



COMMUNITY PRICE LIST

Created: Apr-16-2024

Lake Park at Tradition

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Lucida Jem	3	2	No	2 Bay	1,879	469,490
Lucida	2	2	Yes	2 Bay	2,036	479,990
Palomar	2	2.5	Yes	2 Bay	2,278	499,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Lucida 12488 SW Sunrise Lake Terrace, Port Saint Lucie, FL 34987 Lot: 360	3	2	No	2 Bay	2,036	509,074
Lucida Jem 12476 SW Sunrise Lake Terrace, Port Saint Lucie, FL 34987 Lot: 358	3	2	No	2 Bay	1,879	513,127
Lucida 12416 SW Sunset Lake Lane, Port Saint Lucie, FL 34987 Lot: 348	3	2	No	2 Bay	2,036	587,185
Lucida 12560 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 450	3	2	No	2 Bay	2,036	541,258
Palomar 12404 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 346	3	2.5	No	2.5 Bay	2,278	570,522
Palomar 12393 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 381	3	2.5	No	2.5 Bay	2,278	577,221
Palomar 12453 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 391	3	2.5	No	2.5 Bay	2,278	564,221
Palomar 12446 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 353	3	2.5	No	2.5 Bay	2,278	572,935
Palomar 12465 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 393	3	2.5	No	2.5 Bay	2,278	546,109
Palomar 12501 SW Sunrise Lake Terrace, Port St. Lucie, FL 34987 Lot: 399	3	2.5	Yes	2 Bay	2,319	622,000

All base prices above include a standard home site in Lake Park.

Not all plans are designed to fit on every homesite. Pool options are available.
Contact your salesperson for specific lot information.

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To Learn More About These Homes Please Contact

Bob Frein 772.257.1100 Cell: 772.521.2824 bofb@ghohomes.com

Douglas Jorgenson 561.327.7199 Cell: 561.444.9914 douglasj@ghohomes.com

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Dual Master Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Lucida Duet	2	2	Yes	2 bay Bay	2,077	491,225
Palomar Duet	2	2.5	Yes	2 Bay	2,278	509,990

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Bob Frein 772.257.1100 Cell: 772.521.2824 bobf@ghohomes.com

