



COMMUNITY PRICE LIST

Created: May-11-2024

High Pointe

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Cordella Jem	3	2	No	3 Bay	1,899	531,990
Allura	2	2	Yes	2 Bay	2,114	539,990
Cordella Grande	3	3	Yes	3 Bay	2,190	542,990
Capistrano Grande	3	3	Yes	3 Bay	2,361	569,990
Aurora	3	3	Yes	2 Bay	2,515	580,990
Fiona HP	3	3	No	2+Workshop Bay	2,477	583,990
Venetian	3	3	Yes	3 Bay	2,584	595,990
Seraphina 23	3	3.5	Yes	3 Bay	2,737	601,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Venetian 6426 High Pointe Circle, Vero Beach, FL 32967 Lot: 173	3	3	Yes	3 Bay	2,584	670,154
Capistrano Grande 6430 High Pointe Circle, Vero Beach, FL 32967 Lot: 174	3	3	Yes	3 Bay	2,361	659,990
Aurora 6418 High Pointe Circle, Vero Beach, FL 32967 Lot: 171	3	3	Yes	2 Bay	2,515	688,501
Capistrano Grande 6407 High Pointe Circle, Vero Beach, FL 32967 Lot: 160	3	3	Yes	3 Bay	2,361	663,263
Seraphina 23 6371 High Pointe Circle, Vero Beach, FL 32967 Lot: 17	3	3.5	Yes	3 Bay	2,737	686,280
Cordella Jem 6481 High Pointe Circle, Vero Beach, FL 32967 Lot: 132	3	2	No	3 Bay	1,899	549,000
Cordella Grande 6423 High Pointe Circle, Vero Beach, FL 32967 Lot: 156	3	3	Yes	3 Bay	2,190	598,895
Cordella Jem 6435 Seclusion Terrace, Vero Beach, FL 32967 Lot: 150	3	2	No	3 Bay	1,899	585,783

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Cordella Grande

6365 High Pointe Way, Vero Beach, FL 32967 Lot: 8

3

3

Yes

3 Bay

2,190

601,895

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 772.257.1100 Cell: 772.882.8990 nicolem@ghohomes.com

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HP Signature Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Weston	3	3	Yes	2+Workshop Bay	2,594	612,990
Melrose	3	2.5	Yes	3 Bay	2,661	620,990
Weston Signature	4	3.5	Yes	2+ Workshop Bay	2,844	638,990

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Dual Master Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Cordella Grande Duet	3	3	Yes	3 Bay	2,190	546,790
Capistrano Grande Duet	3	3	Yes	3 Bay	2,361	573,790
Aurora Duet	3	2	Yes	2 Bay	2,515	584,790
Venetian Duet	2	3	Yes	3 Bay	2,584	601,290

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65TH STREET

65TH STREET



At completion, the community will encompass four phases and will extend east of initial development to occupy the parcel as shown above.



High Pointe West



High Pointe Phase 1

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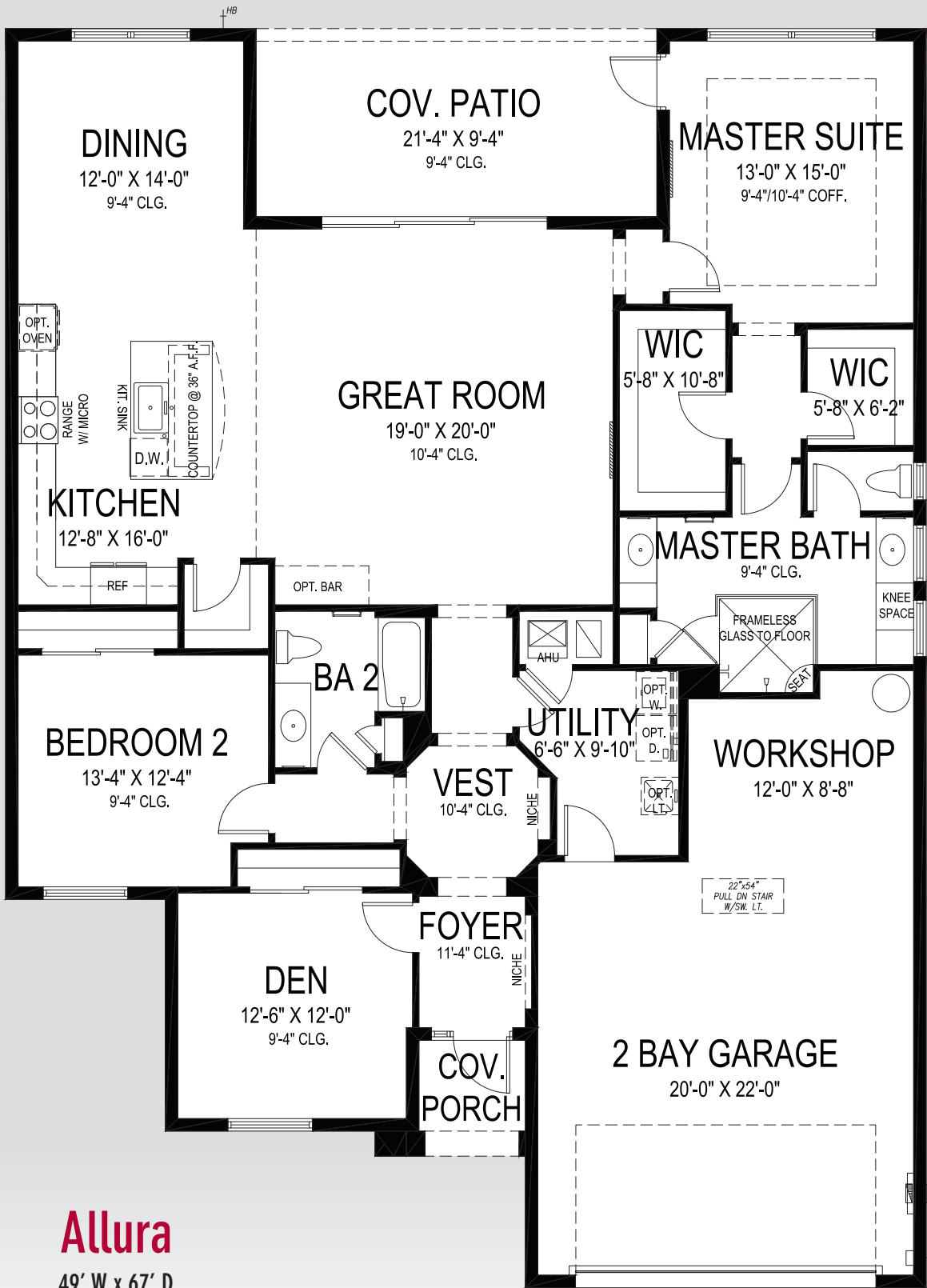
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HIGH POINTE

