



COMMUNITY PRICE LIST

Created: Apr-17-2024

The Strand

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Oceanic Grande	3	4.5	Yes	2+ Bay	2,821	2,080,990
Sand Dollar Grande	3	3.5	Yes	3 Bay	3,041	2,110,990
Triton	3	3.5	Yes	3 Bay	2,976	2,149,990
Triton Grande	3	3.5	Yes	3 Bay	2,992	2,180,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Sand Dollar Grande 237 Strand Terrace, Vero Beach, FL 32963 Lot: 03	3	3.5	Yes	3 Bay	3,041	2,255,000
Triton Grande 127 Strand Drive, Vero Beach, FL 32963 Lot: 35	3	3.5	Yes	3 Bay	2,992	2,379,000
Sand Dollar Grande 241 Strand Terrace, Vero Beach, FL 32963 Lot: 01	3	3.5	Yes	3 Bay	3,041	2,202,000
Oceanic Grande 204 Strand Square, Vero Beach, FL 32963 Lot: 19	3	4.5	Yes	2 Bay	2,821	2,189,000
Oceanic Grande 129 Strand Drive, Vero Beach, FL 32963 Lot: 36	3	4.5	Yes	2 Bay	2,821	2,140,000

All base prices above include a standard home site in The Strand.

Oversized and select homesites are limited, unique and will have a lot premium associated.

Contact your salesperson for specific lot information.

To Learn More About These Homes Please Contact

Kristine Gabor 772.492.7012 Cell: 772-321-4795 Kristine@thegaborgroup.com

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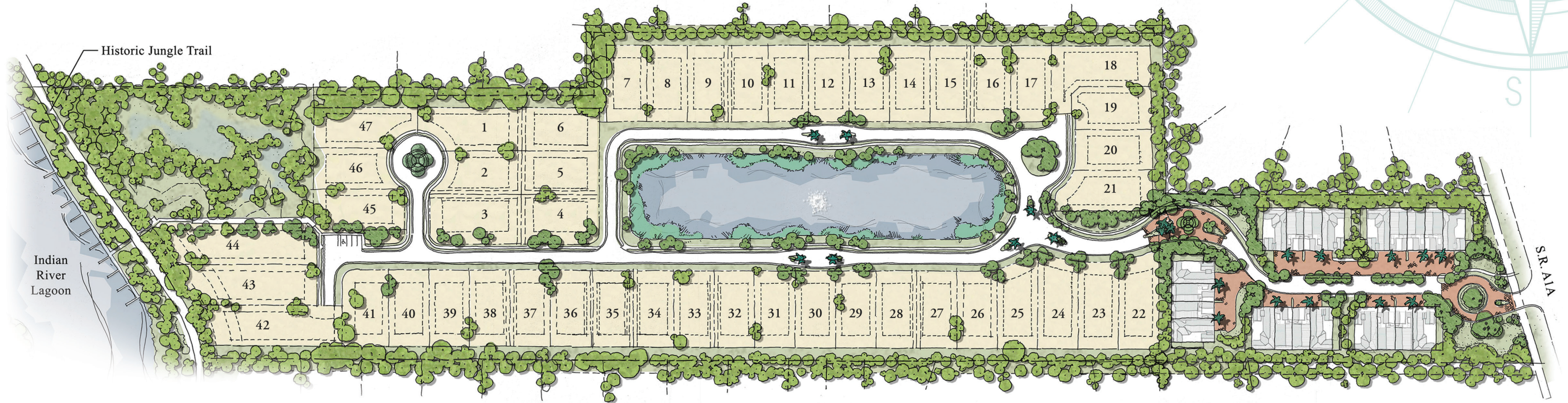


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BETWEEN THE
ATLANTIC OCEAN
AND THE INDIAN
RIVER LAGOON LIES...



