



# COMMUNITY PRICE LIST

Created: May-12-2024

## BELTERRA

### Cambridge Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Laurel	2	2.5	Yes	3 Car Tandem Bay	2,241	<b>674,990</b>
Iris	3	3	No	3 Bay	2,221	<b>688,990</b>
Iris Grande	3	3	Yes	3 Bay	2,361	<b>713,990</b>
Mariposa	3	3	Yes	3 Bay	2,636	<b>750,990</b>

### Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Iris Grande</b> 9483 SW Pinnacle Place, Port Saint Lucie, FL 34987 Lot: 148	3	3	Yes	3 Bay	2,361	<b>778,478</b>

All base prices above include a standard home site in Belterra as well as a standard pool and screen enclosure. 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

Andi Smith 772.257.1100 Cell: 772.262.6574 [AndiS@ghohomes.com](mailto:AndiS@ghohomes.com)  
Jennifer Smith 772.257.1100 Cell: 561.329.8863 [JenniferS@ghohomes.com](mailto:JenniferS@ghohomes.com)

**GHO HOMES** 772.257.1100 | [ghohomes.com](http://ghohomes.com)



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## Grove Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Willow</b>	3	3	Yes	2+ Bay	2,603	<b>778,990</b>
<b>Sage</b>	3	2.5	Yes	2+ Bay	2,607	<b>789,990</b>
<b>Monarch Grande</b>	3	2.5	Yes	3 Bay	2,661	<b>795,990</b>
<b>Willow Supreme</b>	3	3.5	Yes	2+ Bay	2,746	<b>830,990</b>
<b>Willow Signature</b>	4	3.5	Yes	2+ Bay	2,844	<b>860,990</b>
<b>Sage Grande</b>	3	3.5	Yes	2+ Bay	2,956	<b>861,990</b>

## Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Sage Grande</b> 9388 SW Pinnacle Place N, Port Saint Lucie, FL 34987 Lot: 32	3	3.5	Yes	2 Bay	2,956	<b>899,384</b>
<b>Monarch Grande</b> 13977 SW Belterra Drive, Port Saint Lucie, FL 34987 Lot: 41	3	2.5	Yes	3 Bay	2,661	<b>914,378</b>
<b>Sage</b> 13921 SW Belterra Drive, Port Saint Lucie, FL 34987 Lot: 35	3	2.5	Yes	2 Bay	2,607	<b>888,979</b>
<b>Willow Signature</b> 9251 SW Pinnacle Place, Port Saint Lucie, FL 34987 Lot: 20	4	3.5	Yes	2 Bay	2,844	<b>952,097</b>

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BECKER ROAD

PINNACLE PLACE NORTH

### CLUBHOUSE COMPLEX

- Tennis • Basketball • Pickleball
- Fitness center • Billiards
- Swimming pool • Observation deck

