



# COMMUNITY PRICE LIST

Created: May-11-2024

## Lucaya Pointe

### Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Cypress</b>	2	2.5	Yes	3 + Bay	2,241	<b>815,525</b>
<b>Cypress Grande</b>	3	3.5	No	3 + Bay	2,321	<b>833,525</b>
<b>Amaryllis</b>	3	3	Yes	3 Bay	2,368	<b>835,525</b>
<b>Azalea 21</b>	3	3	Yes	2 Bay	2,551	<b>838,525</b>
<b>Magnolia 21</b>	3	3	Yes	3 Bay	2,626	<b>857,525</b>
<b>Camelia 21</b>	3	2.5	Yes	2 Bay	2,643	<b>863,525</b>
<b>Dahlia 21</b>	3	3	No	3+ Bay	2,657	<b>884,525</b>
<b>Magnolia 21 Grande</b>	3	4	Yes	3 Car Bay	2,750	<b>895,525</b>

### Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Cypress</b> 4127 Lucaya Pointe Way, Vero Beach, FL 32967 Lot: 2	2	2.5	Yes	3 Bay	2,241	<b>868,000</b>
<b>Dahlia 21</b> 4277 Montagu Avenue, Vero Beach, FL 32967 Lot: 76	3	3	No	3 Bay	2,657	<b>988,500</b>
<b>Amaryllis</b> 4181 Montagu Avenue, Vero Beach, FL 32967 Lot: 69	3	3	Yes	3 Bay	2,368	<b>1,015,000</b>

All base prices above include a standard homesite in Lucaya Pointe. 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

Diana Leever 772.257.1100 Cell: 772.828.7074 [dianal@ghohomes.com](mailto:dianal@ghohomes.com)

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## Villa Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Seabreeze</b>	3	3	No	2 Bay	2,244	<b>693,525</b>

## Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Seabreeze</b> 1750 Arawak Street, Vero Beach, FL 32967 Lot: 24	3	3	No	2 Bay	2,244	<b>744,000</b>
<b>Seabreeze</b> 1780 Arawak Street, Vero Beach, FL 32967 Lot: 27	3	3	No	2 Bay	2,244	<b>745,000</b>
<b>Seabreeze</b> 1770 Arawak Street, Vero Beach, Florida 32967 Lot: 26	3	3	No	2 Bay	2,244	<b>822,000</b>

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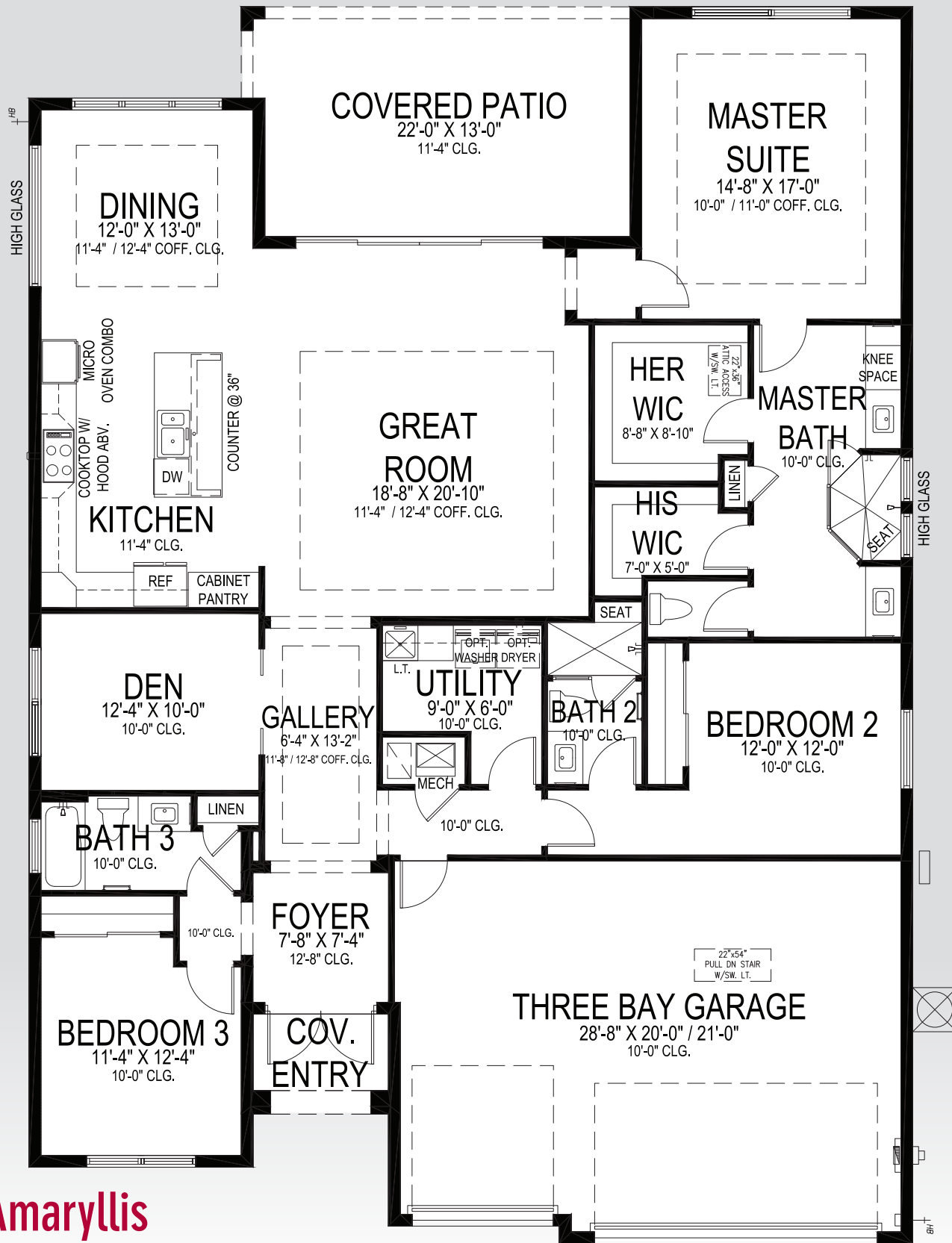
**LUCAYA  
POINTE**

