



COMMUNITY PRICE LIST

Created: May-10-2024

Sommers Place

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Allura Lot 3	3	3	No	2 Bay	2,347	TBD
Allura Lot 4	3	2	No	2 Bay	2,529	TBD
Cordella Lot 2	2	2	Yes	2+ Bay	1,949	TBD

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Allura Lot 4 1960 Magnolia Lane, Vero Beach, FL 32963 Lot: 004	3	2	No	2 Bay	2,529	976,000

Each homesite in Sommers Place has a custom home designed specifically to take advantage of the lot.

Pricing includes base home price and lot premium which is subject to change without notice.

For Specific information on each homesite and plan, please see your GHO Homes Sales Representative.

To Learn More About These Homes Please Contact

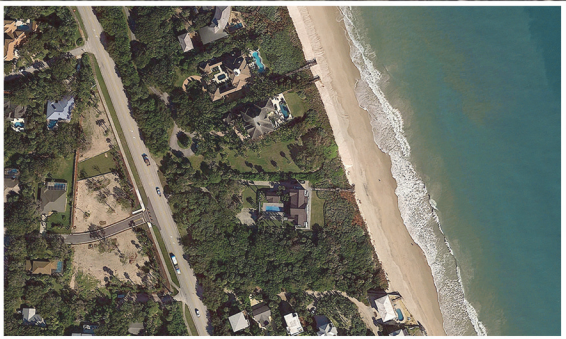
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SOMMER'S PLACE



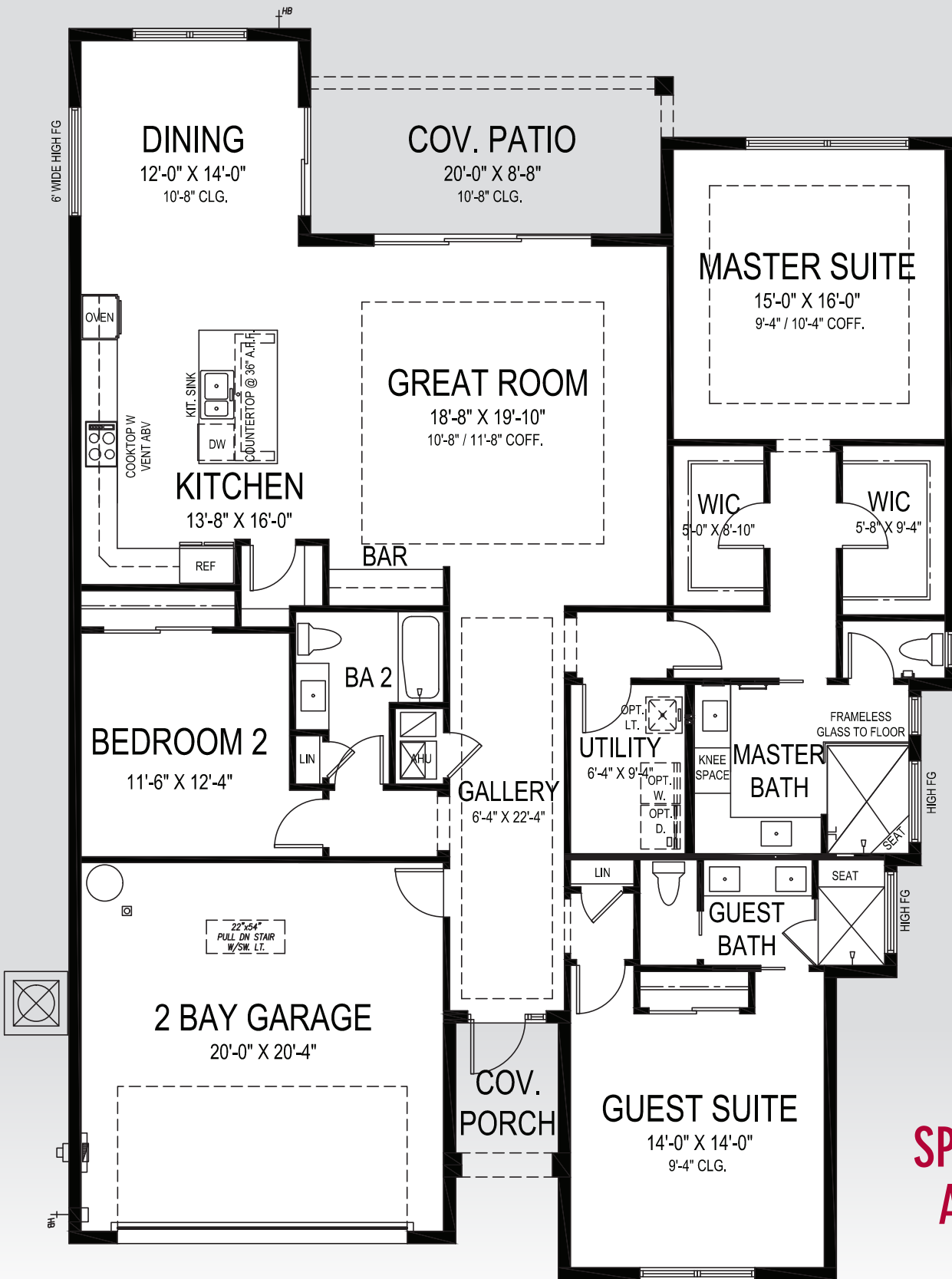
Sommer's Place is situated about 570 feet inland from the Atlantic Ocean

