



COMMUNITY PRICE LIST

Created: Apr-29-2024

Seaglass

Island Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Seabreeze Grande	3	3	No	2 Bay	2,254	1,290,990
Azure	3	3	Yes	2 Bay	2,551	1,785,990
Cerulean Grande	3	3.5	No	Tandem 3 Bay	2,413	1,786,990
Indigo	3	3	Yes	3 Bay	2,611	1,802,990
Viridian	3	3	No	Tandem 3 Bay	2,657	1,822,990
Sapphire	3	3	Yes	2+ Bay	2,629	1,828,990
Indigo Grande	3	3	Yes	3 Bay	2,720	1,845,990
Indigo Grande 4	4	3	No	3 Bay	2,720	1,847,990
Sapphire Grande	3	3.5	Yes	3 Bay	2,775	1,866,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Indigo Grande 9241 Seaglass Court, Vero Beach, FL 32963 Lot: 08	3	3	Yes	3 Bay	2,720	1,975,000
Seabreeze Grande 1938 Frosted Turquoise Way, Vero Beach, FL. 32963 Lot: 60	3	3	No	2 Bay	2,254	1,479,000
Seabreeze Grande 1926 Frosted Turquoise Way, Vero Beach, FL 32963 Lot: 57	3	3	No	2 Bay	2,254	1,435,000

All base prices above include a standard home site in Seaglass as well as a standard pool and screen enclosure, see the community features for specific details. The Seabreeze Grande is an attached villa home. See the site plan for designed villa homesites. 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

Lisa Krynski 772.257.1100 Cell: 772.521.0954 lisak@ghohomes.com

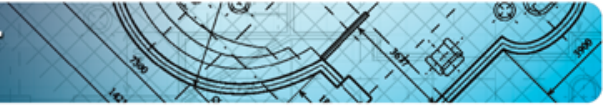
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COMMUNITY PRICE LIST

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Lakeside Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Seabreeze Grande	3	3	No	2 Bay	2,254	1,425,990
Azure	3	3	Yes	2 Bay	2,551	1,865,990
Cerulean Grande	3	3.5	No	Tandem 3 Bay	2,413	1,866,990
Indigo	3	3	Yes	3 Bay	2,611	1,882,990
Viridian	3	3	No	Tandem 3 Bay	2,657	1,902,990
Sapphire	3	3	Yes	2+ Bay	2,629	1,908,990
Indigo Grande	3	3	Yes	3 Bay	2,720	1,915,840
Indigo Grande 4	4	3	No	3 Bay	2,720	1,917,990
Sapphire Grande	3	3.5	Yes	3 Bay	2,775	1,956,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Seabreeze Grande 1987 Frosted Turquoise Way, Vero Beach, FL 32963 Lot: 46	3	3	No	2 Bay	2,254	1,460,000
Cerulean Grande 9108 Seaglass Court, Vero Beach, FL 32963 Lot: 30	3	3.5	No	2 Bay	2,543	1,972,000
Seabreeze Grande 1951 Frosted Turquoise Way, Vero Beach, FL. 32963 Lot: 52	3	3	No	2 Bay	2,254	1,600,000
Seabreeze Grande 1920 Frosted Turquoise Way, Vero Beach, FL 32963 Lot: 56	3	3	No	2 Bay	2,366	1,665,000

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SEAGLASS

VERO BEACH



ISLAND SERIES



LAKESIDE SERIES

SEAGLASS
BEACH CLUB

PROPOSED LOCATION



WABASSO BEACH ROAD • CR 510

93RD STREET

UNAFFILIATED RESORT

UNAFFILIATED RESORT

UNAFFILIATED RESORT

UNAFFILIATED RESORT

EXISTING COMMUNITY

EXISTING COMMUNITY

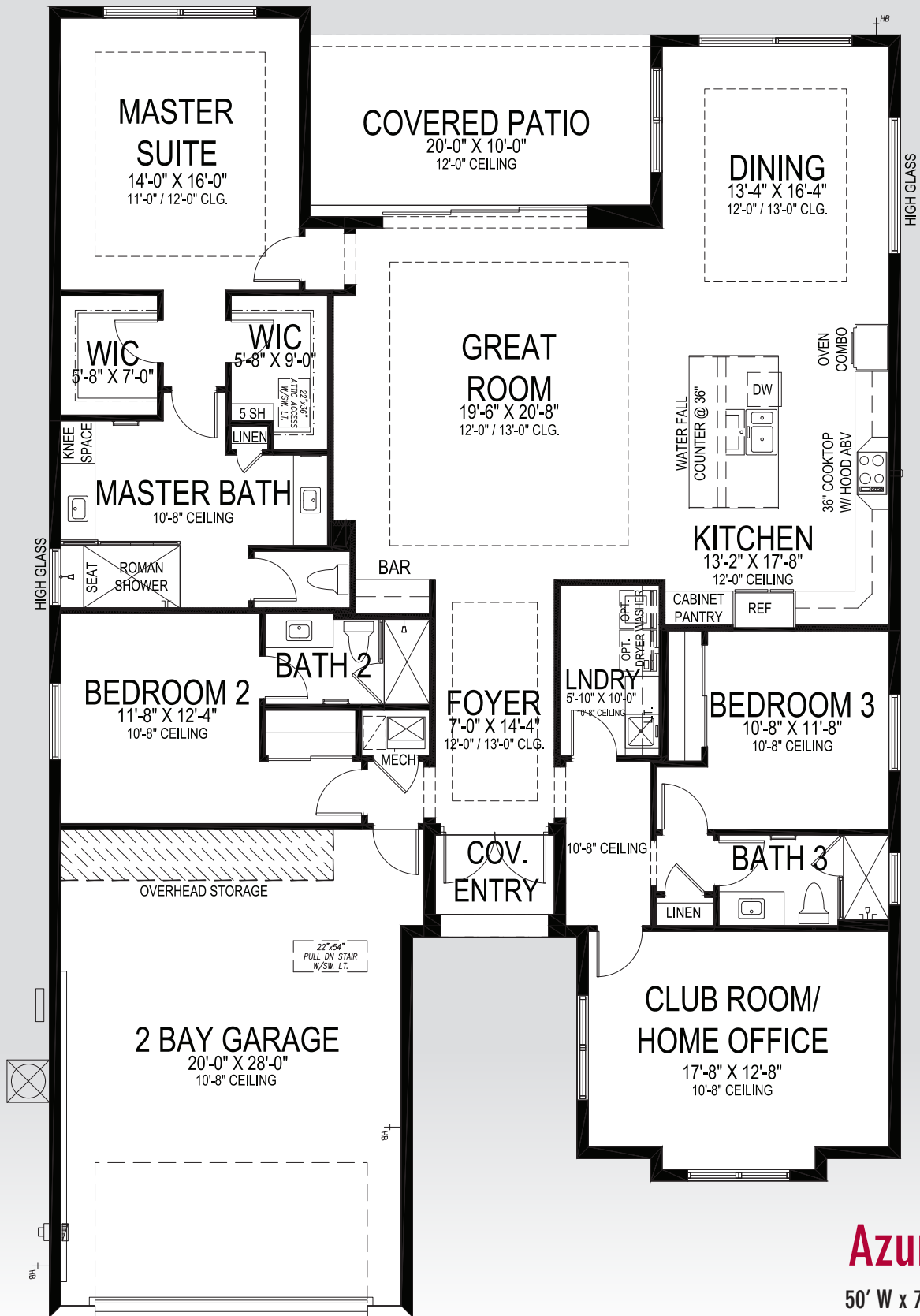
EXISTING COMMUNITY

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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.



Azure

50' W x 77' D

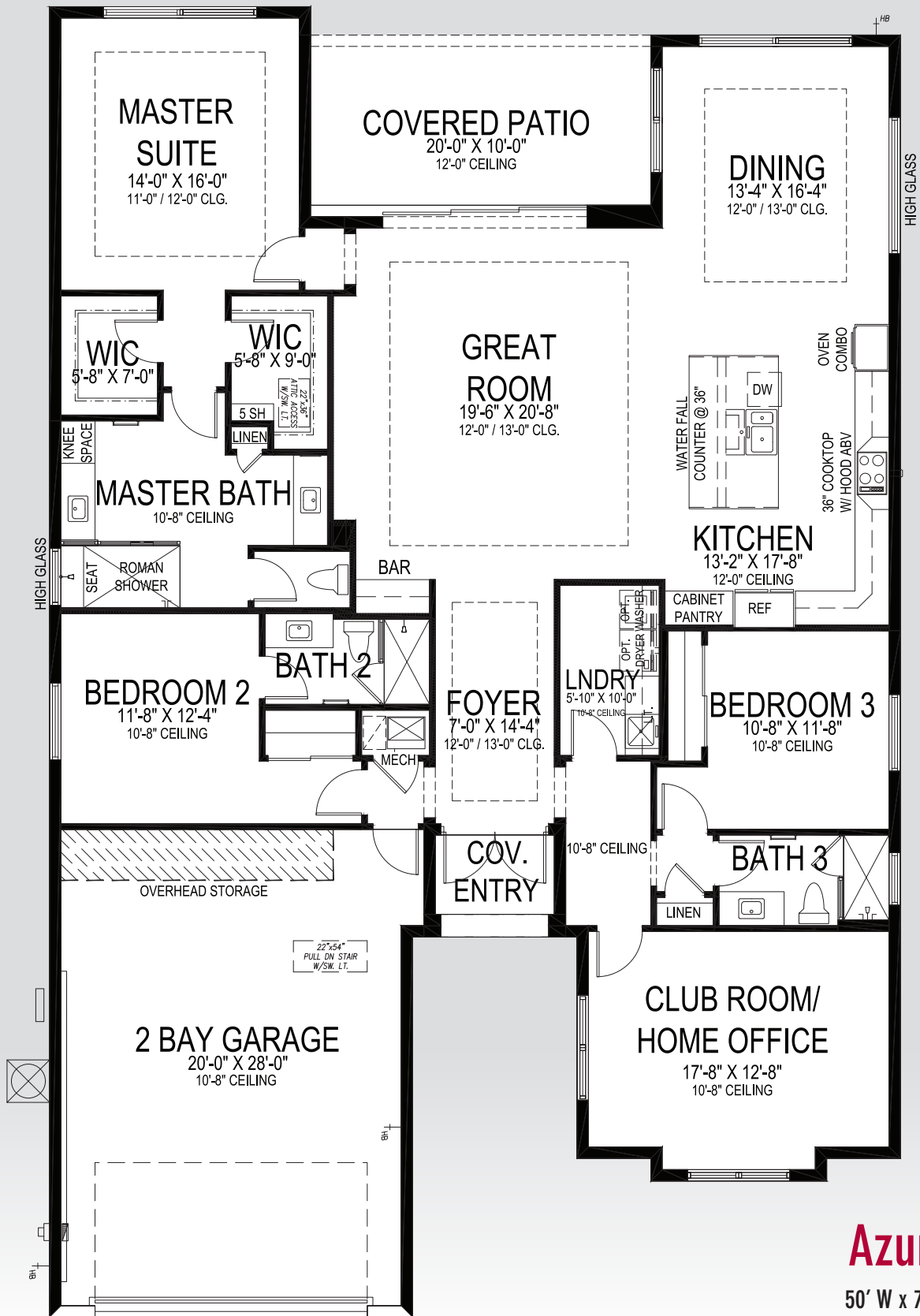
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APPROXIMATE AREAS	
Air Conditioned2,551 Sq. Ft.
Covered Entry42 Sq. Ft.
Covered Patio200 Sq. Ft.
Garage620 Sq. Ft.
TOTAL3,413 Sq. Ft.

