



HIGH POINTE COMMUNITY PRICE LIST

PHASE 1 HOME FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Cordella Jem	3	2	N	3 BAY	1,899	\$531,990
Allura	2	2	Y	2 BAY	2,114	\$539,990
Cordella Grande	3	3	Y	3 BAY	2,190	\$542,990
Capistrano Grande	3	3	Y	3 BAY	2,361	\$569,990
Aurora 25	3	3	Y	2 BAY	2,515	\$580,990
Venetian	3	3	Y	3 BAY	2,584	\$595,990
Seraphina 23	3	3.5	Y	3 BAY	2,737	\$606,990

PHASE 2 HOME FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Cordella Jem	3	2	N	3 BAY	1,899	\$568,990
Allura	2	2	Y	2 BAY	2,114	\$576,990
Cordella Grande	3	3	Y	3 BAY	2,190	\$579,990
Capistrano Grande	3	3	Y	3 BAY	2,361	\$606,990
Aurora 25	3	3	Y	2 BAY	2,515	\$622,990
Venetian	3	3	Y	3 BAY	2,584	\$632,990
Seraphina 23	3	3.5	Y	3 BAY	2,737	\$638,990
Weston	3	3	Y	2 BAY	2,594	\$649,990
Weston Signature	4	3.5	Y	2 BAY	2,844	\$675,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Cordella Grande 6370 Seclusion Terrace, Vero Beach, FL 32967	3	3	Y	3 BAY	2,190	\$588,000
Cordella Grande 6435 High Pointe Circle, Vero Beach, FL 32967	3	3	Y	3 BAY	2,190	\$619,104
Capistrano Grande 6439 High Pointe Circle, Vero Beach, FL 32967	3	3	Y	3 BAY	2,361	\$656,612
Aurora 25 6418 High Pointe Circle, Vero Beach, FL 32967	3	3	Y	2 BAY	2,515	\$673,501
Aurora 25 6344 High Pointe Circle, Vero Beach, FL 32967	3	3	Y	3 BAY	2,515	\$749,000



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All plans in Phase 2 will include upgraded features including Level 2 Cabinets, Gourmet Kitchen Package and a Hood Package which included a combo wall oven/microwave.

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 information.

To learn more about these homes, please contact
Nicole Morris at 772.257.1100 or e-mail nicolem@ghohomes.com





HIGH POINTE COMMUNITY PROFILE

COMMUNITY OVERVIEW

High Pointe is a gated new home community located in Vero Beach, Florida, designed to offer a luxurious and comfortable living experience. The homes in High Pointe range from 2 to 4 bedrooms, ensuring options for different needs and lifestyles. Many homes feature a den, which offers the flexibility to be a home office, bedroom, or additional living space. The bathrooms vary from 2 to 3.5 baths, providing ample convenience and comfort. The open concept living spaces are generously sized, with homes ranging from just under 2,000 square feet to over 2,800 square feet under air. Homebuyers can customize their home to fit their lifestyle and needs using the GHO Homes Tailor Made Program, as well as the Design Studio allowing buyers to customize a home with personalized touches and upgrades.

Residents of High Pointe enjoy a variety of amenities that enhance their living experience. The community clubhouse serves as a hub for social activities and relaxation, featuring a community pool and fitness center equipped with modern exercise equipment, catering to residents' health and wellness needs. Additionally, the gathering room provides a space for residents to socialize, host events, and build a sense of community. High Pointe is more than just a place to live; it's a community where residents can enjoy a luxurious lifestyle. Whether you're looking for a spacious home, modern amenities, or a vibrant community, High Pointe has something to offer everyone.

Total Number of Homes:

278 homesites across 4 community phases

Size of Typical Lots:

Size of lots vary with a selection of 50' and 60' wide home options

Community Dues/Fees:

Monthly HOA Fee of \$375 - including lawn care, internet via Hotwire fiber 300/300 service and plus basic tv with 2 set top boxes.

\$850 Clubhouse Amenity Fee

\$1,400 Capital Contribution Fee

\$1,500 Reimbursement of Declarant's Expenditures to Seller

Community Services:

Community lighting, High Speed Internet, Community Lakes, Community Street Lighting, Common Area Maintenance, Community Gate, and Individual Lawn Maintenance.

Amenities:

Gated Entry, Clubhouse with community pool, fitness center and gathering room

Entry Roads:

Gated Entry from 65th Avenue.

Driving Directions:

The High Pointe community is located on 65th Avenue between US#1 and 58th Avenue, in North Vero Beach. From I-95 take State Rd 60, Vero Beach, East, continue to 58th Ave. Turn left on 58th ave then right on 65th street to 6450 High Pointe Way. High Pointe subdivision will be on your right.

Pet Policy:

Household Pets are welcome. Please review the Pets Section of the Covenants - Section 11, for more information.