LAKE  
BELTERRA

BUCKEYE  
LAKE

PINNACLE PLACE

LAKE  
BELTERRA

SKIPPER  
LAKE

PINNACLE COURT

BELTERRA DRIVE

BELTERRA DRIVE

PINNACLE COURT

CONSTRUCTION ENTRY  
FUTURE HOME SITE

PHASE I

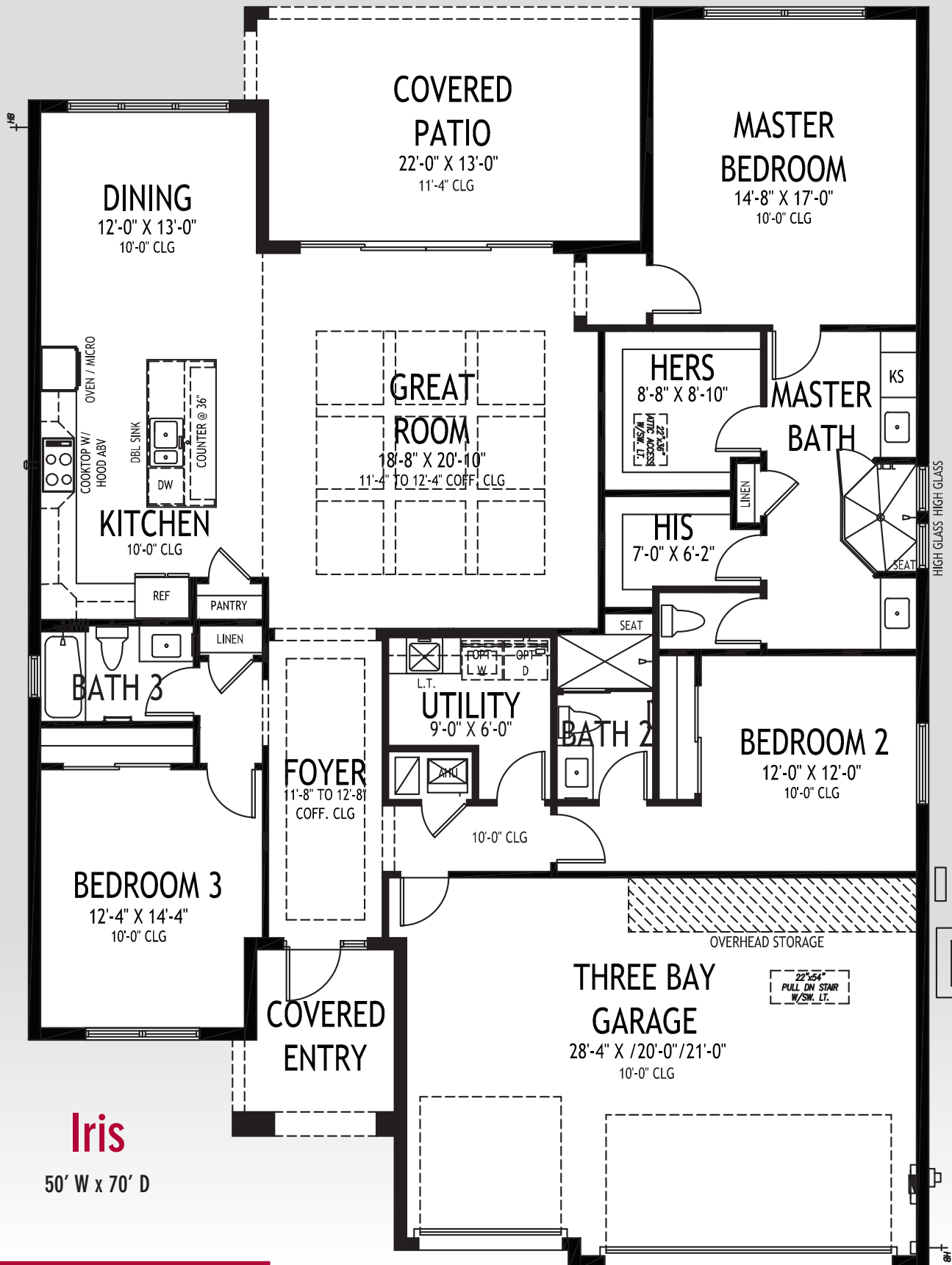


BELTERRA  
TRADITION

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### APPROXIMATE AREAS

Air Conditioned .....2,221 Sq. Ft.  
 Covered Entry .....86 Sq. Ft.  
 Covered Patio .....276 Sq. Ft.  
 Garage .....634 Sq. Ft.  
**TOTAL .....3,217 Sq. Ft.**

