



THE FALLS AT GRAND HARBOR

COMMUNITY PRICE LIST

PHASE TWO FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Beacon Grande	4	2.5	N	2 BAY	2,524	\$836,490
Mirador Grande	3	3.5	Y	2 BAY	2,607	\$846,490

PHASE THREE FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Beacon	3	2	N	2 BAY	1,893	\$681,490
Mirador	3	2	N	2 BAY	1,937	\$691,490
Beacon 4	4	2	N	2 BAY	2,110	\$701,490

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Beacon Grande 2151 Falls Circle, Vero Beach, FL 32967 Lot: 55	4	2.5	N	2 BAY	2,524	\$868,552
Mirador 2148 Falls Manor, Vero Beach, FL 32967 Lot: 90	3	2	N	2 BAY	1,937	\$850,925

All base prices above include a standard home site in The Falls at Grand Harbor.

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
Douglas Jorgenson at 561.444.9914 or e-mail douglasj@ghohomes.com



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THE FALLS AT GRAND HARBOR

COMMUNITY PROFILE

COMMUNITY OVERVIEW

The Falls at Grand Harbor is a gated enclave in Vero Beach, Florida, offering a serene environment and beautifully appointed homes. This neighborhood features homes ranging from 3 to 4 bedrooms, 2 to 3 baths, and all include 2-car garages. Living spaces vary from over 1,800 sq. ft. to more than 2,600 sq. ft. Each home can be customized through the Tailor Made Program, allowing buyers to create a plan that best suits their needs. Options include dual master suites, 8' garage extensions, and extended lanais, among others.

The community boasts a waterfall entry, a private neighborhood pool, an island, and walking paths. Homebuyers also enjoy a Sports Membership (upon Club approval) to the prestigious Grand Harbor Golf and Beach Club, which offers amenities such as golf, tennis and pickleball courts, a Beach Club with dining and activities, social events, fitness facilities, and more.

Conveniently located near shopping centers, beaches, and airports, The Falls at Grand Harbor is an ideal place to call home.

Community Dues/Fees:

\$601 Monthly HOA Fee, One-time capital contribution \$2033.62 for Falls Master association, (HOA \$1500.00 and GHCA \$533.62) Developer Site Assessment \$750.00

Driving Directions:

From I95 take 20th St (60) and head east to 58th Ave then turn left. Turn right on 53rd Street. 53rd St then turns right and becomes Indian River Blvd. Follow to Grand Harbor Blvd and Falls Circle to Falls Manor.

Community Services:

Community Gate, WaterFall Entry, Community Pool, Common Area Maintenance, Island Maintenance as well as lawn and irrigation maintenance and fertilization.

Amenities:

Community Pool and Building, Entry Waterfall, Lawn & Irrigation Maintenance, Comcast Basic Cable and Internet through Master Association. Sports Membership to the exclusive Grand Harbor Club is included with all new home sales. Enjoy golf, tennis, fitness, social events and the stunning Beach Club.

Entry Roads:

Gated Entry





THE FALLS AT GRAND HARBOR

COMMUNITY FEATURES LIST

"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

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

Exterior Features

- Designer Concrete Flat Tile Roof (Phase 1 & 2 Only)
- Dimensional Roof Shingles with Limited Lifetime Warranty (Phase 3 Only)
- Impact Glass - All Windows, Sliders and Glass Doors - all block openings
- Fiberglass Raised-Panel 8' Front Double Doors or Single Door with Clear Impact Glass Single Lite Sidelites - per plan
- 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 Acrylic Exterior Paint on Exterior Walls of Home
- Paver Driveway and Front Walks per Community Standard Pavers
- Gutters Installed On Exterior Perimeter

Utility Room and Garage

- Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 1) w/ Drop in Laundry Tub
- 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 Coating System with Color Flake

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
- 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
- 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 Obscure Windows Option- per plan
- Square Shower Drains in all Bathrooms

Interior Appointments

- 8ft Solid Core Interior Doors with 2 Panel Square Top
- Vinyl Clad Shelving in all Closets - per plan, Phase 3
- 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)
- Flat Stock Coordinated Crown Molding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- Oversized Flat Stock Door Casings and Baseboards
- Natural finish wood open shelving in all closets, per plan, Phase 1 & 2

Interior Design Features

- Square Interior Wall Corners Throughout
- Flat Volume Ceilings - Minimum over 9feet High (per plan)
- 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

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 LED Lighting - per plan
- Decora Rocker Type Switches