THE STRAND



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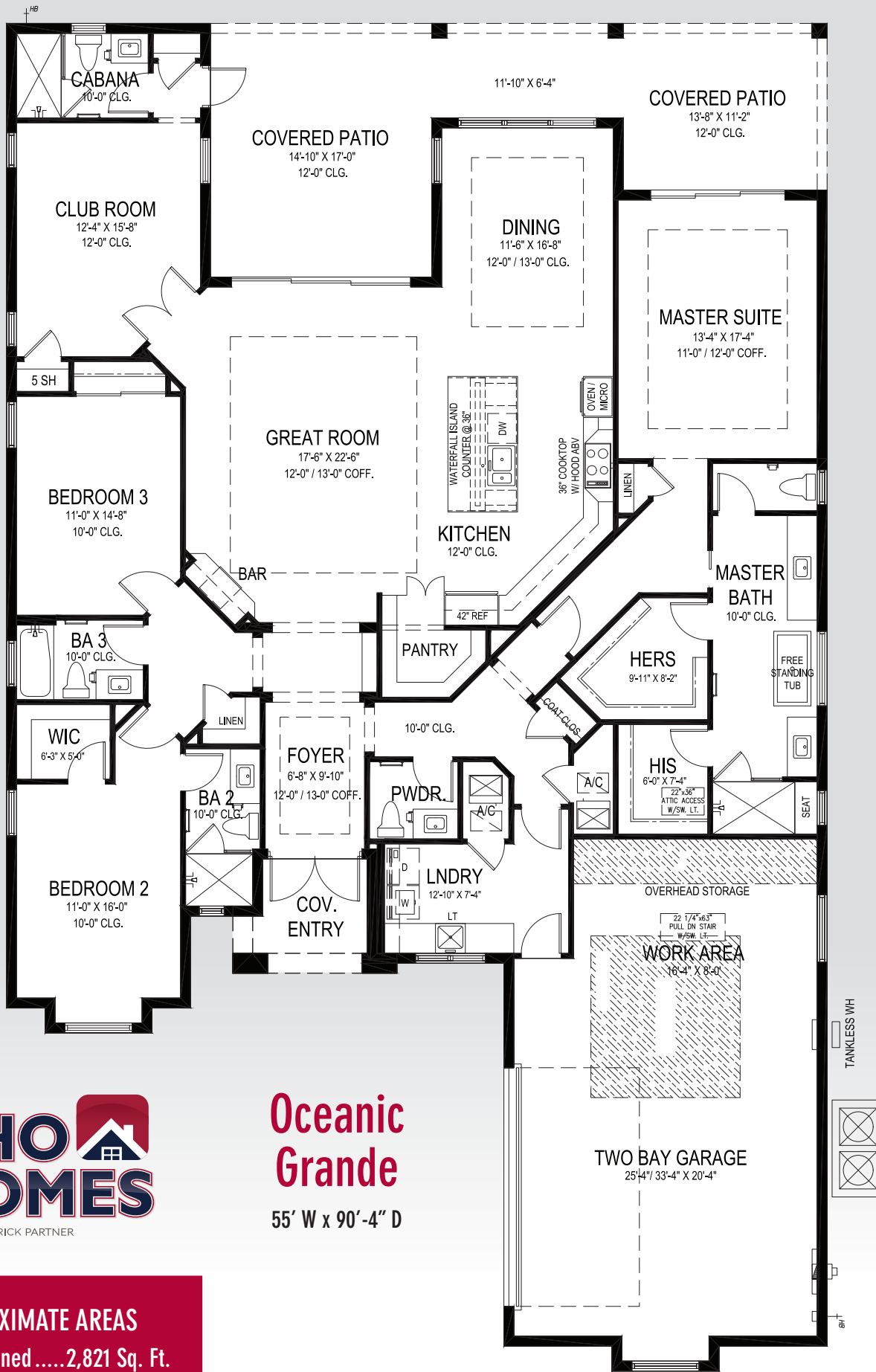


