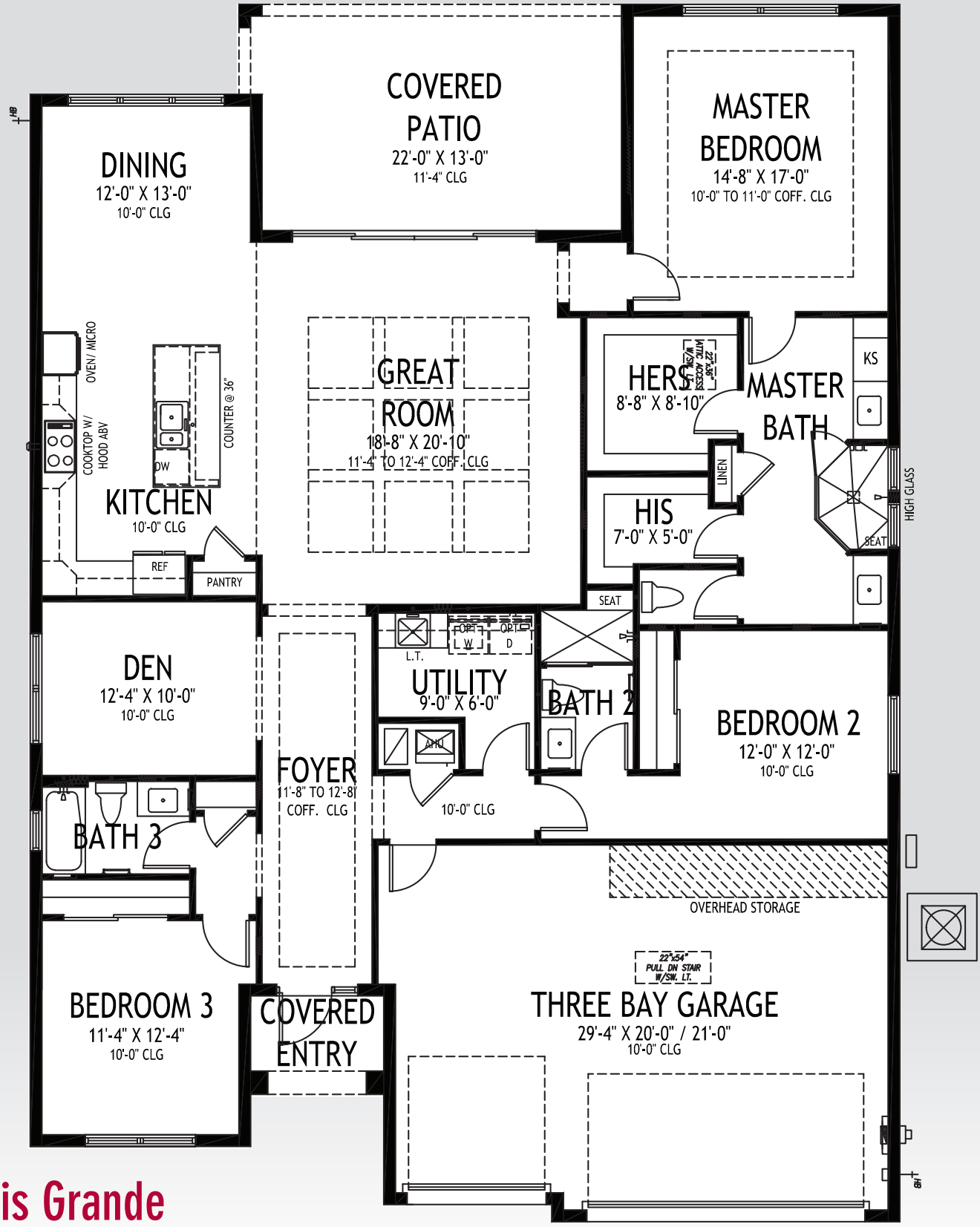

Iris Grande

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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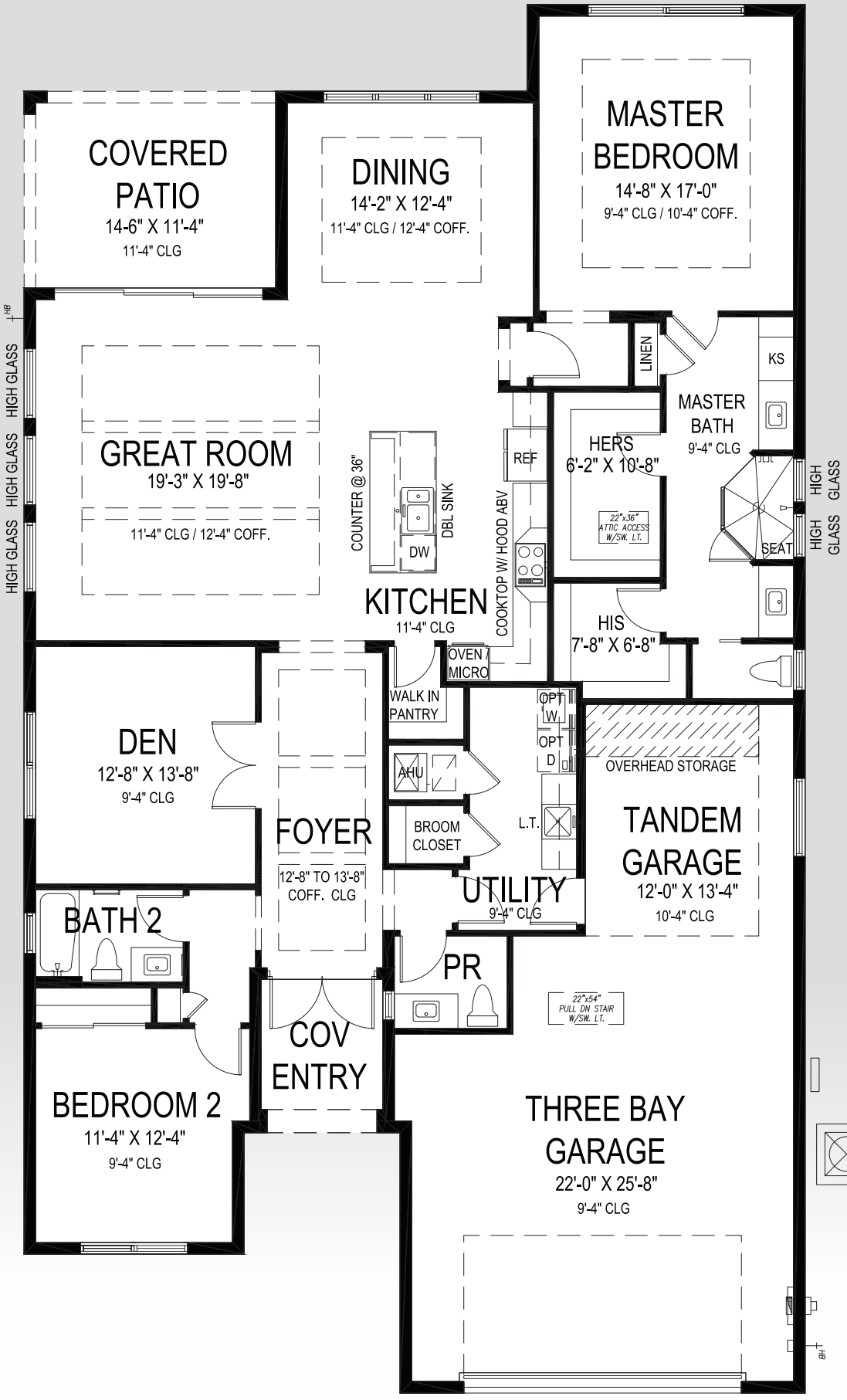