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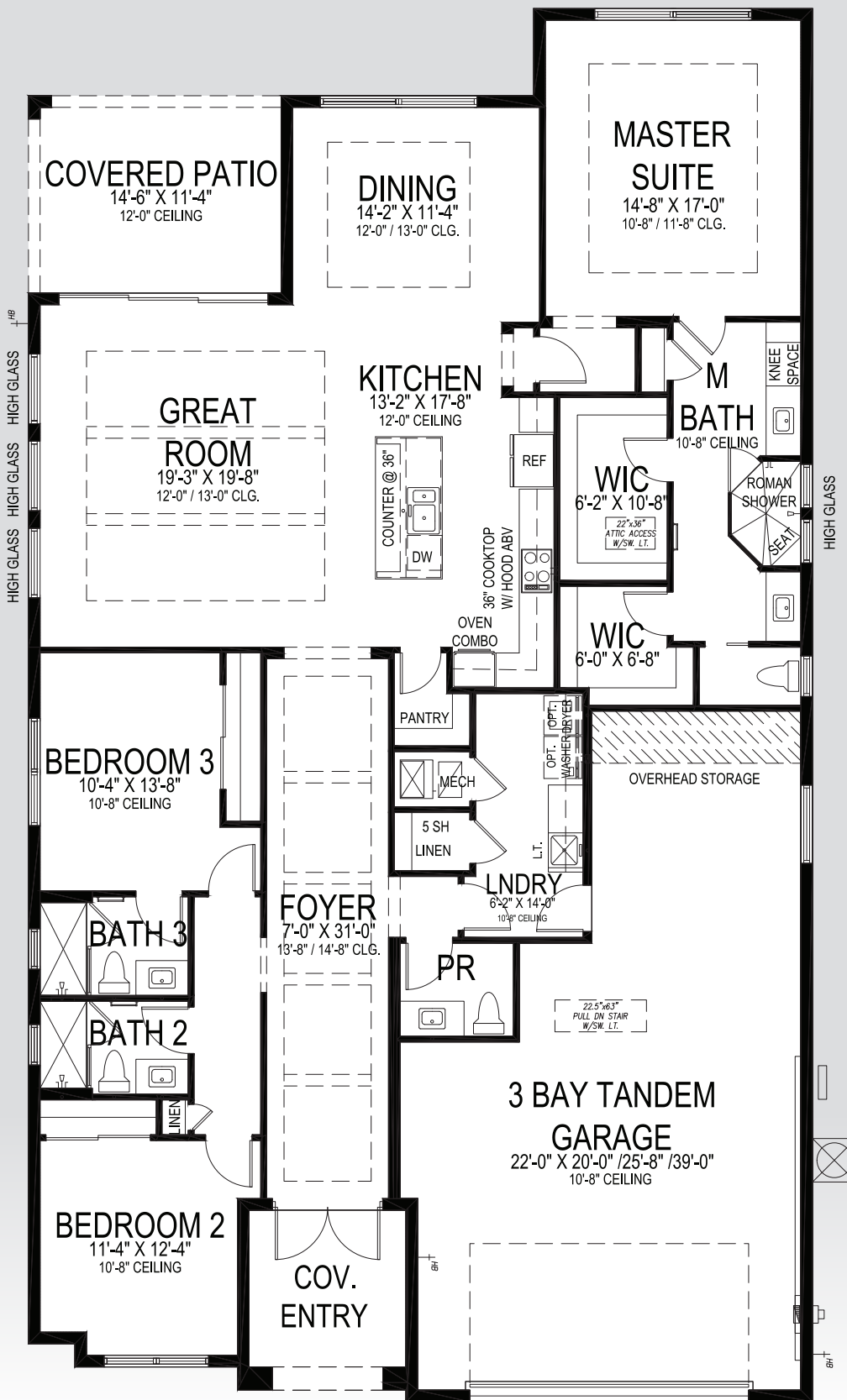
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Cerulean Grande

45' W x 80' D

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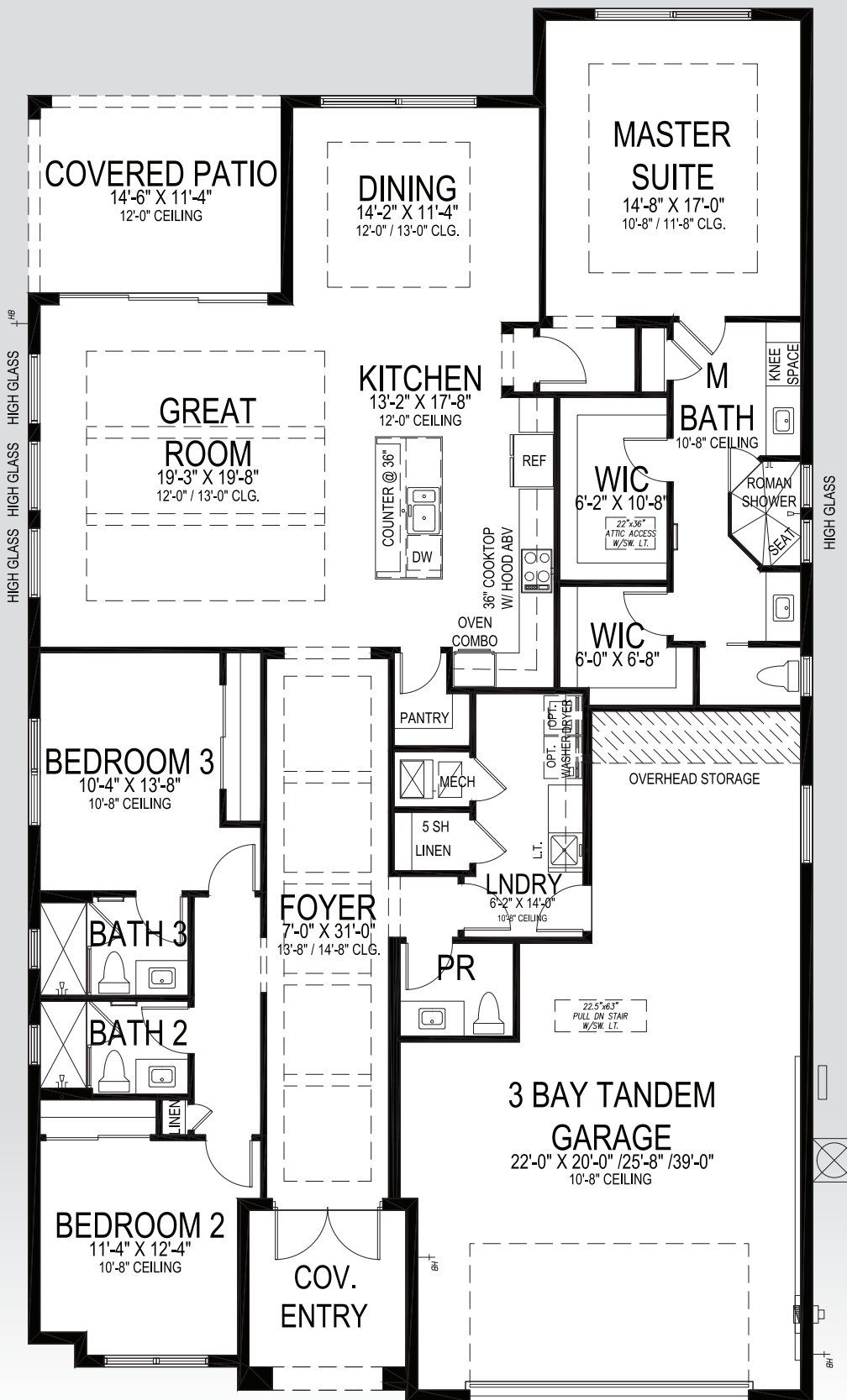
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APPROXIMATE AREAS

Air Conditioned 2,413 Sq. Ft.
 Covered Entry 89 Sq. Ft.
 Covered Patio 164 Sq. Ft.
 Garage 750 Sq. Ft.
TOTAL 3,416 Sq. Ft.



