



COMMUNITY PRICE LIST

Created: Apr-19-2024

Lucaya Pointe

Floorplans

| Floorplan | Bed | Bath | Den | Garage | Sq.Ft. | Priced From |
|---------------------------|-----|------|-----|-----------|--------|----------------|
| Cypress | 2 | 2.5 | Yes | 3 + Bay | 2,241 | 807,525 |
| Cypress Grande | 3 | 3.5 | No | 3 + Bay | 2,321 | 825,525 |
| Amaryllis | 3 | 3 | Yes | 3 Bay | 2,368 | 827,525 |
| Azalea 21 | 3 | 3 | Yes | 2 Bay | 2,551 | 830,525 |
| Magnolia 21 | 3 | 3 | Yes | 3 Bay | 2,626 | 849,525 |
| Camelia 21 | 3 | 2.5 | Yes | 2 Bay | 2,643 | 855,525 |
| Dahlia 21 | 3 | 3 | No | 3+ Bay | 2,657 | 876,525 |
| Magnolia 21 Grande | 3 | 4 | Yes | 3 Car Bay | 2,750 | 887,525 |

Inventory Homes

| Floorplan | Bed | Bath | Den | Garage | Sq.Ft. | Priced From |
|--|-----|------|-----|--------|--------|----------------|
| Cypress 4127 Lucaya Pointe Way, Vero Beach, FL 32967 Lot: 2 | 2 | 2.5 | Yes | 3 Bay | 2,241 | 860,000 |
| Dahlia 21 4277 Montagu Avenue, Vero Beach, FL 32967 Lot: 76 | 3 | 3 | No | 3 Bay | 2,657 | 980,500 |
| Amaryllis 4181 Montagu Ave., Vero Beach, Florida 32967 Lot: 69 | 3 | 3 | Yes | 3 Bay | 2,368 | 988,000 |

All base prices above include a standard home site in Lucaya Pointe.

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

Diana Leever 772.257.1100 Cell: 772.828.7074 dianal@ghohomes.com

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Villa Floorplans

| Floorplan | Bed | Bath | Den | Garage | Sq.Ft. | Priced From |
|------------------|-----|------|-----|--------|--------|----------------|
| Seabreeze | 3 | 3 | No | 2 Bay | 2,244 | 689,525 |

Inventory Homes

| Floorplan | Bed | Bath | Den | Garage | Sq.Ft. | Priced From |
|---|-----|------|-----|--------|--------|----------------|
| Seabreeze 1750 Arawak Street, Vero Beach, FL 32967 Lot: 24 | 3 | 3 | No | 2 Bay | 2,244 | 742,500 |
| Seabreeze 1780 Arawak Street, Vero Beach, Florida 32967 Lot: 27 | 3 | 3 | No | 2 Bay | 2,244 | 742,000 |
| Seabreeze 1770 Arawak Street, Vero Beach, Florida 32967 Lot: 26 | 3 | 3 | No | 2 Bay | 2,244 | 819,500 |

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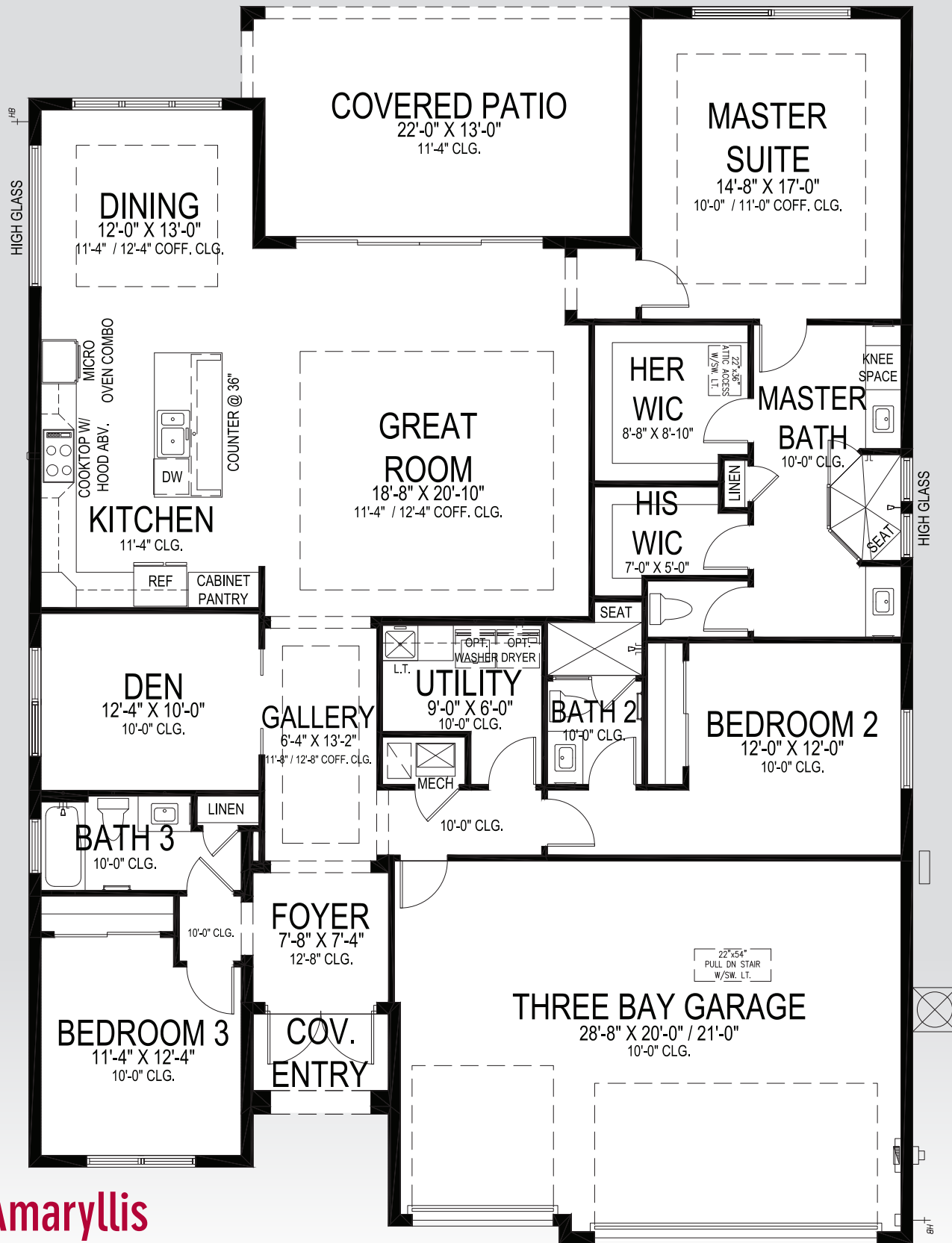
**LUCAYA
POINTE**