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Laurel

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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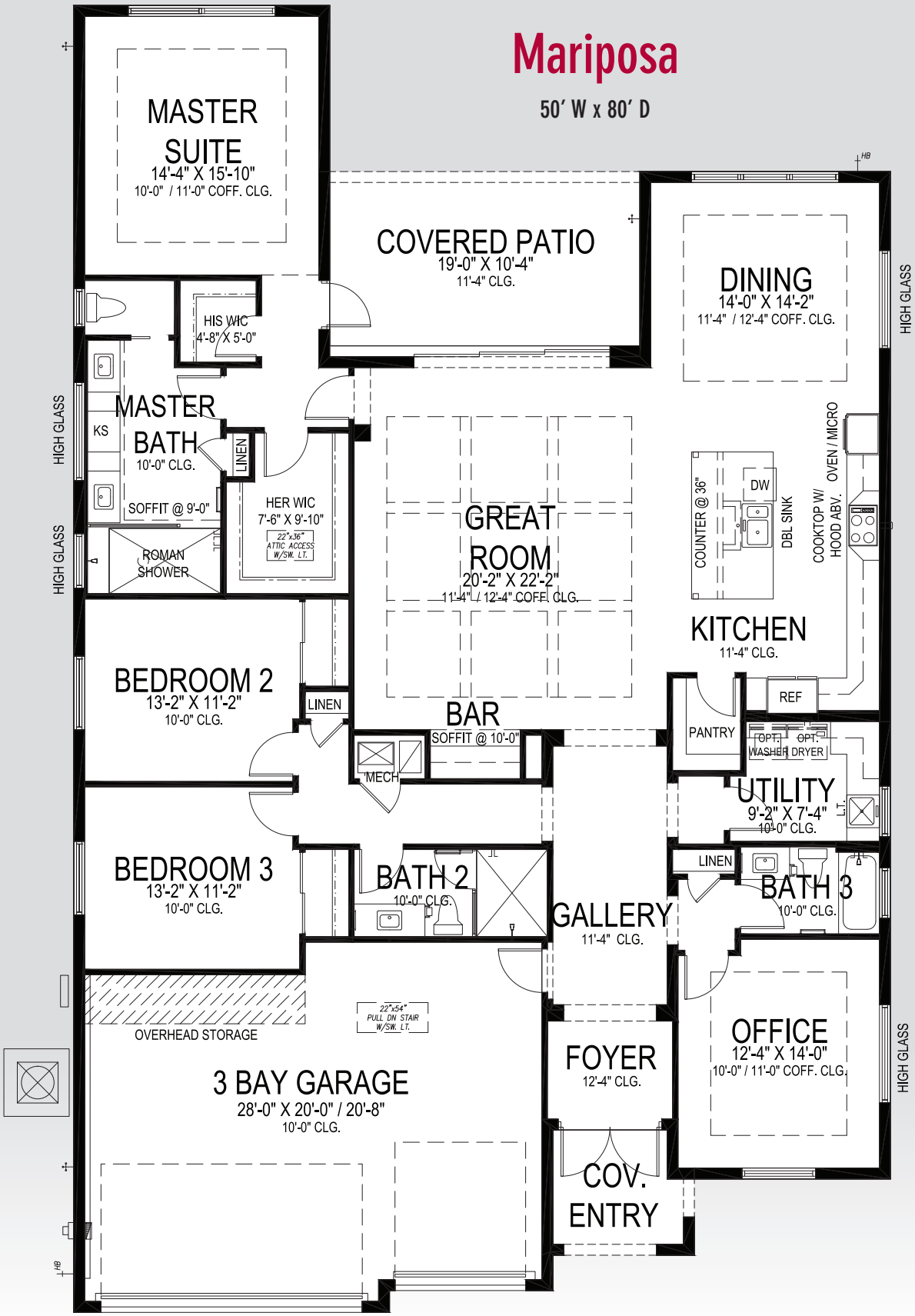
Mariposa