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# Amaryllis

50' W x 70' D

## APPROXIMATE AREAS

- Air Conditioned ..... 2,368 Sq. Ft.
- Covered Entry ..... 43 Sq. Ft.
- Covered Patio ..... 276 Sq. Ft.
- Garage ..... 630 Sq. Ft.
- TOTAL ..... 3,317 Sq. Ft.**

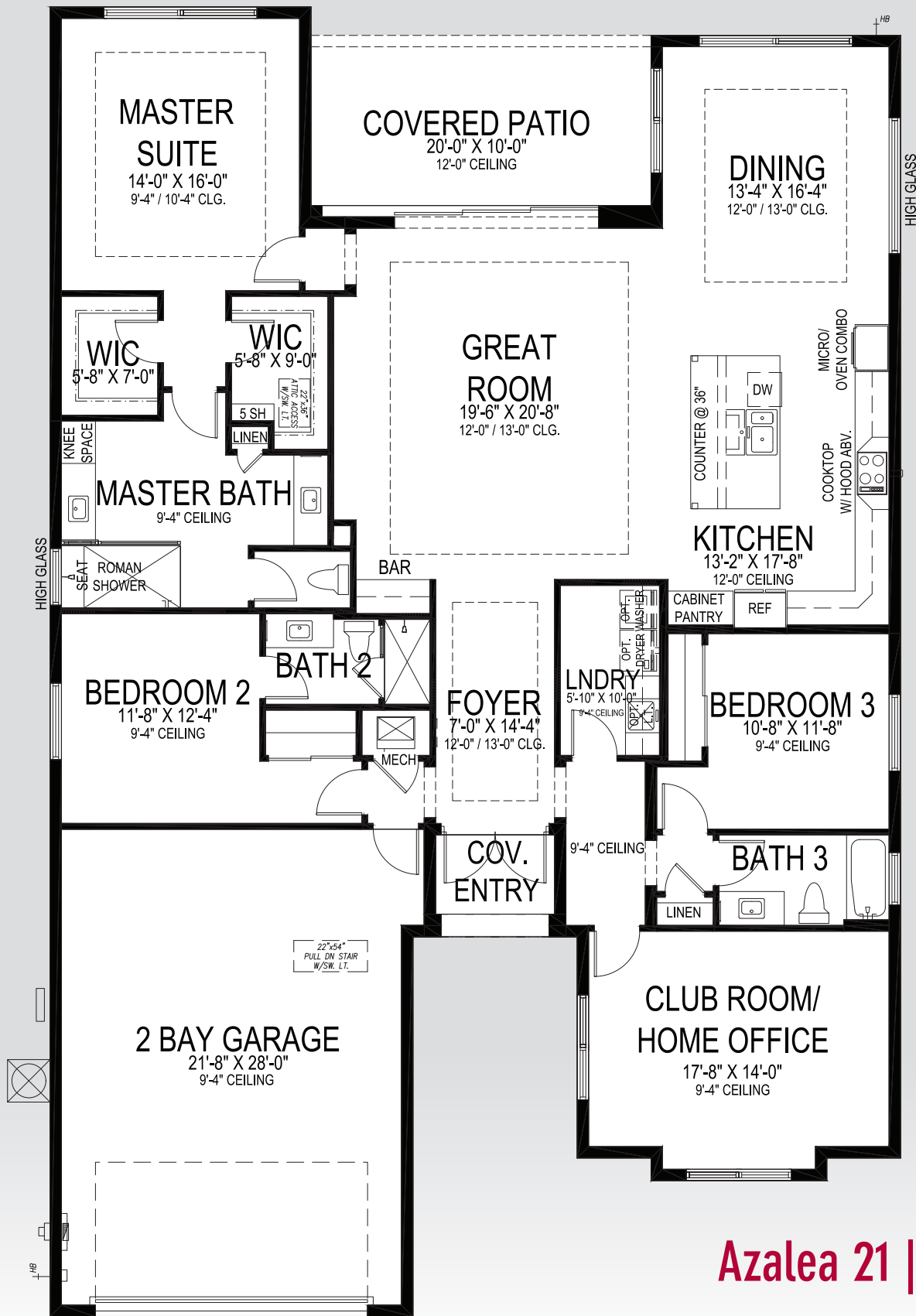
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## Azalea 21 | 50' W x 77' D

