



THE RESERVE AT GRAND HARBOR

COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Oakmont 25	3	3.5	Y	3 BAY	2,827	\$1,748,990
Somerset	3	3.5	Y	3 BAY	3,083	\$1,770,990
Tidewater	3	3.5	Y	3 BAY	3,001	\$1,809,990
Riviera	3	3.5	Y	3 BAY	3,605	\$1,999,990

THE CASITA FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Oakmont 25 Club	3	5	Y	3 BAY	3,232	\$1,885,490
Somerset Guest	4	4.5	Y	3 BAY	3,083	\$1,902,490

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Somerset 2275 Grand Harbor Reserve Square, Vero Beach, FL 32967 Lot: 32	3	3.5	Y	3 BAY	3,083	\$1,798,069
Oakmont 25 2251 Grand Harbor Reserve Square, Vero Beach, FL 32967 Lot: 26	3	4.5	Y	3 BAY	2,821	\$1,865,949

All base prices above include a standard homesite in The Reserve with a standard pool and screen enclosure.

Golf course and oversized 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
Catherine Garofalo at 772.257.1100 or e-mail catg@ghohomes.com



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THE RESERVE AT GRAND HARBOR

COMMUNITY PROFILE

COMMUNITY OVERVIEW

The Reserve at Grand Harbor in Vero Beach offers an unparalleled lifestyle, seamlessly blending luxury living with the exceptional amenities of Grand Harbor Golf & Beach Club. Homebuyers can select from 6 thoughtfully designed residences with modern architecture and high-end finishes available through our Design Studio. Homes range from 3- to 4-bedroom plus den and all are complete with 3-car garages. All plans can be customized to best suit your needs and lifestyle.

Each home includes a Grand Harbor Sports Membership, granting access to all club amenities. Grand Harbor Golf & Beach Club offers two 18-hole championship golf courses, a driving range, an aqua range, chipping greens, and putting greens. The Beach Club is a sanctuary where sun, sand, and sophistication unite. Diverse dining options range from refined dinners to relaxed poolside meals, while top-tier racquets facilities and vibrant fitness programs cater to all members. Exciting tournaments, culinary experiences, social events, and more ensure there's always something happening. Discover the perfect blend of comfort, luxury, and community in Vero Beach's most sought-after neighborhood.

Community Dues/Fees:

The current HOA fees for The Reserve are \$576 a month - payable quarterly. These fees include High-speed Internet and cable TV both with Comcast, lawn service, in-ground sprinkler system maintenance with irrigation water (pulled from the ponds), annual mulching, trimming of trees and shrubbery (on a set landscaping schedule), common area maintenance, weekly trash and recycle pickup, and Grand Harbor Security. Every subdivision within Grand Harbor has a different HOA. The Reserve HOA is very reasonable for what is included in return. In addition, there is a one-time \$1500 capital contribution fee, \$1500 Road Reserves fee and Developer Site Assessment Fee of \$1,500.00.





THE RESERVE AT GRAND HARBOR

COMMUNITY FEATURES LIST

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with CAT6 drops per plan, prewired for Comcast
- 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan
- 2 Camera CAT6 Pre Wires (terminated at smart panel), 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)
- LiftMaster Wifi Enabled Belt Driven Automatic Garage Door Opener
- NEST Next Generation Learning Thermostat Or Equivalent
- Nest Hello Video Door Bell - Wifi Ready - Or Equivalent

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
- PGT Impact Glass Windows, and Sliding Glass Doors
- 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
- Automatic Irrigation System, Master Community Water Supply
- Exterior Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- Sherwin Williams Duration Coating Exterior Latex Flat Paint

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 Soap Niche in all Showers, per plan
- Clear Glass Shower Enclosures- per plan
- Porcelain 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 Obscure 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, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan

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
- Decora Rocker Type Switches
- Pre Wired for Future Access Points & Exterior Cameras
- Pre Wired for Future Car Charger in Garage - 50 amp



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COMMUNITY FEATURES LIST

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
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake
- LED Lighting in Garage
- GE Front Load Washer & Gas Dryer with Matching Pedestals

Gourmet Kitchens

- Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 4 Selections)
- 42" Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 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
- 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