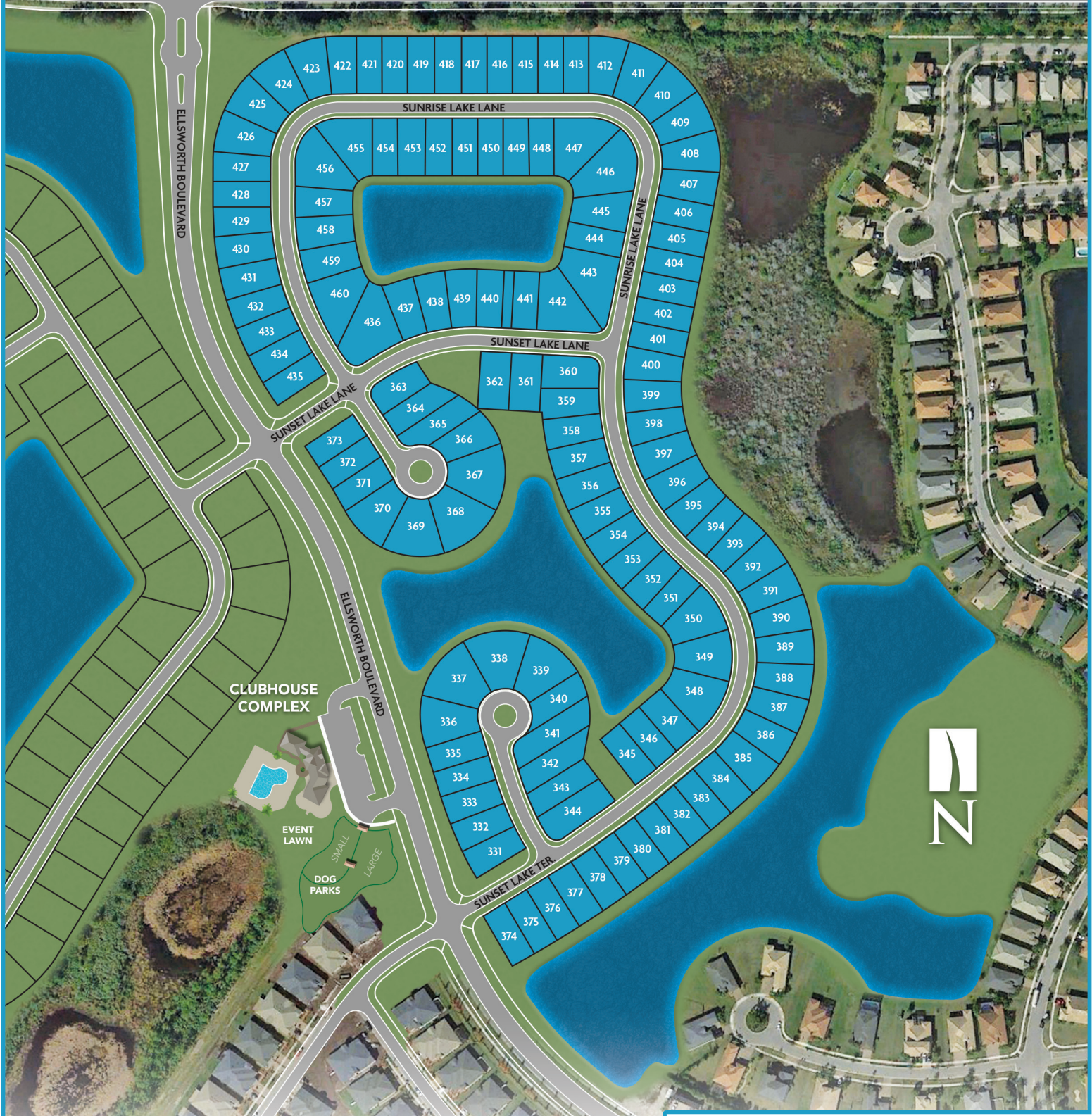
Douglas Jorgenson 561.327.7199 Cell: 561.444.9914 douglasj@ghohomes.com

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