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Amaryllis

50' W x 70' D

APPROXIMATE AREAS

- Air Conditioned 2,368 Sq. Ft.
- Covered Entry 43 Sq. Ft.
- Covered Patio 276 Sq. Ft.
- Garage 630 Sq. Ft.
- TOTAL 3,317 Sq. Ft.**

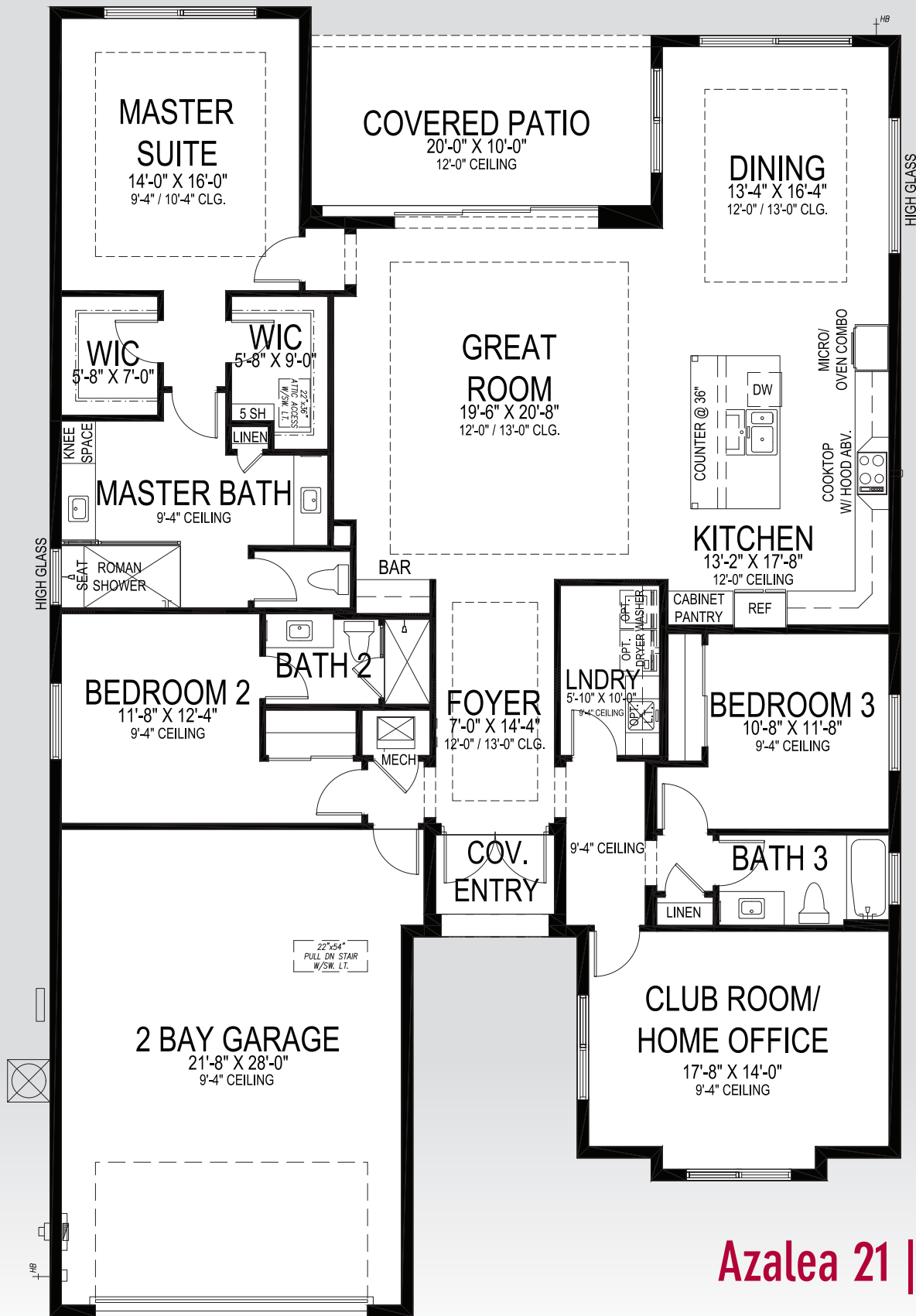
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Azalea 21 | 50' W x 77' D