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Allura

49' W x 67' D

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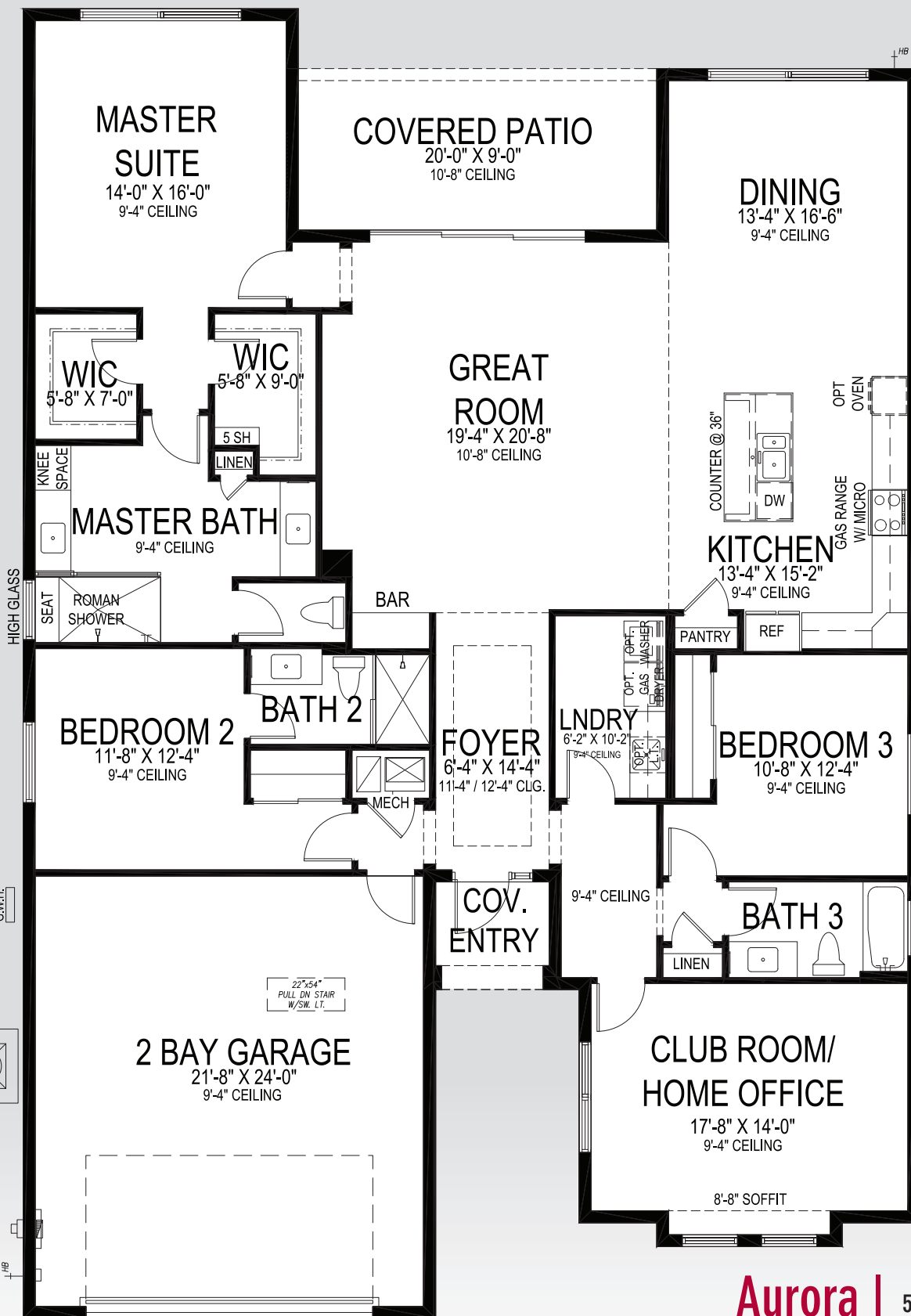
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APPROXIMATE AREAS

- Air Conditioned 2,114 Sq. Ft.
- Covered Entry 35 Sq. Ft.
- Covered Patio 213 Sq. Ft.
- 2 Bay Garage 596 Sq. Ft.
- TOTAL 2,958 Sq. Ft.**