TRADITION-PARKWAY



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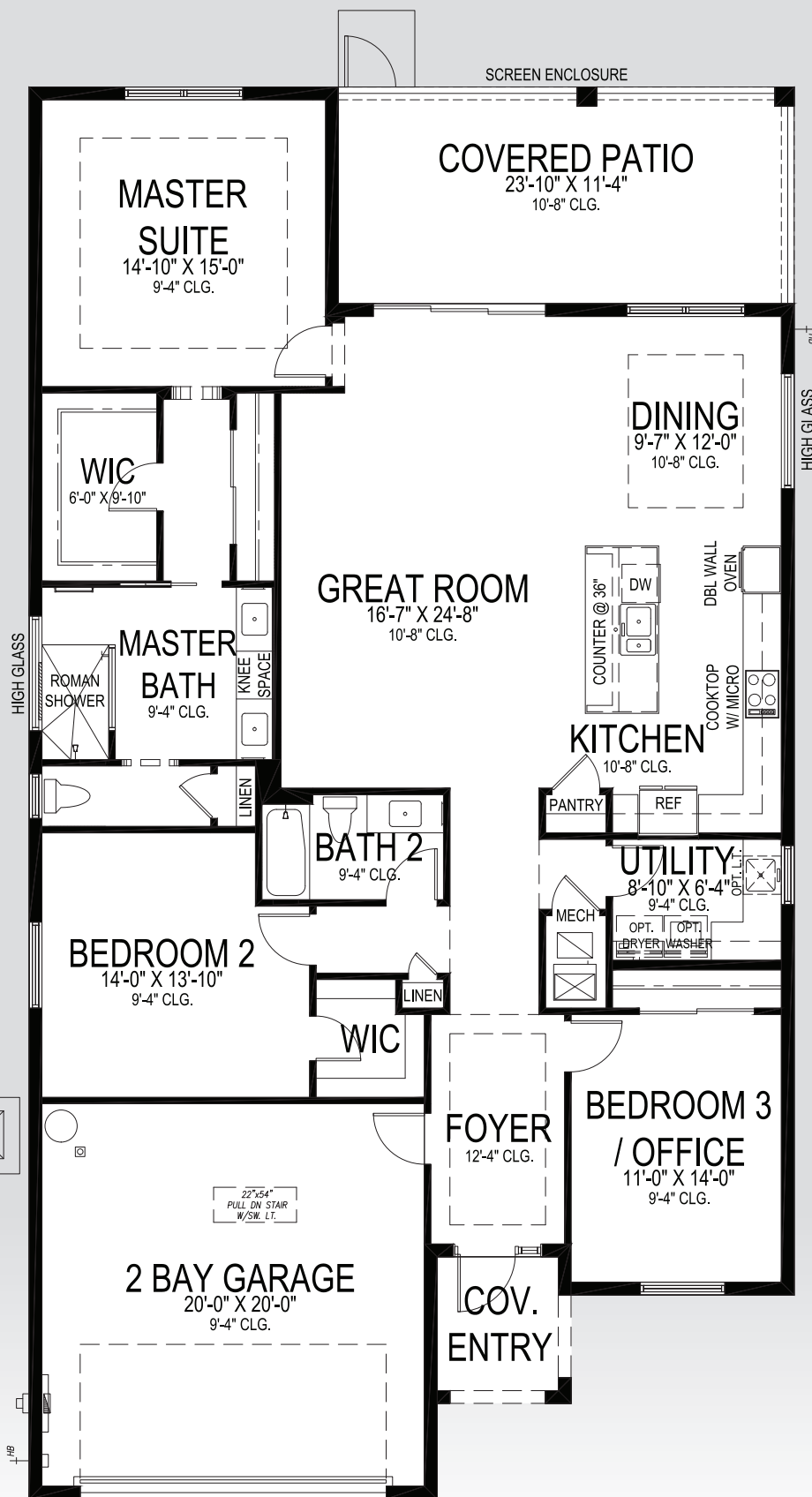
A GREEN BRICK PARTNER