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Cerulean Grande

45' W x 80' D

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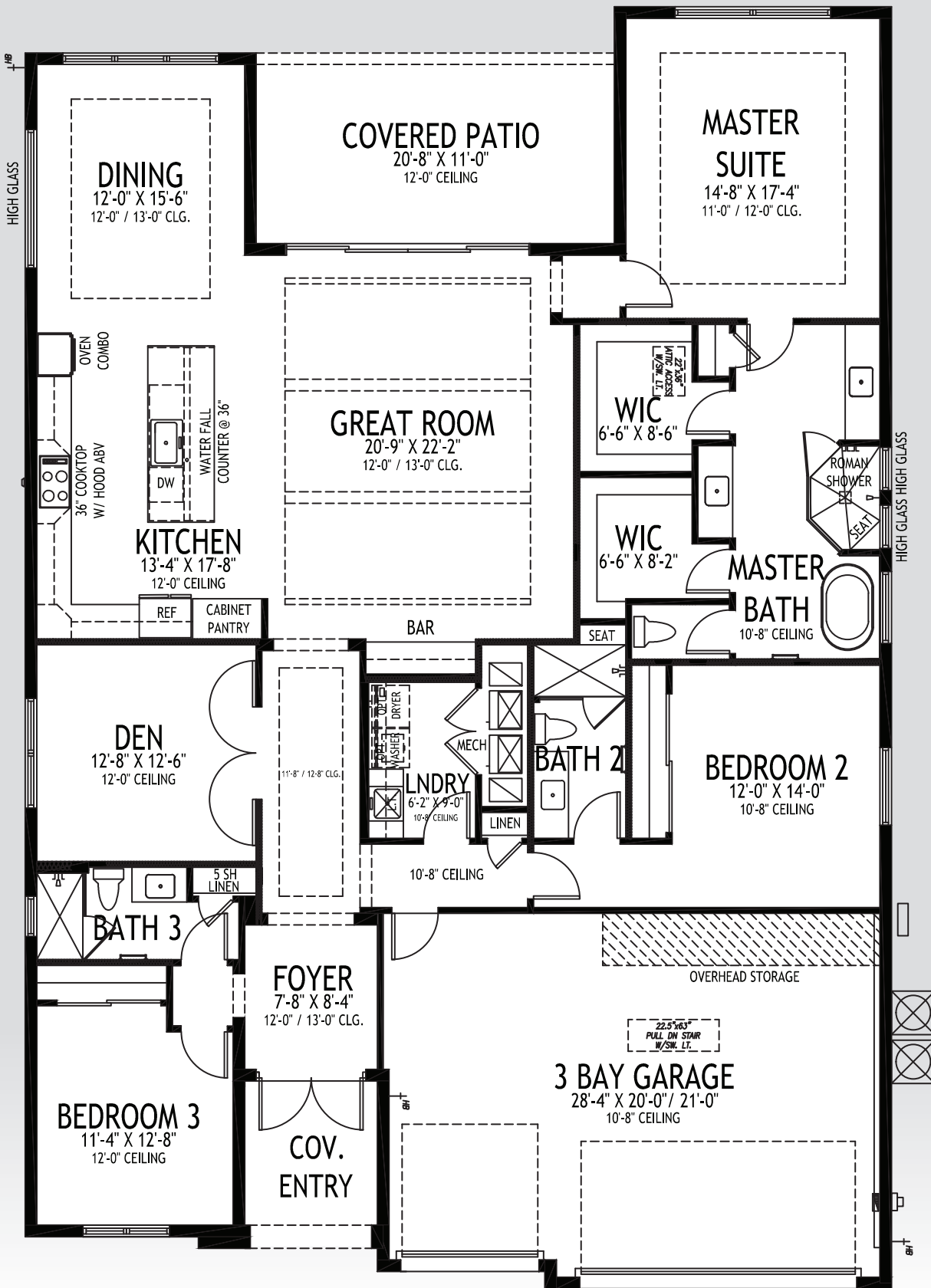
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Indigo

50' W x 74' D

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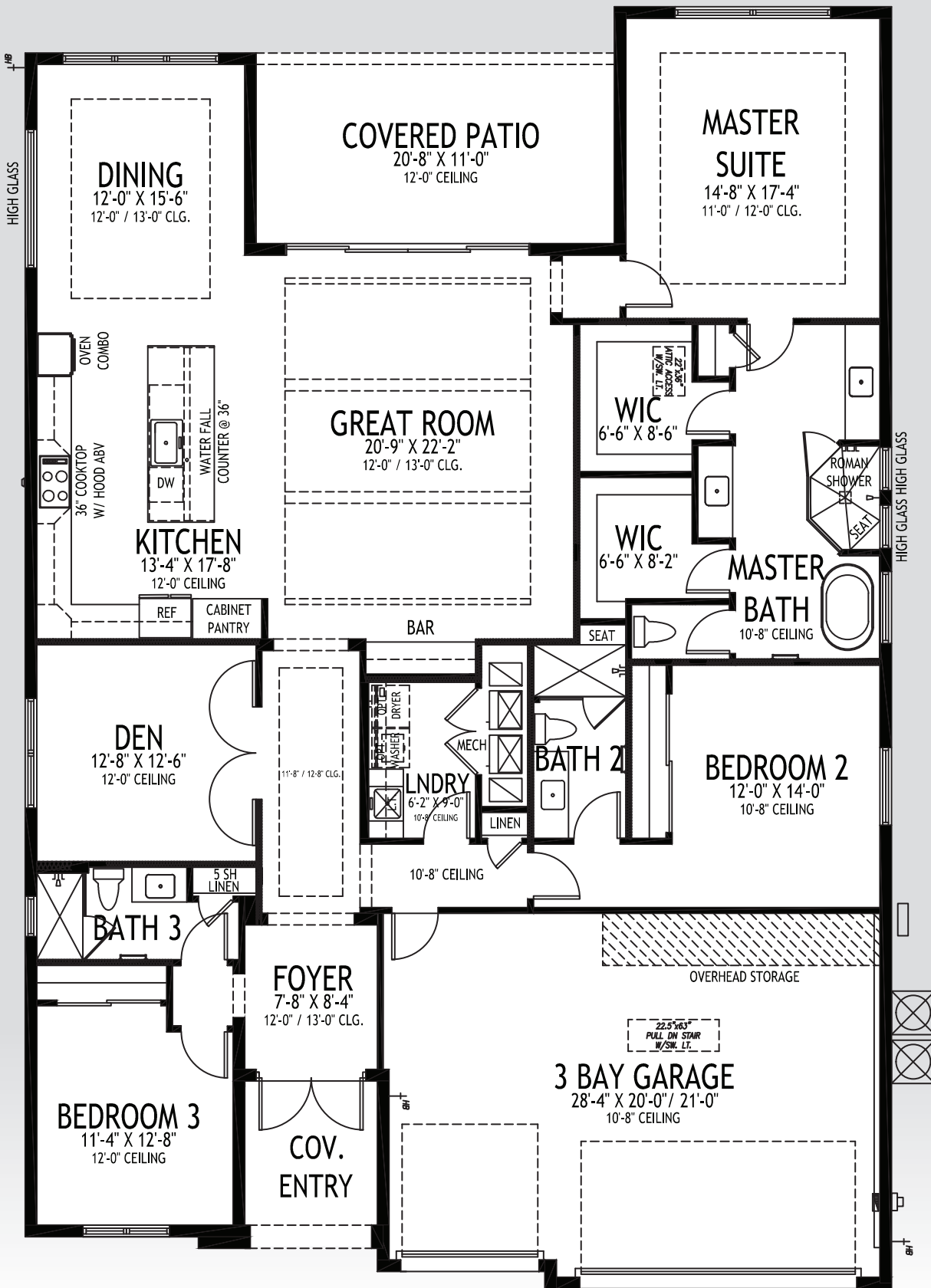
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APPROXIMATE AREAS

- Air Conditioned 2,611 Sq. Ft.
- Covered Entry 75 Sq. Ft.
- Covered Patio 227 Sq. Ft.
- Garage 630 Sq. Ft.
- TOTAL 3,543 Sq. Ft.**



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Indigo

50' W x 74' D

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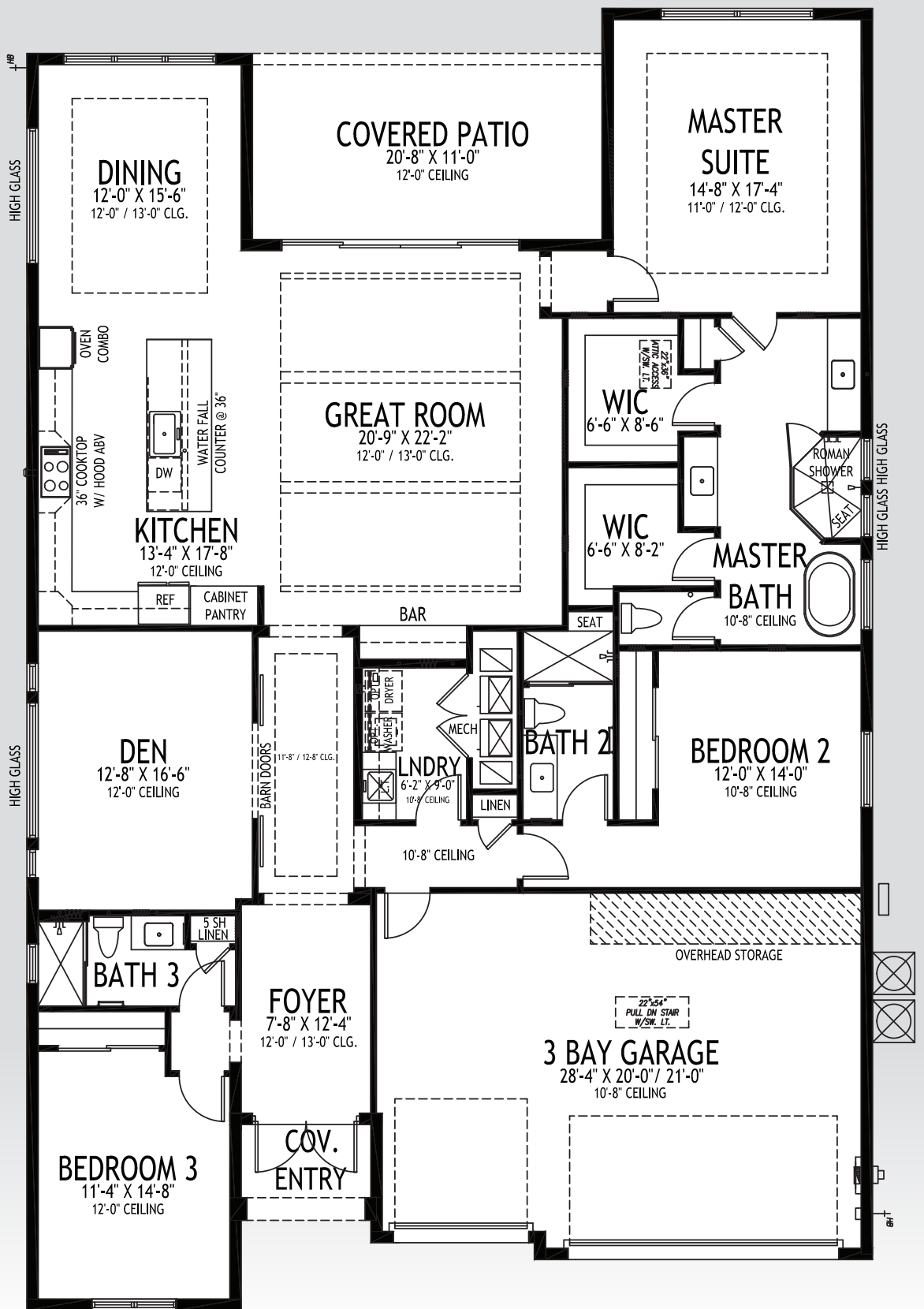
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Indigo Grande

