



# COMMUNITY PRICE LIST

Created: May-11-2024

## Bella Rosa

### Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Durham Rose</b>	2	2	Yes	2 Bay	1,573	<b>TBD</b>
<b>Brooke</b>	2	2	Yes	2 Bay	1,600	<b>388,990</b>

### Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Brooke</b> 5870 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE 04	3	2	No	2 Bay	1,600	<b>420,511</b>
<b>Brooke</b> 5855 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE11	3	2	No	2 Bay	1,600	<b>447,343</b>
<b>Brooke</b> 5860 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE05	3	2	No	2 Bay	1,600	<b>418,907</b>
<b>Brooke</b> 5865 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE10	3	2	No	2 Bay	1,600	<b>453,603</b>

All base prices above include a standard home site in Bella Rosa.

Lakefront homesites are limited and will have a lot premium.  
Contact your salesperson for specific lot information.

\* Plans are lot specific.  
See your sales team member for details

## To Learn More About These Homes Please Contact

**Nick Presner 772.257.1100 Cell: 772.361.9867 [NickP@ghohomes.com](mailto:NickP@ghohomes.com)**

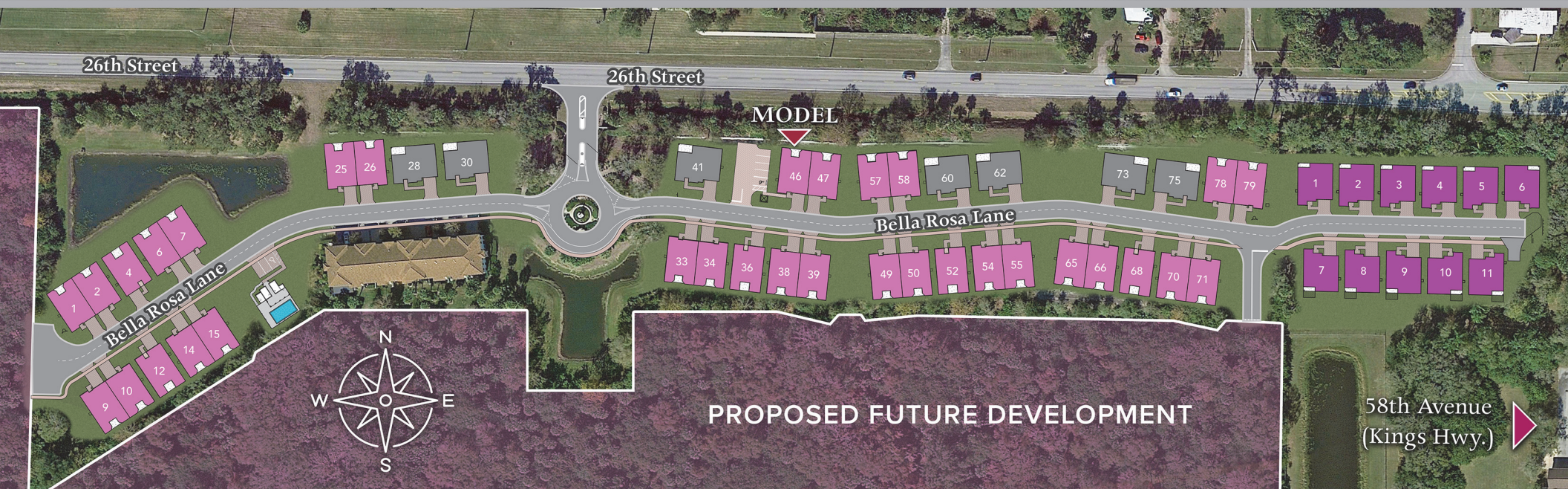
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# BELLA ROSA