Elementary School:

For questions about additional school options, please contact the IRC School Board about their Parent's Choice program 772.564.3000. These are the closest schools to the community: North County Elementary School 6640 Old Dixie Hwy, Vero Beach, FL 32967 (772) 794-1941 Dodgertown Elementary School 4350 43rd Ave, Vero Beach, FL 32967 (772) 564-4100

Middle School:

Storm Grove Middle School 6400 57th St, Vero Beach, FL 32967 (772) 564-6400

High School:

Vero Beach High School 1707 16th St, Vero Beach, FL 32960 (772) 564-5600





HIGH POINTE COMMUNITY FEATURES LIST

Community Specific Specifications

- Natural Gas Community - See Sales Associate for Details
- Virtually Manned Community Guard Gate
- 300/300 Fiber Internet to Each Residence
- The Pointe - Community Clubhouse - Fitness Center, Pickle Ball, Pool and More

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with CAT6 drops per plan, prewired for HotWire
- Wifi Enabled 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

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
- 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
- Impact Glass - All Windows, Sliders and Glass Doors - all block openings
- Dimensional Roof Shingles with Limited Lifetime Warranty
- Paver Driveway, Front Walks and Rear Covered Patio Floor
- 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 Community Master Pump
- 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
- Garage Floor Coating System with Color Flake
- LED Lighting Provided for Garage and Utility Room

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
- Built in Shower Soap Niche in all Showers, per plan
- Clear Glass Shower Enclosures- per plan
- Raised Height Vanities, All Baths (GHO Level 1)
- His and Her Separate Vanities and Sinks in Primary Bath - per plan
- 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
- Clear Glass Windows in all Baths with Obscure Windows Option- per plan
- Square Shower Drains in all Bathrooms

Interior Appointments

- 8 Ft Interior Doors with 2 Panel Square or Arch Top
- 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

- Square Interior Wall Corners Throughout
- Flat Volume Ceilings - Minimum over 9feet High (per plan)
- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all 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

Electrical Specifications

- Recessed LED HiHat Lighting in Kitchen, Halls, Covered Entry and Patio - Per Plan
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-in Closet LED Lighting - per plan
- Decora Rocker Type Switches
- Front Exterior Coach Lights, per plan





HIGH POINTE COMMUNITY FEATURES LIST

Gourmet Kitchens

- Raised Panel Cabinet Doors 42" Uppers (Phase 1 - Level 1)
- Raised Panel Cabinet Doors 42" Uppers (Phase 2 - Level 2)
- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- 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 Side by Side 25.3cf Refrigerator
- 36" 350 CFM Stainless Steel Range Hood (Phase 2)
- GE Over The Range Microwave (Phase 1)
- GE 30" Gas 5 Burner Cooktop (Phase 2)
- GE Single Wall Oven/Microwave Combo (Phase 2)
- GE Gas Freestanding Range (Phase 1)
- GE Dishwasher
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

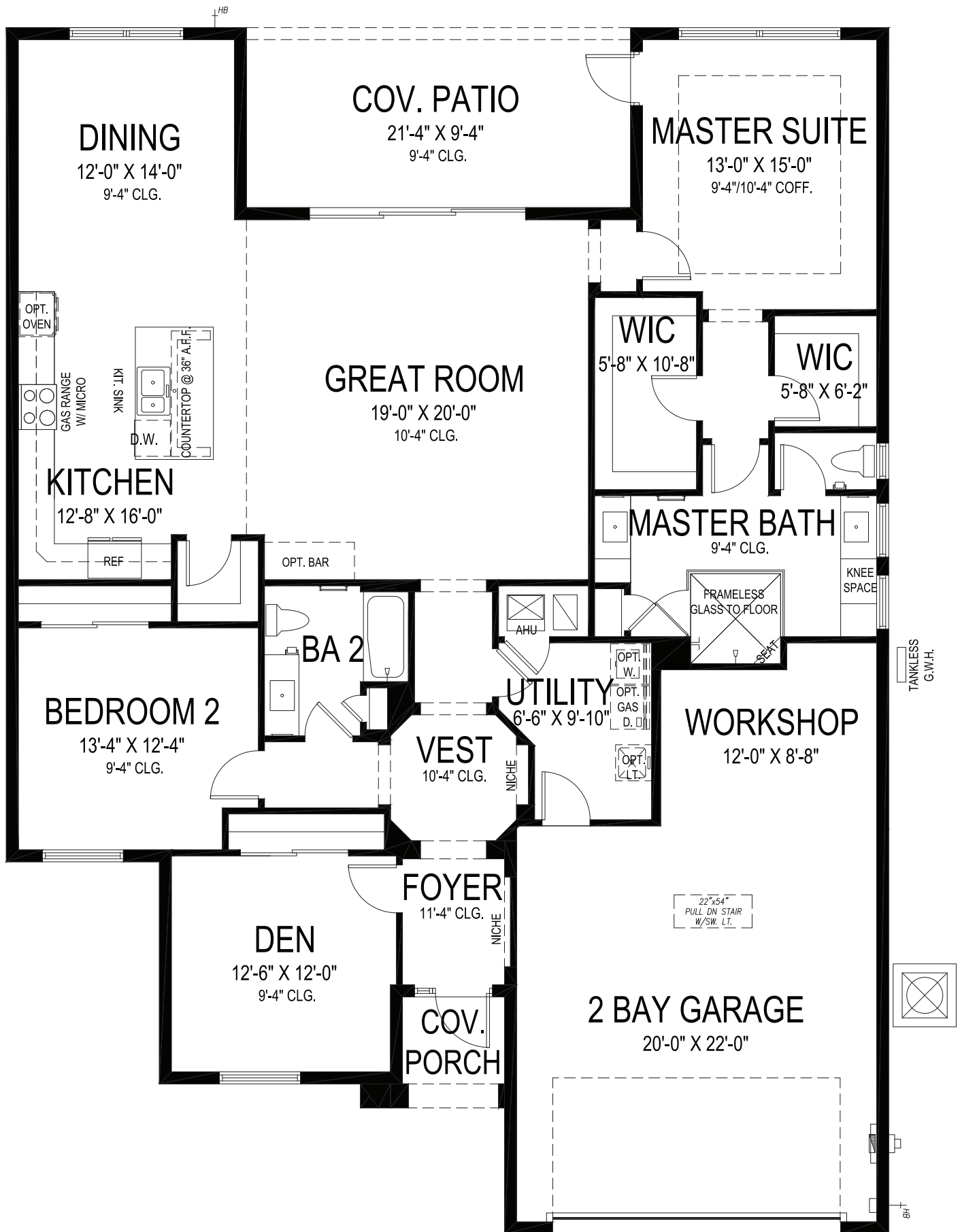
Energy Efficient & Safety Features

- 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
- Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R13 Garage to House Wall Insulation
- Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors
- Rinnai Gas Tankless Water Heater, Exterior Mount with Hot Water Recirculating System
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