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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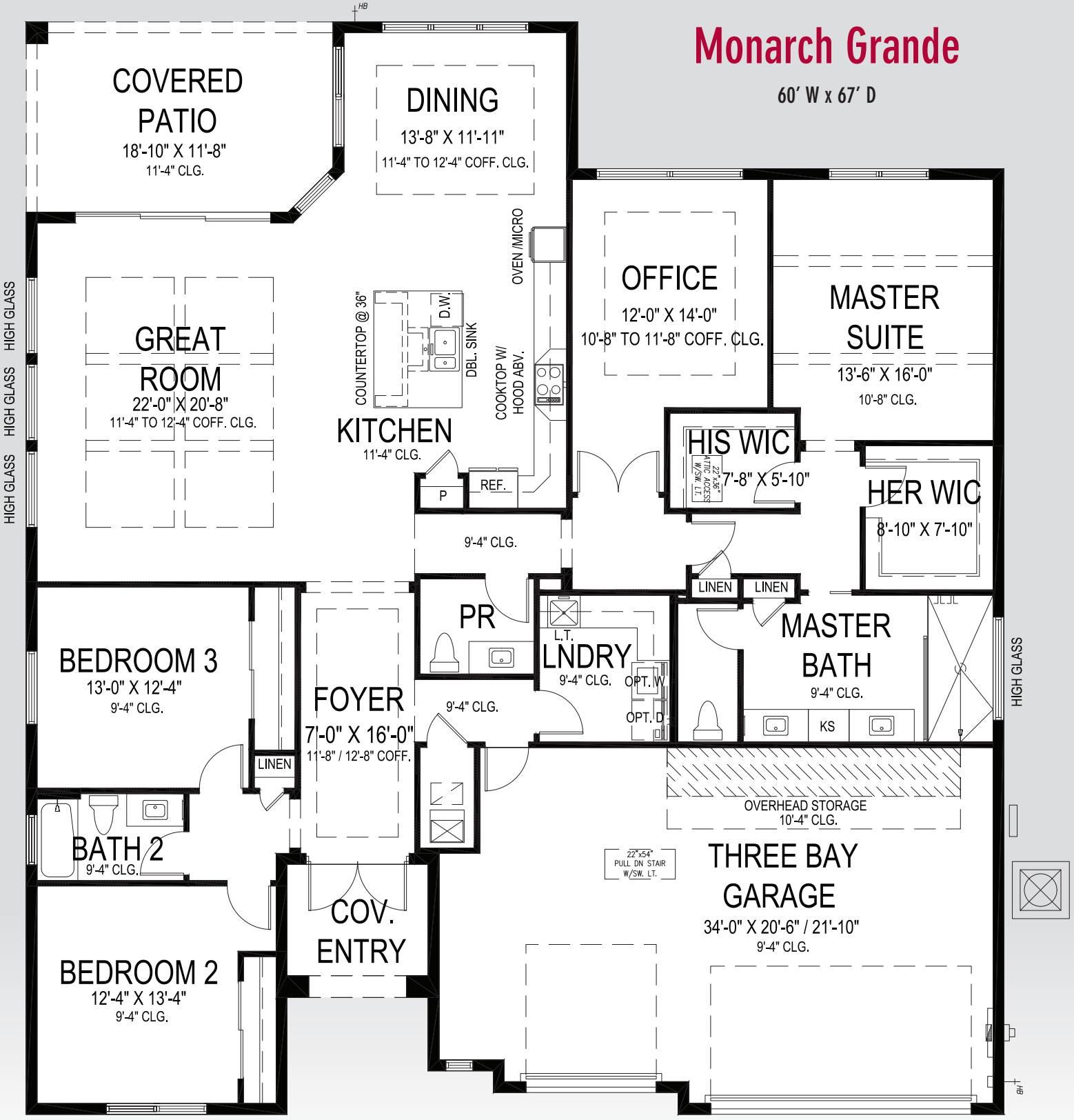
Monarch Grande

60′ W x 67′ D