50' W x 77' D

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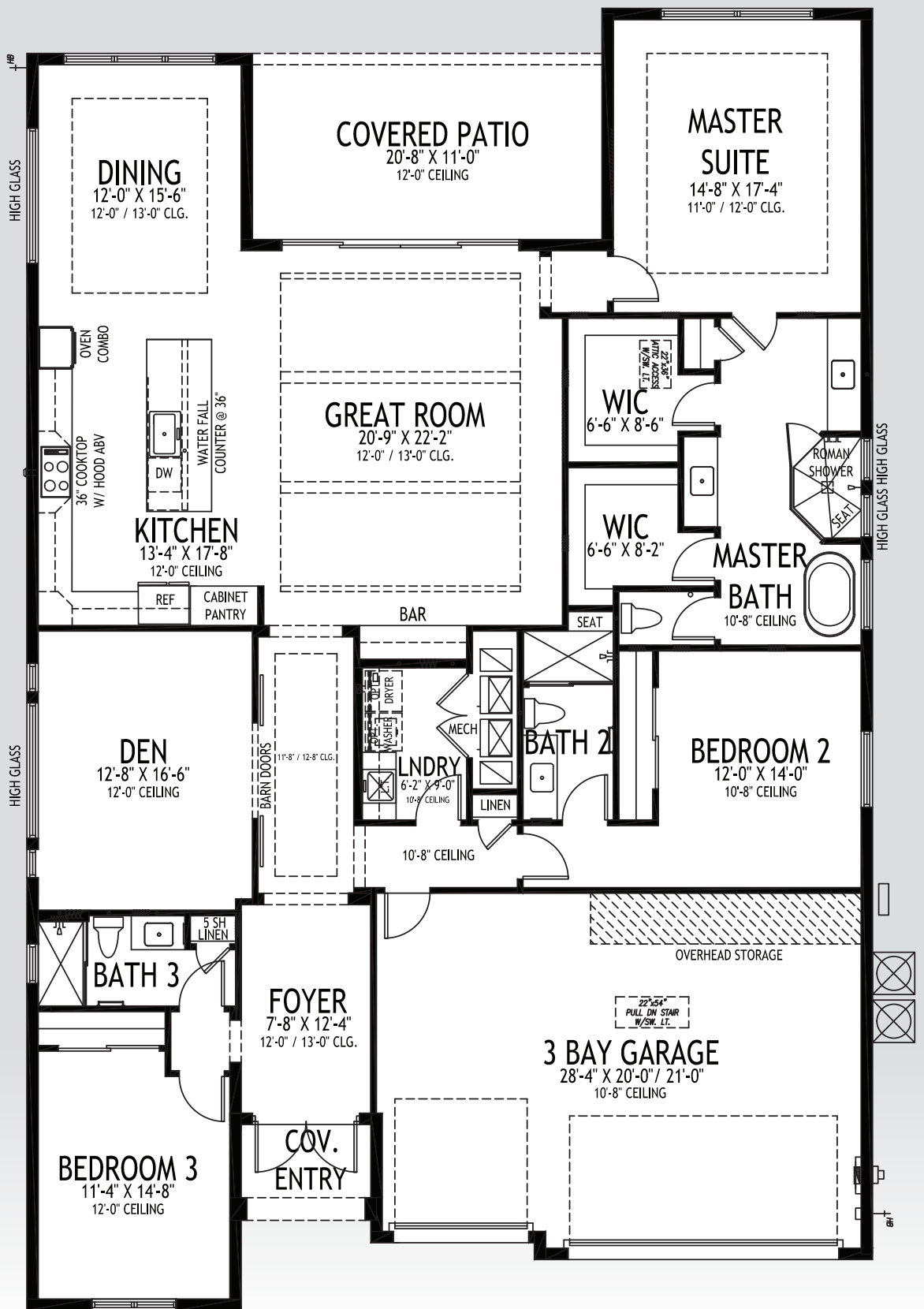
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APPROXIMATE AREAS

- Air Conditioned 2,720 Sq. Ft.
- Covered Entry 33 Sq. Ft.
- Covered Patio 227 Sq. Ft.
- Garage 630 Sq. Ft.
- TOTAL 3,610 Sq. Ft.**

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Indigo Grande

50' W x 77' D

ST09.0151

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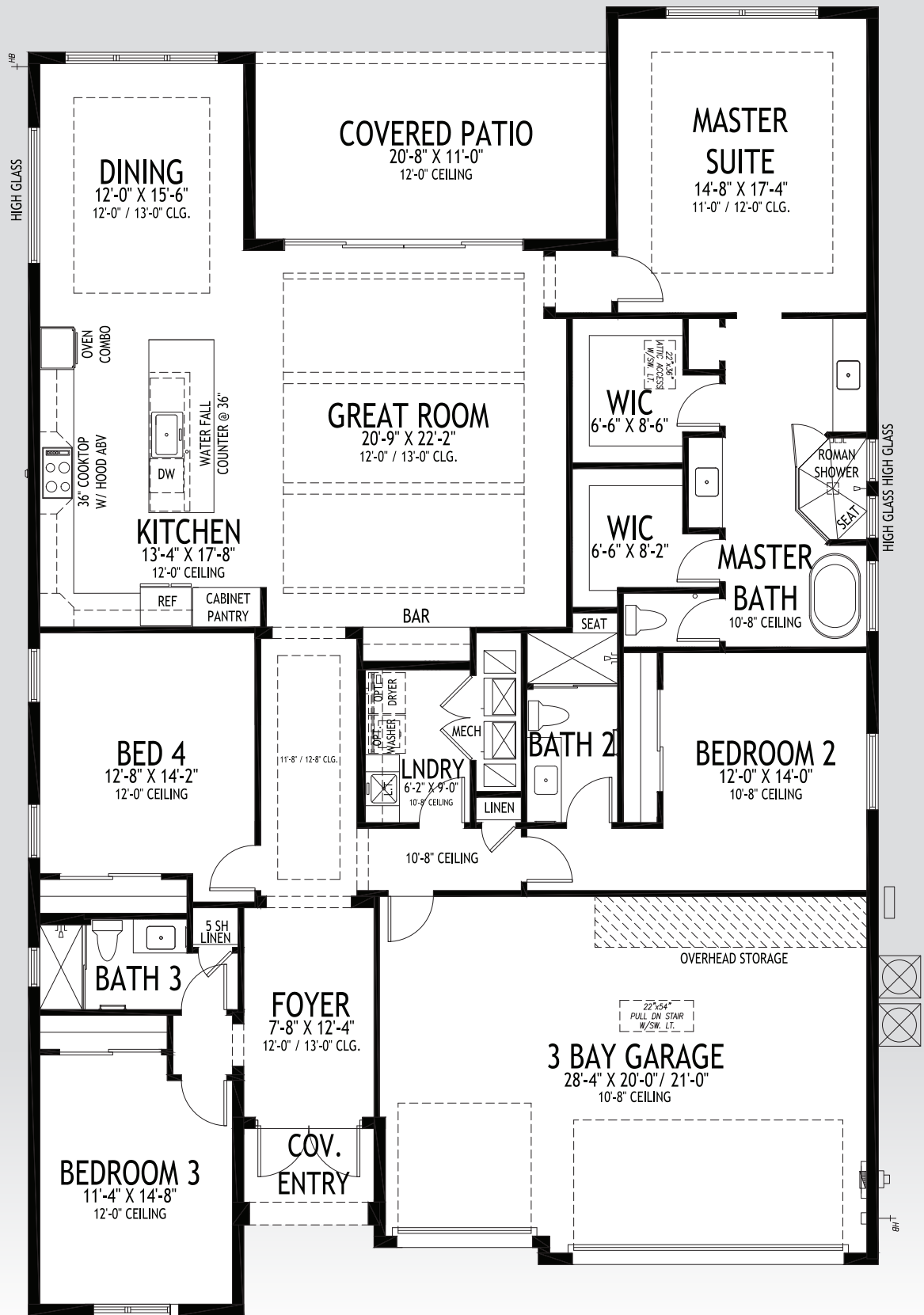
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Indigo Grande 4