To learn more about these homes, please contact
Nicole Morris at 772.257.1100 or e-mail nicolem@ghohomes.com



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A GREEN BRICK PARTNER

ALLURA

2 BEDS • DEN • 2 BATHS • 2 BAY GARAGE • 49' x 67' • 2,958 SF
A/C: 2,114 sf • covered entry: 35 sf • covered patio: 213 sf • garage: 596 sf

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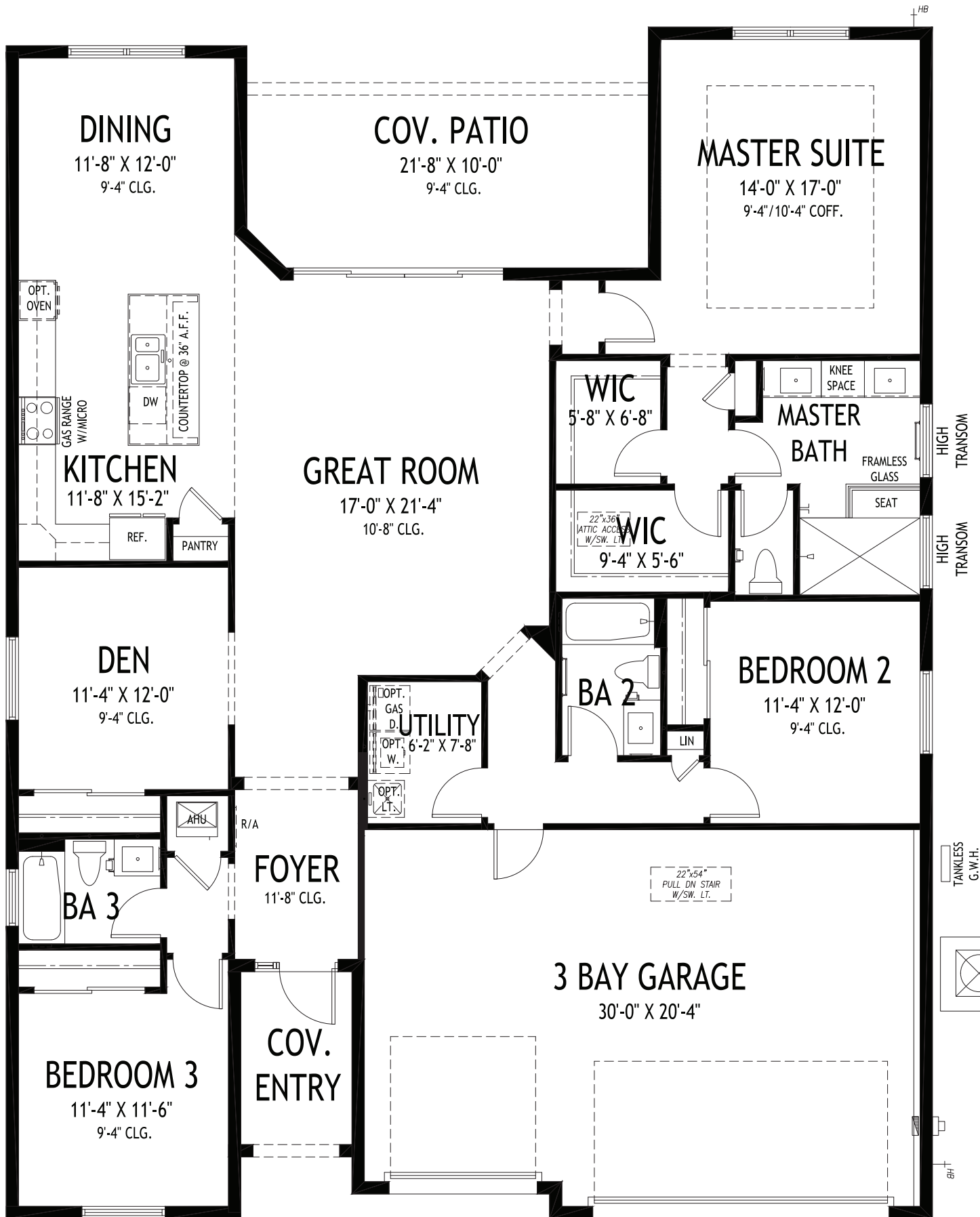
AURORA 25

3 BEDS • DEN • 3 BATHS • 2 BAY GARAGE • 50' x 73' • 3,300 SF
A/C: 2,515 sf • covered entry: 38 sf • covered patio: 180 sf • garage: 567 sf