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Aurora | 50' W x 73' D

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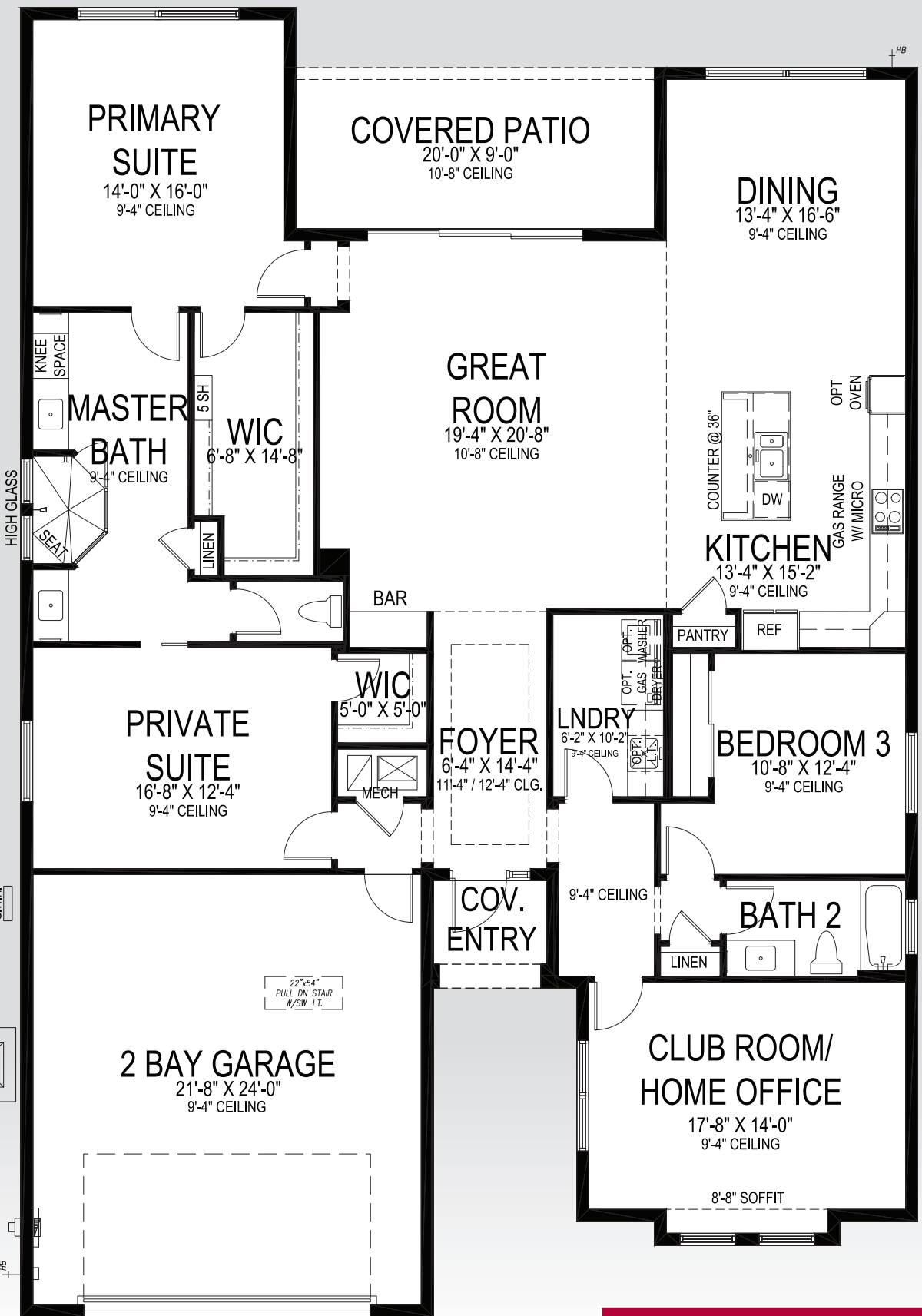
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APPROXIMATE AREAS

Air Conditioned 2,515 Sq. Ft.
 Covered Entry 38 Sq. Ft.
 Covered Patio 180 Sq. Ft.
 Garage 567 Sq. Ft.
TOTAL 3,300 Sq. Ft.



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Aurora Duet

50' W x 73' D
ST46.0001

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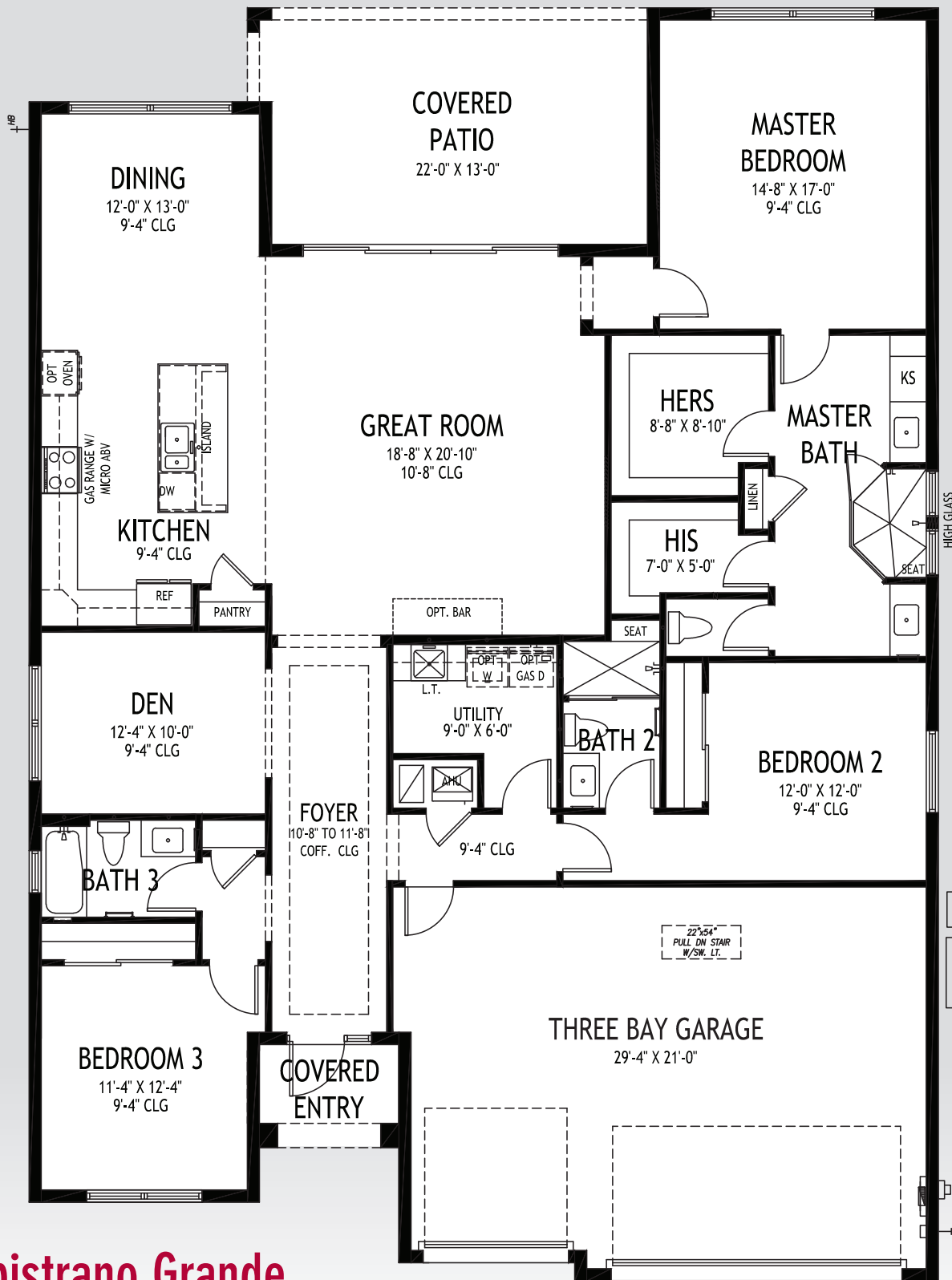
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APPROXIMATE AREAS