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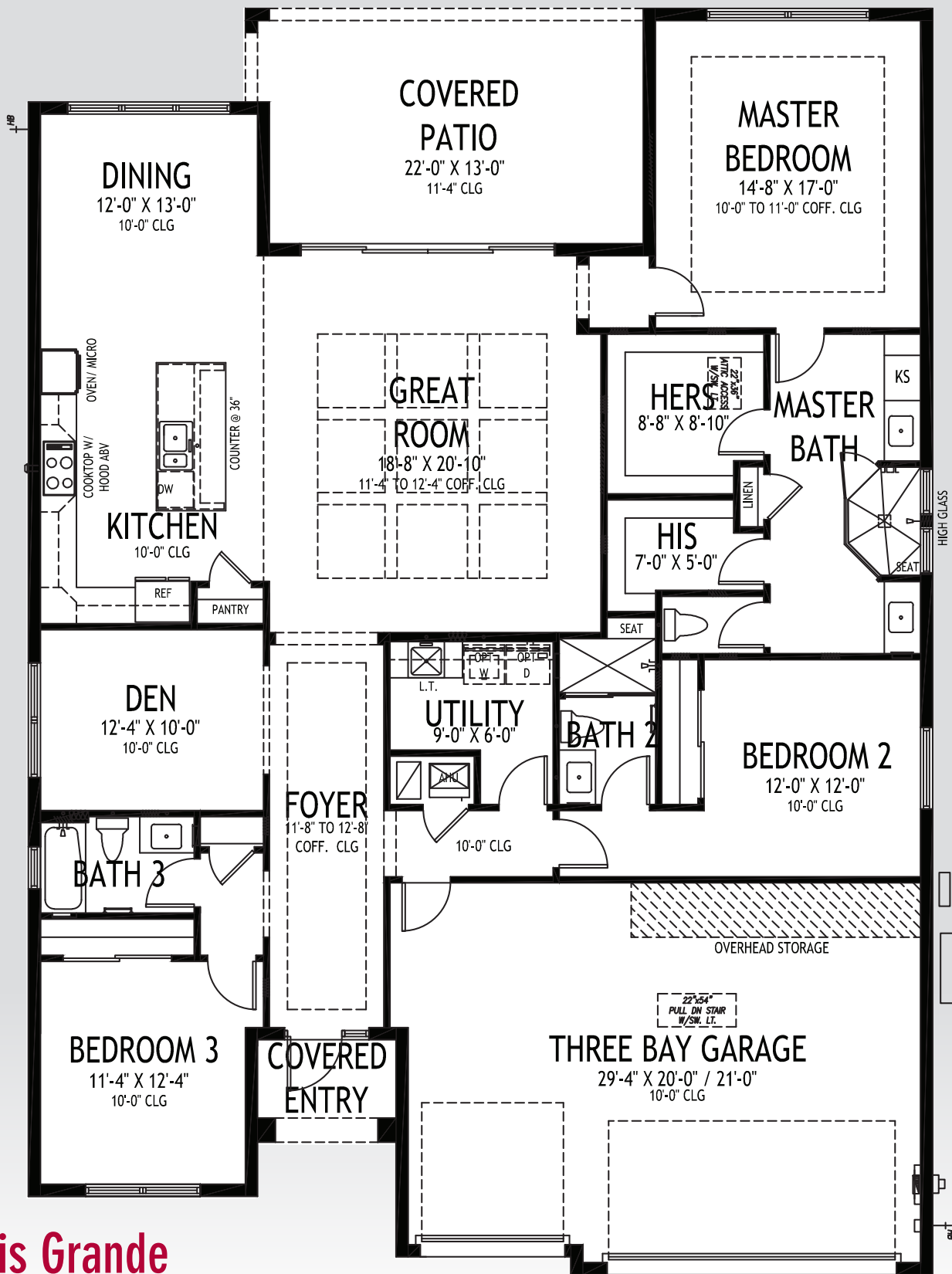
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## Iris Grande

50' W x 70' D

### APPROXIMATE AREAS

Air Conditioned .....2,361 Sq. Ft.  
 Covered Entry .....43 Sq. Ft.  
 Covered Patio .....276 Sq. Ft.  
 Garage .....636 Sq. Ft.  
**TOTAL .....3,316 Sq. Ft.**

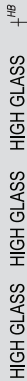
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45' W x 80' D

Air Conditioned .....2,241 Sq. Ft.  
Covered Entry ..... 61 Sq. Ft.  
Covered Lanai ..... 164 Sq. Ft.  
Garage ..... 753 Sq. Ft.  

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TOTAL .....3,219 Sq. Ft.