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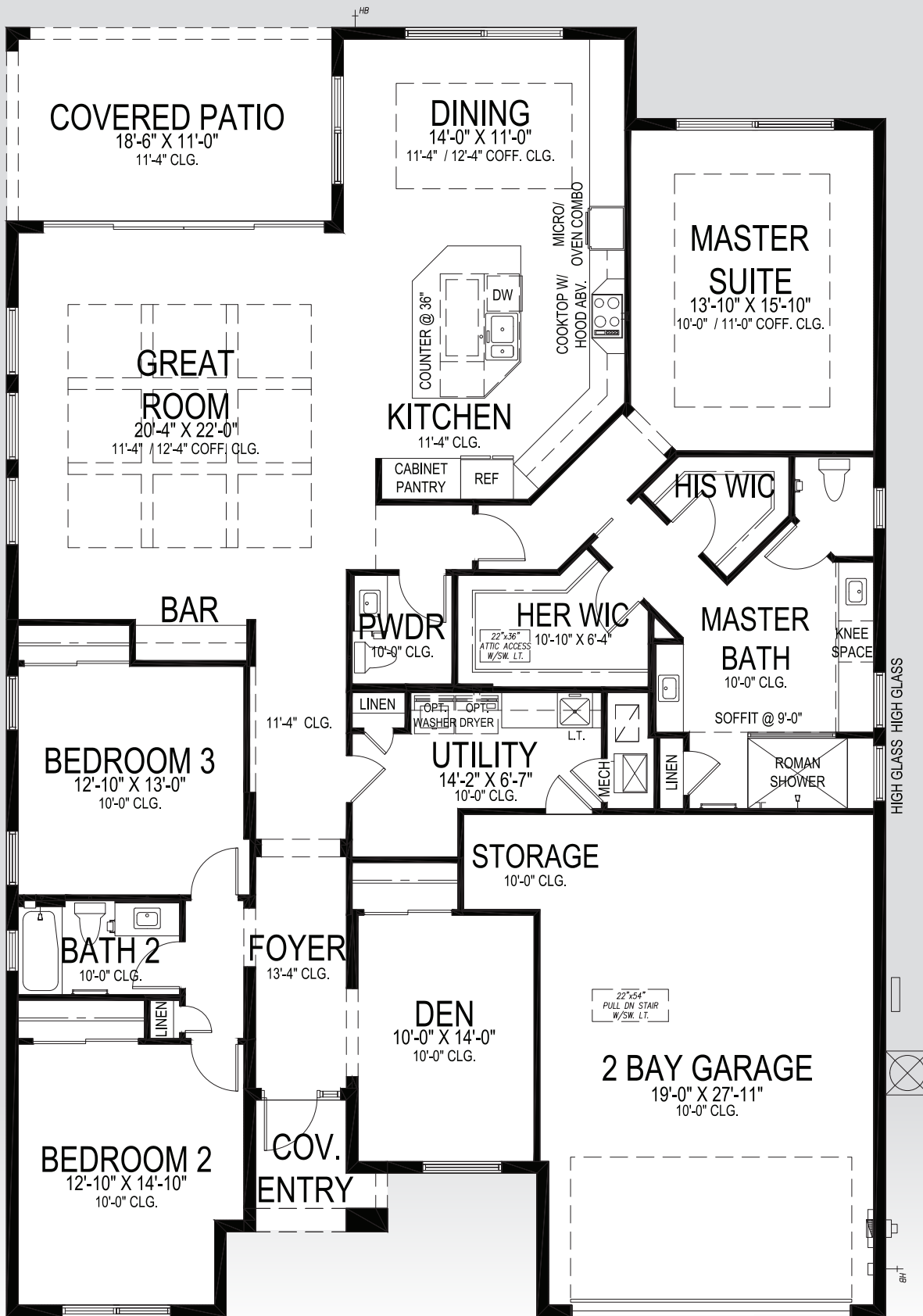
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### APPROXIMATE AREAS

Air Conditioned .....2,551 Sq. Ft.  
 Covered Entry .....42 Sq. Ft.  
 Covered Patio ..... 200 Sq. Ft.  
 Garage ..... 620 Sq. Ft.  
**TOTAL .....3,413 Sq. Ft.**