Air Conditioned 2,515 Sq. Ft.
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 Covered Patio 180 Sq. Ft.
 Garage 567 Sq. Ft.
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Capistrano Grande

50' W x 70' D

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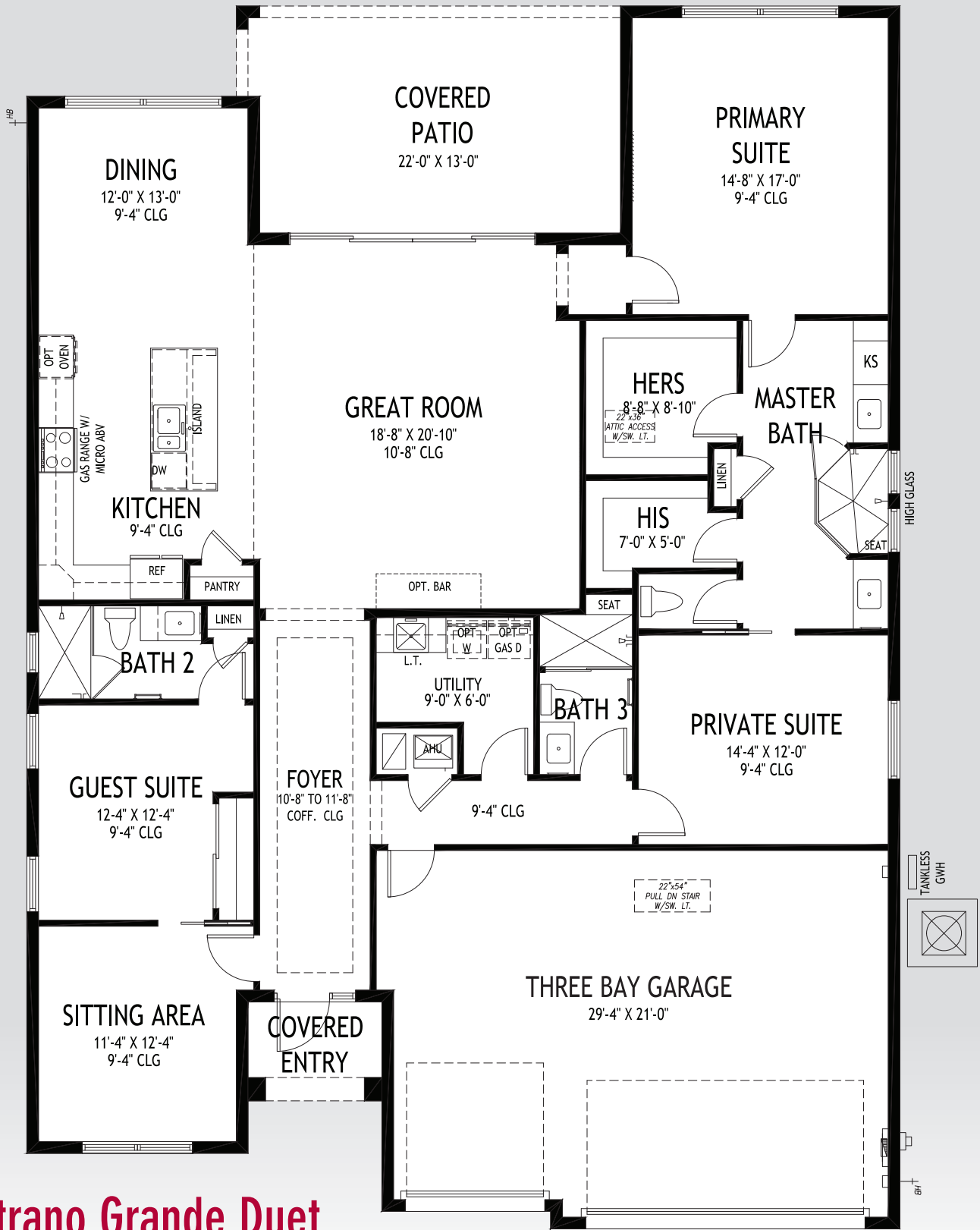
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APPROXIMATE AREAS

- Air Conditioned2,361 Sq. Ft.
- Covered Entry43 Sq. Ft.
- Covered Lanai276 Sq. Ft.
- 3 Bay Garage636 Sq. Ft.
- TOTAL3,316 Sq. Ft.**



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Capistrano Grande Duet

50' W x 70' D • ST46.0001

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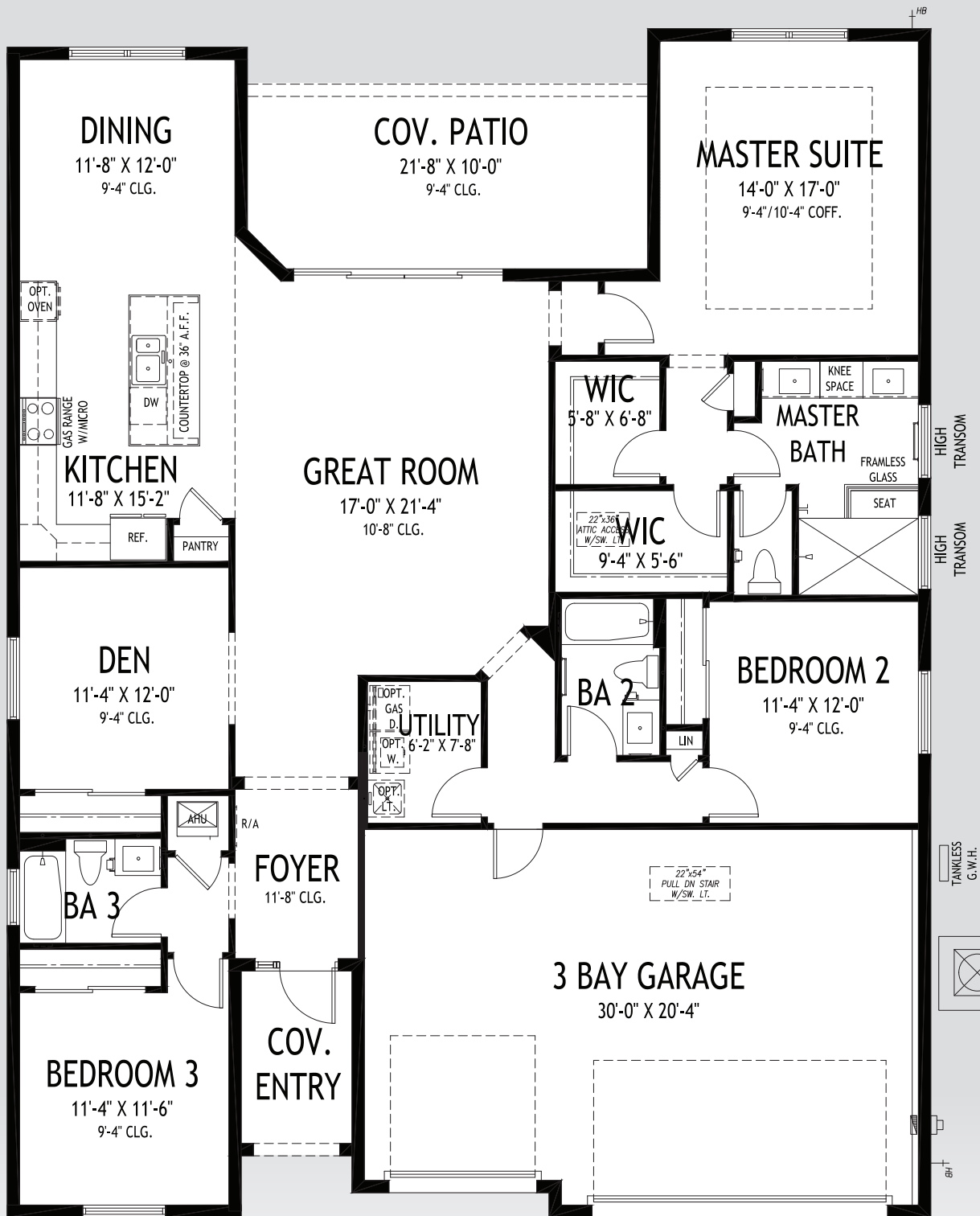
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APPROXIMATE AREAS