THE FALLS AT GRAND HARBOR

COMMUNITY FEATURES LIST

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 Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1)
- 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
- Refrigerator, LED tap touch controls
- Whirlpool Dishwasher
- Phase 1 & 2 Whirlpool Cooking Package: 30" Electric Cook Top, 36" Contemporary Stainless Steel Canopy Range Hood, Microwave & Wall Oven Combo
- Phase 3 Whirlpool Cooking Package: 30" Electric Cook Top, Microwave/Hood Combo & Double Wall Oven
- Pantry with Vinyl Clad Ventilated Shelving - per plan - Phase 3 Only
- LED Under-Cabinet Lighting in Kitchen, per plan
- Natural finish wood shelving in Pantry Phase 1 & 2

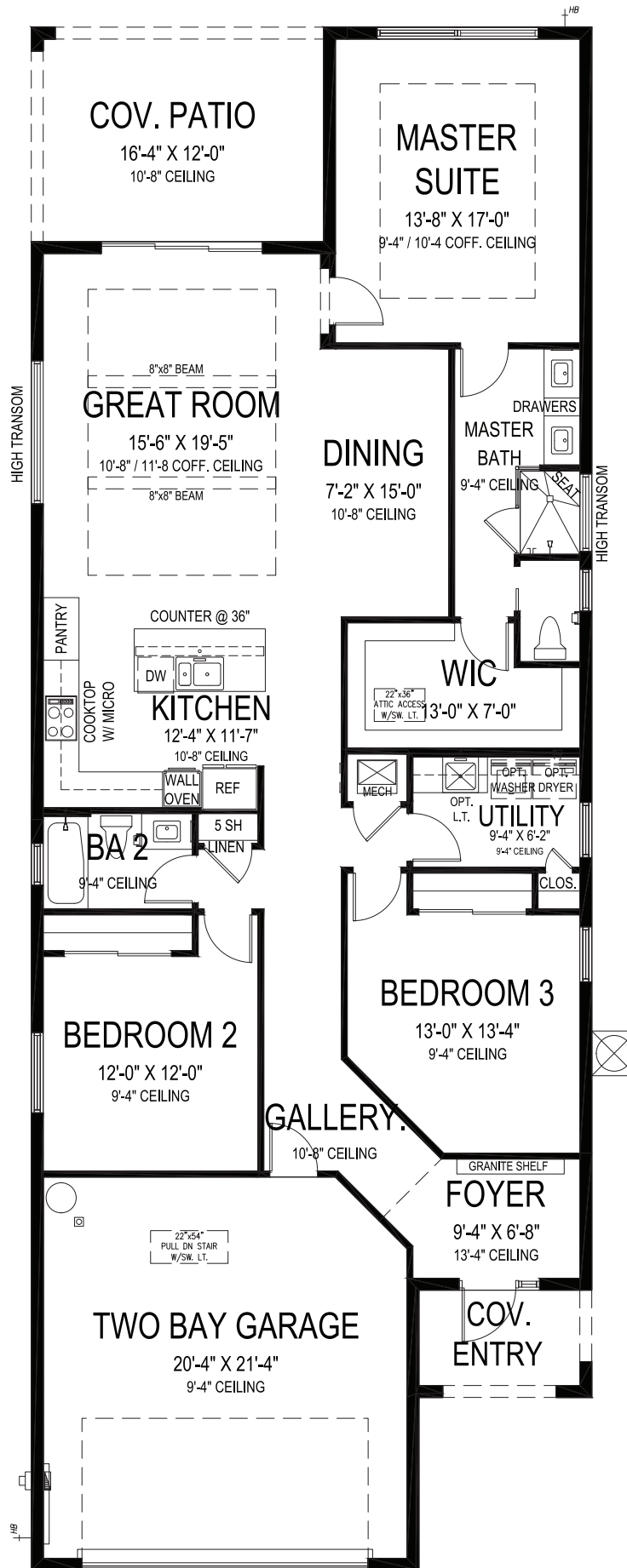
Energy Efficient & Safety Features

- 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
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