50' W x 77' D

ST09.0151
ST06.0090

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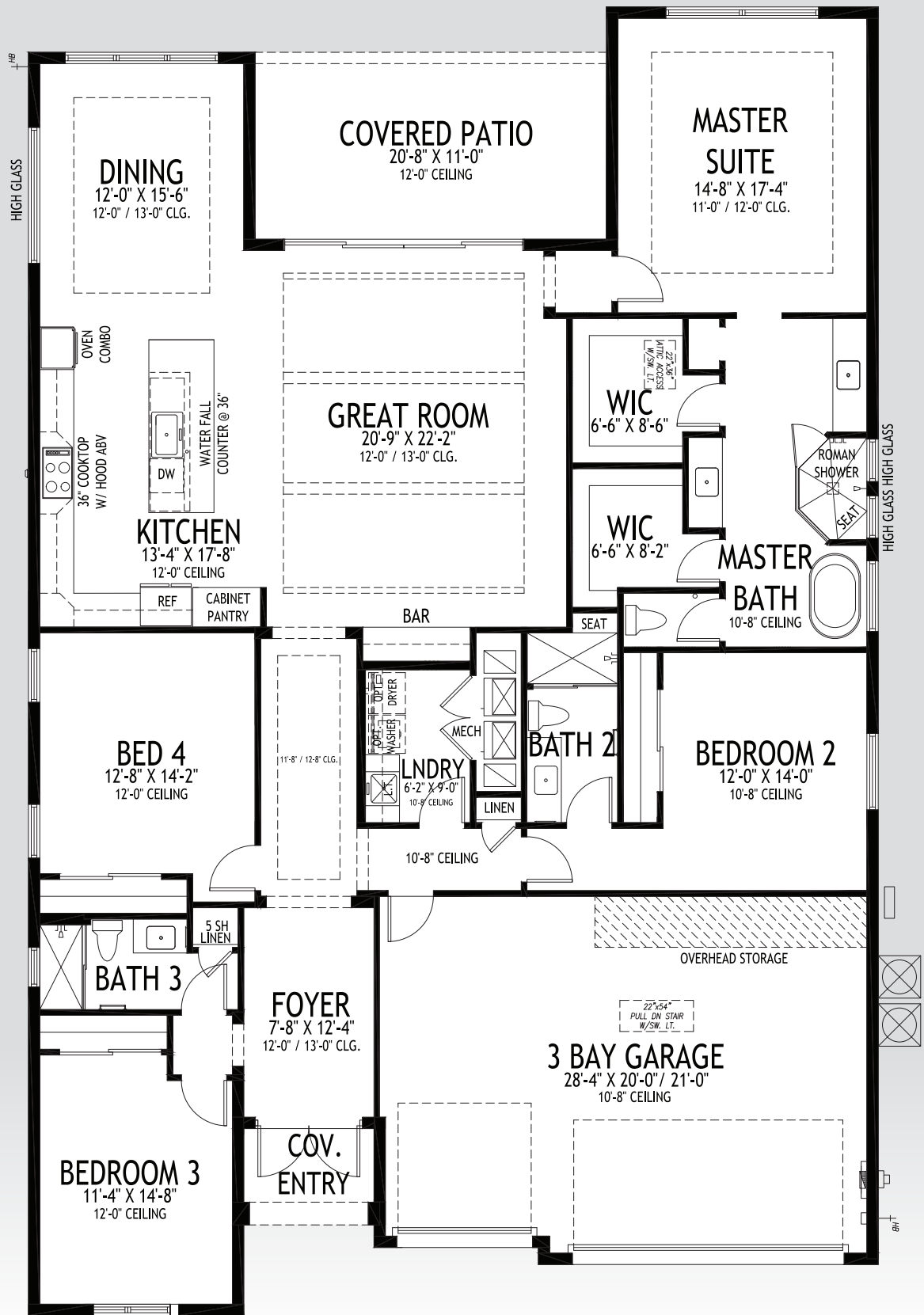
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Indigo Grande 4

50' W x 77' D

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ST06.0090

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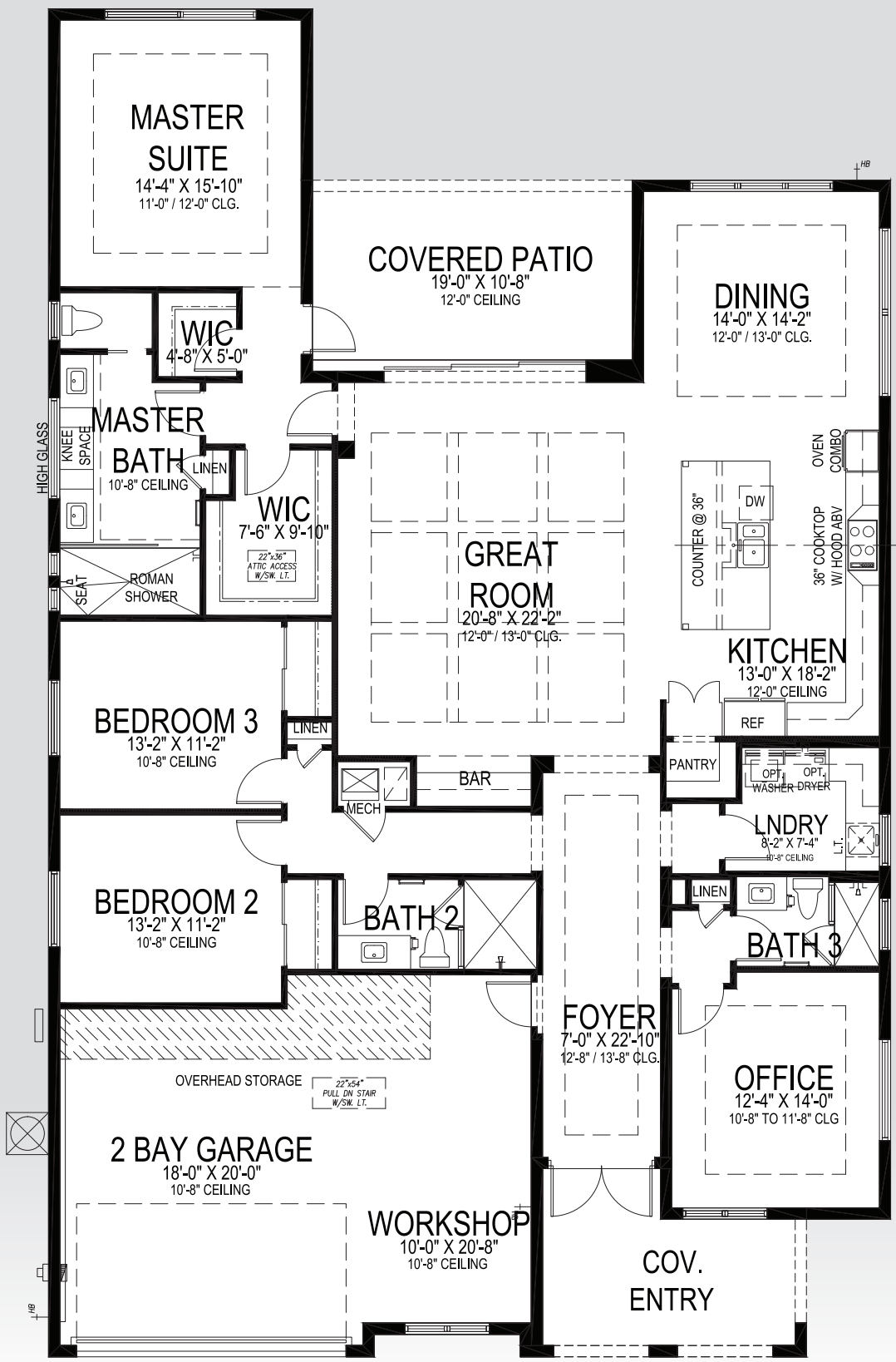
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Sapphire
50' W x 80' D

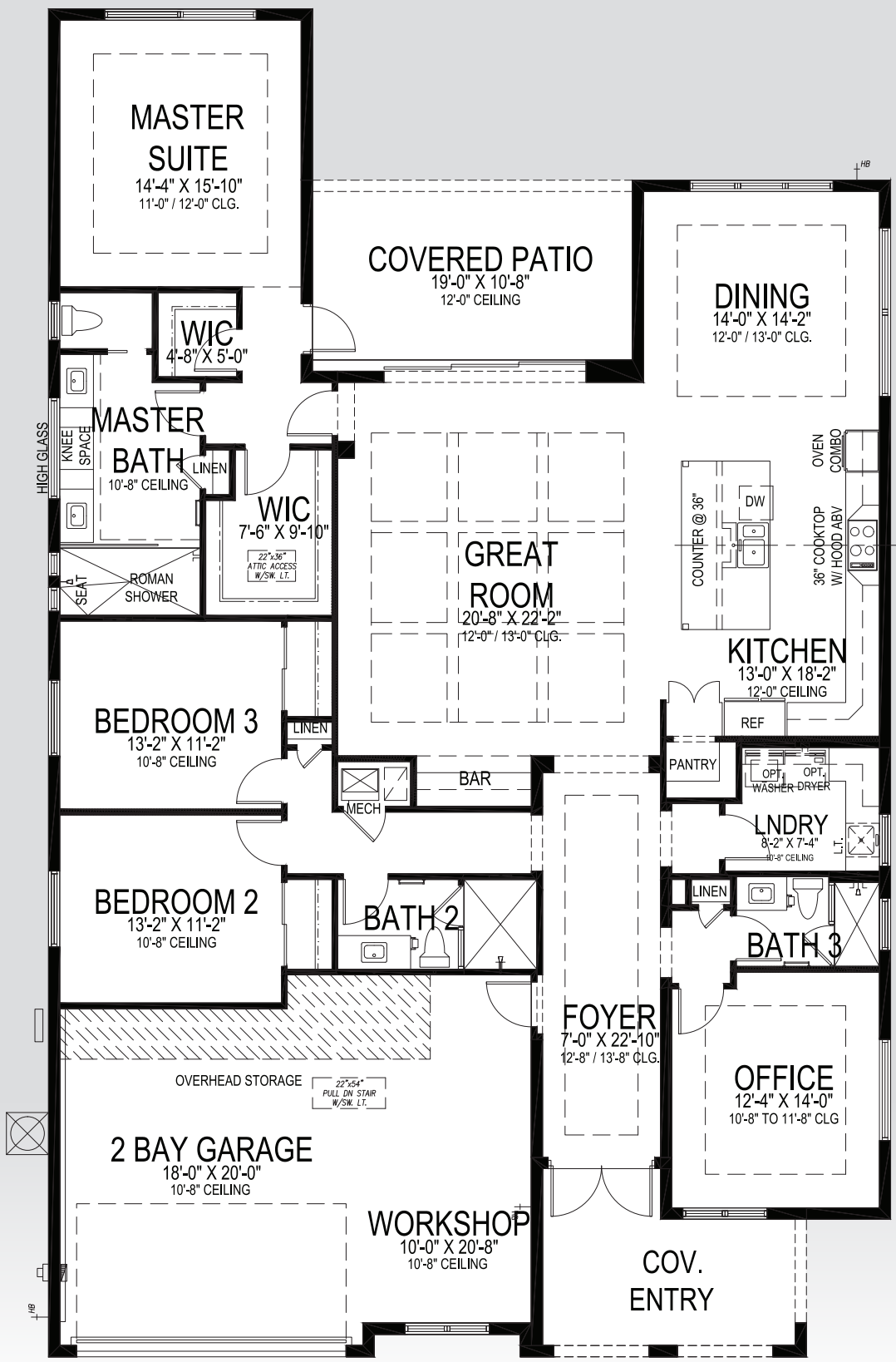
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APPROXIMATE AREAS	
Air Conditioned	2,629 Sq. Ft.
Covered Entry	149 Sq. Ft.
Covered Patio	203 Sq. Ft.
Garage	618 Sq. Ft.
TOTAL	3,599 Sq. Ft.