Air Conditioned2,361 Sq. Ft.
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Cordella Grande

50' W x 64'-4" D

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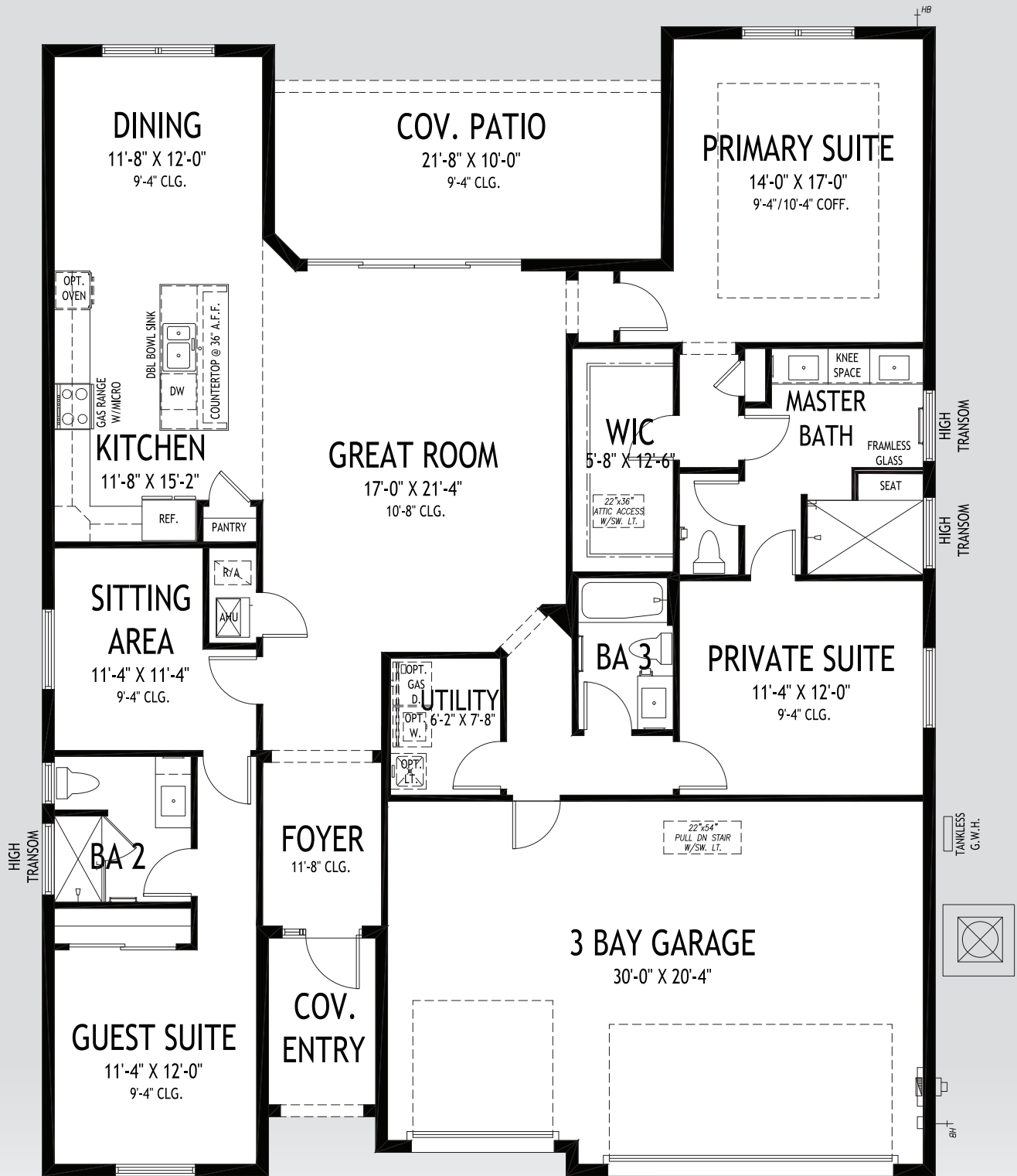
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APPROXIMATE AREAS

Air Conditioned2,190 Sq. Ft.
 Covered Entry60 Sq. Ft.
 Covered Patio 215 Sq. Ft.
 3 Bay Garage 639 Sq. Ft.
TOTAL3,104 Sq. Ft.