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A GREEN BRICK PARTNER

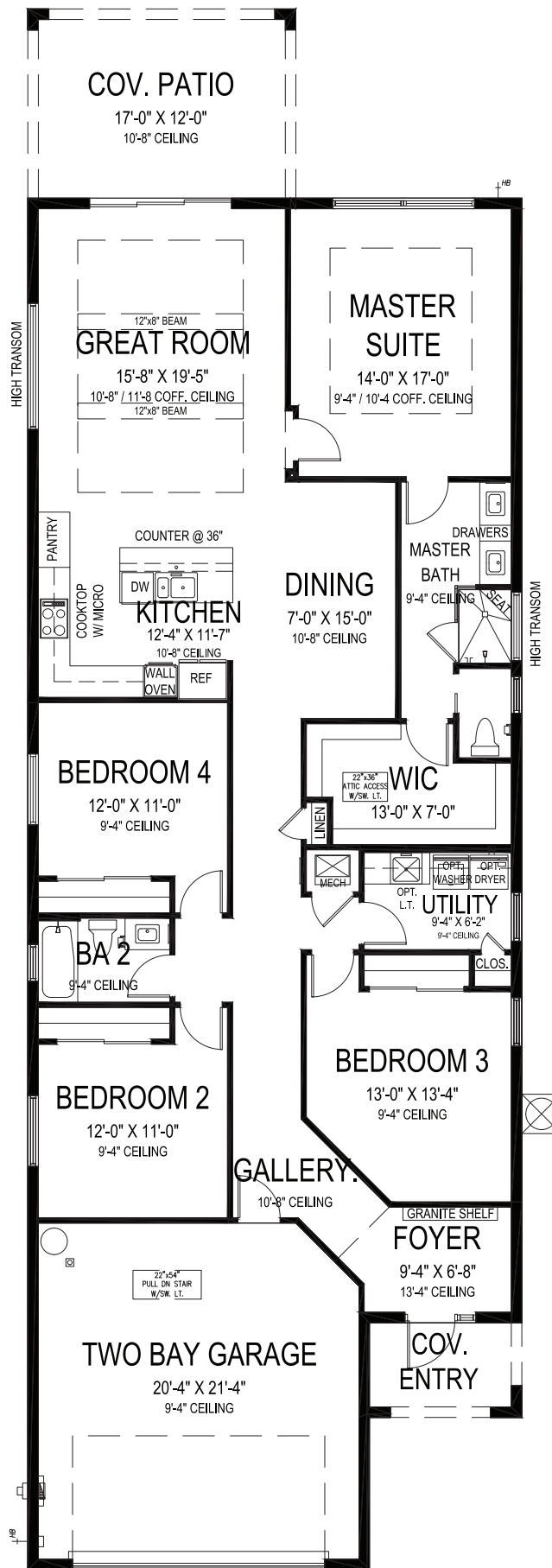
BEACON

3 BEDS • 2 BATHS • 2 BAY GARAGE • 31'-4" x 86'-4" • 2,612 SF
A/C: 1,893 sf • covered entry: 58 sf • covered patio: 196 sf • garage: 465 sf

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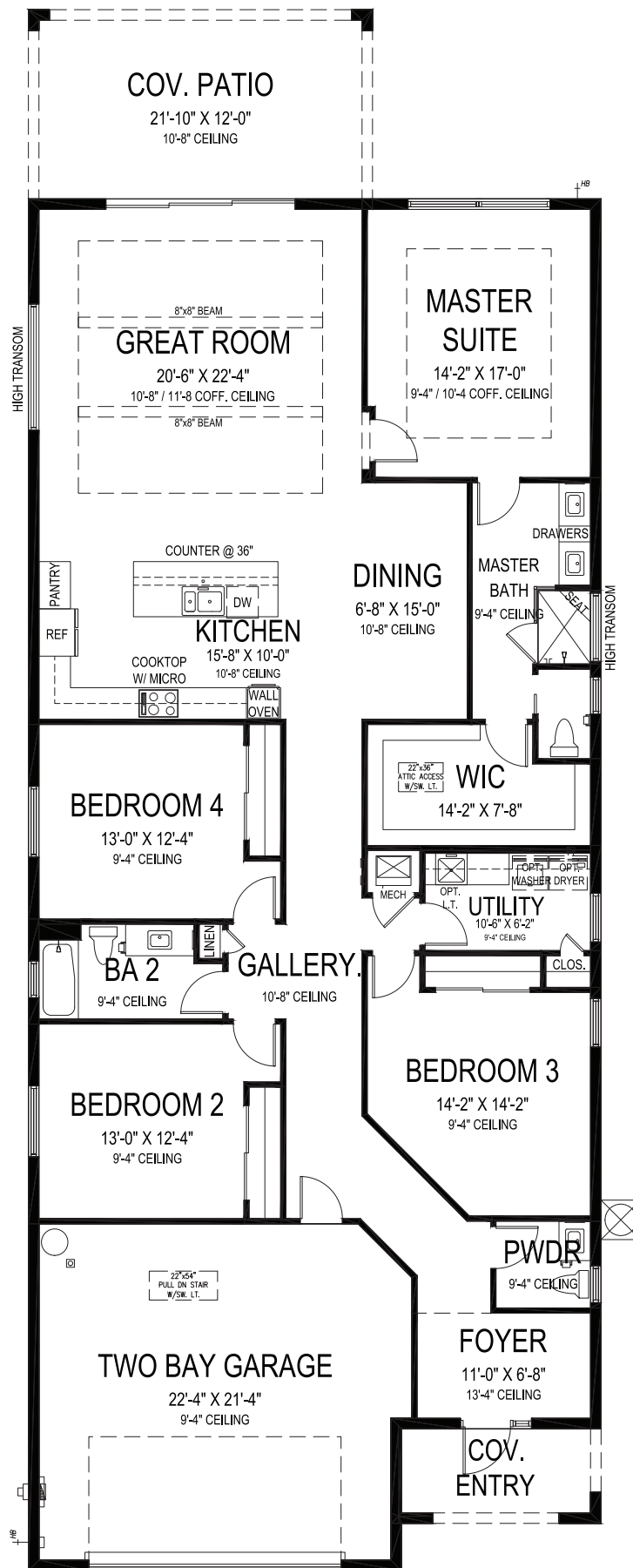
BEACON 4

