



COMMUNITY PRICE LIST

Created: May-20-2024

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

HIGH POINTE WEST WAY

1
2 MODEL
168 MODEL
167 MODEL

HIGH POINTE WAY

PROPOSED
CLUBHOUSE
LOCATION

HIGH POINTE CIRCLE

HIGH POINTE CIRCLE

FUTURE
DEVELOPMENT

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



HIGH
POINTE



High Pointe
West



High Pointe
Phase 1

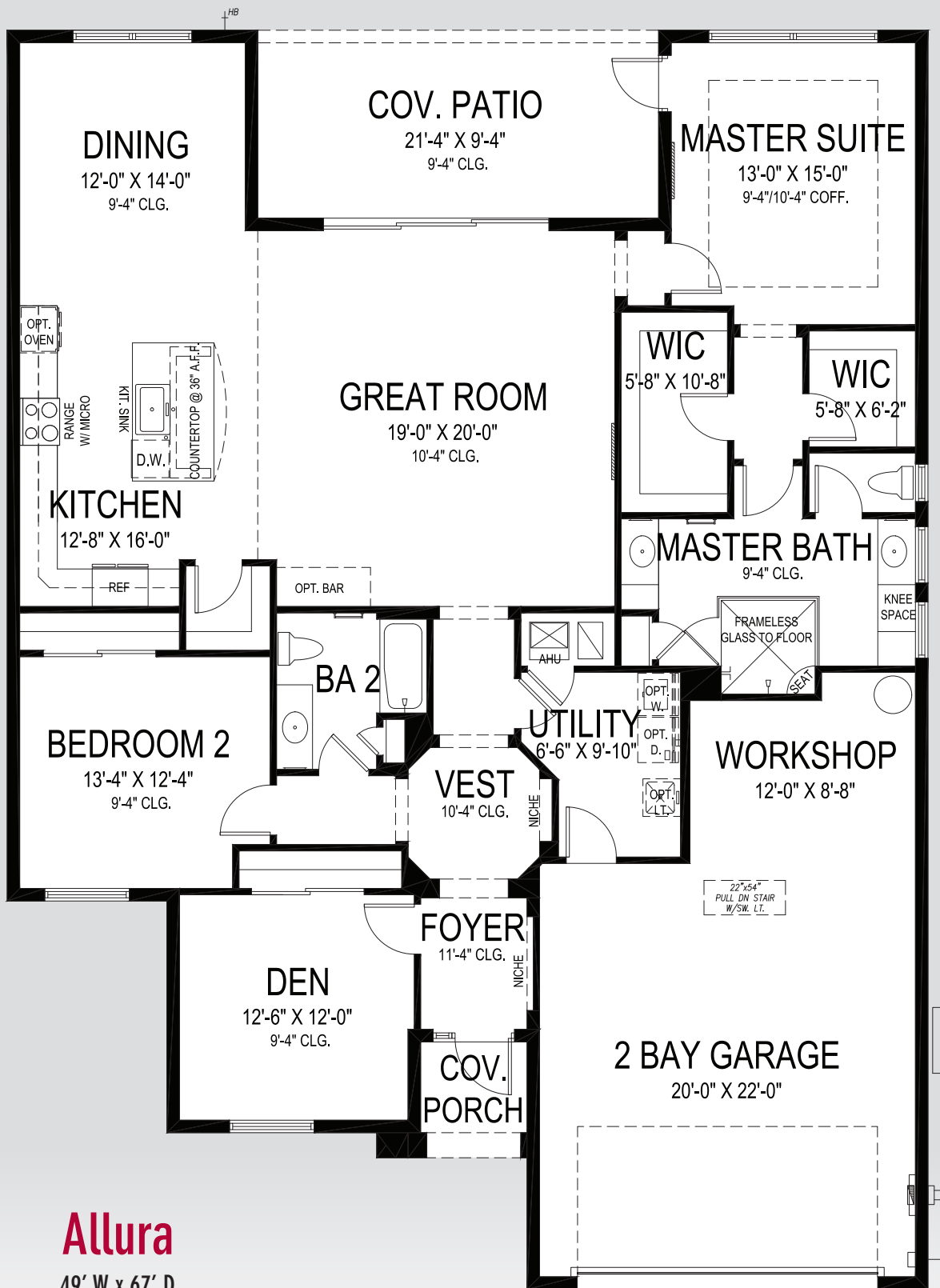
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Allura