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SP Custom Allura 3

49' W x 67' D

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APPROXIMATE AREAS

Air Conditioned 2,347 Sq. Ft.
 Covered Entry 48 Sq. Ft.
 Covered Lanai 170 Sq. Ft.
 2 Bay Garage 446 Sq. Ft.
TOTAL 3,011 Sq. Ft.



All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2020. Revised October 21, 2020.

SP Custom Allura 4

49'-4" W x 80'-6" D



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APPROXIMATE AREAS

Air Conditioned 2,529 Sq. Ft.
 Covered Entry 55 Sq. Ft.
 Covered Lanai 224 Sq. Ft.
 Garage 440 Sq. Ft.
TOTAL 3,248 Sq. Ft.



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SP Custom Cordella 2

51'-6" W x 63'-8" D

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APPROXIMATE AREAS

Air Conditioned 1,949 Sq. Ft.
 Covered Entry 41 Sq. Ft.
 Covered Lanai 248 Sq. Ft.
 Garage 530 Sq. Ft.
TOTAL 2,768 Sq. Ft.



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COMMUNITY FEATURES LIST

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"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**
- ☑ **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 and Water
- ☑ **Private Lift Station**
 - Underground Connection to FPL Supplied Electrical Power
 - **Sentricon Termite Treatment**

Exterior Features

- ☑ **Metal Roof System - 5V Crimp Metal Roof Standard / 26GA.**
- ☑ **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**
 - **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 Individual Well and Pump**
 - Exterior GFI Electric Outlets (2)
 - 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**

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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 2)
- ☑ 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
 - Whirlpool Stainless Steel Finish Appliance Package
 - Whirlpool Side by Side Refrigerator
 - Whirlpool Over the Range Microwave
 - Whirlpool Freestanding Electric Range
 - Whirlpool 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)
 - ☑ Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello
- Features all Baths (GHO Level 1 Selections)
- ☑ Raised, Comfort Height White Toilets - all Bathrooms
 - Full Width Oversized Height Vanity Mirrors
 - ☑ Square Shower Drains in all Bathrooms

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Interior Appointments

8 Ft Interior Doors with 2 Panel Square 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

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

Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage

- 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
- Front Exterior Coach Lights, per plan

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 Glass on Windows / Sliding Glass Doors

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- 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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