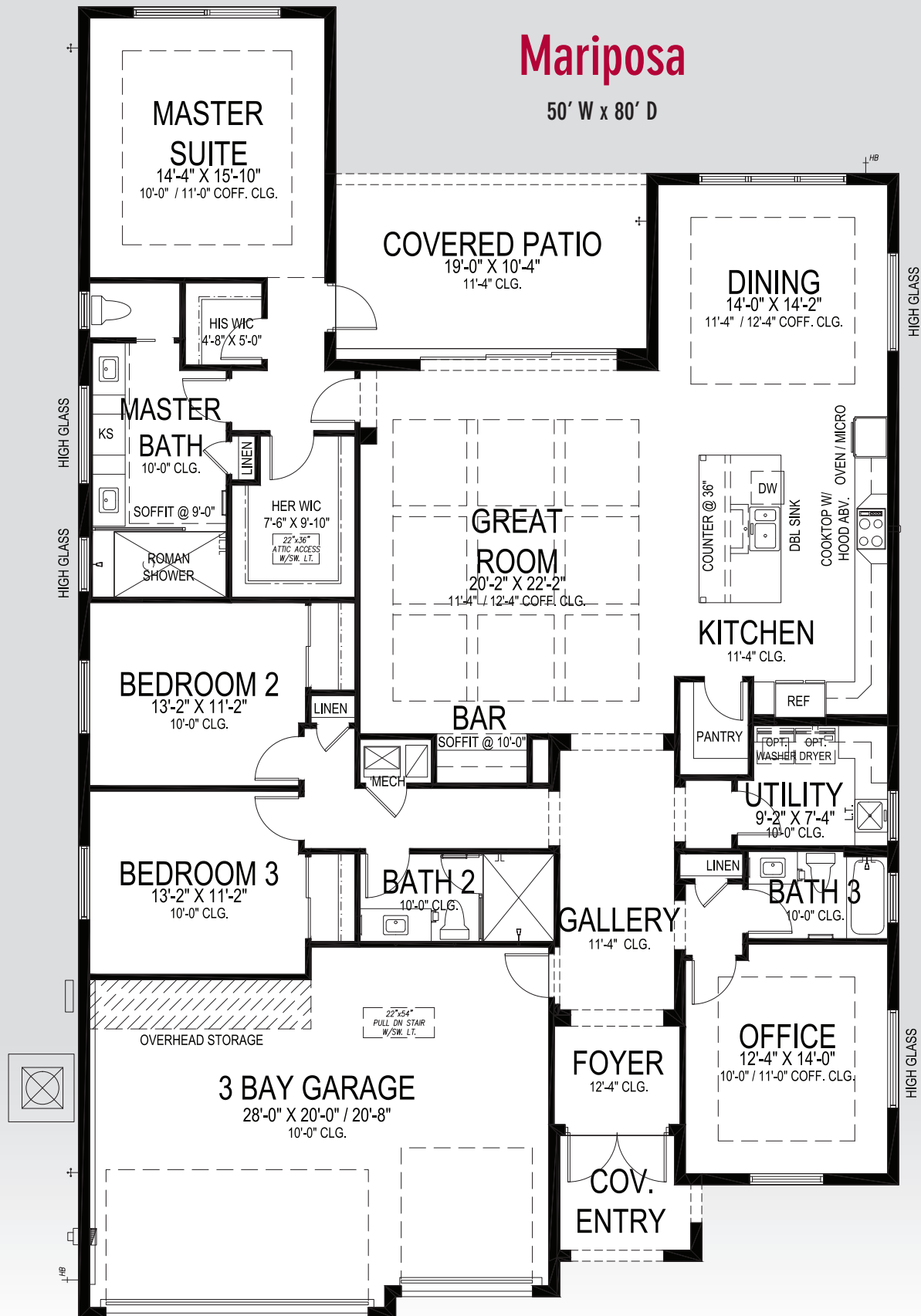


EQUAL HOUSING  
OPPORTUNITY  
CBC051145

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# Mariposa

50' W x 80' D



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## APPROXIMATE AREAS

Air Conditioned .... 2,636 Sq. Ft.  
Covered Entry ..... 61 Sq. Ft.  
Covered Lanai ..... 196 Sq. Ft.  
Garage ..... 616 Sq. Ft.  
**TOTAL ..... 3,509 Sq. Ft.**