VERO BEACH



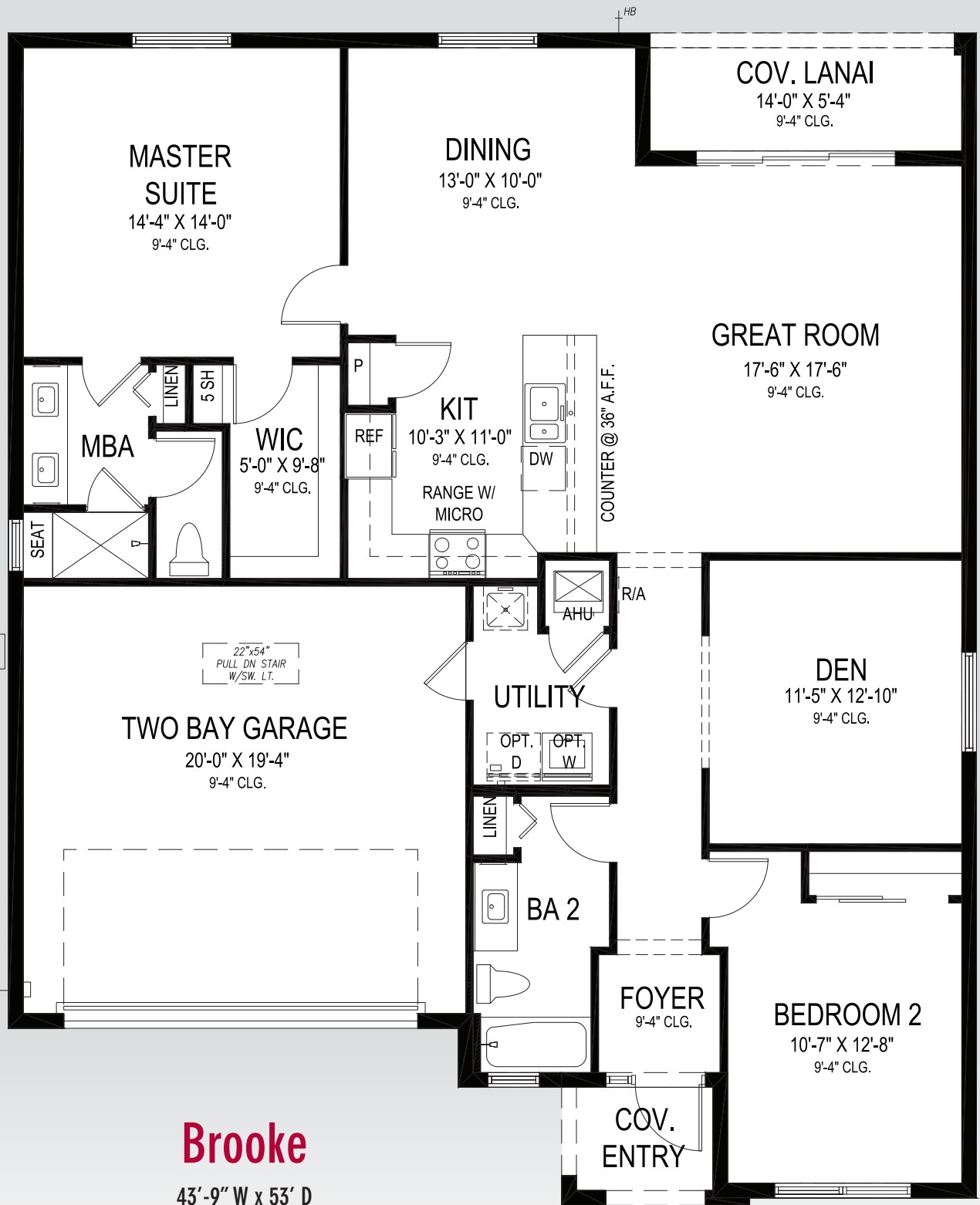
# GHO HOMES

A GREEN BRICK PARTNER

-  Durham Rose
-  Rosa
-  Brooke

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**Brooke**  
43'-9" W x 53' D

**GHO HOMES**

A GREEN BRICK PARTNER

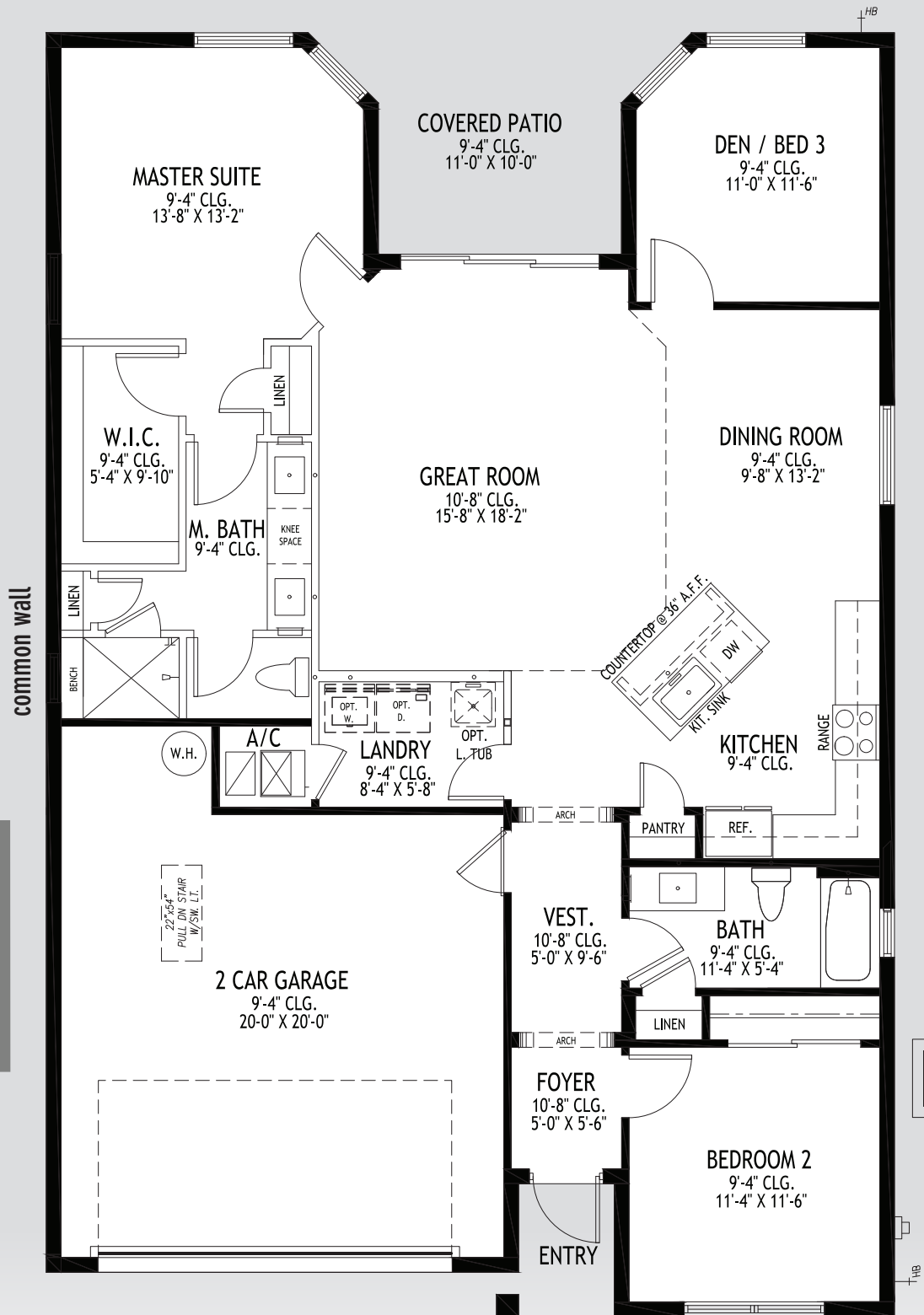
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**APPROXIMATE AREAS**