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.

LAKE PARK[®]

at TRADITION



Visit the Interactive Floorplan on our website to preview options and make our house your dream home.

DRAFT*

*Subject to change

Lucida

40' W x 73'-10" D

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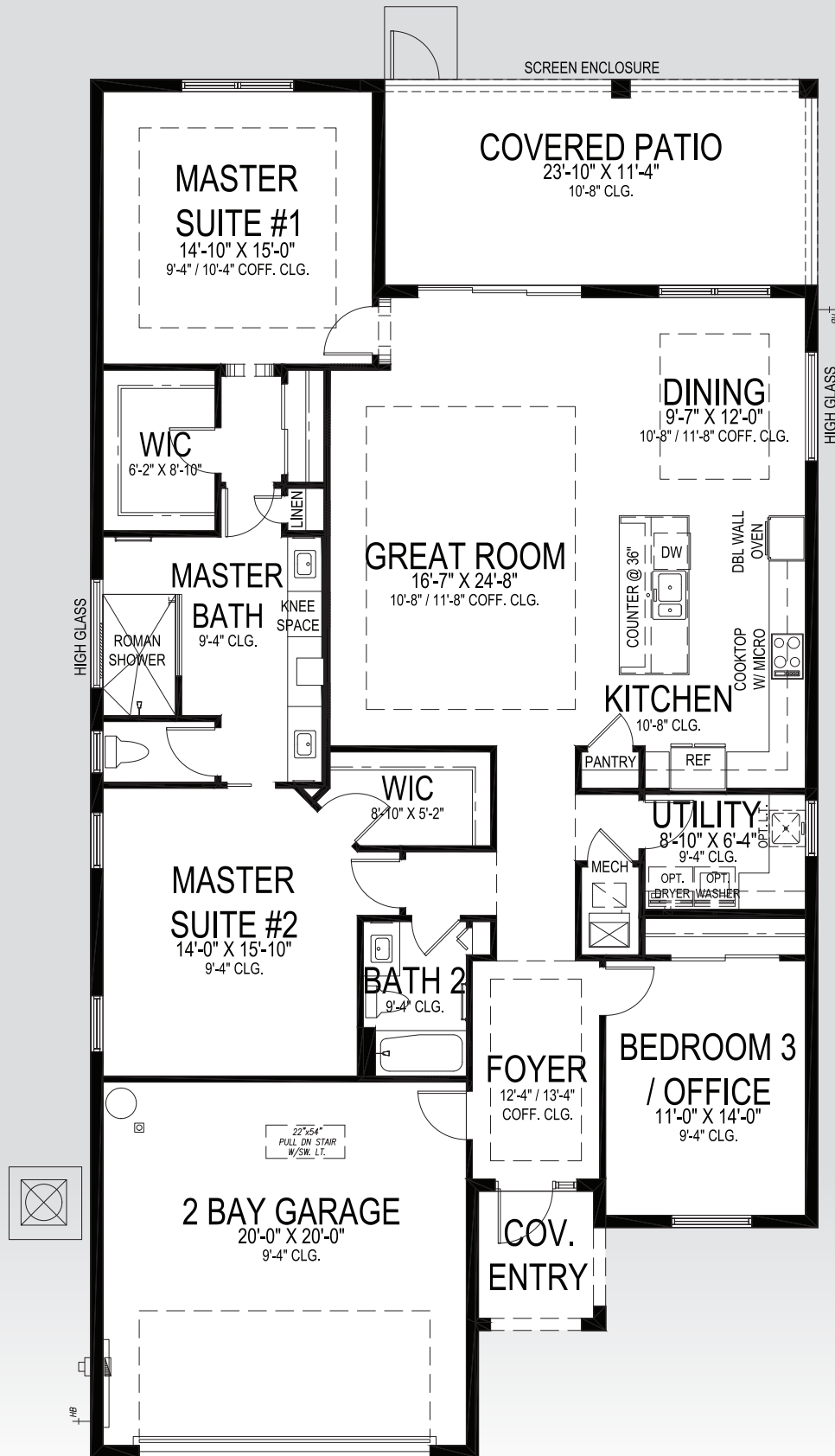
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APPROXIMATE AREAS	
Air Conditioned	2,036 Sq. Ft.
Covered Entry	52 Sq. Ft.
Covered Lanai	270 Sq. Ft.
Garage	436 Sq. Ft.
TOTAL	2,794 Sq. Ft.