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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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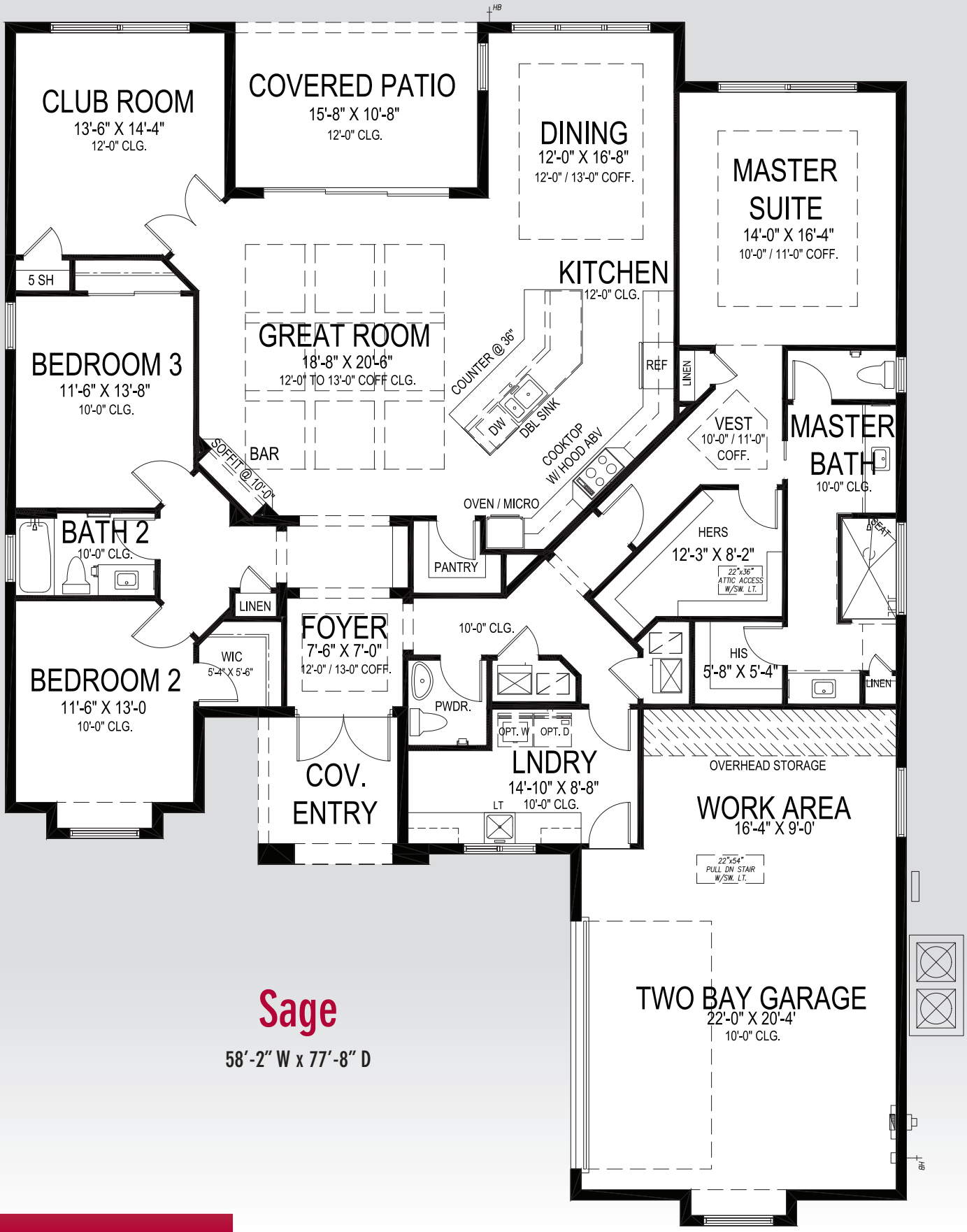