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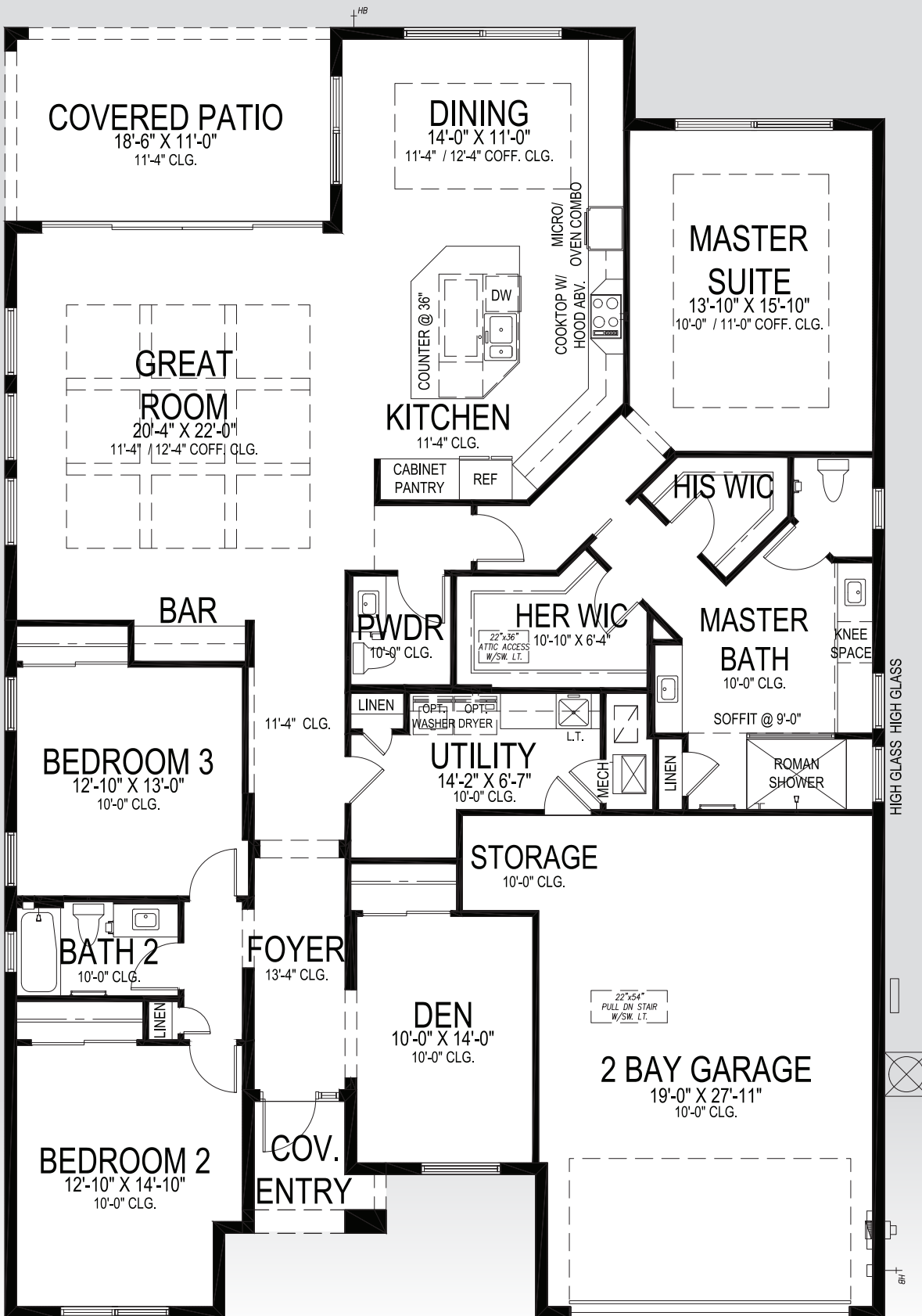
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APPROXIMATE AREAS

- Air Conditioned2,551 Sq. Ft.
- Covered Entry42 Sq. Ft.
- Covered Patio 200 Sq. Ft.
- Garage..... 620 Sq. Ft.
- TOTAL3,413 Sq. Ft.**