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Lucida Duet

40' W x 75'-10" D

ST74.0005

ST10.0027

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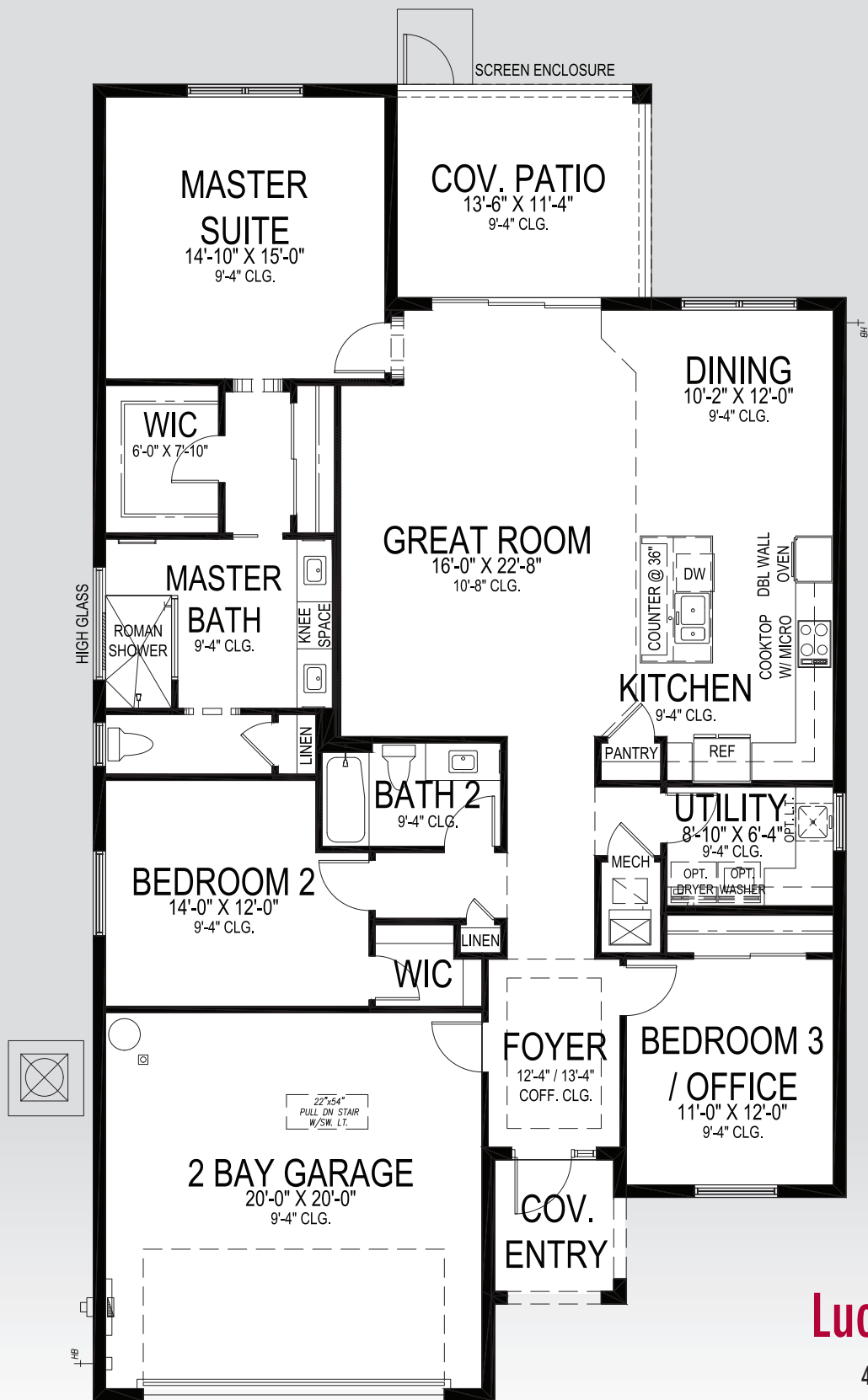
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APPROXIMATE AREAS

- Air Conditioned 2,077 Sq. Ft.
- Covered Entry 52 Sq. Ft.
- Covered Lanai 270 Sq. Ft.
- Garage 437 Sq. Ft.
- TOTAL 2,836 Sq. Ft.**