49' W x 67' D

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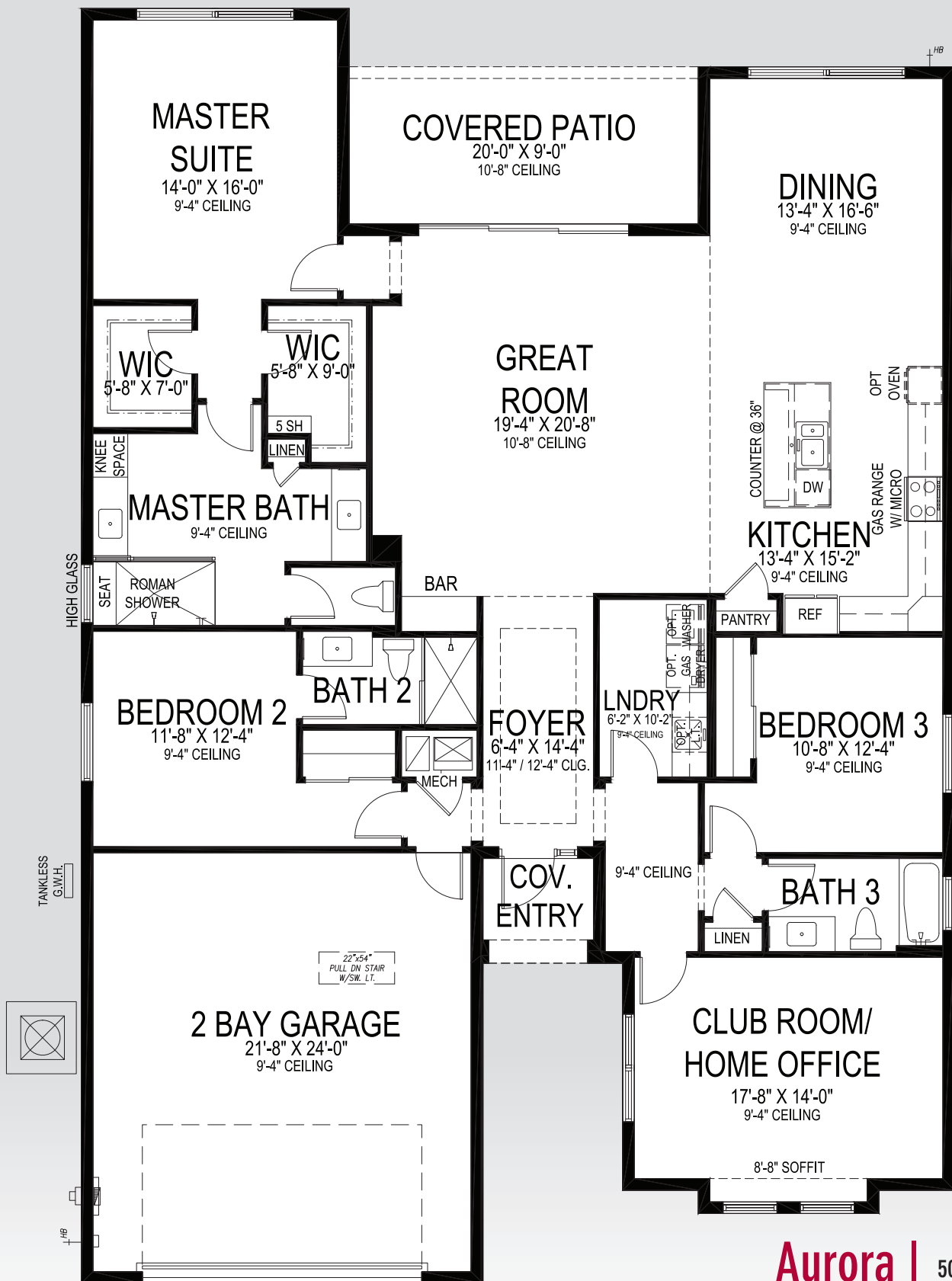
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APPROXIMATE AREAS

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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APPROXIMATE AREAS