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CORDELLA GRANDE

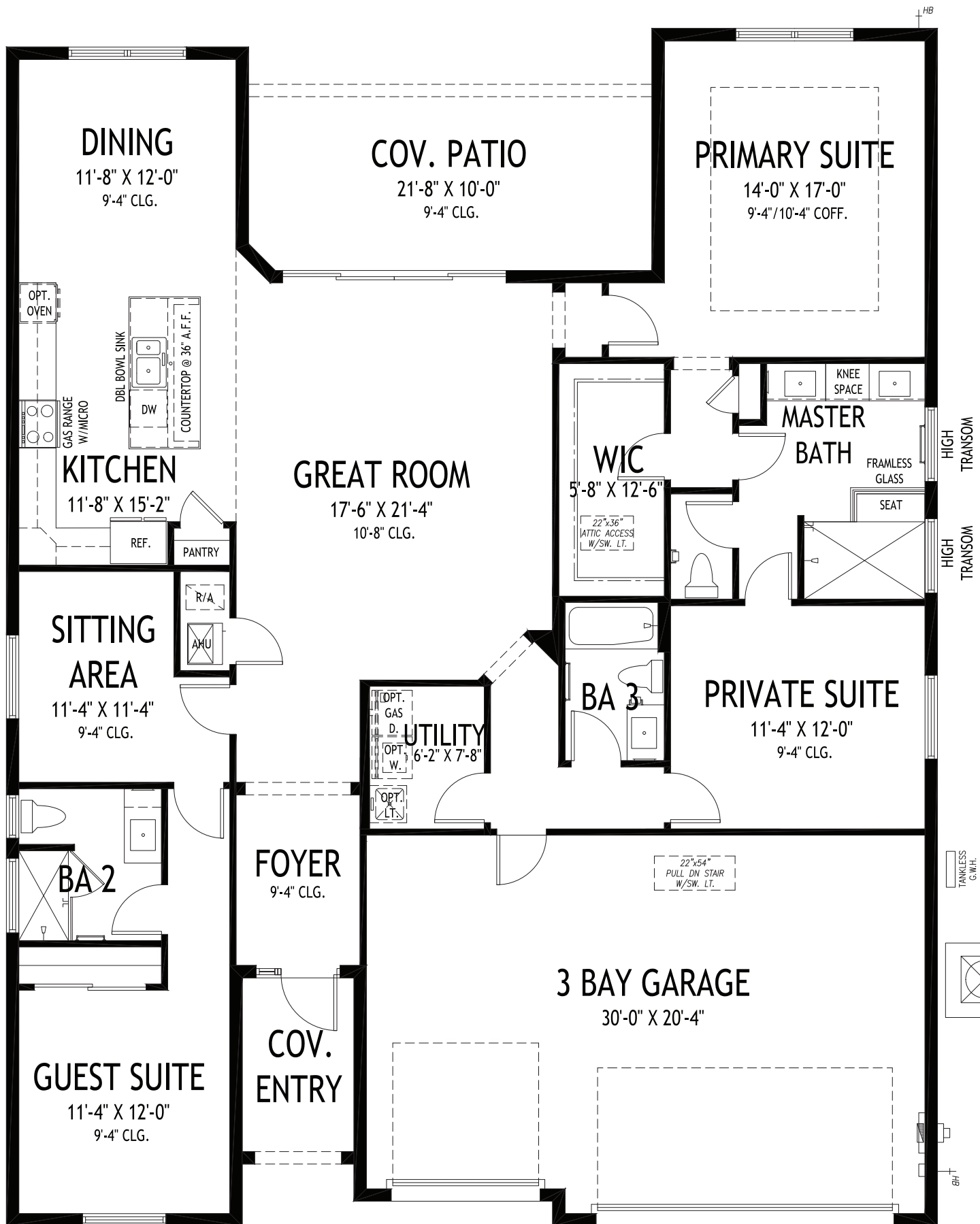
3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 64'-4" • 3,104 SF
A/C: 2,190 sf • covered entry: 60 sf • covered patio: 215 sf • garage: 639 sf

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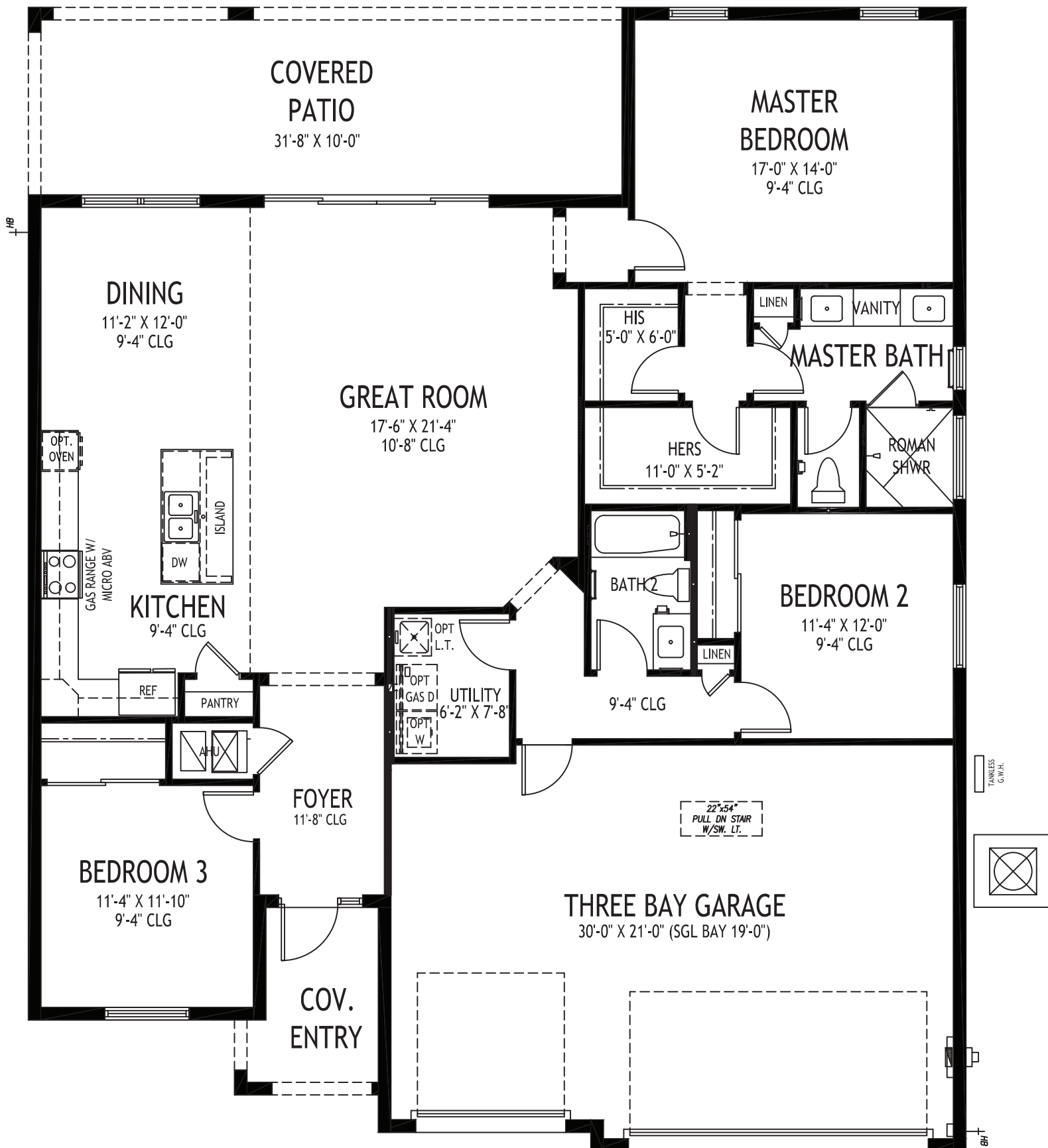
CORDELLA GRANDE DUET