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## Camelia 21

50' W x 73'-4" D

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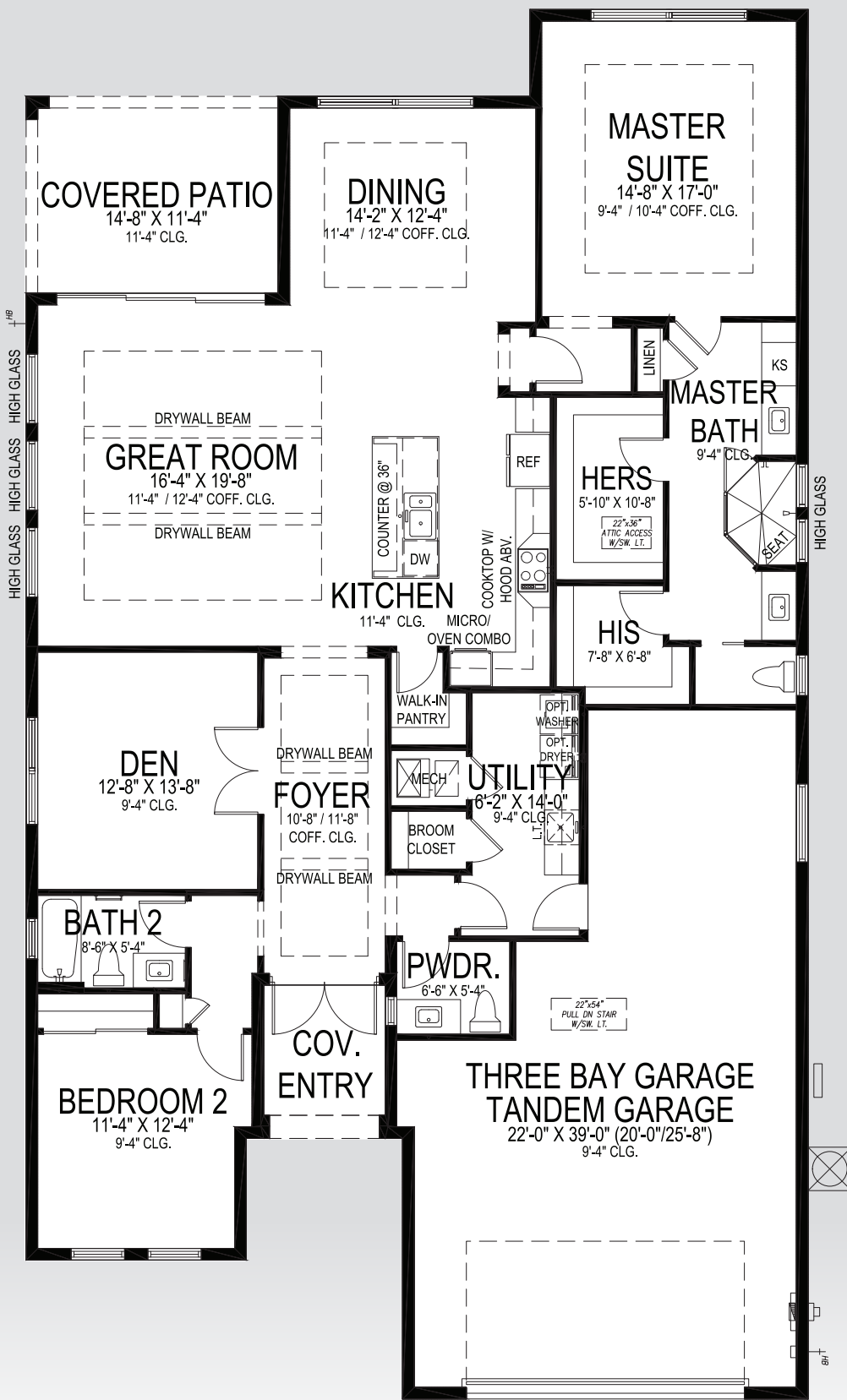
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### APPROXIMATE AREAS

Air Conditioned .... 2,643 Sq. Ft.  
 Covered Entry ..... 47 Sq. Ft.  
 Covered Patio ..... 204 Sq. Ft.  
 Garage ..... 587 Sq. Ft.  
**TOTAL ..... 3,481 Sq. Ft.**



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# Cypress

45' W x 80' D

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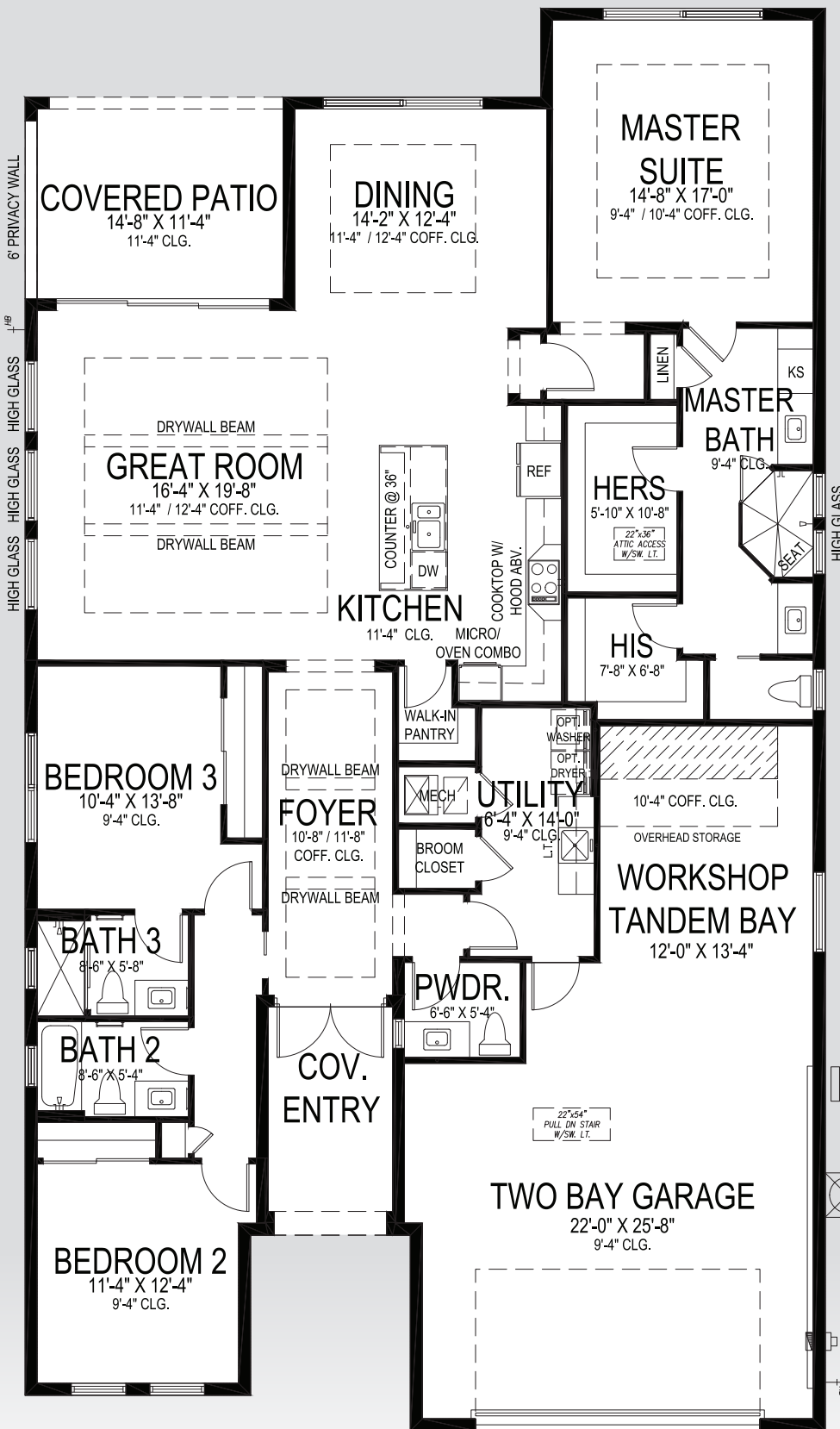
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### APPROXIMATE AREAS