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Lucida Gem

40' W x 70' D

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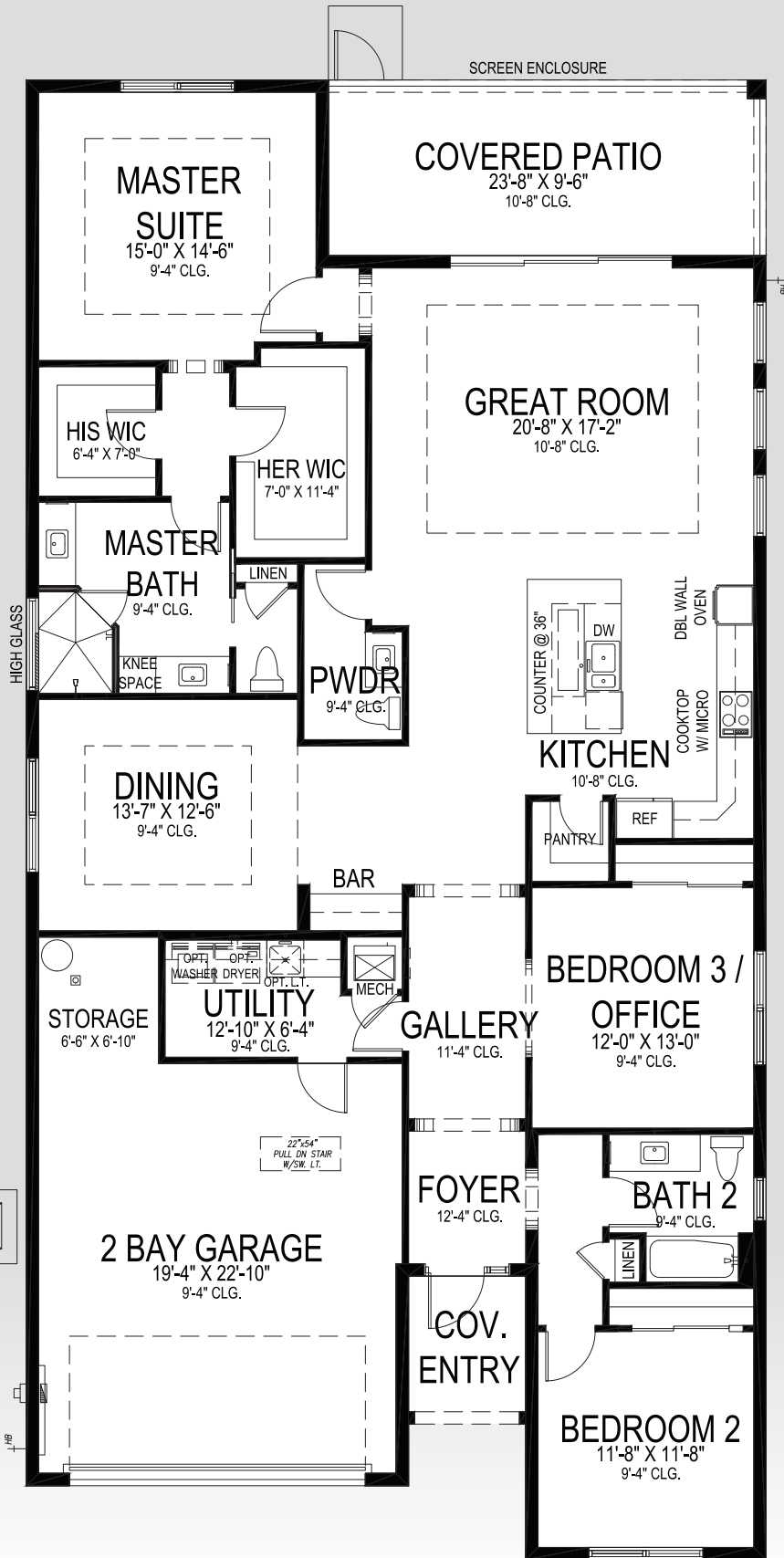
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APPROXIMATE AREAS

Air Conditioned1,879 Sq. Ft.
 Covered Entry52 Sq. Ft.
 Covered Lanai 152 Sq. Ft.
 Garage436 Sq. Ft.
TOTAL 2,520 Sq. Ft.



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Visit the Interactive Floorplan on our website to preview options and make our house your dream home.