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 64'-4" • 3,104 SF
A/C: 2,190 sf • covered entry: 60 sf • covered patio: 215 sf • garage: 639 sf

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CORDELLA JEM

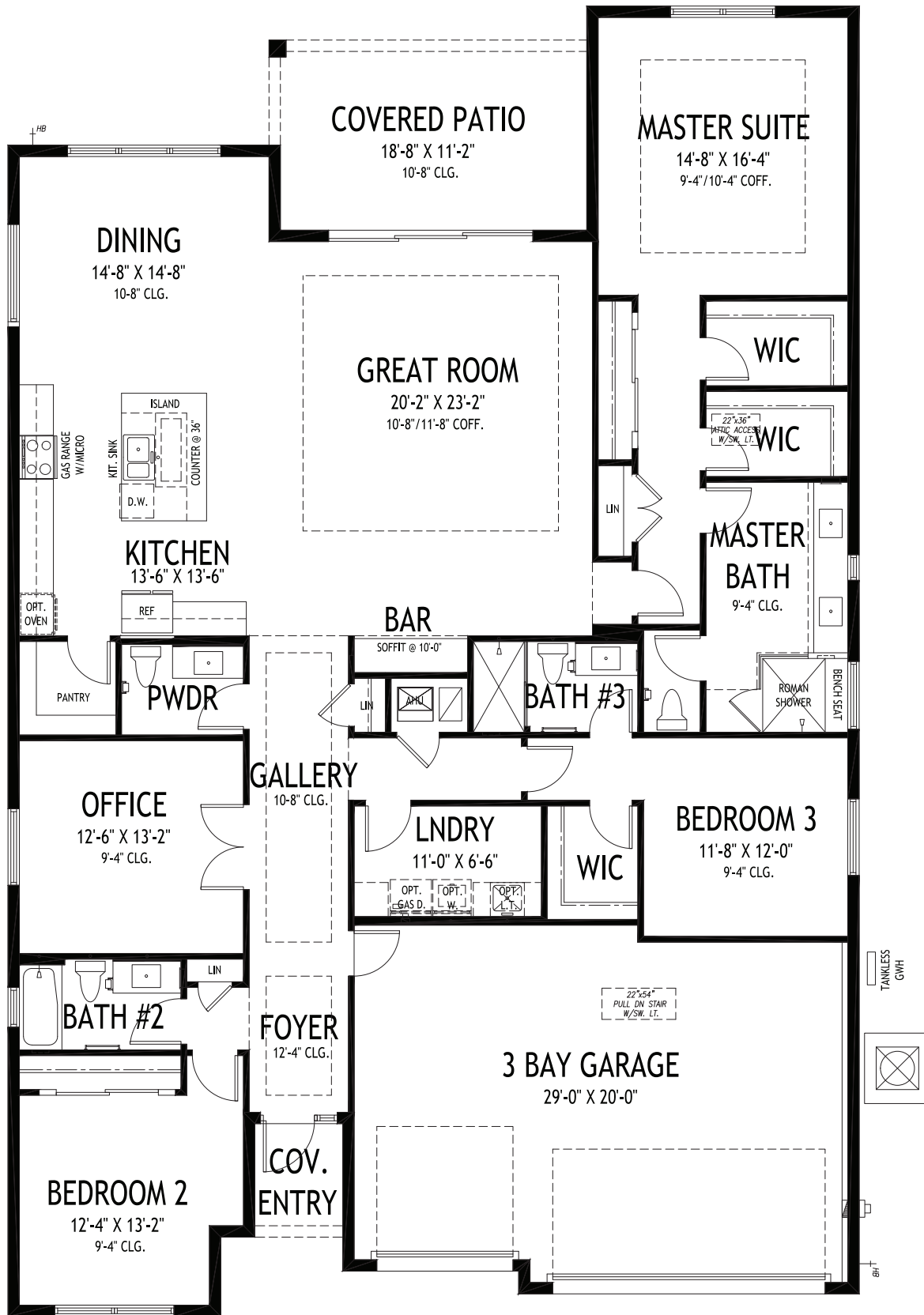
3 BEDS • 2 BATHS • 3 BAY GARAGE • 50' x 61' • 2,939 SF
A/C: 1,899 sf • covered entry: 67 sf • covered patio: 317 sf • garage: 656 sf