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Oceanic Grande

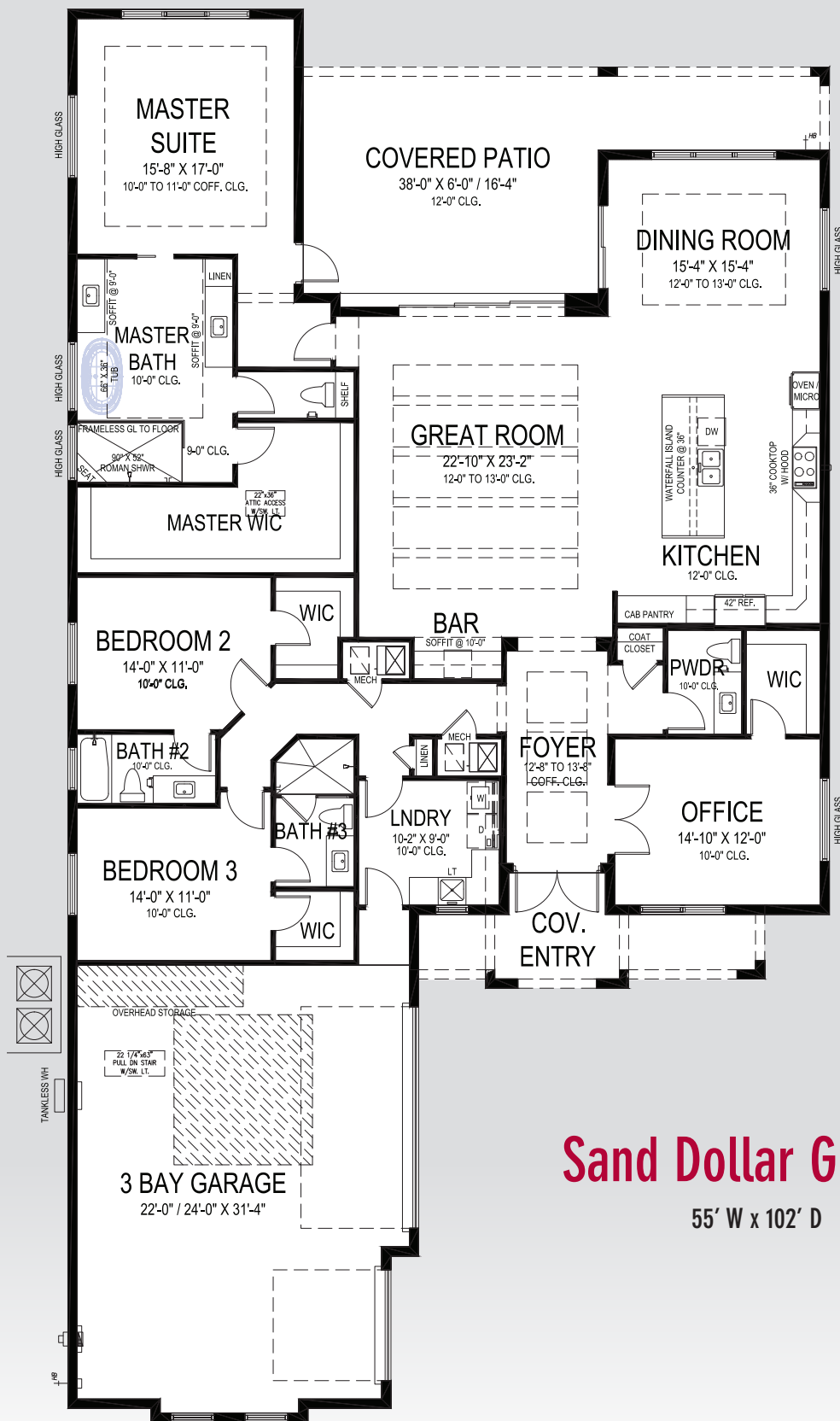
55' W x 90'-4" D

APPROXIMATE AREAS
 Air Conditioned 2,821 Sq. Ft.
 Covered Entry 63 Sq. Ft.
 Covered Patio 486 Sq. Ft.
 Garage 710 Sq. Ft.
TOTAL 4,080 Sq. Ft.