- Air Conditioned ..... 2,241 Sq. Ft.
- Covered Entry ..... 52 Sq. Ft.
- Covered Patio ..... 164 Sq. Ft.
- Garage ..... 752 Sq. Ft.
- TOTAL ..... 3,209 Sq. Ft.**



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**Cypress  
Grande**  
45' W x 80' D

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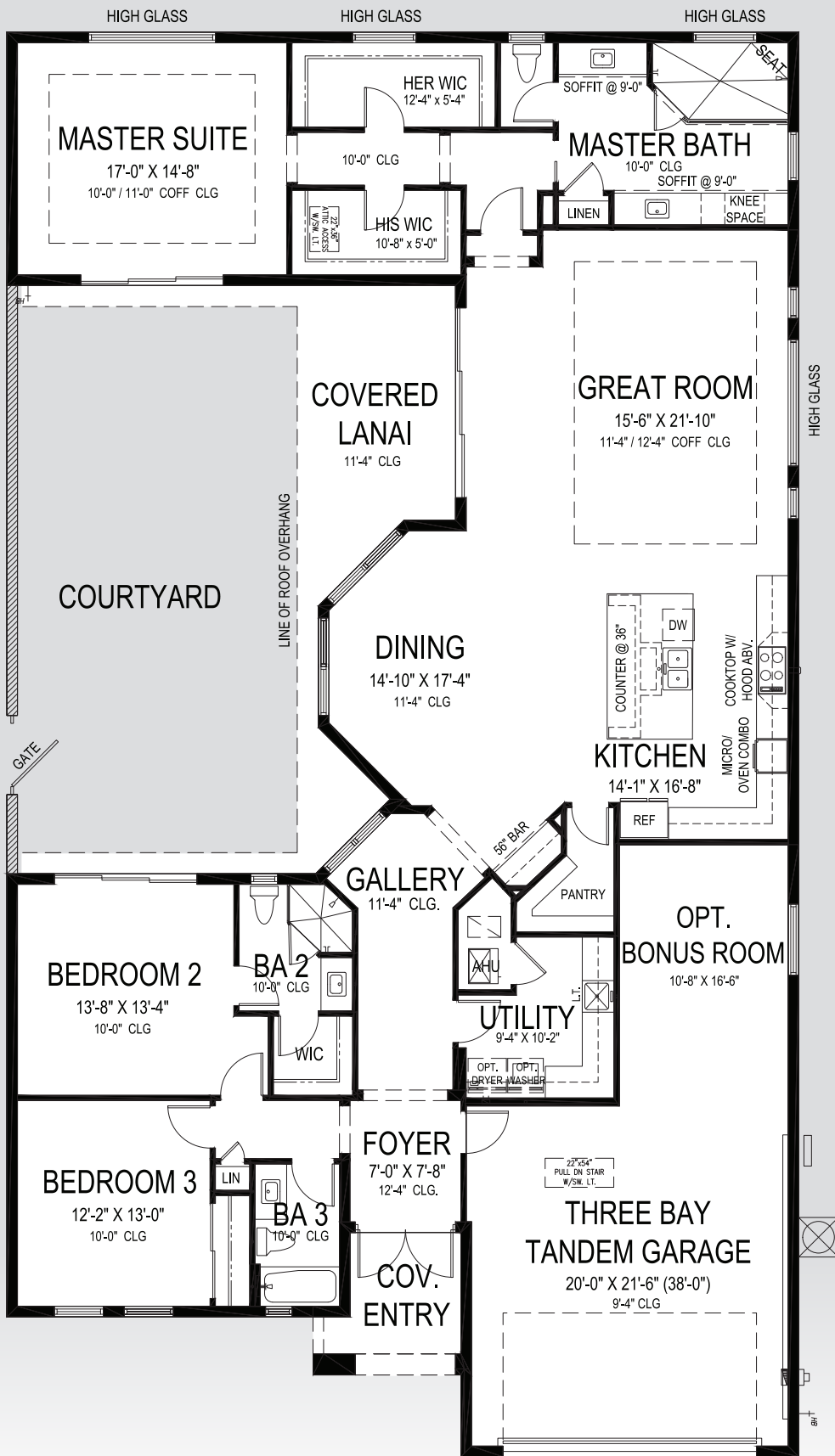
## APPROXIMATE AREAS