4 BEDS • 2 BATHS • 2 BAY GARAGE • 31'-4" x 99' • 2,837 SF
A/C: 2,110 sf • covered entry: 58 sf • covered patio: 204 sf • garage: 465 sf

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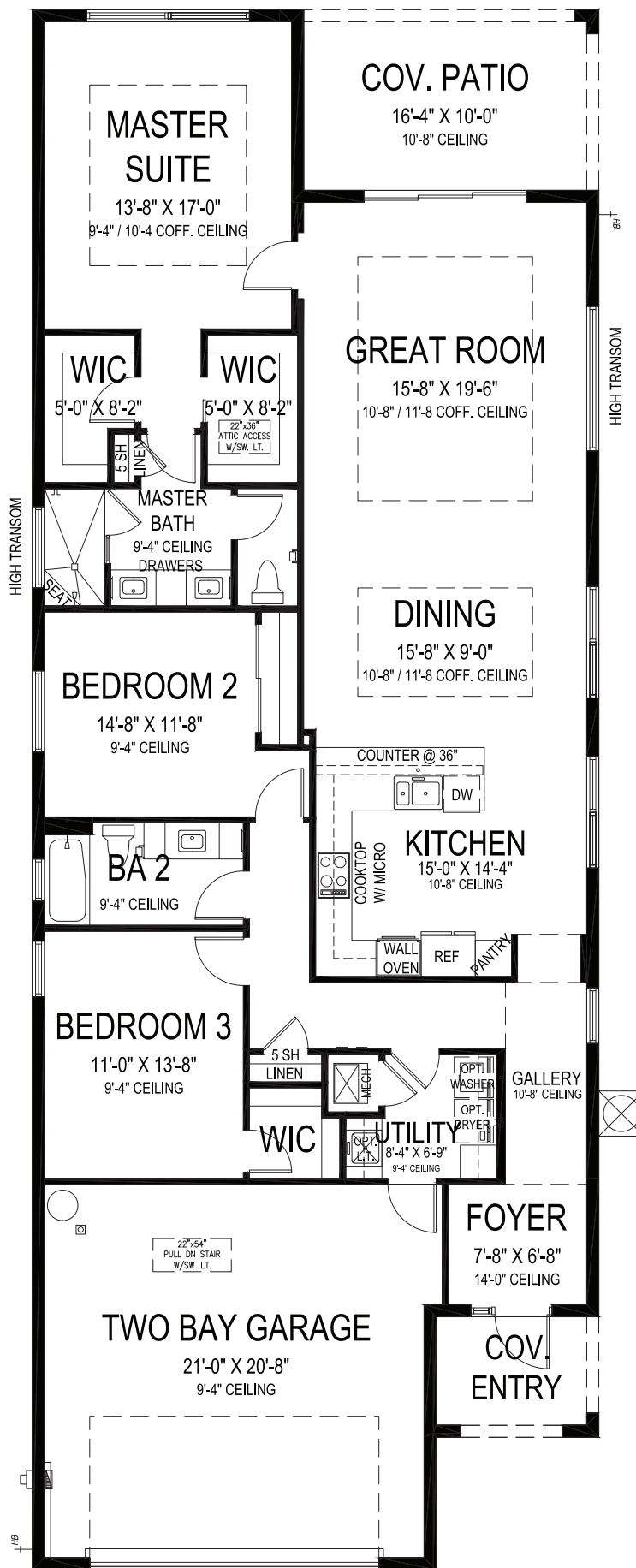
BEACON GRANDE