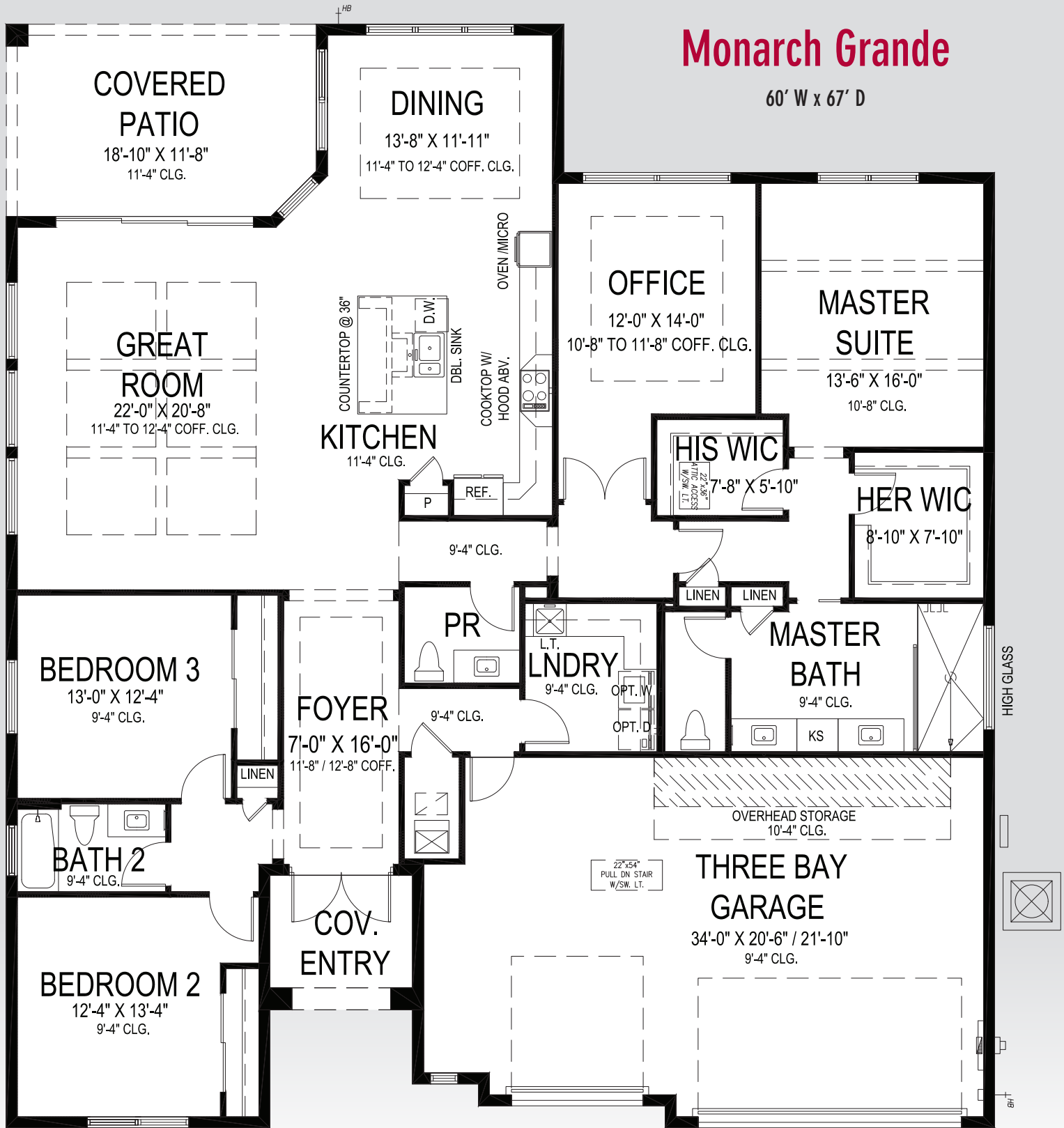


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# Monarch Grande

60' W x 67' D

HIGH GLASS HIGH GLASS HIGH GLASS



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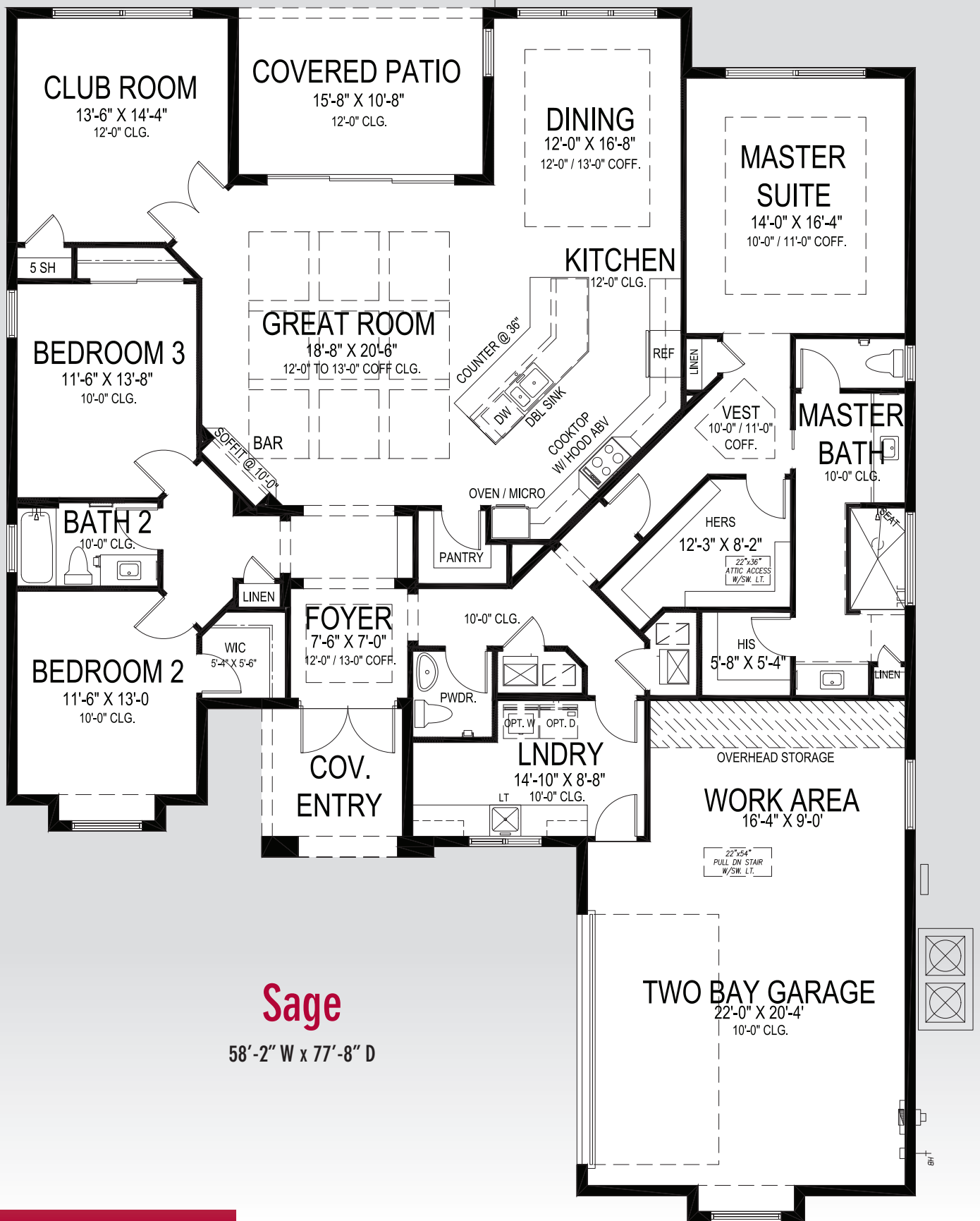
## APPROXIMATE AREAS

Air Conditioned ..... 2,661 Sq. Ft.  
Covered Entry ..... 71 Sq. Ft.  
Covered Lanai ..... 216 Sq. Ft.  
Garage ..... 748 Sq. Ft.  
TOTAL ..... 3,697 Sq. Ft.



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**Sage**

58'-2" W x 77'-8" D

### APPROXIMATE AREAS

Air Conditioned .... 2,607 Sq. Ft.  
Covered Entry ..... 87 Sq. Ft.  
Covered Lanai ..... 167 Sq. Ft.  
Garage ..... 657 Sq. Ft.  
**TOTAL ..... 3,518 Sq. Ft.**