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Camelia 21

50' W x 73'-4" D

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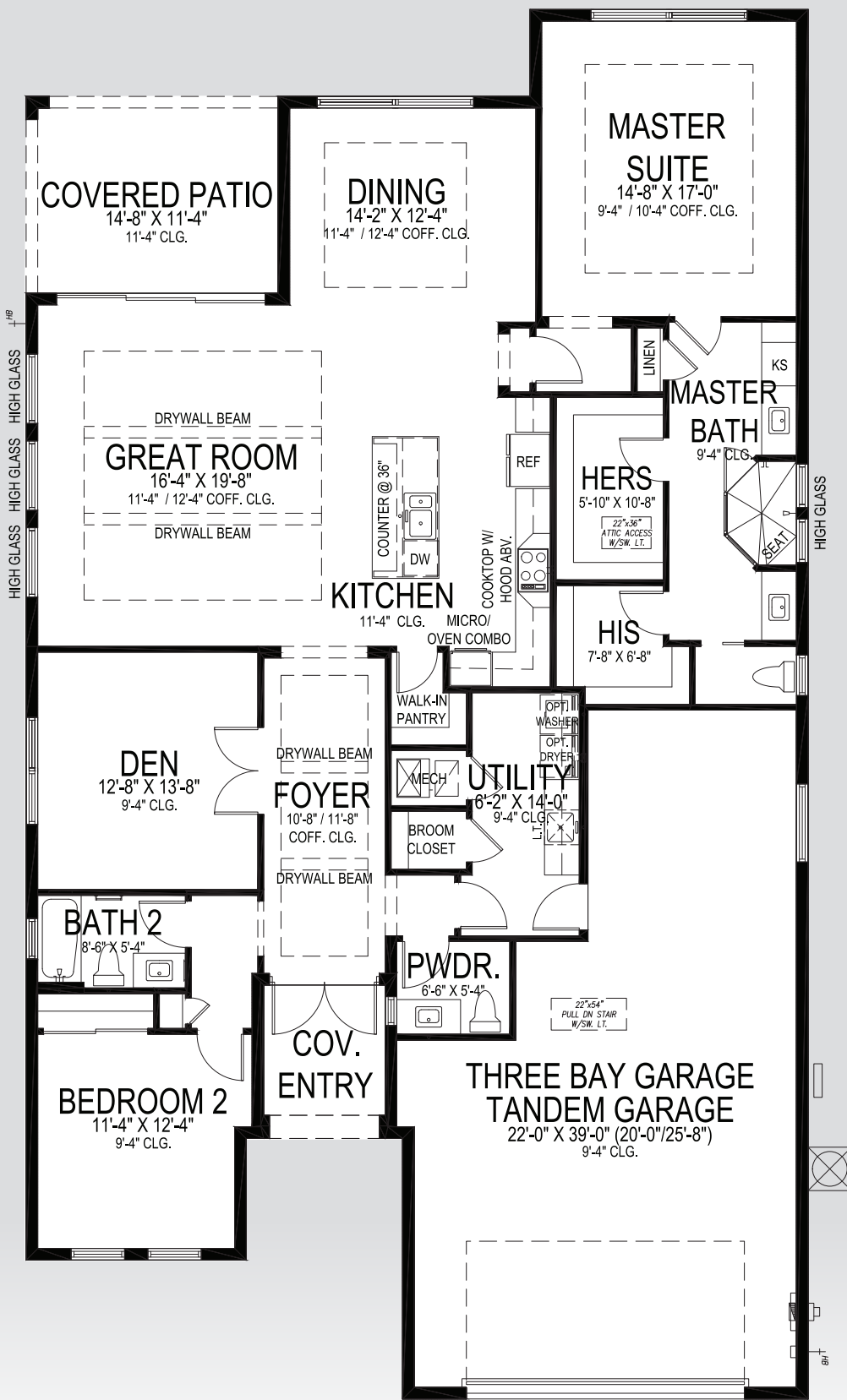
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APPROXIMATE AREAS

| | |
|----------------------|----------------------|
| Air Conditioned | 2,643 Sq. Ft. |
| Covered Entry | 47 Sq. Ft. |
| Covered Patio | 204 Sq. Ft. |
| Garage | 587 Sq. Ft. |
| TOTAL | 3,481 Sq. Ft. |