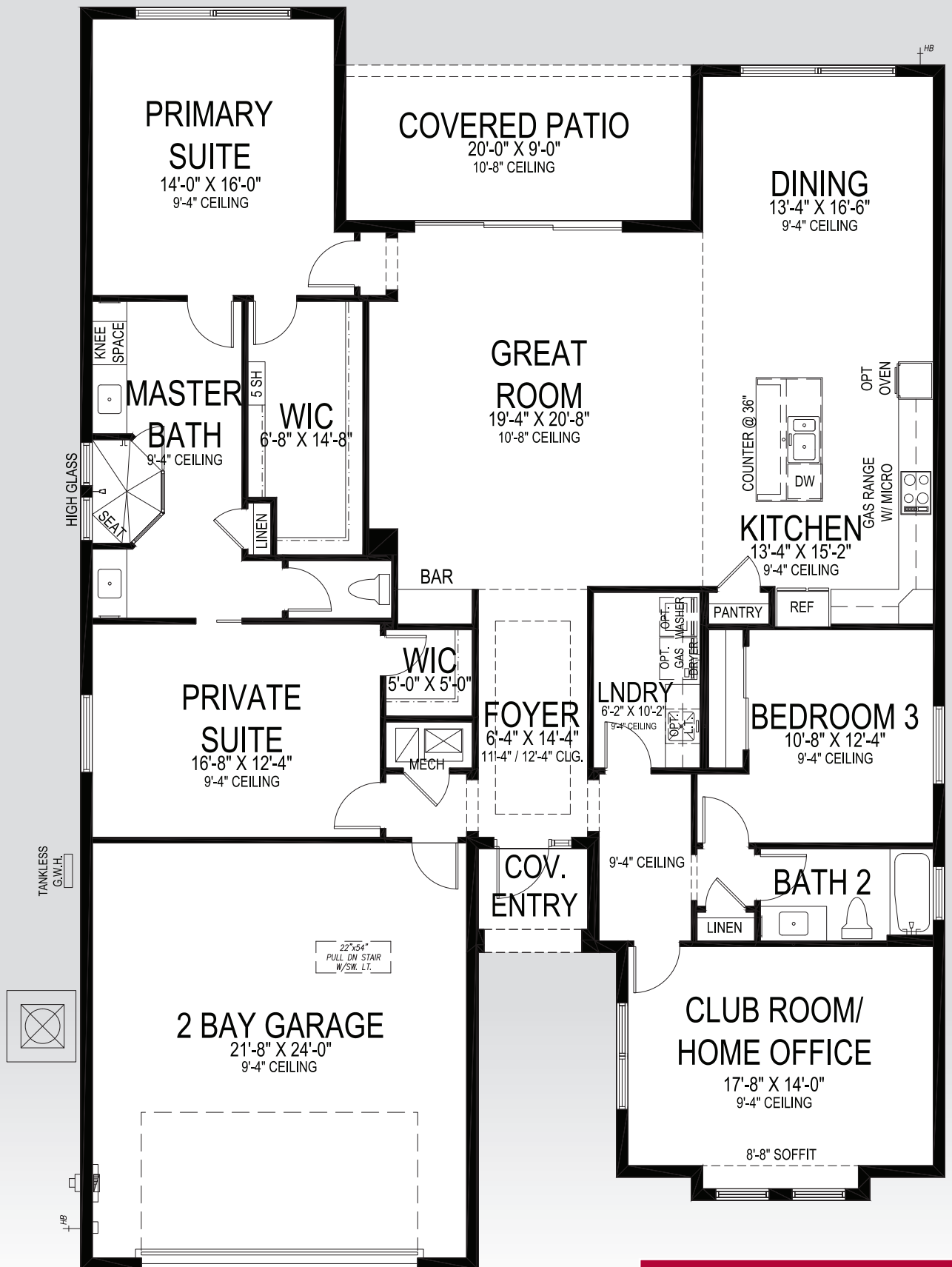
Air Conditioned2,515 Sq. Ft.
Covered Entry38 Sq. Ft.
Covered Patio 180 Sq. Ft.
Garage.....567 Sq. Ft.
TOTAL 3,300 Sq. Ft.



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Aurora Duet

50' W x 73' D
ST46.0001



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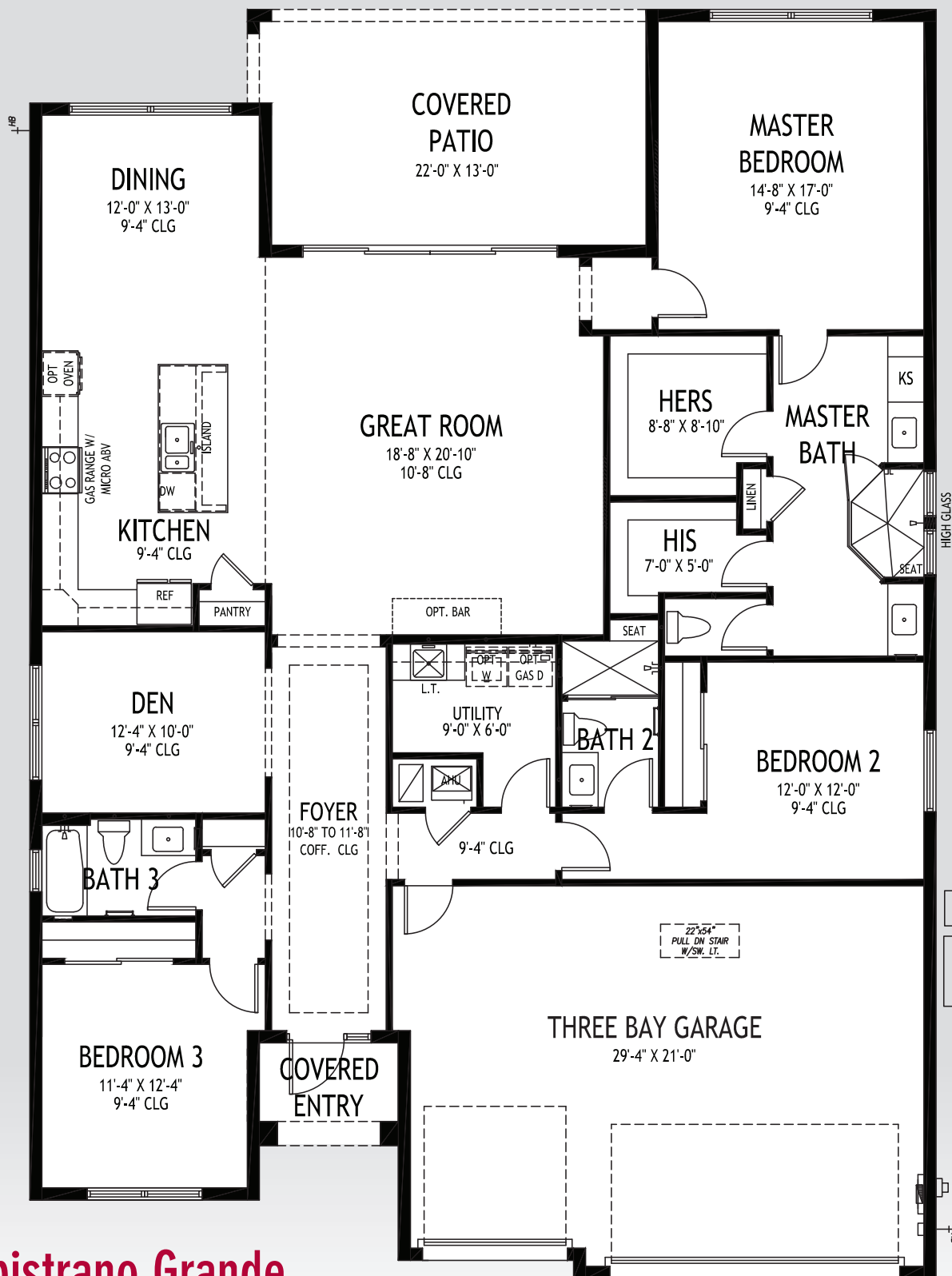
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APPROXIMATE AREAS