Sage

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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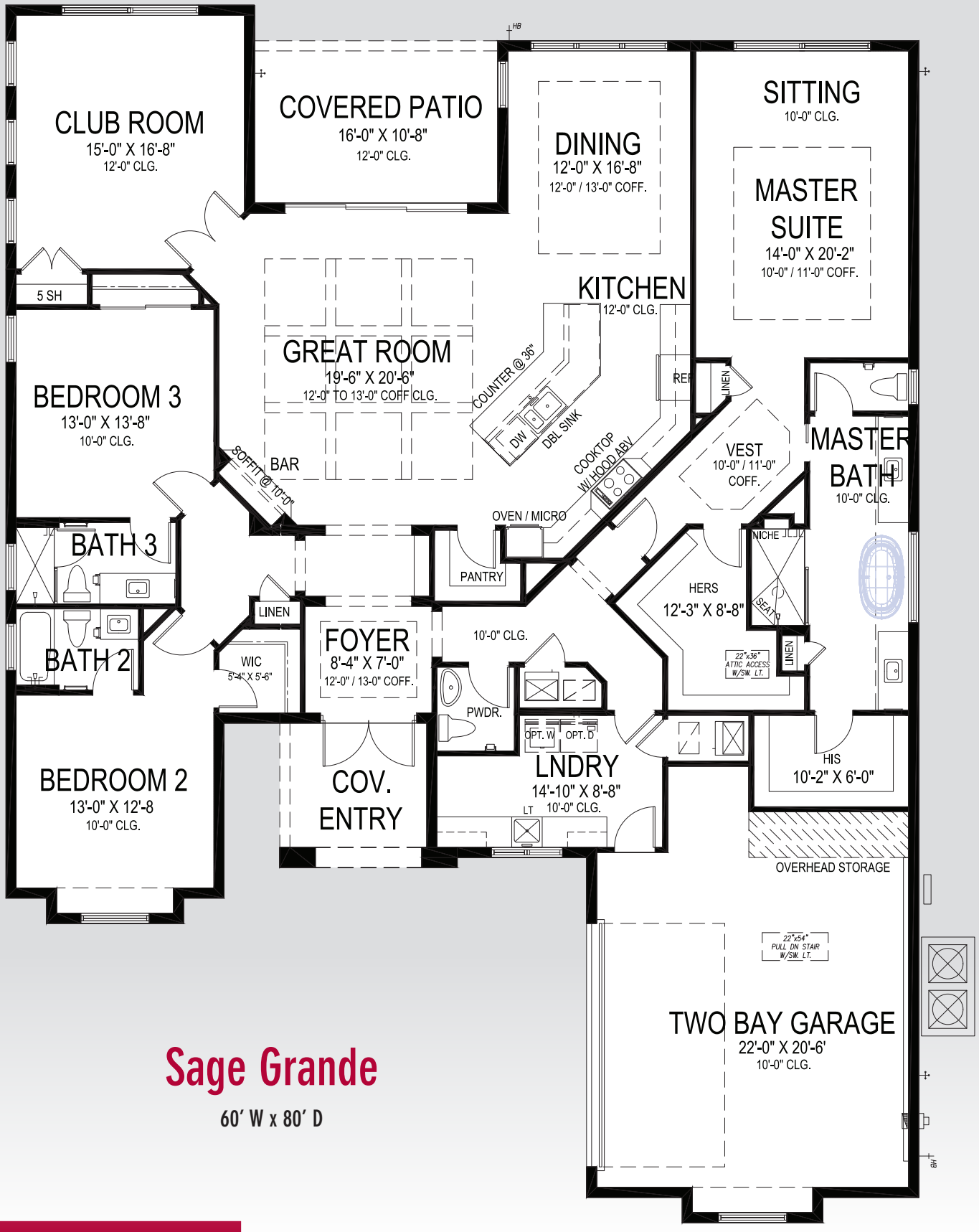