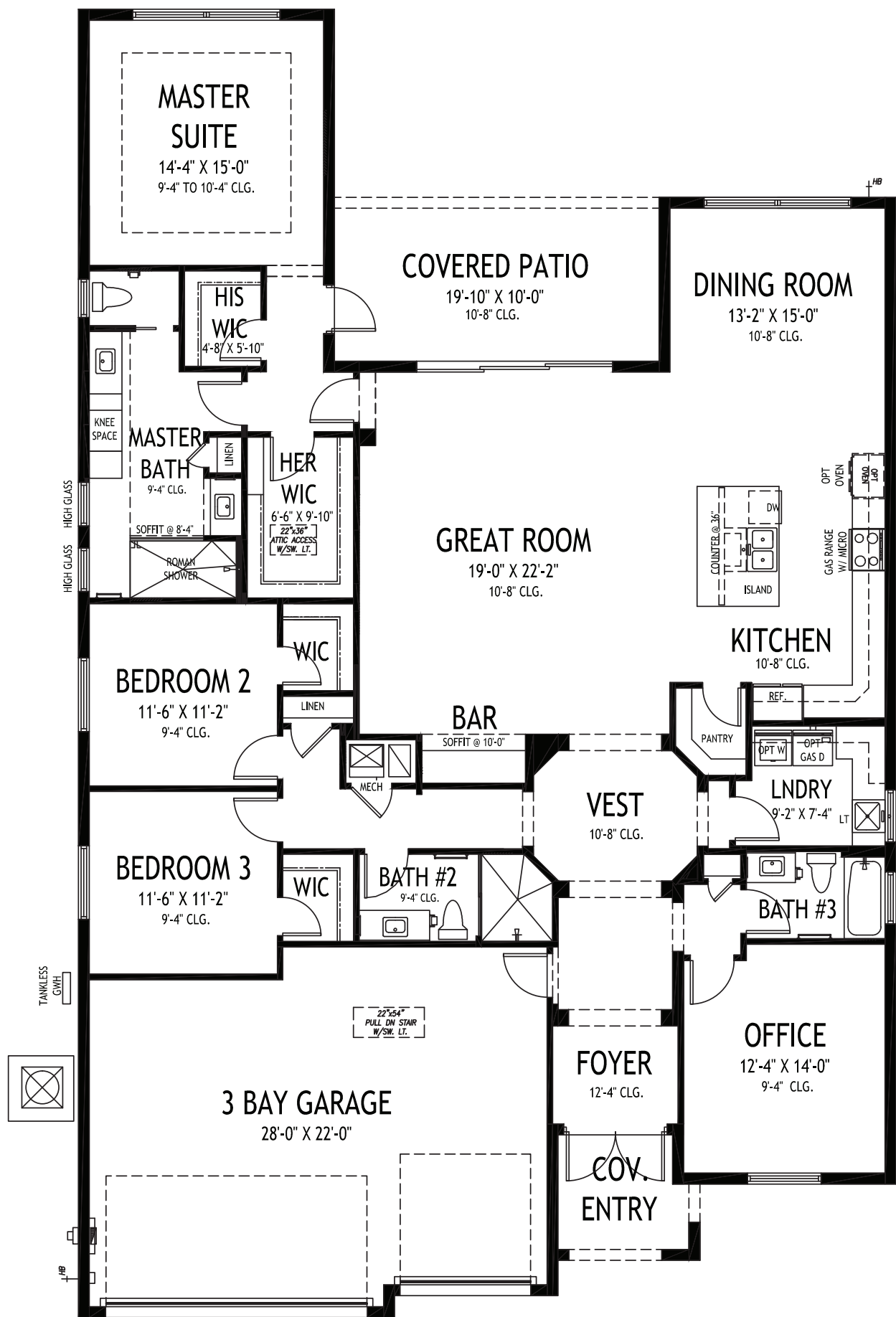
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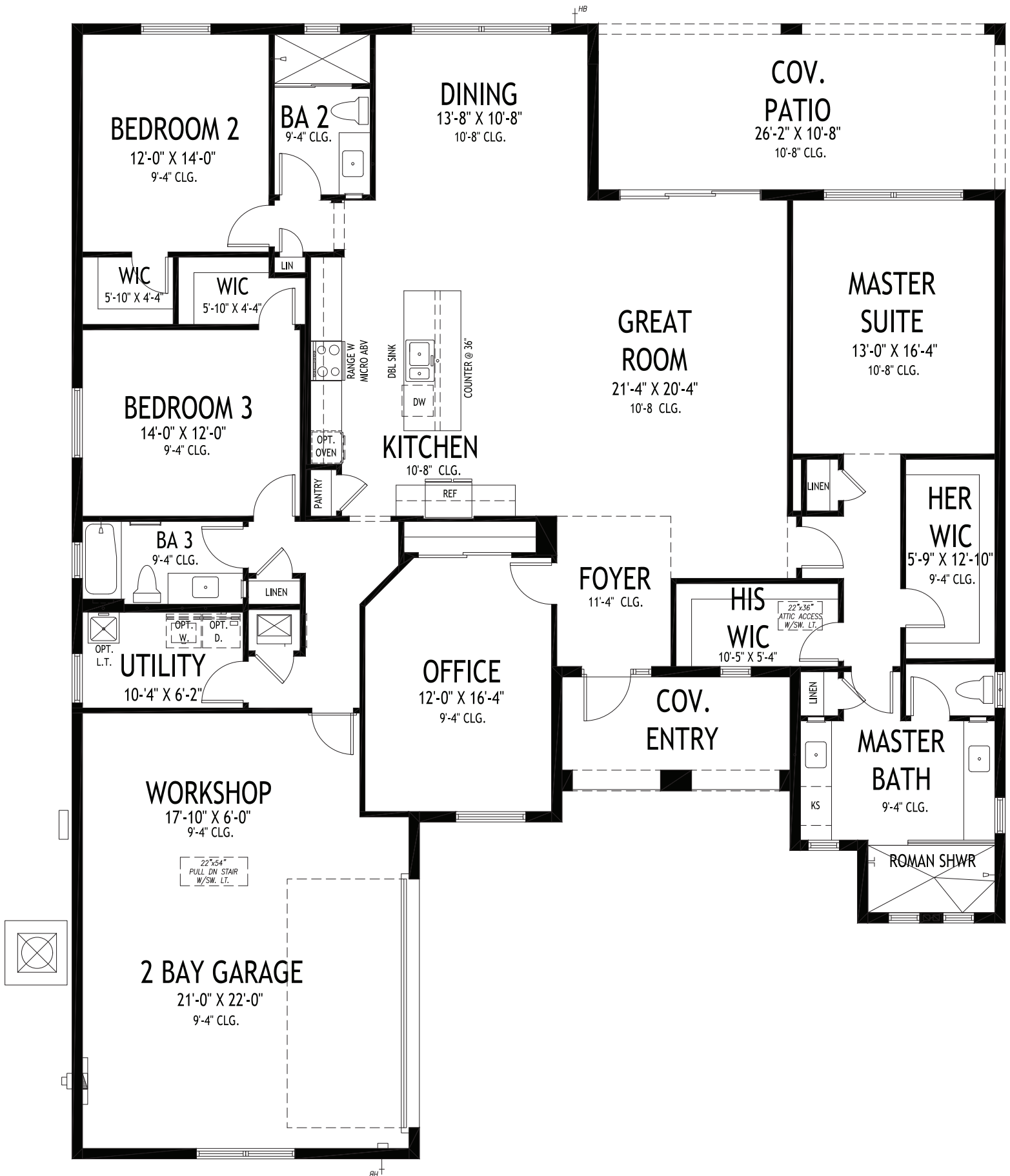
VENETIAN