Air Conditioned ..... 2,321 Sq. Ft.  
 Covered Entry ..... 89 Sq. Ft.  
 Covered Patio ..... 164 Sq. Ft.  
 Garage ..... 756 Sq. Ft.  
**TOTAL ..... 3,330 Sq. Ft.**



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# Dahlia 21

50' W x 90' D

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## APPROXIMATE AREAS

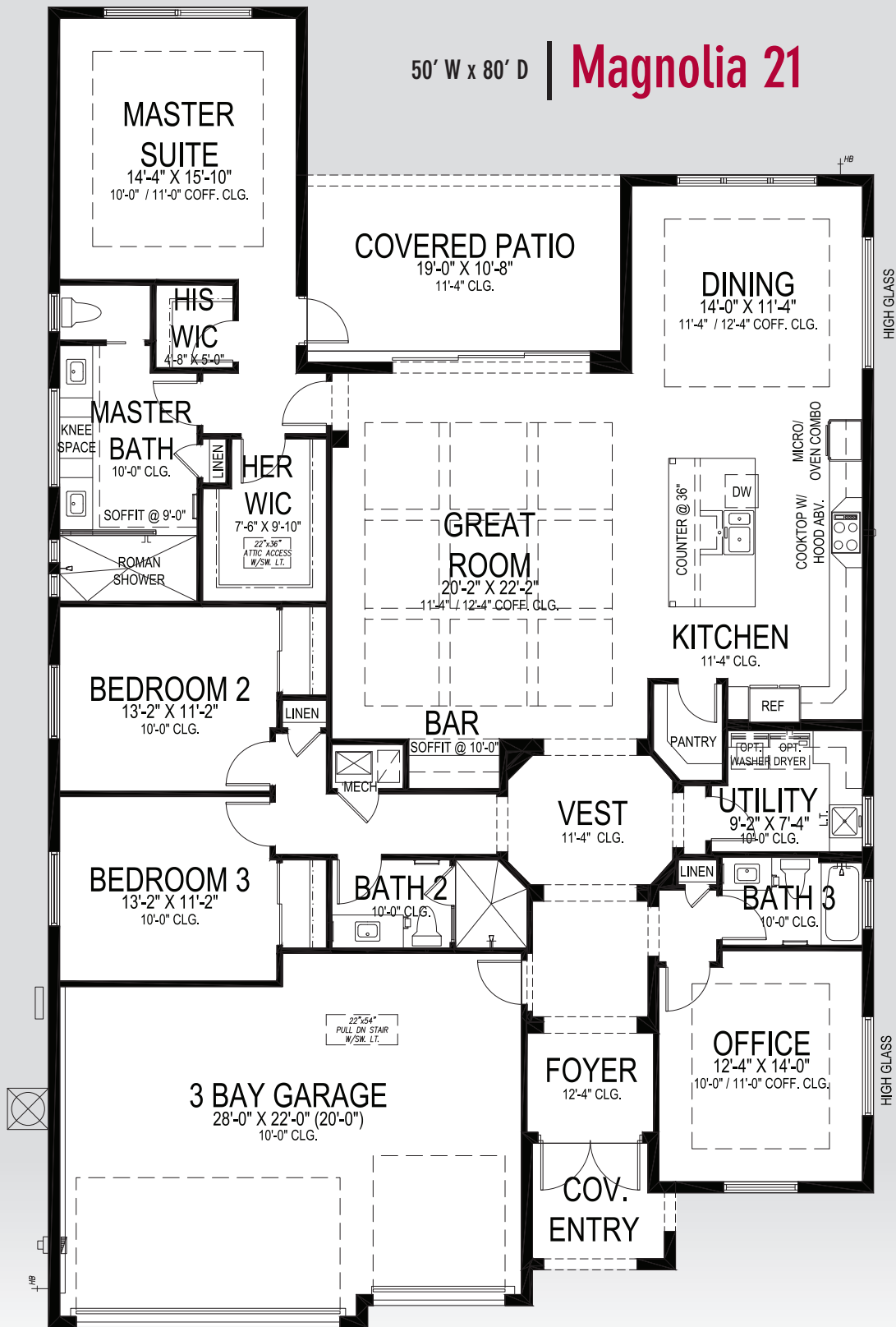
- Air Conditioned .... 2,657 Sq. Ft.
- Covered Entry ..... 72 Sq. Ft.
- Covered Lanai ..... 213 Sq. Ft.
- Garage ..... 657 Sq. Ft.
- TOTAL ..... 3,599 Sq. Ft.**