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Sapphire
50' W x 80' D

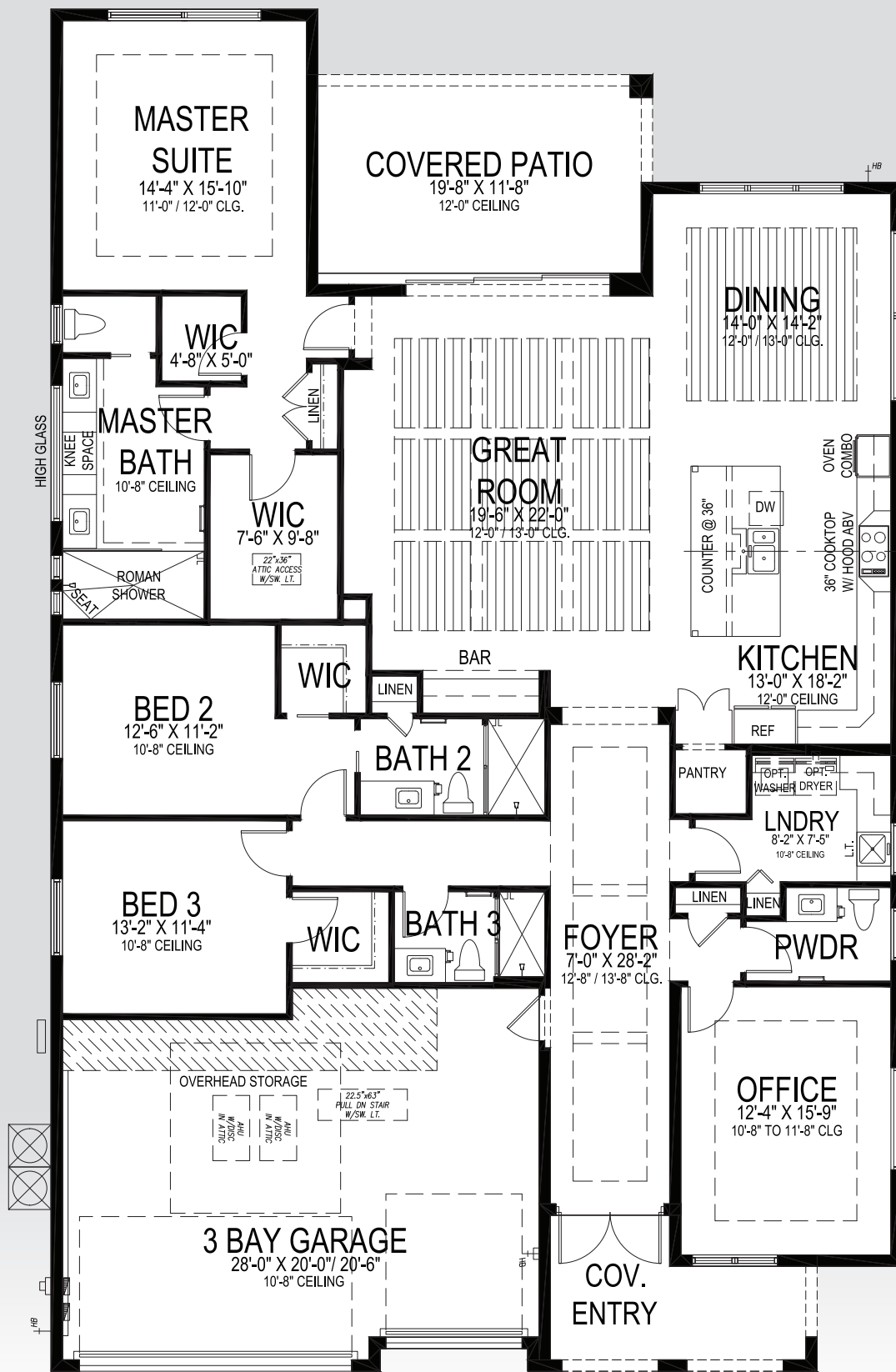
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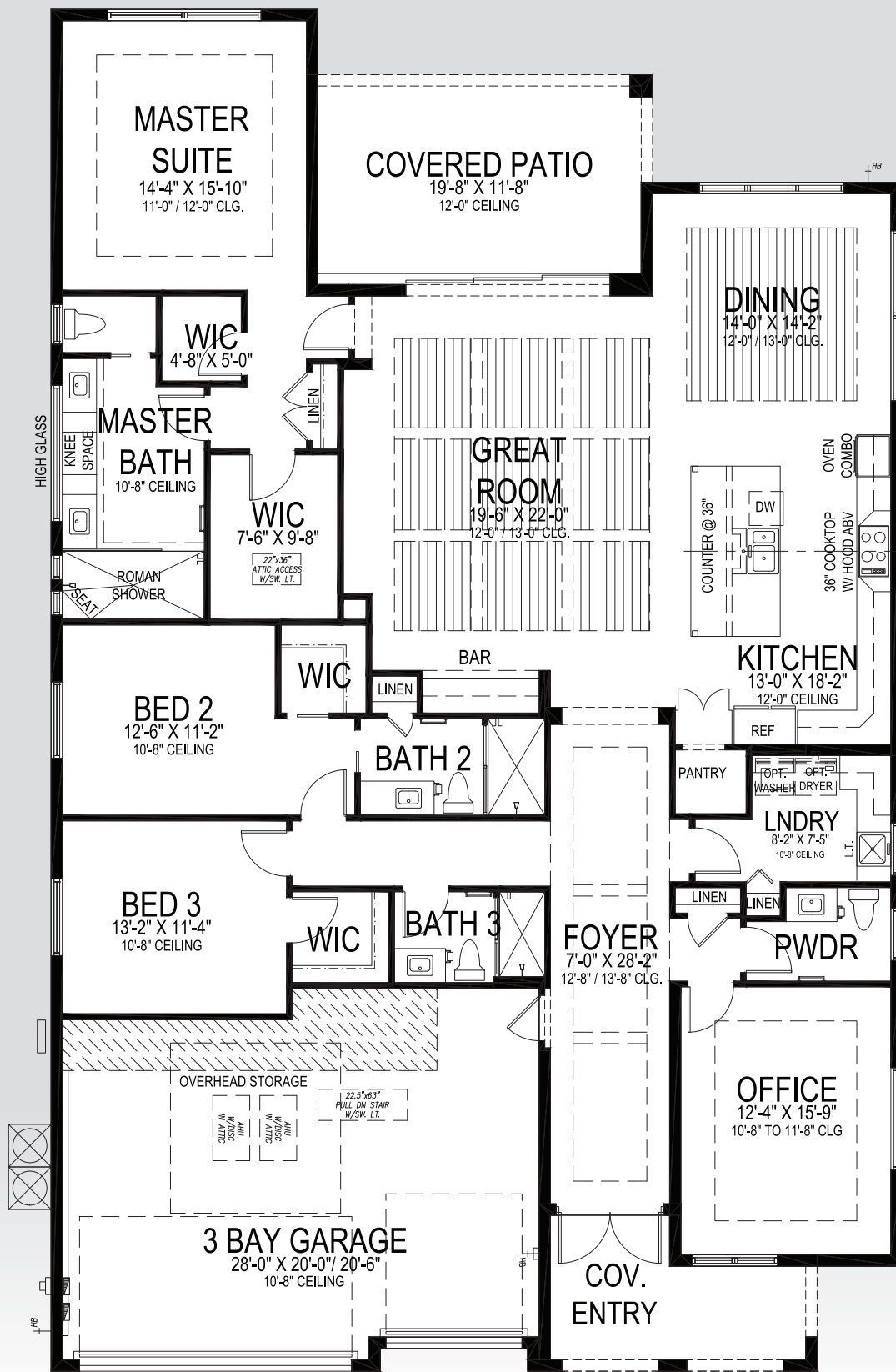
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APPROXIMATE AREAS

Air Conditioned 2,776 Sq. Ft.
 Covered Entry 118 Sq. Ft.
 Covered Patio 226 Sq. Ft.
 Garage 614 Sq. Ft.
TOTAL 3,734 Sq. Ft.