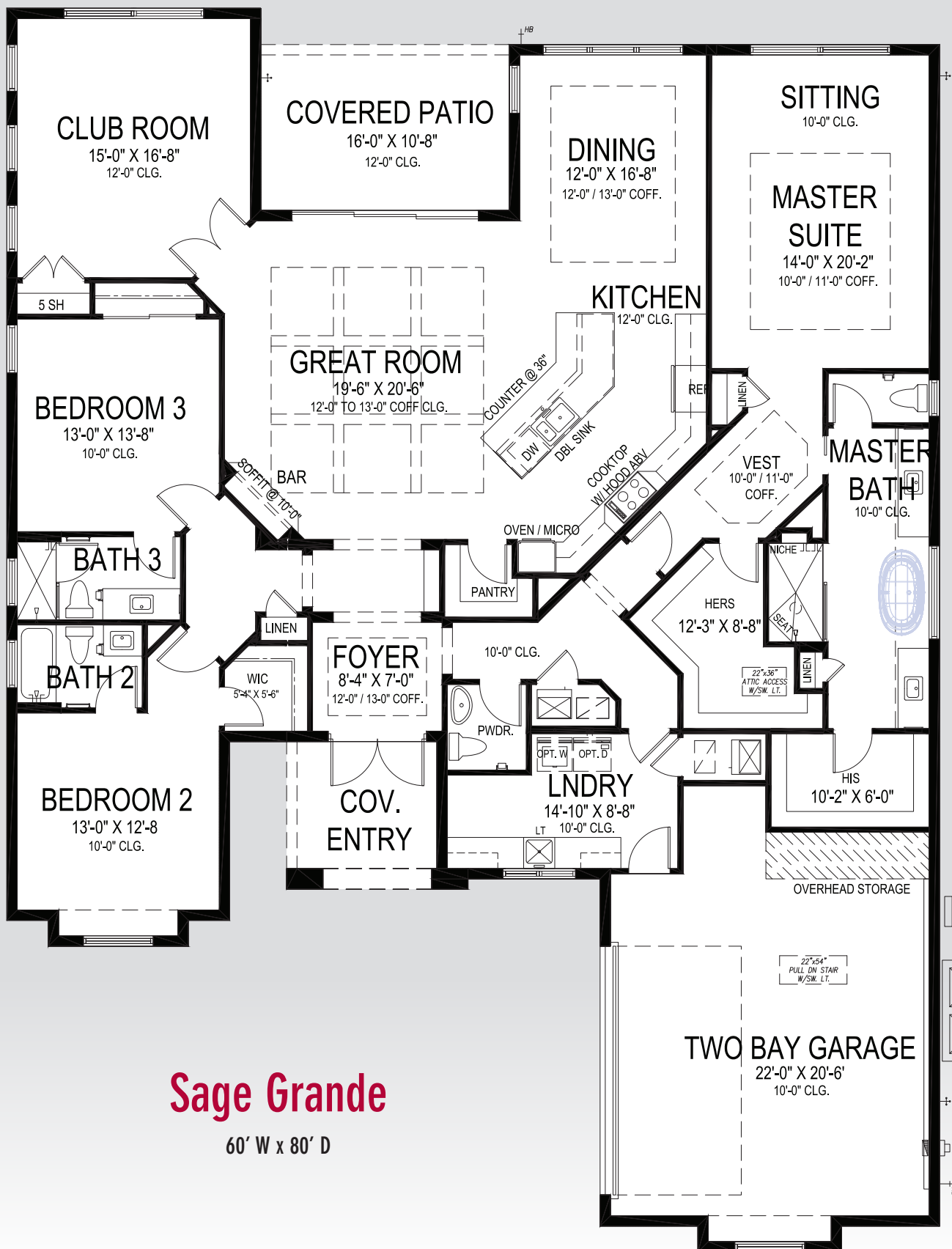
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## Sage Grande

60' W x 80' D

### APPROXIMATE AREAS

Air Conditioned .... 2,956 Sq. Ft.  
Covered Entry ..... 93 Sq. Ft.  
Covered Lanai ..... 171 Sq. Ft.  
Garage ..... 570 Sq. Ft.  
TOTAL ..... 3,790 Sq. Ft.

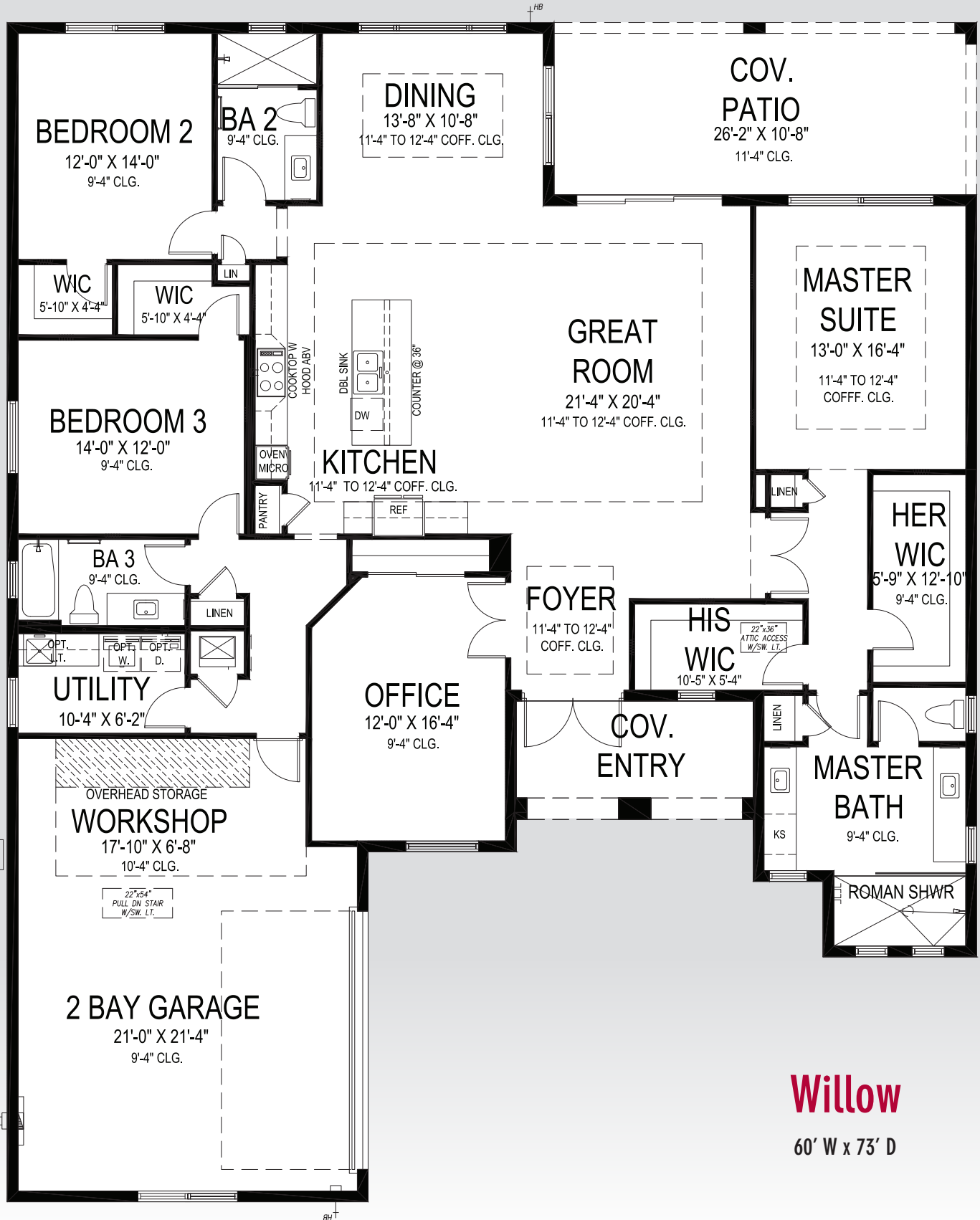
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**Willow**  
60' W x 73' D