*Subject to change

Palomar

40' W x 80' D

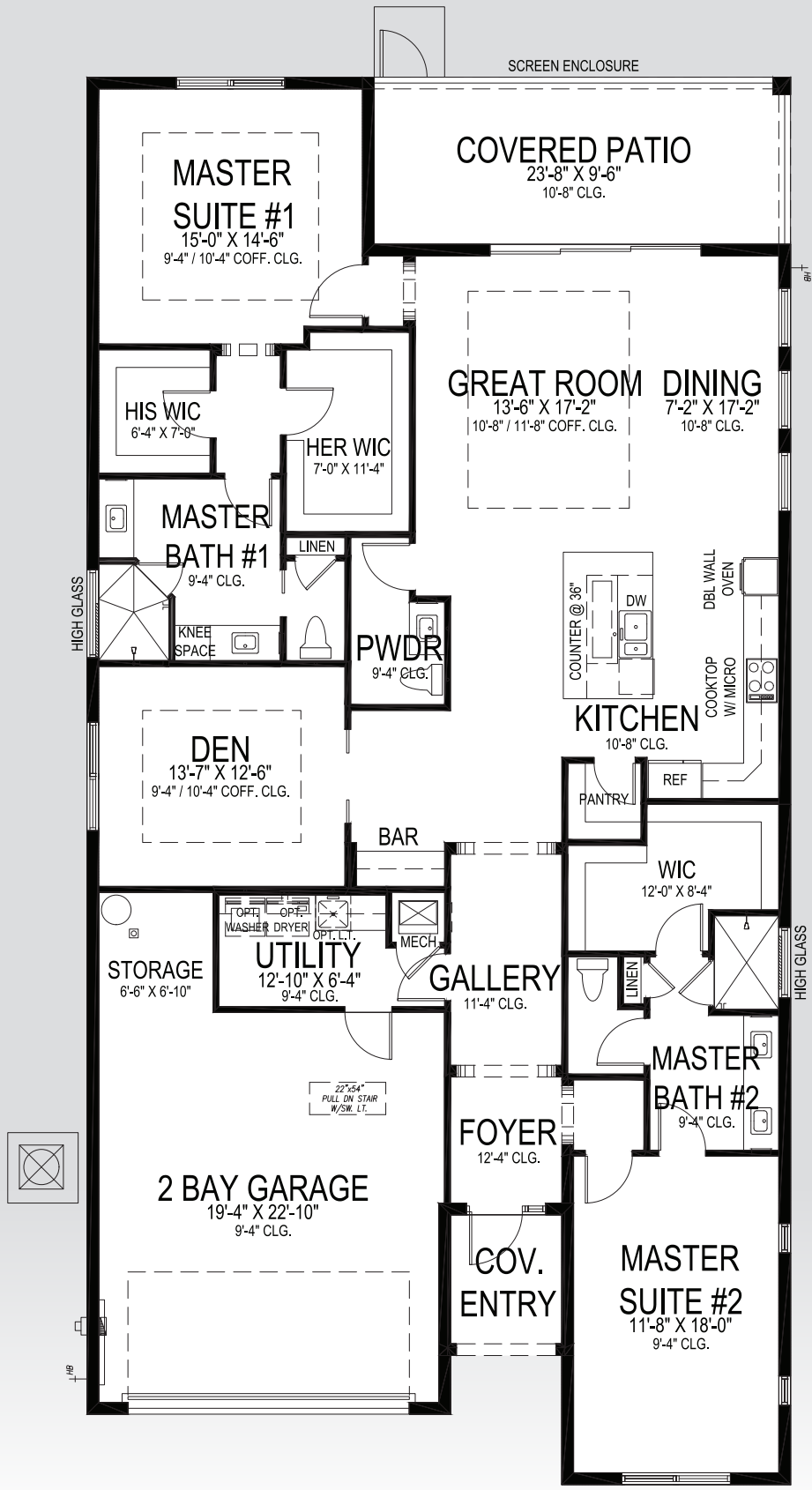
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APPROXIMATE AREAS	
Air Conditioned	2,278 Sq. Ft.
Covered Entry	51 Sq. Ft.
Covered Lanai	225 Sq. Ft.
Garage	517 Sq. Ft.
TOTAL	3,071 Sq. Ft.

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Palomar Duet

40' W x 80' D

ST03.0102
ST74.0005

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APPROXIMATE AREAS	
Air Conditioned	2,278 Sq. Ft.
Covered Entry	51 Sq. Ft.
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"GHO Connectivity" Technology/Convenience Features

- ☑ **GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan**
- ☑ **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**
- ☑ **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**
 - Underground Connection to FPL Supplied Electrical Power

Exterior Features

- **Designer Concrete Flat Tile Roof**
- ☑ **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**
- ☑ **Rear Covered Patio with Brick Pavers w/Footer and Screen Enclosure**
 - **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)
 - 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

- ☑ Level 2 Decorator Cabinet Doors with 36" Uppers
- ☑ Crown Molding and Designer Details with Kitchen Cabinets - per plan
- ☑ Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 1 Selections)
- ☑ Full Kitchen Tile Backsplash (GHO Level 1)
 - 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 22.1cf Refrigerator
 - GE Over the Range Microwave
 - ☑ GE Double Wall Oven
 - ☑ GE 30 inch Electric Cooktop
 - 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
 - ☑ Bathroom Faucets and Fixtures 8" Spread Brushed Finish) - All Bathrooms
 - ☑ 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
 - 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)
- ☑ Raised, Comfort Height White Toilets - all Bathrooms

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- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in all Baths with Frosted Windows Option- per plan
- ☑ Square Shower Drains in all Bathrooms
- ☑ Backing Installed in Baths for Future Grab Bars (Per Plan)

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)
- 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
- ☑ 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, Bathrooms, 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**
 - 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 Impact Glass on Windows / Sliding Glass Doors**
 - 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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