Air Conditioned	.....1,600 Sq. Ft.
Covered Entry	.....36 Sq. Ft.
Covered Patio	.....79 Sq. Ft.
2 Bay Garage	..... 413 Sq. Ft.
<b>TOTAL</b>	<b>.....2,128 Sq. Ft.</b>



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Typical attached villa

# Durham Rose

38'-4" W x 58' D

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APPROXIMATE AREAS	
Air Conditioned .....	1,573 Sq. Ft.
Covered Entry .....	27 Sq. Ft.
Covered Patio .....	120 Sq. Ft.
Garage .....	460 Sq. Ft.
<b>TOTAL .....</b>	<b>2,180 Sq. Ft.</b>



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# COMMUNITY FEATURES LIST

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### Community Specific Specifications

- **Vehicle Access Controlled Gated Community**
- **Community Pool with Covered Pool House Porch**
- **Community Managed Landscaping Maintenance**
- **Italian Fountain with Paver Roundabout at Community Entrance**
- **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, prewired for AT&T or Comcast**
- ☑ **Wifi Enabled Automatic Garage Door Opener**
- ☑ **NEST Next Generation Learning Thermostat Or Equivalent**
- ☑ **Nest Hello Video Door Bell - Wifi Ready - Or Equivalent**
- ☑ **Smart WiFi 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 Connection to FPL Supplied Electrical Power**

### Exterior Features

- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan**
- **Dimensional Roof Shingles with Limited Lifetime Warranty**
- ☑ **Paver Driveway and Front Walks - Per Plan**
- **Paver Driveway, Front Walks and Rear Covered Patio Floor**
- ☑ **Fiberglass Raised Panel 8' Exterior Door**
- **Professionally Designed Landscaped Package and Floratam Sod**
- **Automatic Irrigation System, Master Community Water Supply**
- **Exterior GFI Electric Outlets (2)**

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- Exterior Garden Hose Connections (2)
- 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
- Impact Rated Garage Doors
- LED Lighting Provided for Garage and Utility Room
- Rough In For Future Gas Dryer

### Gourmet Kitchens

- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
  - Level 1 Decorator Cabinet Doors with 36" Uppers
  - 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 Over the Range Microwave
  - GE Freestanding Gas Range
    - GE Dishwasher
    - Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

### 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
  - Clear Glass Shower Enclosures- per plan
- Raised Height Vanities (GHO Level 1 Selections)
- 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

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- ☑ **Square Shower Drains in all Bathrooms**
- ☑ **Double Row Vinyl Clad Shelving in Master Closet**

### Interior Appointments

- ☑ **Colonist Raised Panel 8 Ft Tall Interior Doors**
  - 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

- ☑ **Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets - per plan**
  - **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
  - Designer Knockdown Texture on Ceilings
  - Vinyl Clad Shelving in all Closets - per plan
  - Air-Conditioned Walk-In Closets - per plan
  - **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, Bathrooms, Covered Entry and Patio - Per Plan**
  - **Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio**
  - **Walk-In Closet Lighting - per plan**
  - Decorative Rocker Type Switches
  - Front Exterior Coach Lights, per plan
  - **Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)**

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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
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- ☑ **Energy Efficient R-38 Minimum Attic Insulation over Conditioned Space**
- ☑ **Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors**
- ☑ **Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors**
- ☑ **Gas Tankless Water Heater, exterior mount - 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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