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50' W x 80' D

# Magnolia 21



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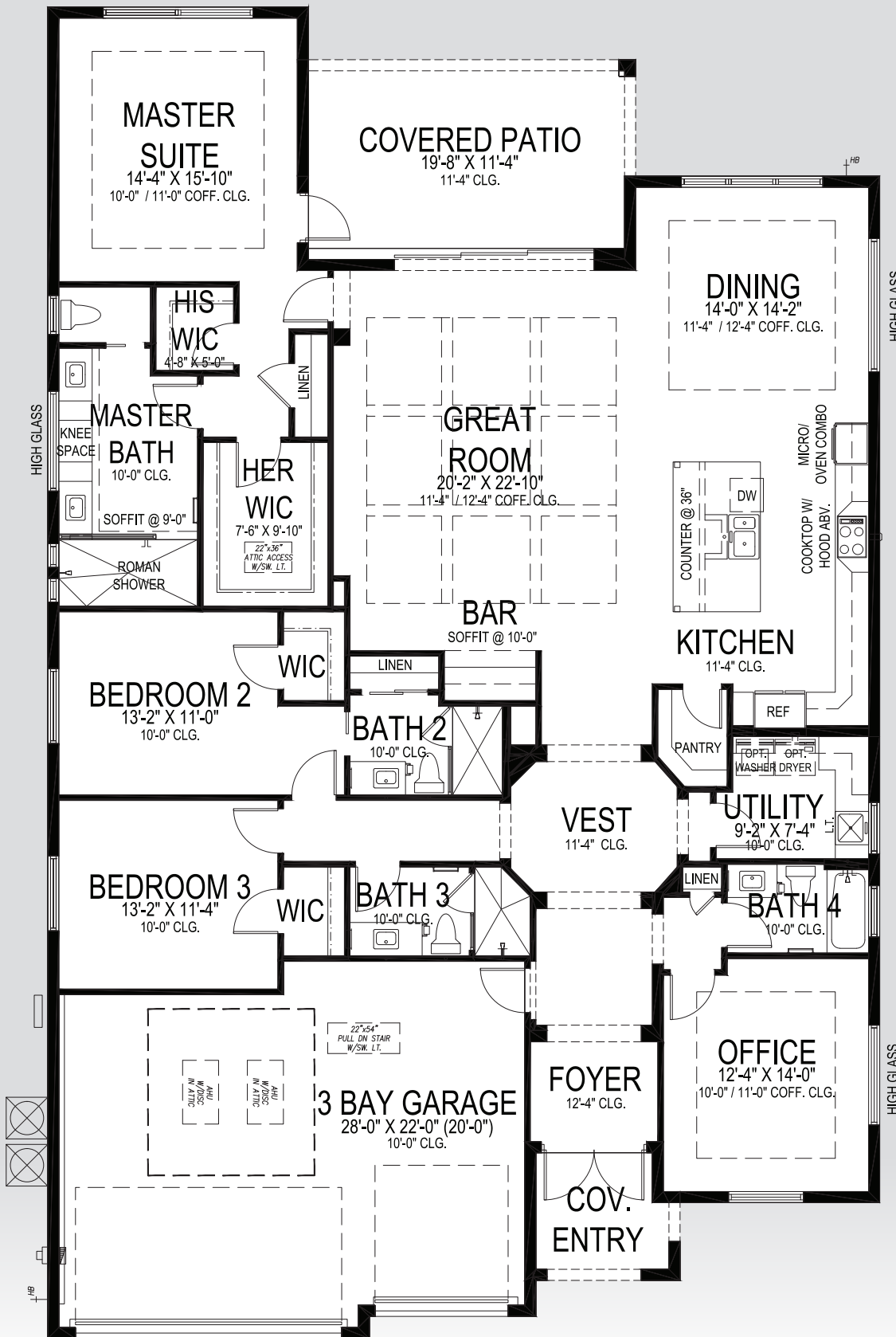
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## APPROXIMATE AREAS

- Air Conditioned .... 2,626 Sq. Ft.
- Covered Entry ..... 61 Sq. Ft.
- Covered Patio ..... 203 Sq. Ft.
- 3 Bay Garage ..... 619 Sq. Ft.
- TOTAL ..... 3,509 Sq. Ft.**



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**Magnolia 21 Grande**  
50' W x 80' D