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Cordella Grande Duet

50' W x 64'-4" D • ST46.0001

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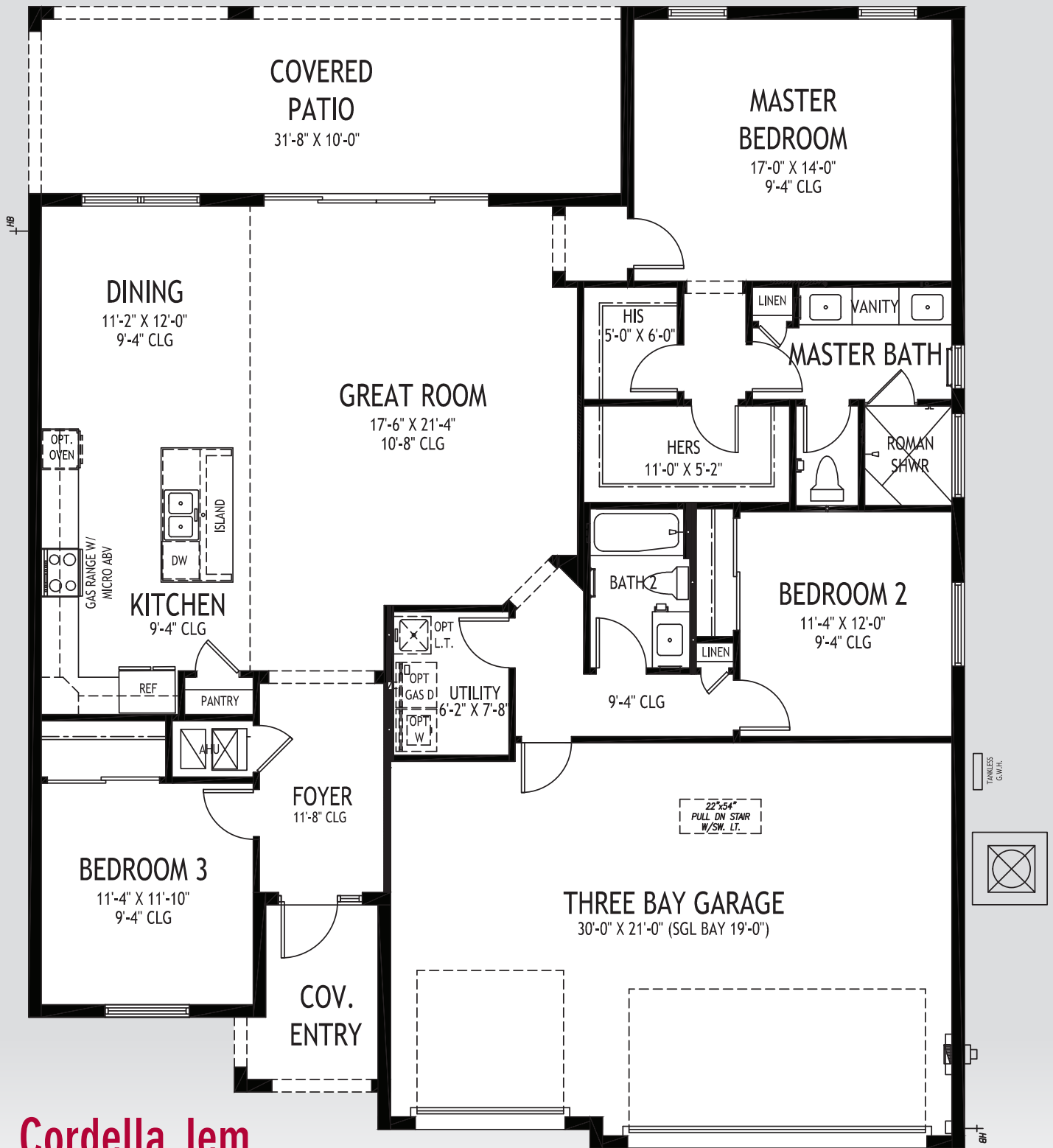
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APPROXIMATE AREAS

Air Conditioned 2,190 Sq. Ft.
 Covered Entry 60 Sq. Ft.
 Covered Patio 215 Sq. Ft.
 3 Bay Garage 639 Sq. Ft.
TOTAL 3,104 Sq. Ft.



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Cordella Gem

50' W x 61' D

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APPROXIMATE AREAS	
Air Conditioned1,899 Sq. Ft.
Covered Entry67 Sq. Ft.
Covered Patio 317 Sq. Ft.
Garage 656 Sq. Ft.
TOTAL 2,939 Sq. Ft.



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Fiona

50' W x 69'-8" D



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APPROXIMATE AREAS

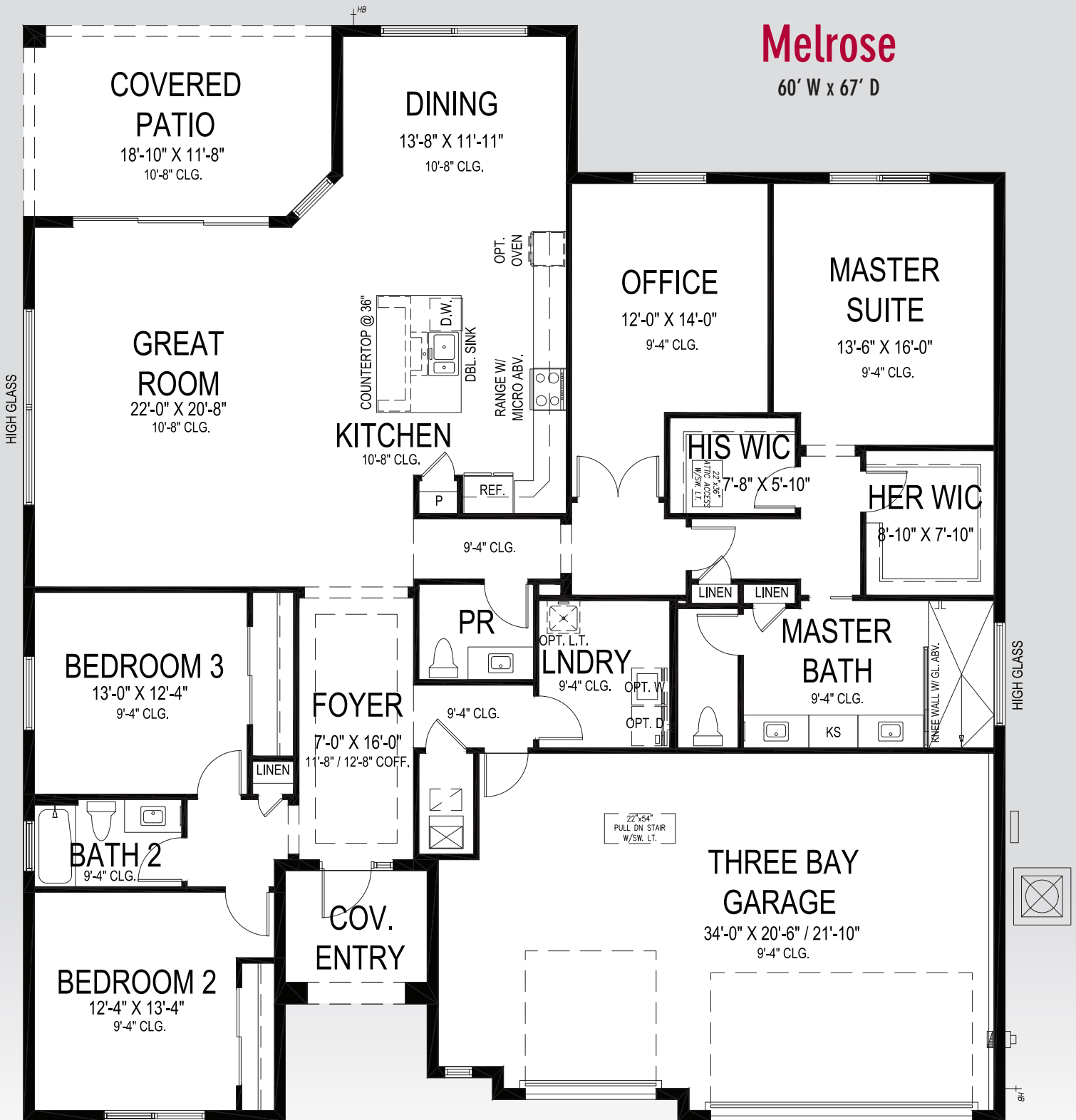
- Air Conditioned 2,477 Sq. Ft.
- Covered Entry 40 Sq. Ft.
- Covered Patio 213 Sq. Ft.
- 2 Bay Garage 500 Sq. Ft.
- TOTAL 3,230 Sq. Ft.**