Cypress

45' W x 80' D

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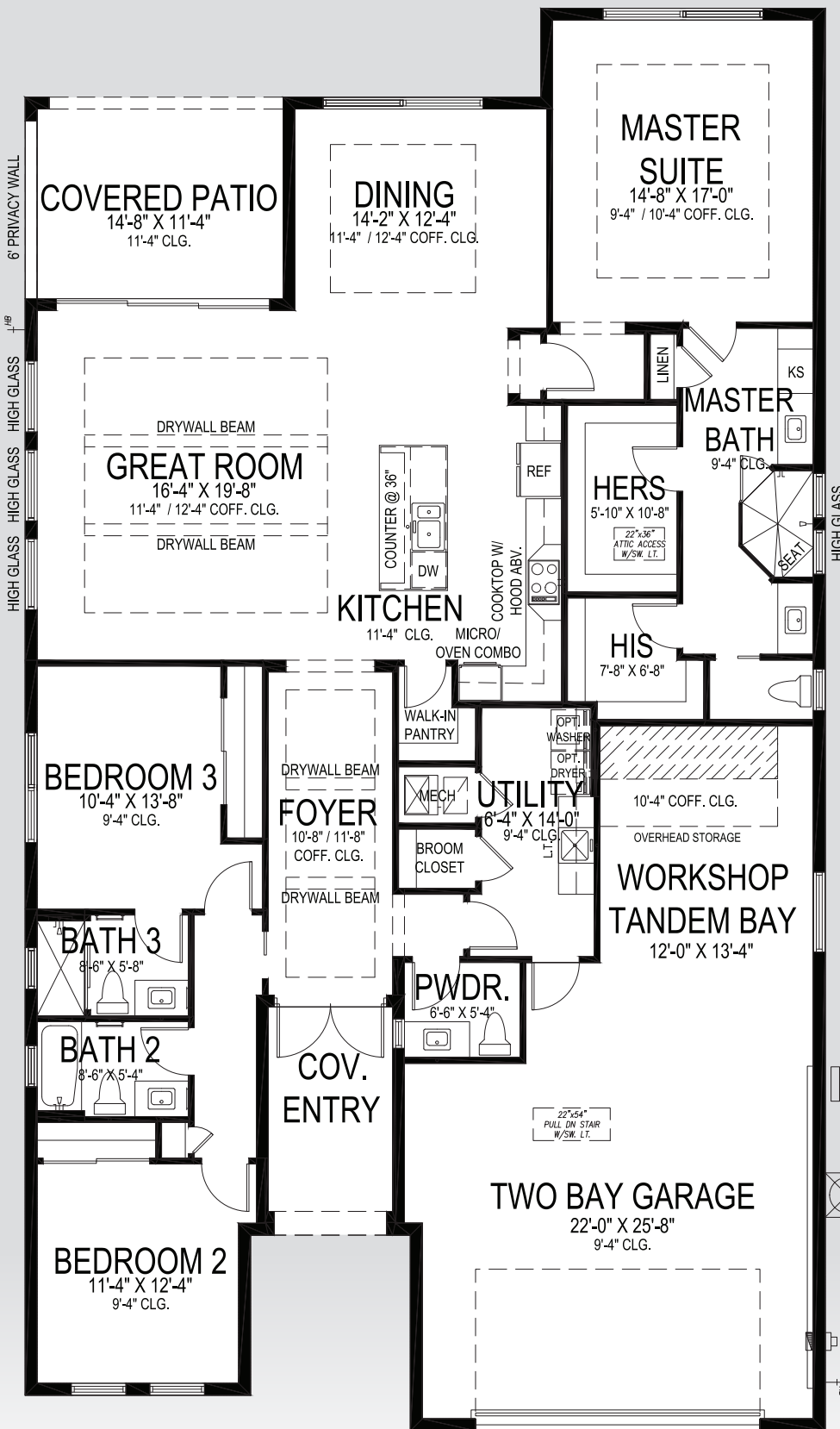
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APPROXIMATE AREAS

- Air Conditioned2,241 Sq. Ft.
- Covered Entry52 Sq. Ft.
- Covered Patio 164 Sq. Ft.
- Garage752 Sq. Ft.
- TOTAL 3,209 Sq. Ft.**



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Cypress Grande

45' W x 80' D

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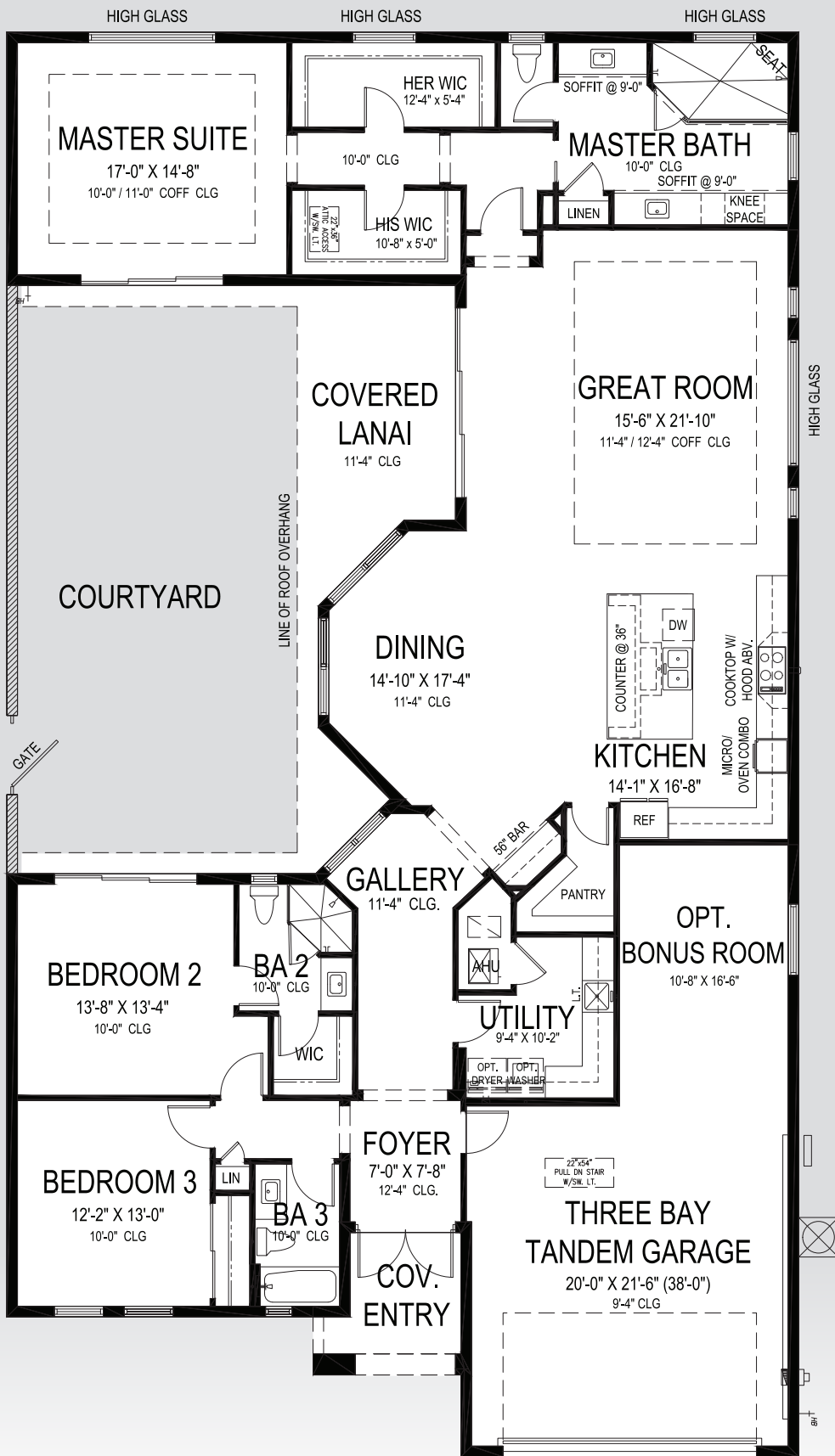
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APPROXIMATE AREAS