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Sapphire Grande

50' W x 80' D

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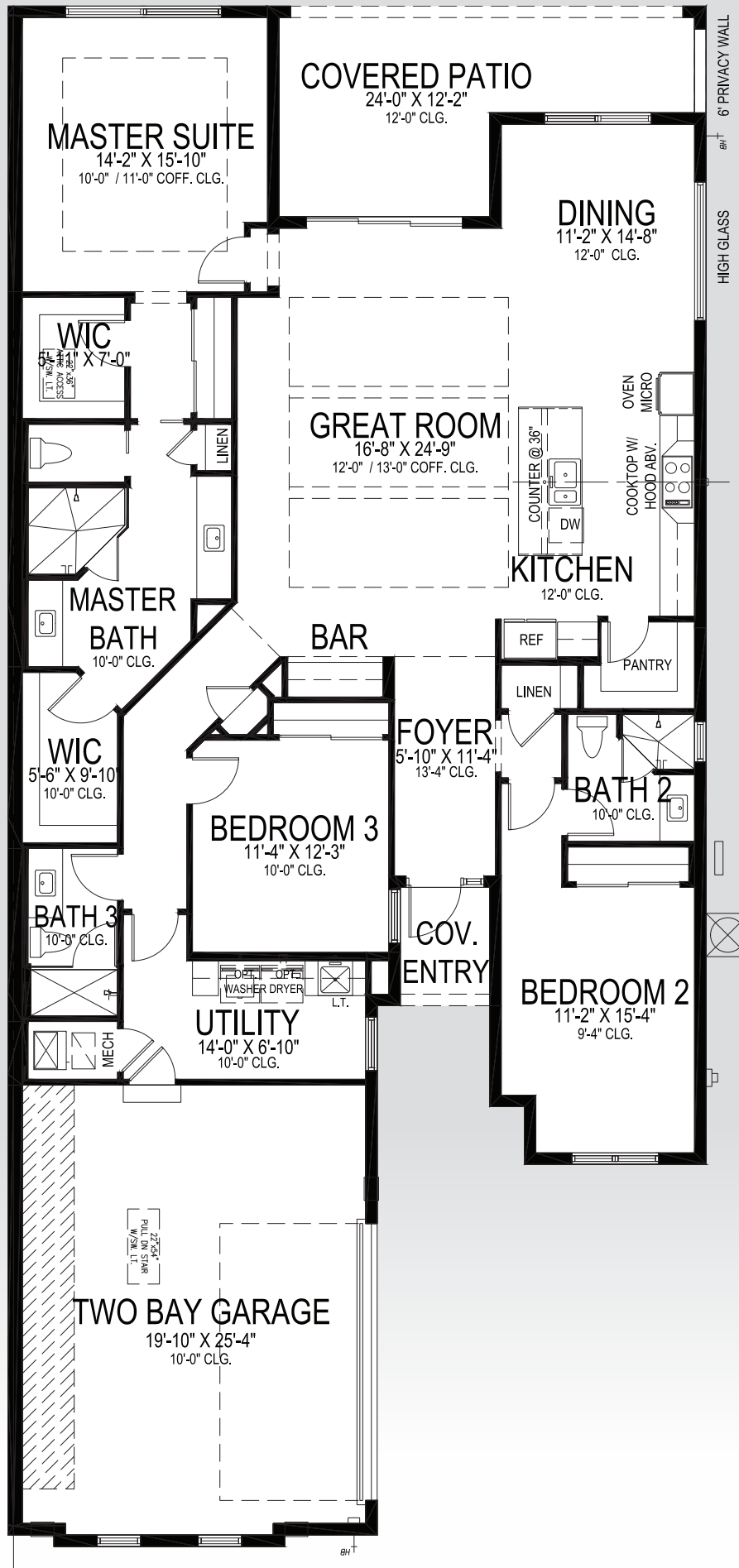
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Seabreeze Grande

40' W x 89' D



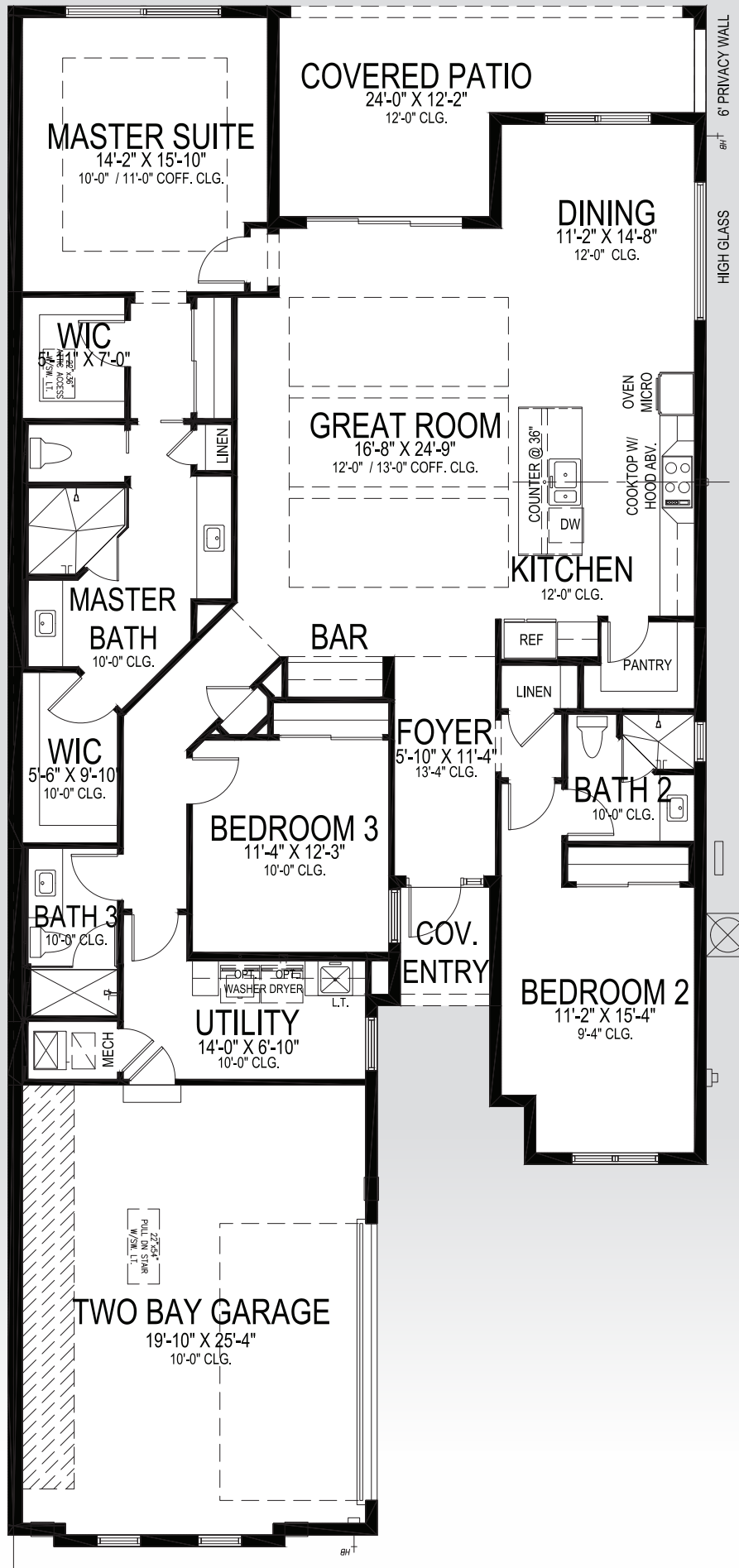
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APPROXIMATE AREAS

- Air Conditioned 2,254 Sq. Ft.
- Covered Entry 35 Sq. Ft.
- Covered Patio 225 Sq. Ft.
- Garage 555 Sq. Ft.
- TOTAL 3,069 Sq. Ft.**

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Seabreeze Grande

40' W x 89' D



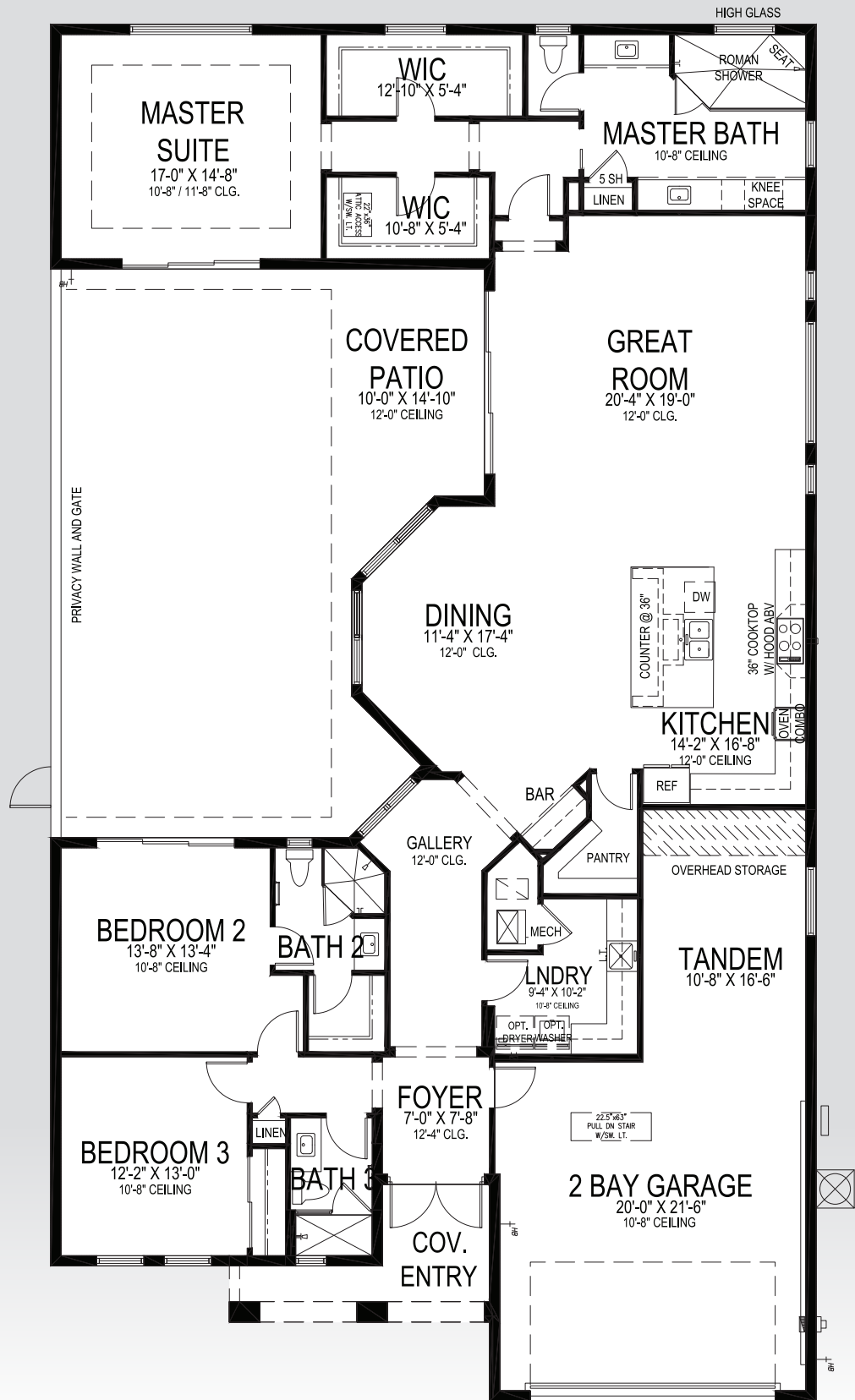
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Viridian