Sage Grande

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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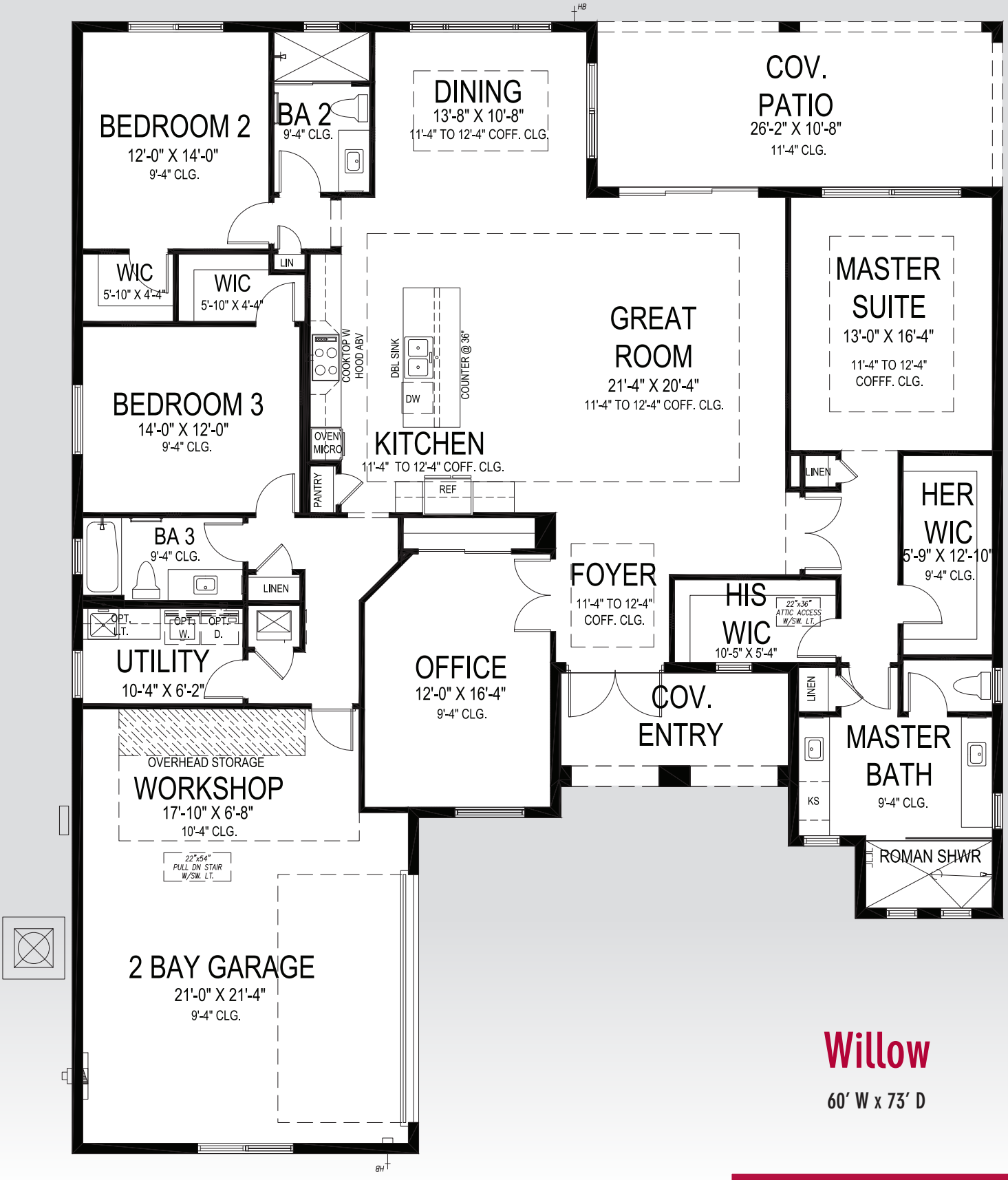