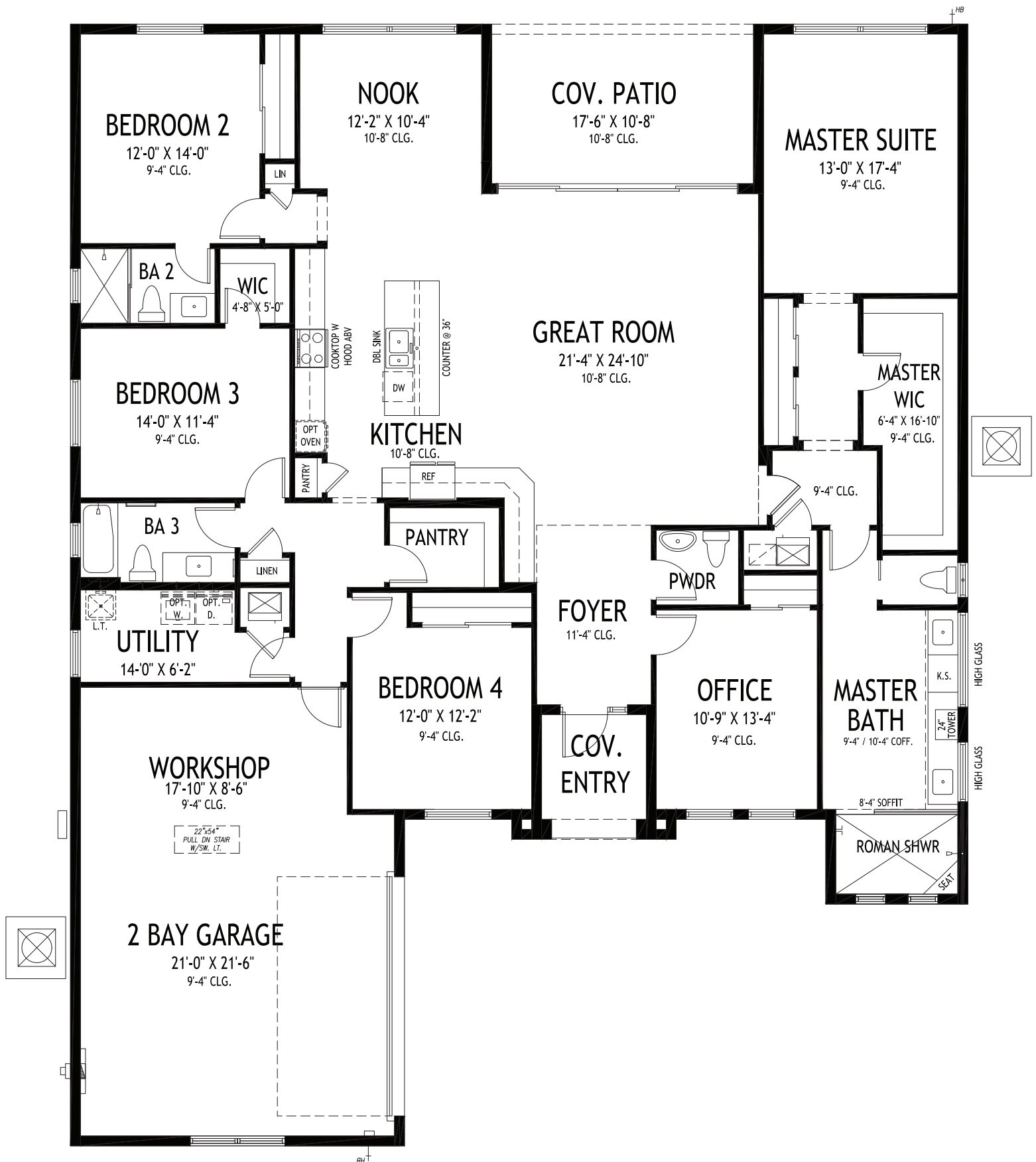
3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 80' • 3,462 SF
A/C: 2,584 sf • covered entry: 61 sf • covered patio: 198 sf • garage: 619 sf