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Garage.....567 Sq. Ft.
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Capistrano Grande

50' W x 70' D

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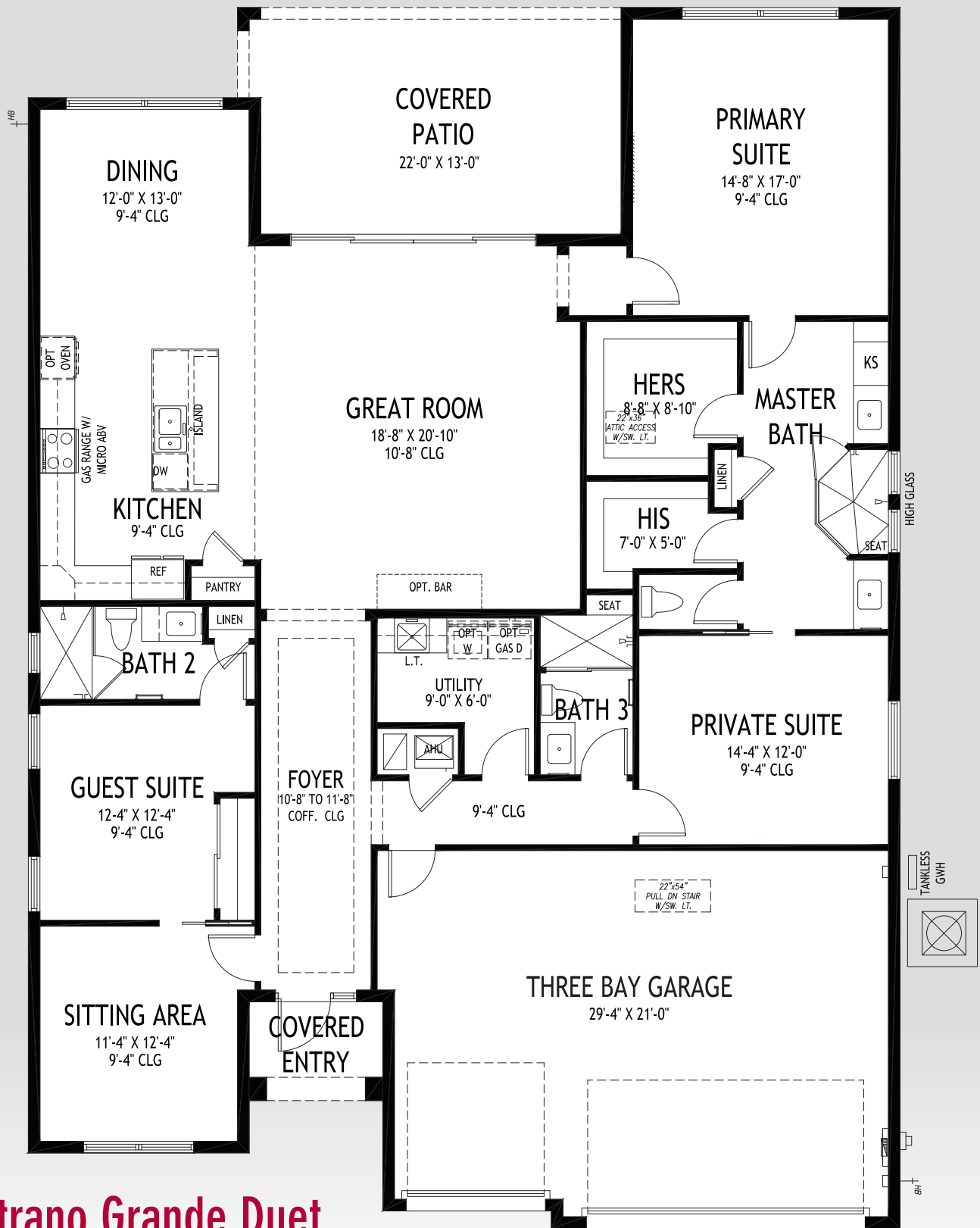
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APPROXIMATE AREAS