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Sand Dollar Grande

55' W x 102' D

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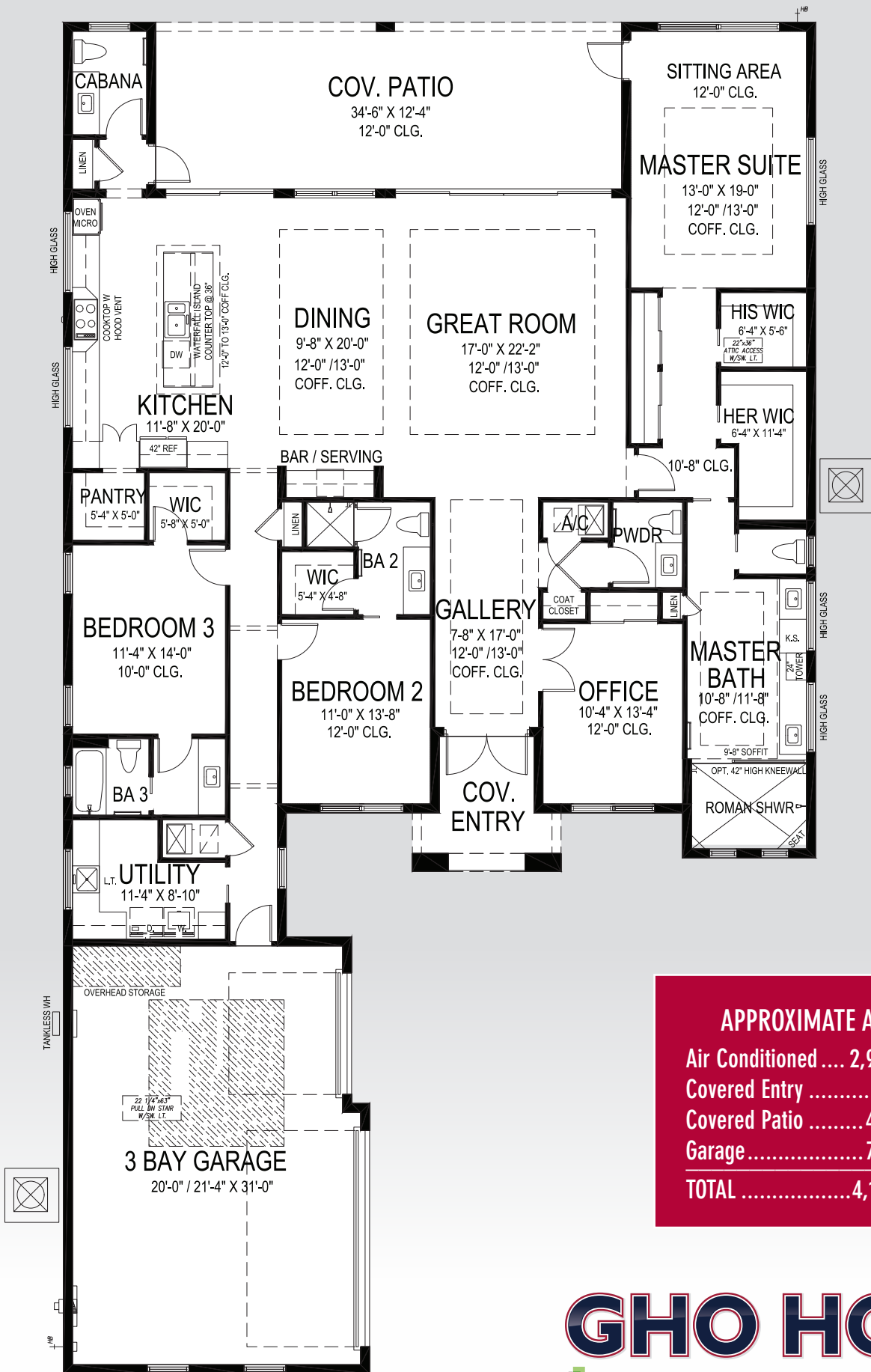
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APPROXIMATE AREAS

- Air Conditioned 3,041 Sq. Ft.
- Covered Entry 145 Sq. Ft.
- Covered Patio 448 Sq. Ft.
- Garage 819 Sq. Ft.
- TOTAL 4,453 Sq. Ft.**



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Triton

55'-8" W x 100' D

APPROXIMATE AREAS

Air Conditioned 2,976 Sq. Ft.

Covered Entry 88 Sq. Ft.

Covered Patio 425 Sq. Ft.

Garage 706 Sq. Ft.

TOTAL 4,195 Sq. Ft.