- Air Conditioned 2,321 Sq. Ft.
- Covered Entry 89 Sq. Ft.
- Covered Patio 164 Sq. Ft.
- Garage 756 Sq. Ft.
- TOTAL 3,330 Sq. Ft.**



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Dahlia 21

50' W x 90' D

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APPROXIMATE AREAS

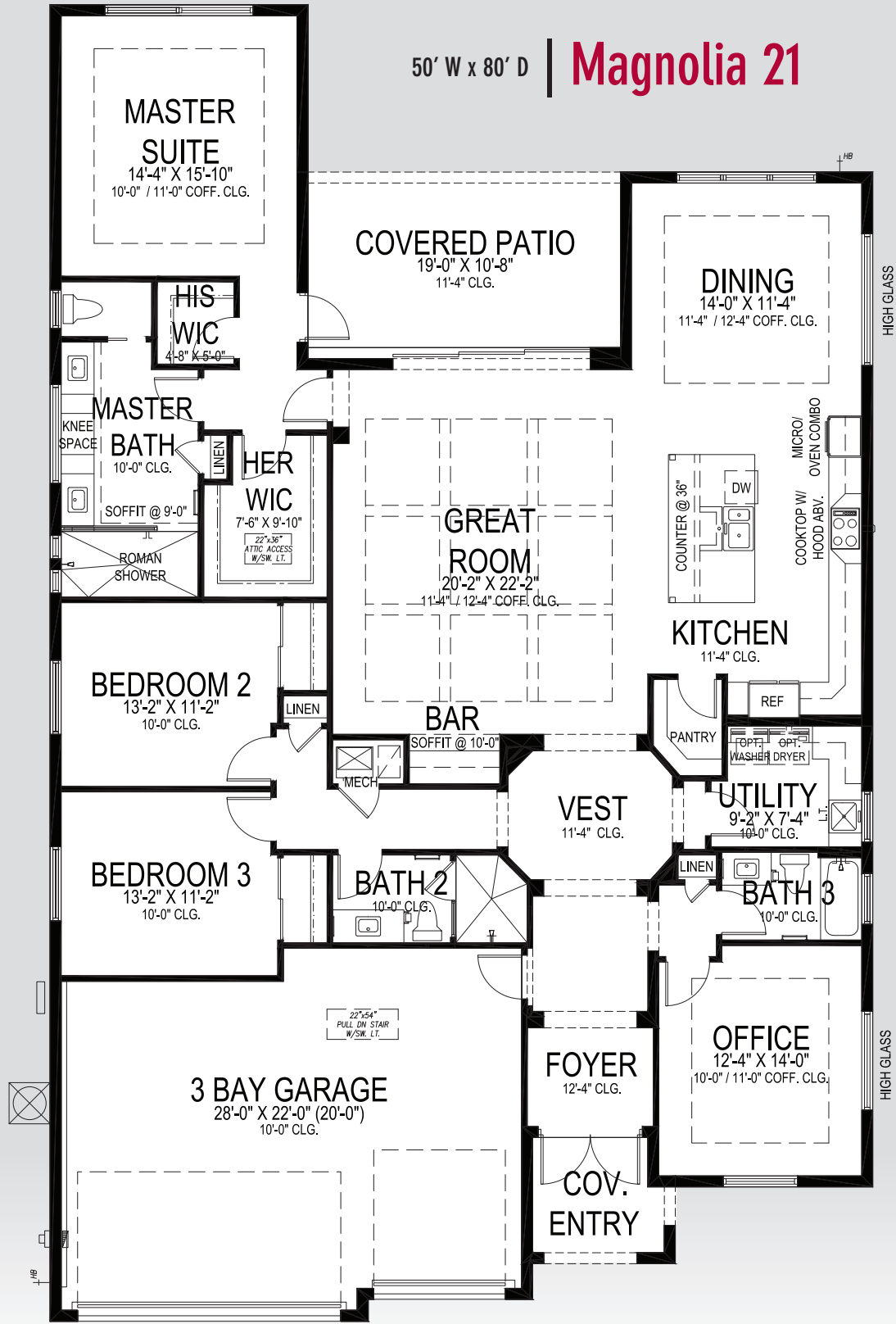
- Air Conditioned 2,657 Sq. Ft.
- Covered Entry 72 Sq. Ft.
- Covered Lanai 213 Sq. Ft.
- Garage 657 Sq. Ft.
- TOTAL 3,599 Sq. Ft.**