Willow

60′ W x 73′ D

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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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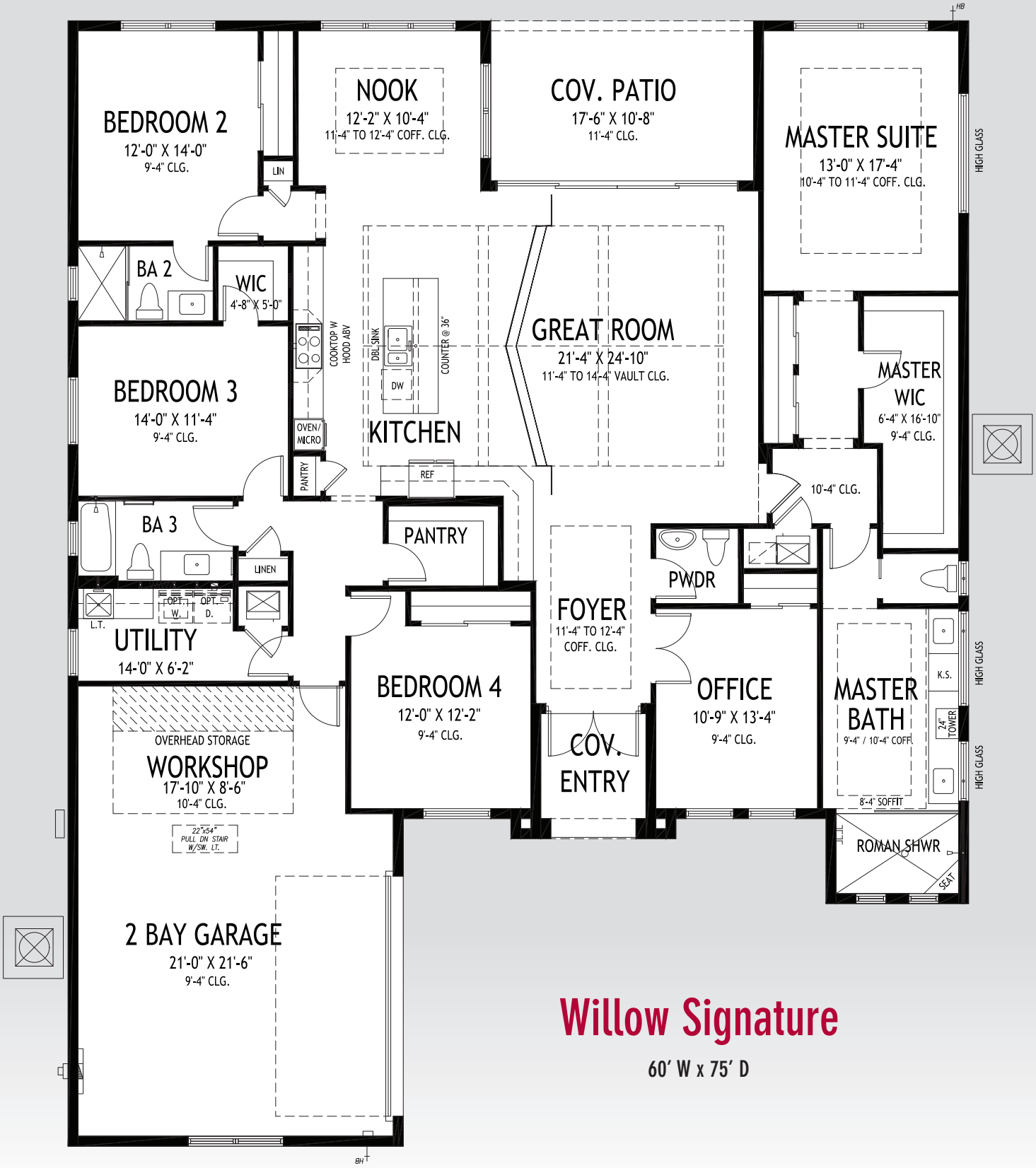

Willow Signature

60′ W x 75′ D

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APPROXIMATE AREAS

Air Conditioned	2,844 Sq. Ft.
Covered Entry	64 Sq. Ft.
Covered Lanai	187 Sq. Ft.
Garage	652 Sq. Ft.
TOTAL	3,747 Sq. Ft.