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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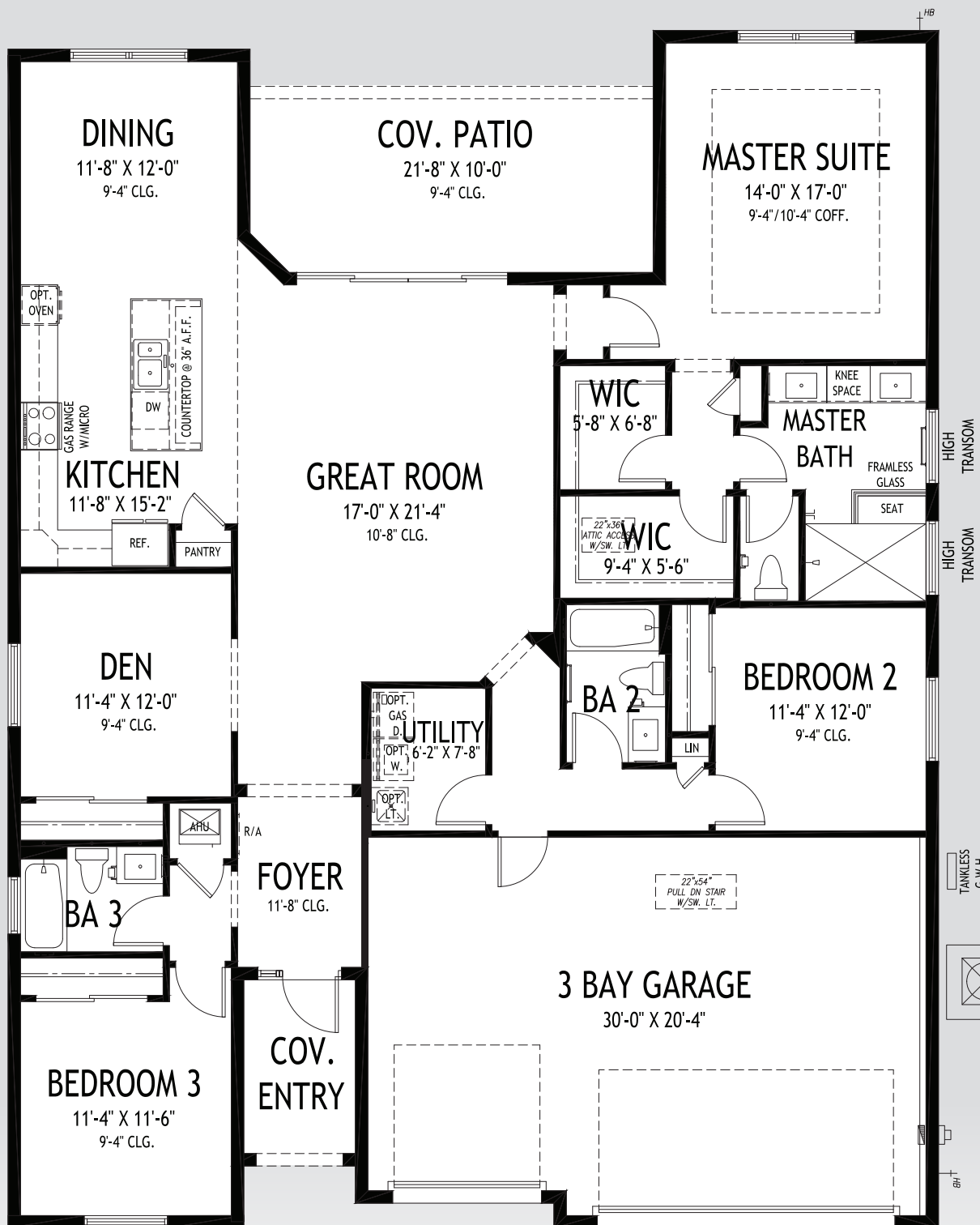
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APPROXIMATE AREAS