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Melrose

60' W x 67' D



APPROXIMATE AREAS

Air Conditioned2,661 Sq. Ft.
 Covered Entry 71 Sq. Ft.
 Covered Patio 216 Sq. Ft.
 Garage748 Sq. Ft.
TOTAL 3,697 Sq. Ft.

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Seraphina 23

50' W x 77 D



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APPROXIMATE AREAS

- Air Conditioned 2,737 Sq. Ft.
- Covered Entry 34 Sq. Ft.
- Covered Patio 205 Sq. Ft.
- 2 Bay Garage 623 Sq. Ft.
- TOTAL 3,599 Sq. Ft.**



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Venetian

50' W x 80' D

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APPROXIMATE AREAS

- Air Conditioned 2,584 Sq. Ft.
- Covered Entry 61 Sq. Ft.
- Covered Lanai 198 Sq. Ft.
- 3 Bay Garage 619 Sq. Ft.
- TOTAL 3,462 Sq. Ft.**

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Venetian Duet

50' W x 80' D • ST09.0039



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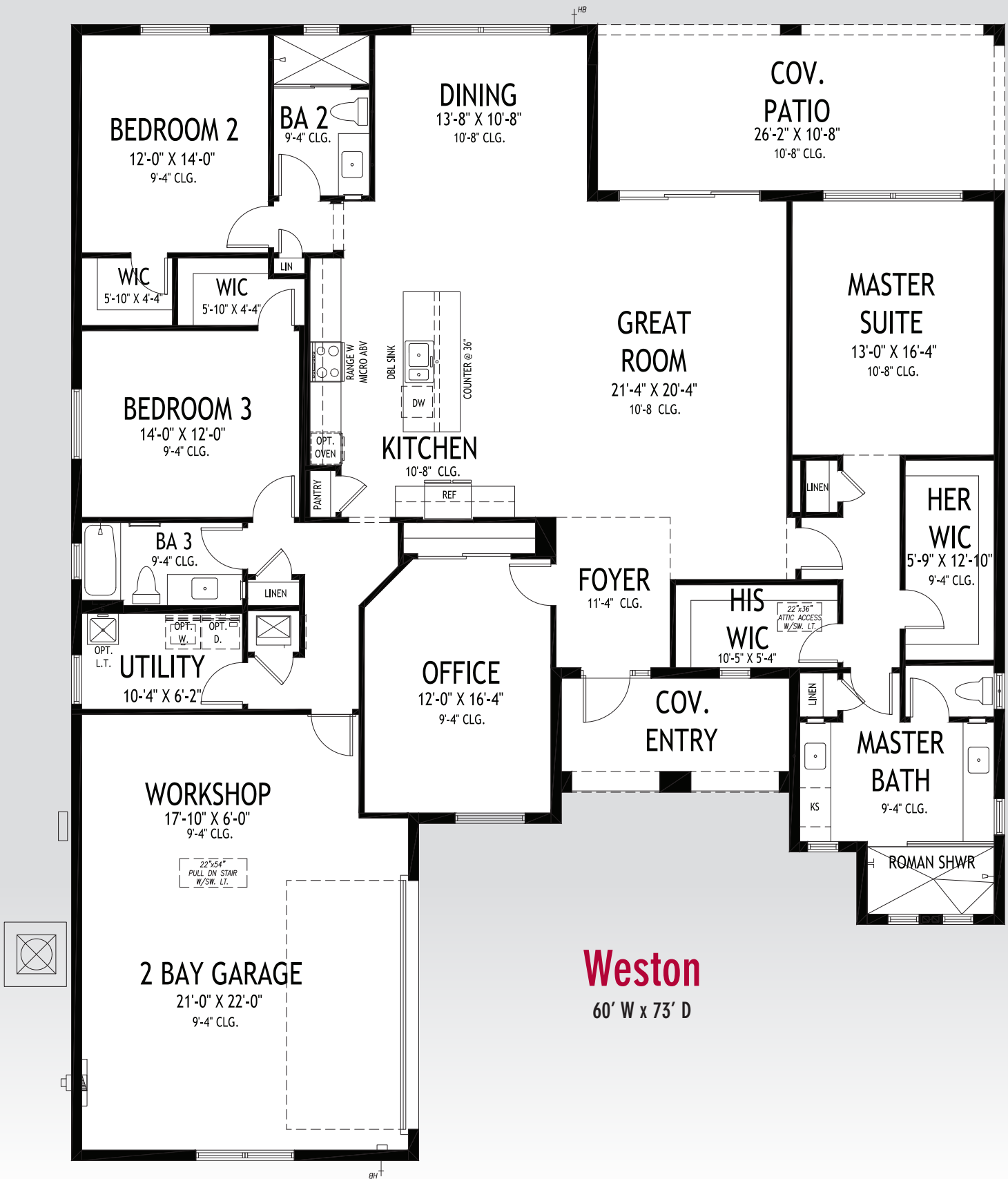
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APPROXIMATE AREAS