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WESTON SIGNATURE

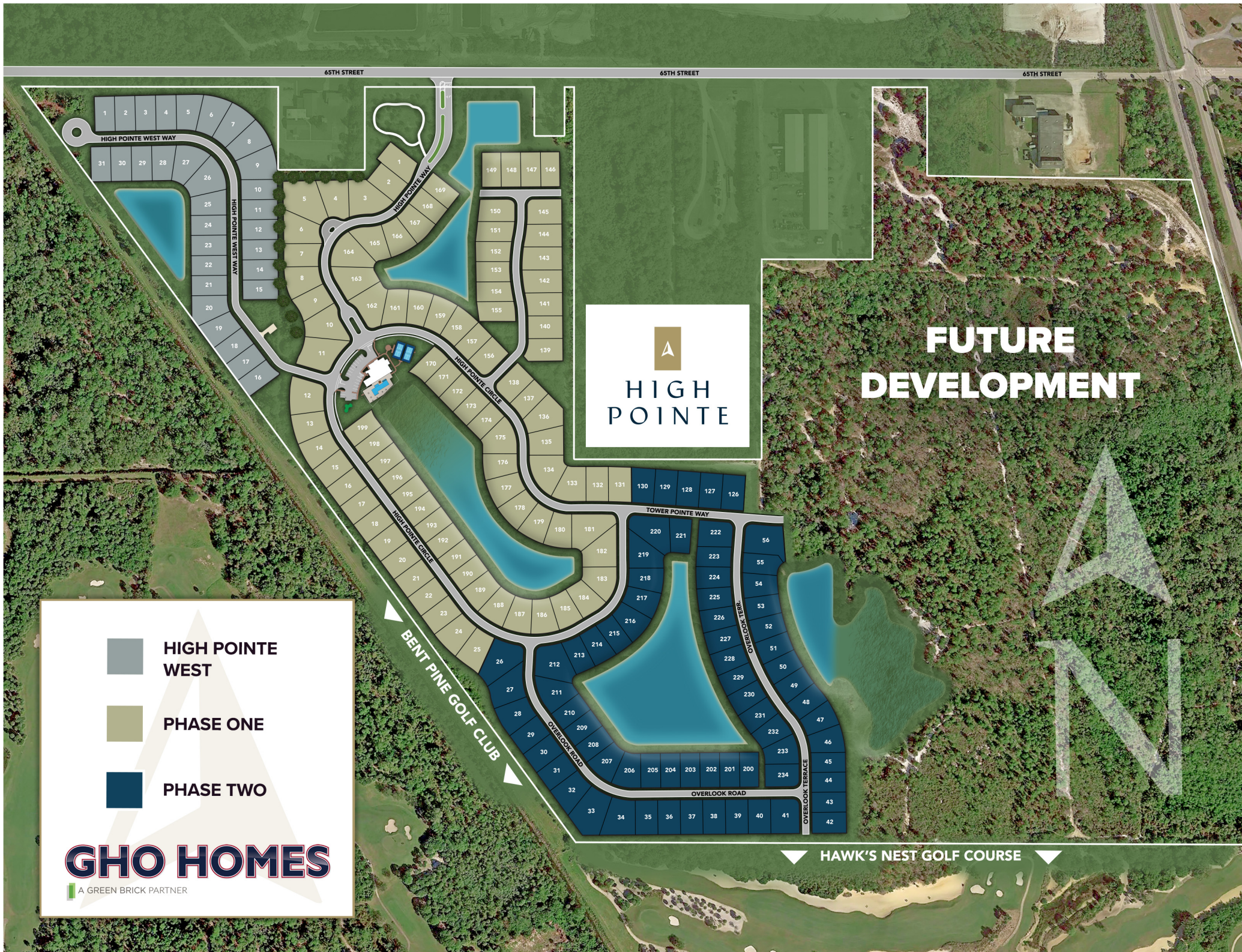
4 BEDS • DEN • 3.5 BATHS • 2+ BAY GARAGE • 60' x 75' • 3,747 SF
A/C: 2,844 sf • covered entry: 64 sf • covered patio: 187 sf • garage: 652 sf

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**FUTURE
DEVELOPMENT**



**HIGH POINTE
WEST**



PHASE ONE



PHASE TWO

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