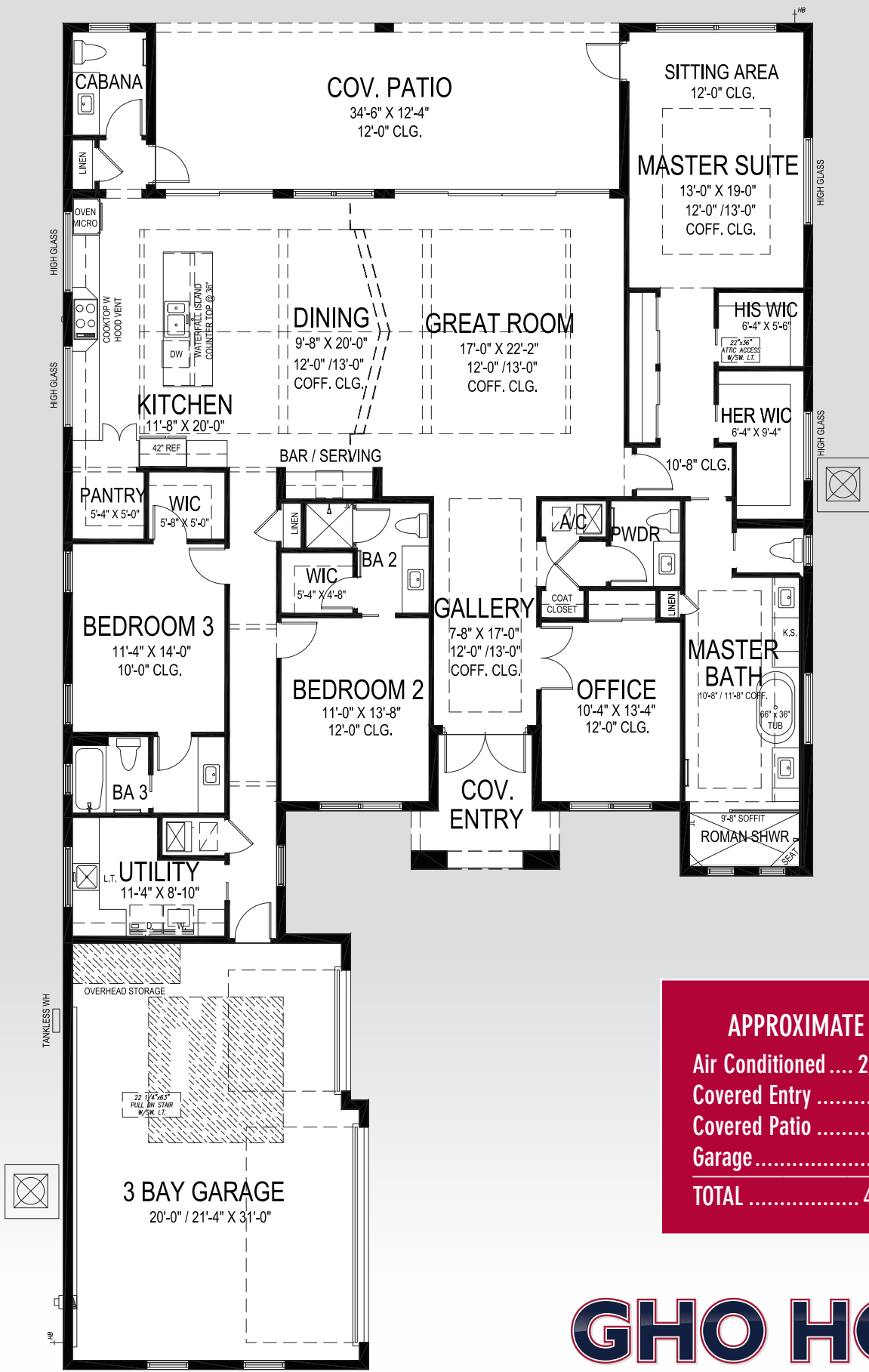
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Triton Grande

55' - 8" W x 100' D

APPROXIMATE AREAS

Air Conditioned 2,992 Sq. Ft.

Covered Entry 88 Sq. Ft.

Covered Patio 425 Sq. Ft.