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50' W x 80' D

Magnolia 21



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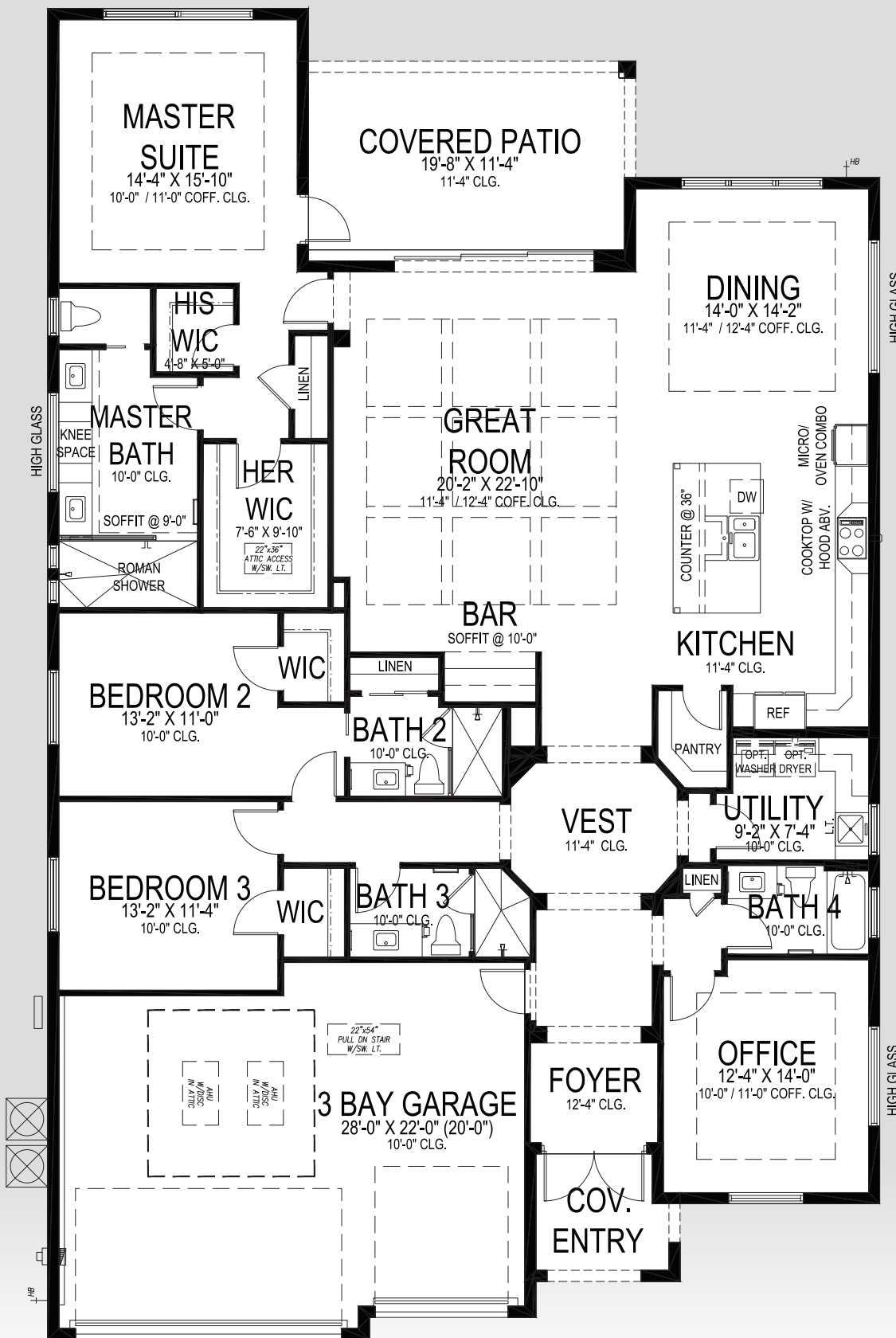
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APPROXIMATE AREAS

- Air Conditioned 2,626 Sq. Ft.
- Covered Entry 61 Sq. Ft.
- Covered Patio 203 Sq. Ft.
- 3 Bay Garage 619 Sq. Ft.
- TOTAL 3,509 Sq. Ft.**



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Magnolia 21 Grande
50' W x 80' D