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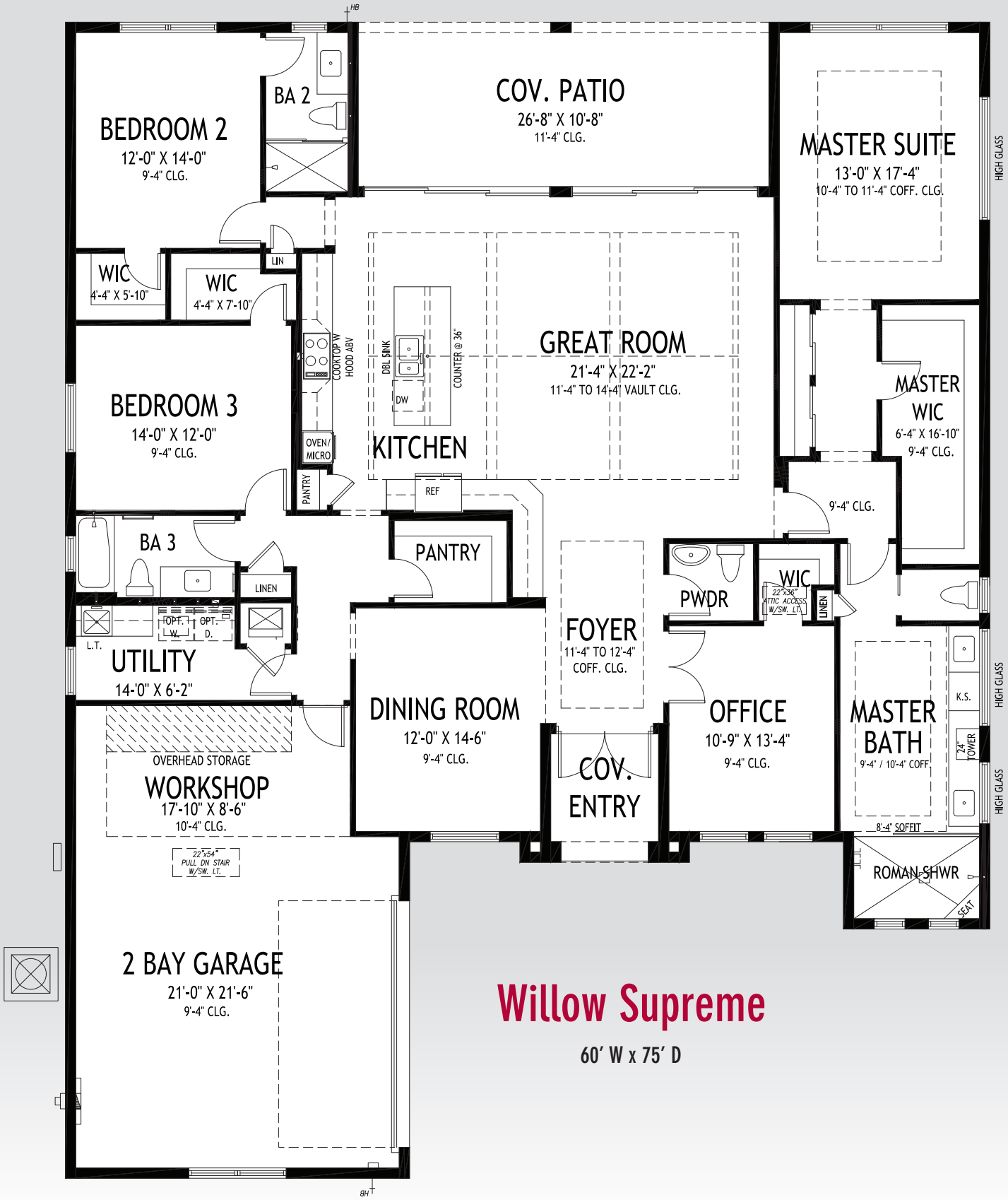

Willow Supreme

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.
TOTAL	3,746 Sq. Ft.

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COMMUNITY FEATURES LIST

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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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COMMUNITY FEATURES LIST

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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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COMMUNITY FEATURES LIST

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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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COMMUNITY FEATURES LIST

BELTERRA

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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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