Garage 706 Sq. Ft.

TOTAL 4,211 Sq. Ft.

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COMMUNITY FEATURES LIST

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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
- ☑ 2 Camera CAT6 Pre Wires (terminated at smart panel), per plan
- ☑ 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan

Construction Features

- ☑ 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
 - Underground County/City Electrical, Water and Sewer Connections
- ☑ Underground Natural Gas Service Supply, Standard

Exterior Features

- ☑ 14' x 28' Professionally Designed Pool, with LED Light, Salt Chlorination, Travertine Paver Deck and Screen Enclosure
- ☑ Designer Concrete Tile Roof with Copper Drip Edge
- ☑ PGT Impact Glass Windows, and Sliding Glass Doors
- ☑ Concrete Based Sand Smooth Exterior Wall Finish
- ☑ Rear Covered Patio with Travertine Pavers
- ☑ Paver Driveway and Front Walks - Per Plan
- ☑ 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 Underground Irrigation System, Irrigation Water supplied by Community Master Pump
 - Exterior GFI Electric Outlets (2)
 - Exterior Garden Hose Connections (2)
- ☑ Sherwin Williams Duration Coating Exterior Latex Flat Paint

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Utility Room and Garage

- ✔ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 2) w/ Drop in Laundry Tub
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room (GHO Level 4)
 - Drop Down Stairs to Attic
- ✔ 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
- ✔ GE Front Load Washer & Gas Dryer with Matching Pedestals
 - LED Lighting in Garage

Gourmet Kitchens

- ✔ Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- ✔ 42 " Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- ✔ Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 4 Selections)
- ✔ Waterfall Design Kitchen Island with Flat Panel Front and Base Moulding
- ✔ Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- ✔ LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan
- ✔ Delta Monrovia Kitchen Faucet with Active Touch
- ✔ Kohler 60/40 Split Stainless Steel Under Mount Kitchen Sink
- ✔ CAFE 42" Built-in Side-by-Side Refrigerator
- ✔ CAFE 36" Gas 5 Burner Cooktop
- ✔ Profile Stainless 36" Pyramid Style Wall Mount Canopy Hood LED Lighting
- ✔ CAFE 30" Microwave/Wall Oven Combo with Convection and Advantium
- ✔ CAFE 24" Built-in Under Counter Beverage Center
- ✔ CAFE 24" Built-in 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 4 Selections) with Kohler Rectangular White Under-Mount Sink

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- ☑ 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
- ☑ Ceramic Tile Bathroom Floors with Walls and Shower Floors (Level 4) - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)
- ☑ Kohler Raised, Comfort Height, Elongated Soft Close 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
- ☑ 110 CFM Antimicrobial Exhaust Fan in Master Bath

Interior Appointments

- ☑ 8ft Solid Core Interior Doors with 2 Panel Square Top
- ☑ Built-In Bar Base & Upper Cabinets with Granite or Quartz CounterTop & Backsplash (Match Kitchen)
 - 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 4 Selections)
 - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 2 Selections)
- ☑ Flat Stock Coordinated Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- ☑ Oversized Flat Stock Door Casings and Baseboards

Interior Design Features

- ☑ 10 Ft Tall PGT Impact Glass Sliding Glass Door, per plan
 - Square Interior Wall Corners Throughout
- ☑ Smooth Interior Wall and Ceiling Finishes
 - Air-Conditioned Walk-In Closets - per plan
- ☑ Sherwin Williams Duration Coating Interior Latex and ProClassic Waterborne Interior Acrylic Semi-Gloss Enamel Extra White on Trim - Two Tone Interior Paint Upgrade. Choice of Select Wall Colors (select one).
- ☑ Natural finish wood open shelving in all closets, per plan

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Electrical Specifications

- ☑ **Surface Mount LED HiHat Lighting in Kitchen, Halls, Bathrooms, Closets, Utility Room, Covered Entry and Patio - Per Plan**
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Decorative Rocker Type Switches
- ☑ **Pre Wired for Future Access Points & Exterior Cameras**

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
- ☑ **Upgraded High Performance MERV16 Air Filter with Built In UV Light**
- ☑ **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
- ☑ **Entry Door Multi Point Lock**



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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