4 BEDS • 2.5 BATHS • 2 BAY GARAGE • 36'-4" x 99' • 3,385 SF
A/C: 2,524 sf • covered entry: 76 sf • covered patio: 262 sf • garage: 523 sf

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MIRADOR

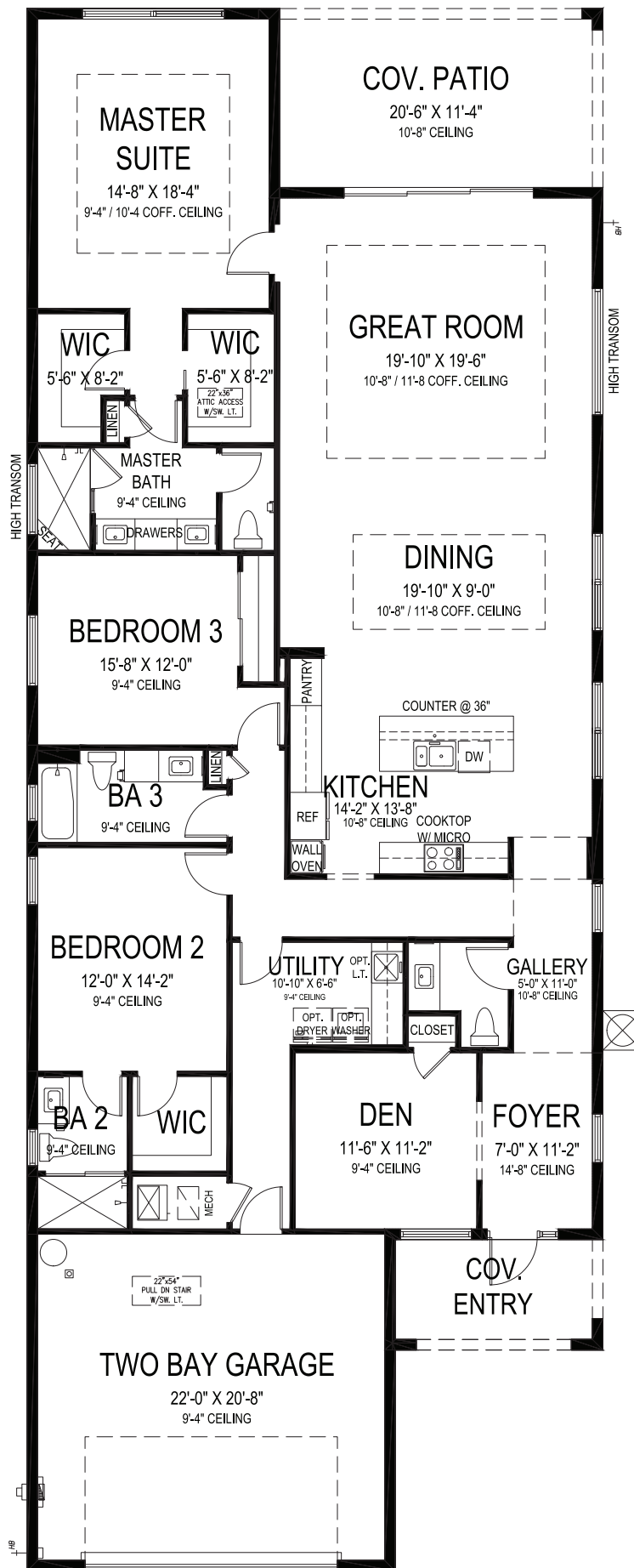
3 BEDS • 2 BATHS • 2 BAY GARAGE • 31'-4" x 86'-4" • 2,639 SF
A/C: 1,937 sf • covered entry: 60 sf • covered patio: 163 sf • garage: 479 sf

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MIRADOR GRANDE

3 BEDS • DEN • 3 BATHS • 2 BAY GARAGE • 36'-6" x 99' • 3,429 SF
A/C: 2,607 sf • covered entry: 92 sf • covered patio: 232 sf • garage: 498 sf

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GRAND HARBOR BOULEVARD

FALLS BLVD.

FALLS MANOR

FALLS CIR.

COMMUNITY POOL

AUDUBON ISLAND

FALLS CIR.

47TH STREET

INDIAN RIVER BOULEVARD

INDIAN RIVER BOULEVARD

US HWY 1