- Air Conditioned 2,584 Sq. Ft.
- Covered Entry 61 Sq. Ft.
- Covered Lanai 198 Sq. Ft.
- 3 Bay Garage 619 Sq. Ft.
- TOTAL 3,462 Sq. Ft.**



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Weston
60' W x 73' D

APPROXIMATE AREAS

- Air Conditioned 2,603 Sq. Ft.
- Covered Entry 108 Sq. Ft.
- Covered Patio 279 Sq. Ft.
- Garage 615 Sq. Ft.
- TOTAL 3,605 Sq. Ft.**

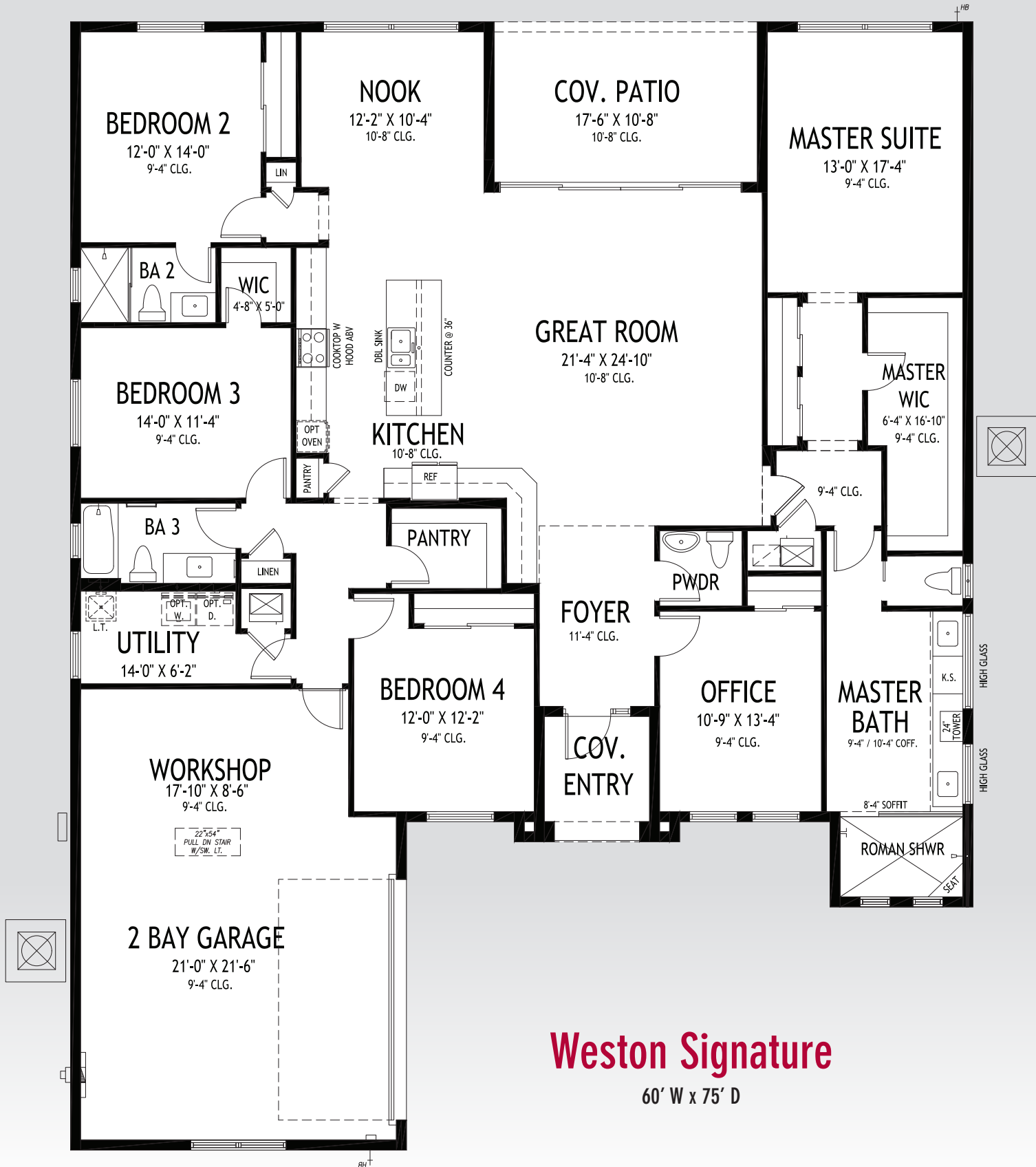
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Weston Signature

60' W x 75' D

APPROXIMATE AREAS

Air Conditioned 2,844 Sq. Ft.

Covered Entry 64 Sq. Ft.

Covered Patio 187 Sq. Ft.

Garage 652 Sq. Ft.

TOTAL 3,747 Sq. Ft.

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COMMUNITY FEATURES LIST

High Pointe

Created: May-11-2024

Community Specific Specifications

- ☑ **Virtually Manned Community Guard Gate**
- ☑ **300/300 Fiber Internet to Each Residence**
- **Natural Gas Community - See Sales Associate for Details**

"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**
- **Underground Connection to FPL Supplied Electrical Power**
- **Sentricon Termite Treatment**

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 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 GFI Electric Outlets (2)**

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High Pointe

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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
- ☑ LED Lighting Provided for Garage and Utility Room

Gourmet Kitchens

- ☑ Raised Panel Cabinet Doors 42" Uppers (GHO Level 1)
- ☑ 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
 - GE Over the Range Microwave
- ☑ GE Freestanding Gas Range
 - GE Dishwasher
 - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
 - 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
 - Built in Shower Soap Niche in all Showers, per plan
 - Clear Glass Shower Enclosures- per plan
 - ☑ Vanity Doors, Raised Height Vanities (GHO Level 1)
 - His and Her Separate Vanities and Sinks - 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)

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☑ **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

☑ **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**
- Decorative Rocker Type Switches
- Front Exterior Coach Lights, per plan

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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

☑ 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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