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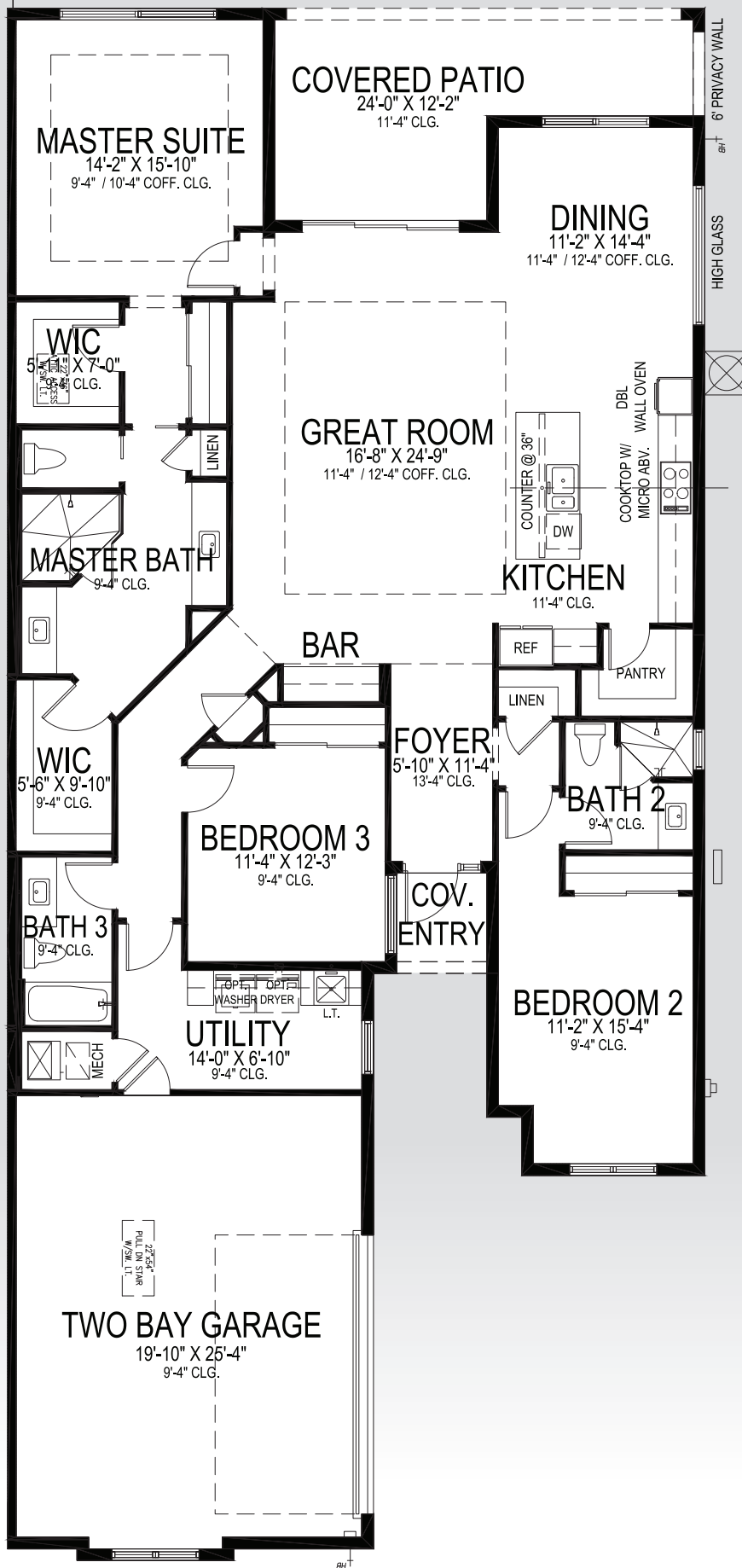
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**APPROXIMATE AREAS**

Air Conditioned ....	2,750 Sq. Ft.
Covered Entry .....	61 Sq. Ft.
Covered Patio .....	240 Sq. Ft.
3 Bay Garage .....	616 Sq. Ft.
<b>TOTAL .....</b>	<b>3,667 Sq. Ft.</b>

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# Seabreeze

40' W x 89' D



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## APPROXIMATE AREAS

- Air Conditioned .... 2,244 Sq. Ft.
- Covered Entry ..... 30 Sq. Ft.
- Covered Patio ..... 225 Sq. Ft.
- Garage ..... 552 Sq. Ft.
- TOTAL ..... 3,051 Sq. Ft.**

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# COMMUNITY FEATURES LIST

## Lucaya Pointe

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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**
- ☑ **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(Single Family Homes Only)**

### Exterior Features

- ☑ **Personal Swimming Pool Design with Salt Water Chlorination, Multi-colored LED Pool Lighting, Travertine Paver Pool Deck and Screen Enclosure sized per plan (see sales agent for details)**
  - **Designer Concrete Flat Tile Roof**
- ☑ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
  - **Wind Rated Garage Doors**
- ☑ **Paver Driveway and Front Walks - Per Plan**
  - Fiberglass Raised Panel 8' Exterior Door (Villas)
  - **Professionally Designed Landscaped Package and Floratam Sod**
  - **Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump**
  - Exterior Garden Hose Connections (2)
  - Exterior GFI Electric Outlets (2)
  - **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**

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## Lucaya Pointe

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### Utility Room and Garage

- ✔ White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub
- ✔ Shaker Style Laundry Room Upper Cabinets Utility Room - per plan
- ✔ 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 Concrete Finished Covering - Epoxy with Color Flake

### 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 or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- ✔ LED Under-Cabinet Lighting in Kitchen
  - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
  - Food Waste Garbage Disposal with Air Switch
  - Stainless Steel Undermount Kitchen Sink 70/30 Split
- ✔ VILLA KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Over the Range Microwave, Double Wall Oven, 30 inch Gas Cooktop, Dishwasher
- ✔ Single Family Homes KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Microwave & Wall Oven Combo, 36 inch Gas Cooktop, 36" Contemporary Stainless Steel Canopy Range Hood and Dishwasher
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- ✔ 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 1 Selections) with Rectangular White Under-Mount Sink - all baths
- ✔ Bathroom Faucets and Fixtures 8" Spread - In All Single Family Home 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
- ✔ Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan

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- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)**
- ☑ **Bathroom Faucets and Fixtures (Brushed Finish)**
- ☑ **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

- ☑ **Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan**
- ☑ **Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
  - 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 3 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)
- ☑ **Raised Panel, Solid Core, 8 Foot Tall Interior Doors**

### Interior Design Features

- Square Interior Wall Corners Throughout
- 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**
- ☑ **Natural finish wood open shelving in all closets, per plan**

### Electrical Specifications

- LED Flush Mount HiHat Lighting in Kitchen, Halls, Covered Entry, and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Pre-Wire for Foyer Hanging Light
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches

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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**
- ☑ **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



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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