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Cordella Grande

50' W x 64'-4" D

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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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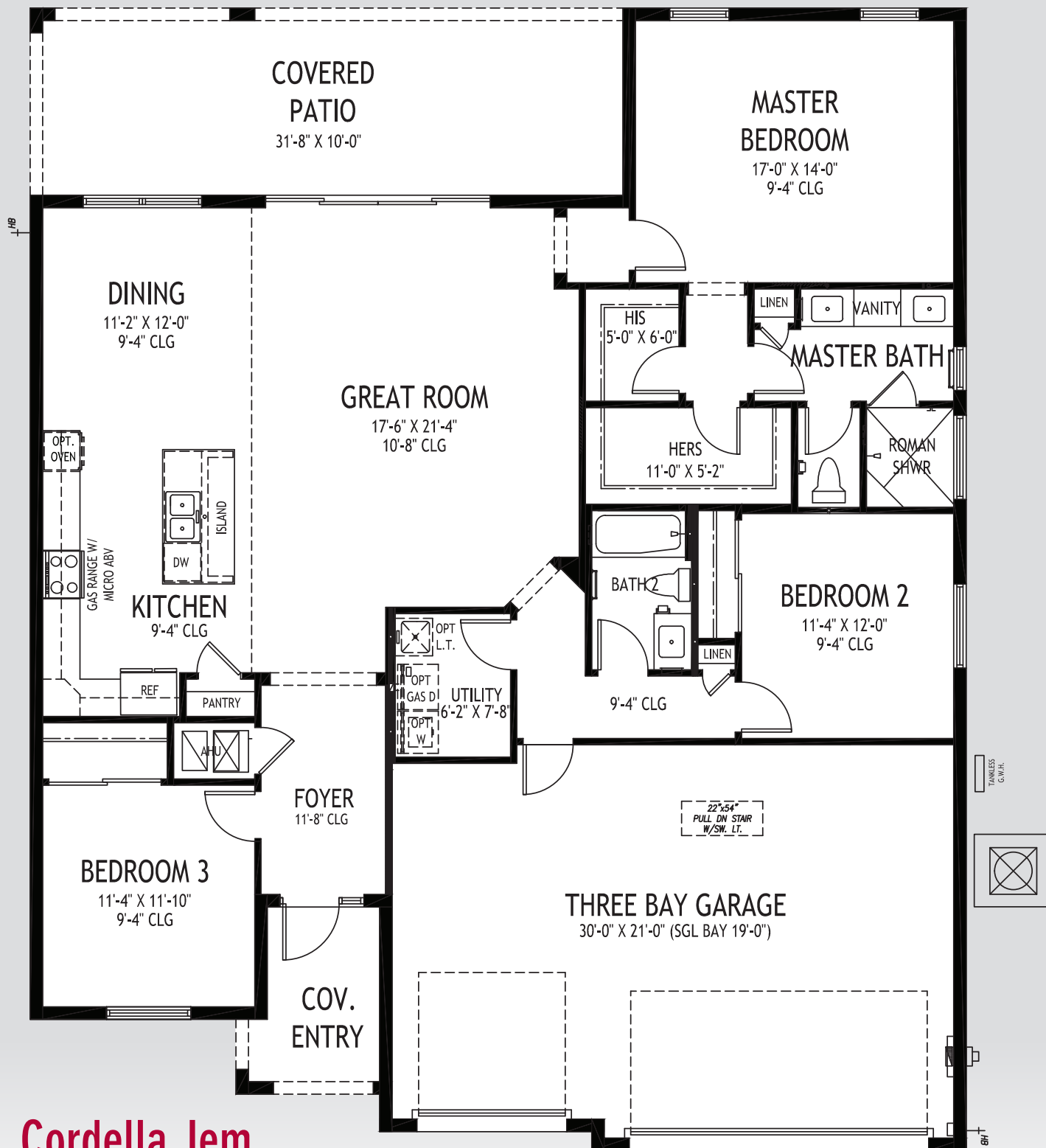
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APPROXIMATE AREAS

Air 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 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.
Garage656 Sq. Ft.
TOTAL 2,939 Sq. Ft.