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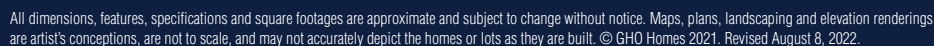
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**APPROXIMATE AREAS**

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



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# COMMUNITY FEATURES LIST

## BELTERRA

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### Community Specific Specifications

- ☑ Gated Community with Clubhouse, pool, fitness, billiards, entertainment areas, centralized mail and more
- ☑ Tennis Court, Basketball & Pickleball Planned
- ☑ Tradition Area Lakes, Parks, Hospitals, Shopping and Amenities
- ☑ Easy Access to I-95 North and South
- ☑ Virtually Manned Community Guard Gate
- 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
- ☑ 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
- ☑ Alarm Pre-wire for Community Security

### 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

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## BELTERRA

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### Exterior Features

- 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' DOUBLE Front Doors - per plan
- ☑ 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 Master Irrigation System
- Exterior Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

### Utility Room and Garage

- ☑ White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub
- ☑ Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
- ☑ GHO Exclusive Built-in Garage Storage - per plan
- ☑ 50 Amp Circuit for Future Car Charging Station, Located Per Plan
- ☑ 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

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- **Stainless Steel Finish Appliance Package**
- ☑ **GE 22.1 CuFt French Door Refrigerator with Exterior Water Dispenser**
- ☑ **GE 36" Gas Cooktop**
- ☑ **GE 36" 350 CFM Stainless Steel Hood**
- ☑ **GE Microwave & Wall Oven Combo**
- **GE 24" - 46DBA Dishwasher**
- ☑ **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 Brushed Finish) - All Bathrooms**
- **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
- ☑ **Built in Shower Soap Niche in all Showers**
- ☑ **Tile to Ceiling in Master Bathroom Shower**
- ☑ **Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan**
- ☑ **Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)**
- ☑ **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 Solid Core Square Top Doors with Oversized Casing & Baseboard**
- ☑ **Crown Molding in Main Living Areas, Den, Dining Room & Master Bedroom (does not include Coffers)**
- ☑ **Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
- ☑ **10 Foot Sliding Glass Doors in Great Room**
- **Solid Surface White Window Sills Throughout Living Area**
- **Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)**
- ☑ **Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 2 Selections including Porcelain Tile Options)**

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### Interior Design Features

- Square Interior Wall Corners and Headers Throughout
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In 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**
- ☑ **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
- Walk-in Closet LED Lighting - 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
- ☑ **Attic Spray Foam 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
- Exterior Block Wall R4.1 Rating

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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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