50' W x 90' D

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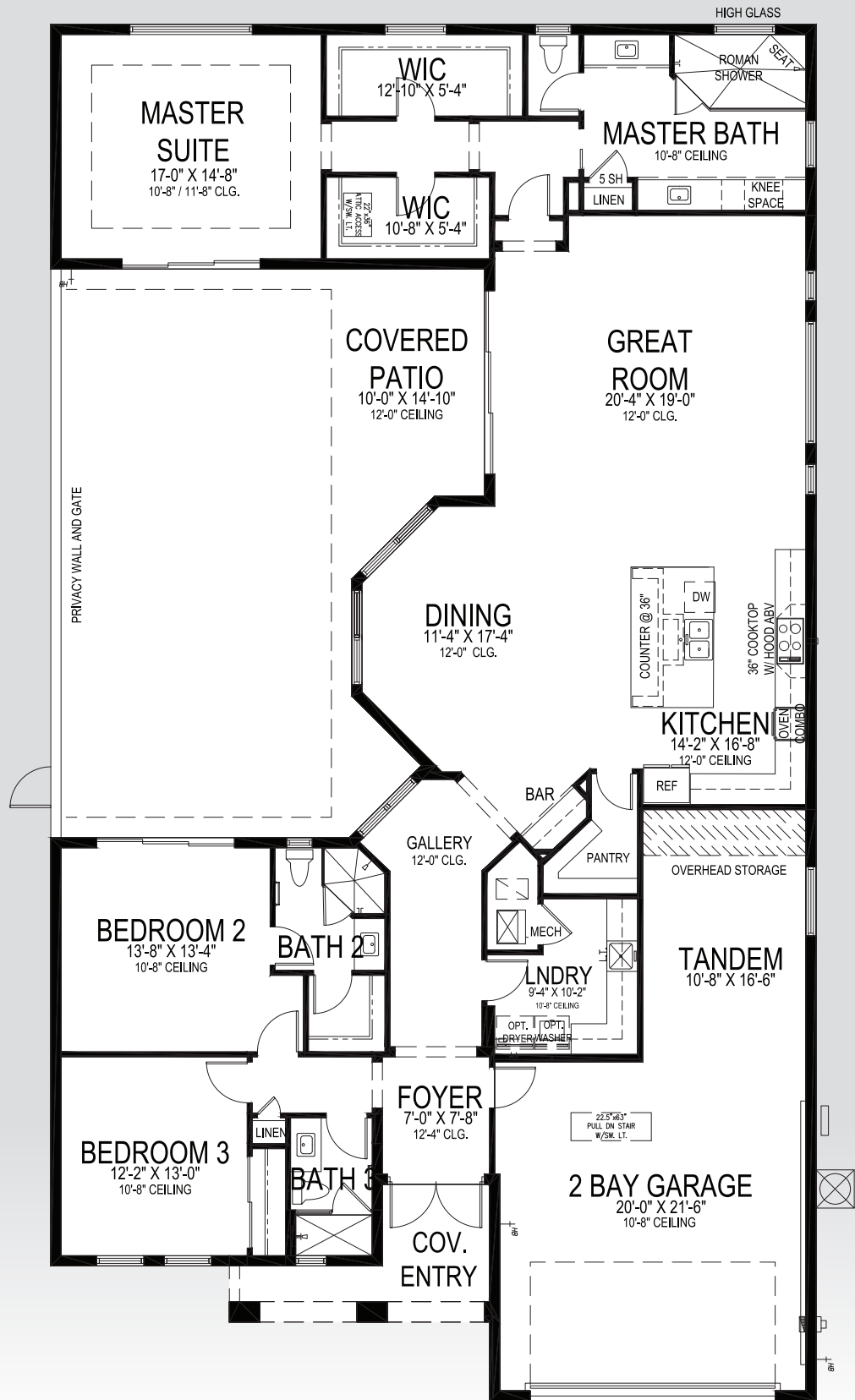
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APPROXIMATE AREAS

- Air Conditioned 2,657 Sq. Ft.
- Covered Entry 100 Sq. Ft.
- Covered Patio 213 Sq. Ft.
- Garage 657 Sq. Ft.
- TOTAL 3,628 Sq. Ft.**



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Viridian

50' W x 90' D

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COMMUNITY FEATURES LIST

Seaglass

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Community Specific Specifications

- Beach Club with Fitness Center
- Community Deeded Beach Access
- Boardwalks Through Communities Nature Areas
- Full WiFi Neighborhood & Beach Club
- 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
- 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
- 2 Camera CAT6 Pre Wires (terminated at smart panel), per plan
- 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan

Construction Features

- 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
 - Underground County/City Electrical, Water and Sewer Connections
- Underground Natural Gas Service Supply, Standard

Exterior Features

- Professionally Designed Pool, with LED Light, Salt Chlorination, Travertine Paver deck and Screen Enclosure
- Designer Concrete Tile Roof with Copper Drip Edge
- PGT Impact Glass Windows, and Sliding Glass Doors

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COMMUNITY FEATURES LIST

Seaglass

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- ✔ Concrete Based Sand Smooth Exterior Wall Finish
- ✔ Rear Covered Patio with Travertine Pavers
- ✔ Paver Driveway and Front Walks - Per Plan
- ✔ Choice of Fiber Classic 5 Lite Stain Grade or Decorative Impact Glass Paint Grade Front Door
- ✔ Professionally Designed Landscaped Package, Floratam Sod and Decorative Ground Cover
 - Automatic Irrigation System
 - Exterior GFI Electric Outlets (2)
 - Exterior Garden Hose Connections (2)
- ✔ Sherwin Williams Duration Coating Exterior Latex Flat Paint

Utility Room and Garage

- ✔ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 2) w/ Drop in Laundry Tub
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room (GHO Level 4)
 - Drop Down Stairs to Attic
- ✔ GHO Exclusive Built-in Garage Storage - per plan
- ✔ 50 Amp Circuit for Future Car Charging Station, Located Per Plan
- ✔ GHO Exclusive Built-in Garage Storage (Villa Only)
- ✔ LED Lighting Provided for Garage and Utility Room
- ✔ Garage Floor Concrete Finished Covering - Epoxy with Color Flake
- ✔ GE Front Load Washer & Gas Dryer with Matching Pedestals
 - LED Lighting in Garage

Gourmet Kitchens

- ✔ Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- ✔ 42 " Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- ✔ Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 4 Selections)
- ✔ Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- ✔ Kitchen Island with Flat Panel Front and Base Moulding
- ✔ LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan
- ✔ Delta Monrovia Kitchen Faucet with Active Touch
- ✔ Kohler 60/40 Split Stainless Steel Under Mount Kitchen Sink
- ✔ CAFE 42" Built-in Side-by-Side Refrigerator

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- ☑ CAFE 36" Gas 5 Burner Cooktop
- ☑ Profile Stainless 36" Pyramid Style Wall Mount Canopy Hood LED Lighting
- ☑ CAFE 30" Microwave/Wall Oven Combo with Convection and Advantium
- ☑ CAFE 24" Built-in Under Counter Beverage Center
- ☑ CAFE 24" Built-in 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 4 Selections) with Kohler Rectangular White Under-Mount Sink
- ☑ 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, per plan
 - Clear Glass Shower Enclosures- per plan
- ☑ Ceramic Tile Bathroom Floors with Walls and Shower Floors (Level 4) - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)
- ☑ Kohler Raised, Comfort Height, Elongated Soft Close 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
- ☑ 110 CFM Antimicrobial Exhaust Fan in Master Bath

Interior Appointments

- ☑ 8ft Solid Core Interior Doors with 2 Panel Square Top
- ☑ Built-In Bar Base & Upper Cabinets with Granite or Quartz CounterTop & Backsplash (Match Kitchen)
 - 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 4 Selections)
 - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 2 Selections)
- ☑ Oversized Flat Stock Door Casings and Baseboards
- ☑ Flat Stock Coordinated Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan

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Interior Design Features

- ✔ **10 Ft Tall PGT Impact Glass Sliding Glass Door, per plan**
 - Square Interior Wall Corners Throughout
- ✔ **Smooth Interior Wall and Ceiling Finishes**
 - Air-Conditioned Walk-In Closets - per plan
- ✔ **Sherwin Williams Duration Coating Interior Latex and ProClassic Waterborne Interior Acrylic Semi-Gloss Enamel Extra White on Trim - Two Tone Interior Paint Upgrade. Choice of Select Wall Colors (select one).**
- ✔ **Natural finish wood open shelving in all closets, per plan**

Electrical Specifications

- ✔ **Surface Mount LED HiHat Lighting in Kitchen, Halls, Bathrooms, Closets, Utility Room, Covered Entry and Patio - Per Plan**
 - Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
 - Decorative Rocker Type Switches
- ✔ **Pre Wired for Future Access Points & Exterior Cameras**
- ✔ **Pre Wired for Future Car Charger in Garage - 50 amp**

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
- ✔ **Upgraded High Performance MERV16 Air Filter with Built In UV Light**
- ✔ **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
- ✔ **Entry Door Multi Point Lock**

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ULTIMATE features

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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