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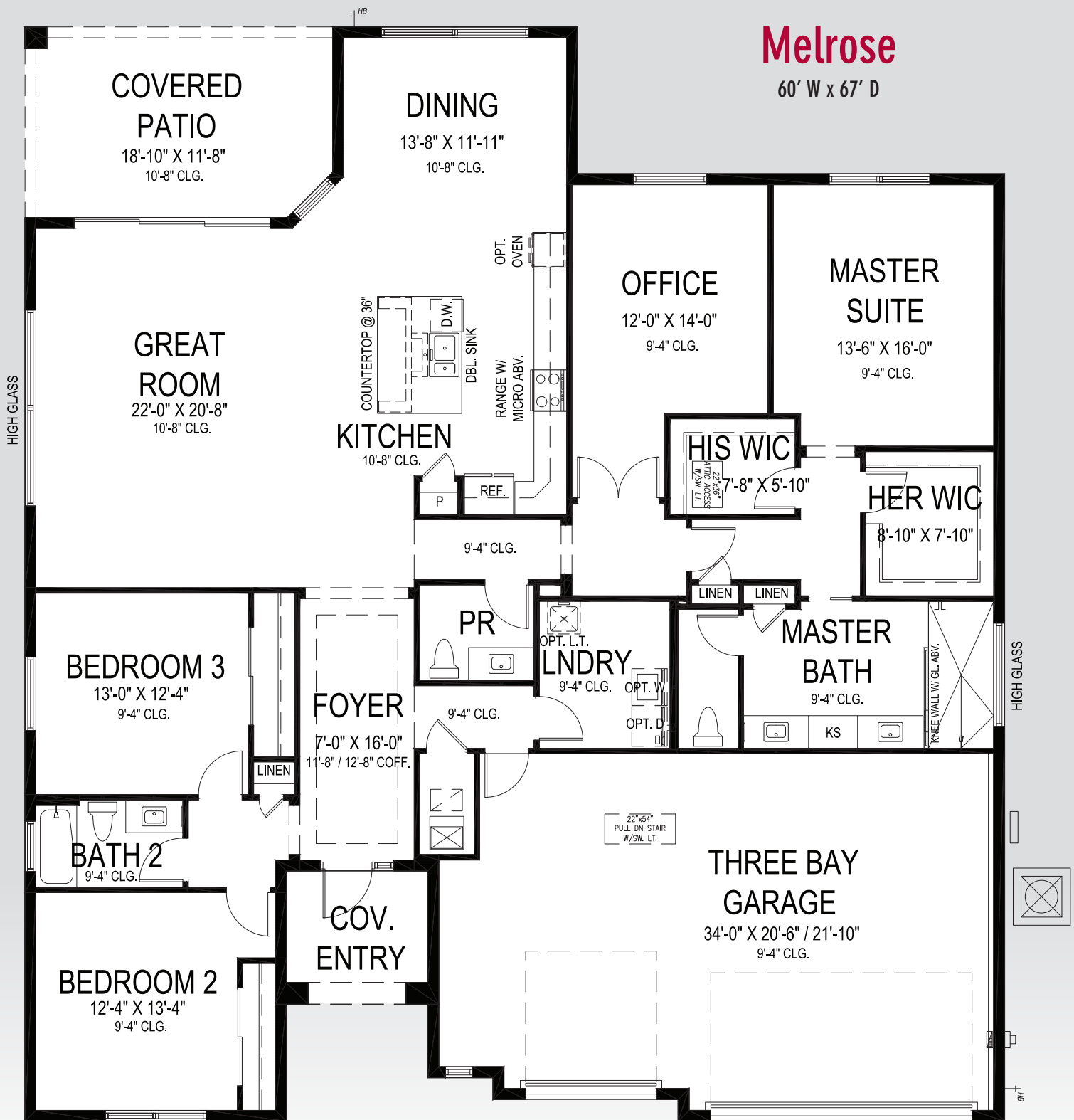
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APPROXIMATE AREAS

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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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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50' W x 80' D • ST09.0039



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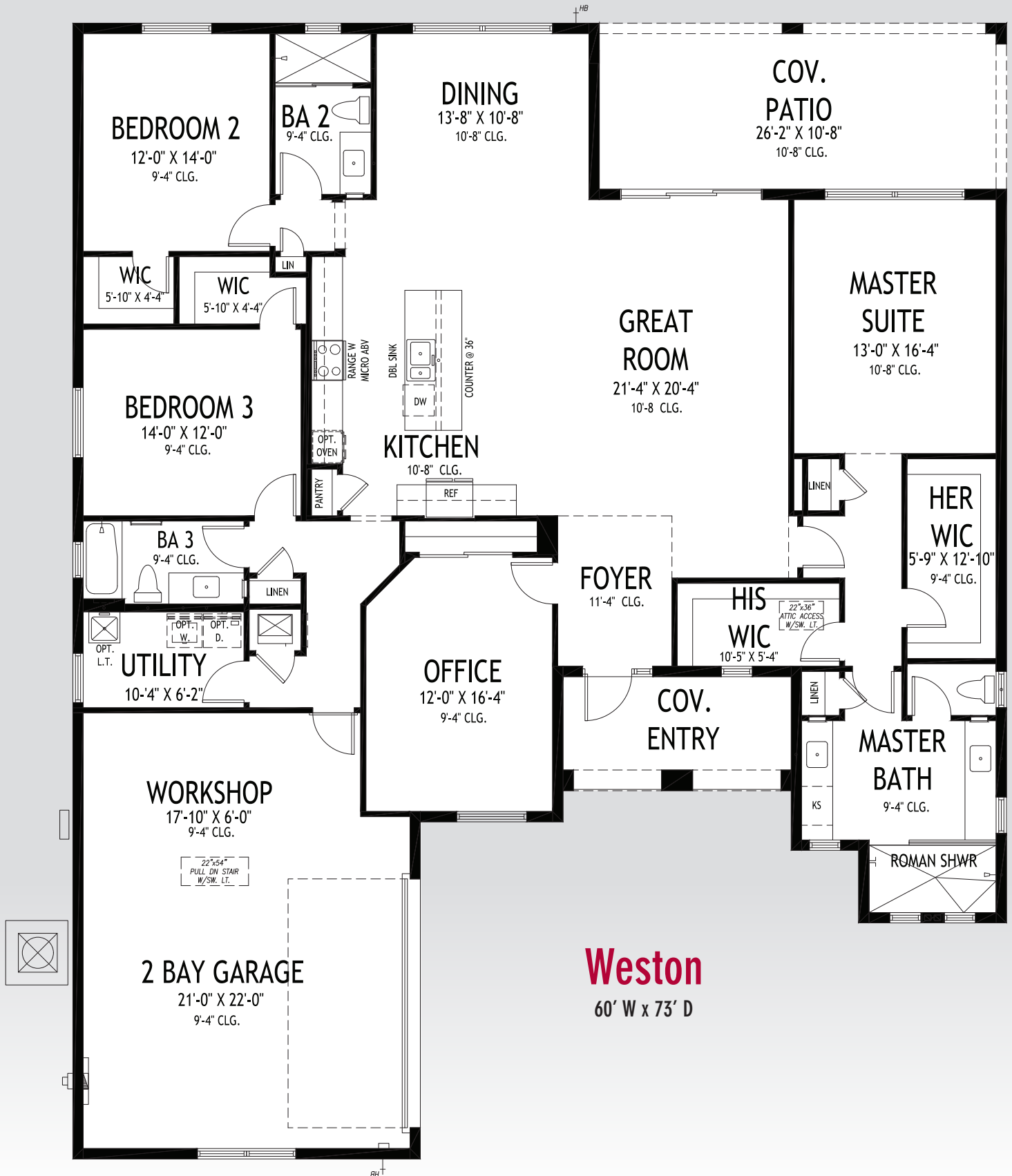
APPROXIMATE AREAS