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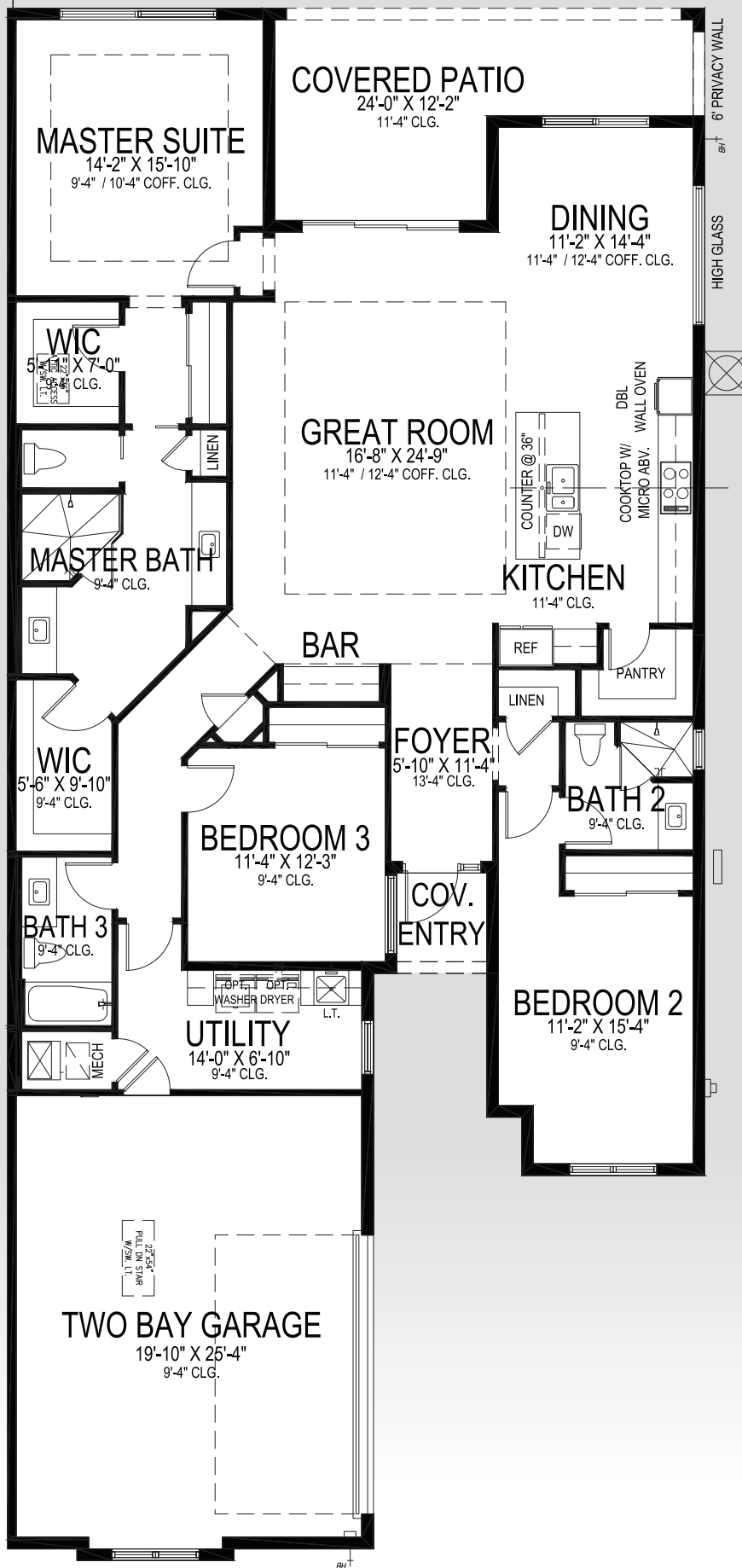
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APPROXIMATE AREAS

| | |
|----------------------|----------------------|
| Air Conditioned | 2,750 Sq. Ft. |
| Covered Entry | 61 Sq. Ft. |
| Covered Patio | 240 Sq. Ft. |
| 3 Bay Garage | 616 Sq. Ft. |
| TOTAL | 3,667 Sq. Ft. |

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Seabreeze

40' W x 89' D



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APPROXIMATE AREAS

- Air Conditioned 2,244 Sq. Ft.
- Covered Entry 30 Sq. Ft.
- Covered Patio 225 Sq. Ft.
- Garage 552 Sq. Ft.
- TOTAL 3,051 Sq. Ft.**

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COMMUNITY FEATURES LIST

Lucaya Pointe

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"GHO Connectivity" Technology/Convenience Features

- ☑ **GHO Smart Panel with 5 CAT6 data line, per plan, prewired for AT&T**
- ☑ **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**

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(Single Family Homes Only)**

Exterior Features

- ☑ **Personal Swimming Pool Design with Salt Water Chlorination, Multi-colored LED Pool Lighting, Travertine Paver Pool Deck and Screen Enclosure sized per plan (see sales agent for details)**
 - **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' Exterior Door (Villas)
 - **Professionally Designed Landscaped Package and Floratam Sod**
 - **Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump**
 - Exterior Garden Hose Connections (2)
 - Exterior GFI Electric Outlets (2)
 - **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**

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Utility Room and Garage

- ✔ White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub
- ✔ Shaker Style Laundry Room Upper Cabinets Utility Room - per plan
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
 - Drop Down Stairs to Attic
- ✔ 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
- ✔ VILLA KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Over the Range Microwave, Double Wall Oven, 30 inch Gas Cooktop, Dishwasher
- ✔ Single Family Homes KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Microwave & Wall Oven Combo, 36 inch Gas Cooktop, 36" Contemporary Stainless Steel Canopy Range Hood and Dishwasher
 - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- ✔ 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 - In All Single Family Home 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
- ✔ Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan

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- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 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 Frosted Windows Option- per plan
- ☑ **Square Shower Drains in all Bathrooms**

Interior Appointments

- ☑ **Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan**
- ☑ **Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
 - Solid Surface White Window Sills Throughout Living Area
- ☑ **Porcelain Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 3 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)
- ☑ **Raised Panel, Solid Core, 8 Foot Tall Interior Doors**

Interior Design Features

- Square Interior Wall Corners Throughout
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- ☑ **Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage**
- ☑ **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
- Pre-Wire for Foyer Hanging Light
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches

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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
- ☑ **Attic Spray Foam Insulation**
 - Energy Efficient R4.1 Concrete Block Wall 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



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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