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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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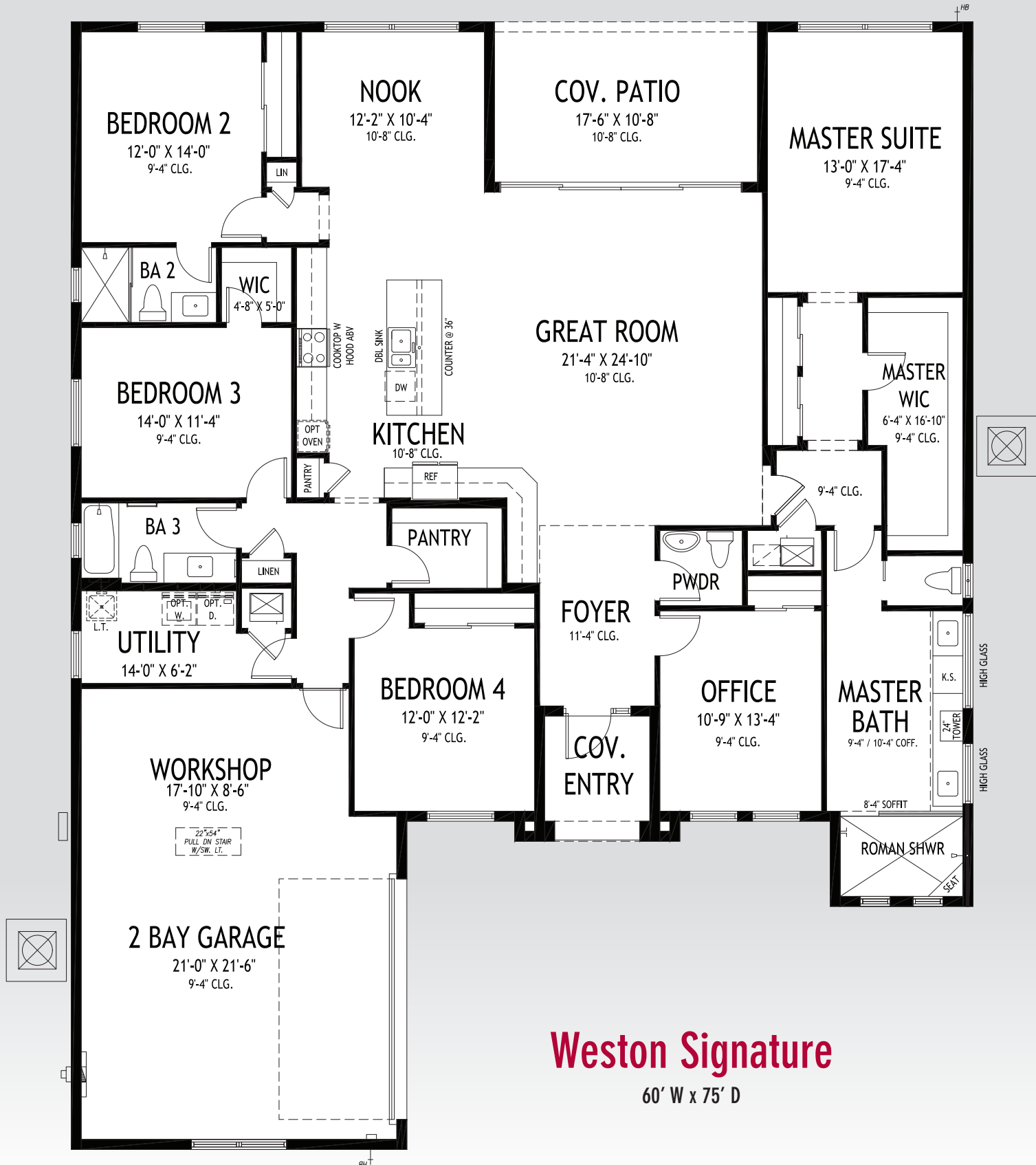
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APPROXIMATE AREAS

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-20-2024

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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- 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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