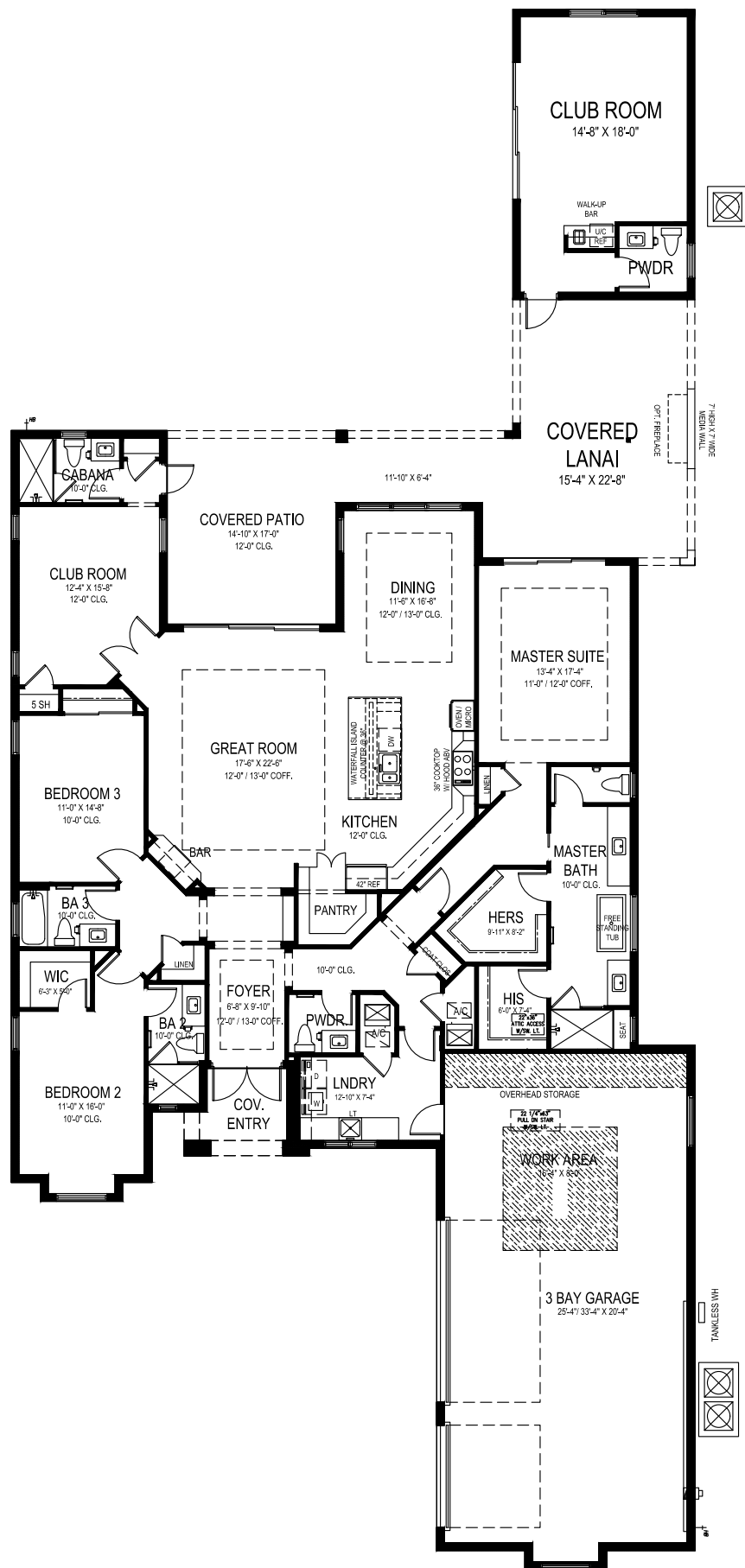
Energy Efficient & Safety Features

- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan
- Upgraded High Performance MERV15 Air Filter with UV Light Above Coils
- Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R13 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
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- Entry Door Multi Point Lock
- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler, Air Purifier and UV Light - Target 16 SEER Efficiency*/ Straight Cool / Sized Per Home

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OAKMONT CASITA CLUB ROOM

3 BEDS • 2 CLUB ROOMS • 4 BATHS • 2 HB • 3 BAY GAR • 60' x 137'
 5,021 sf • A/C: 2,821 sf • covered entry: 63 sf • covered patio: 729 sf
 garage: 1,000 sf • casita: 408 sf

GHO HOMES

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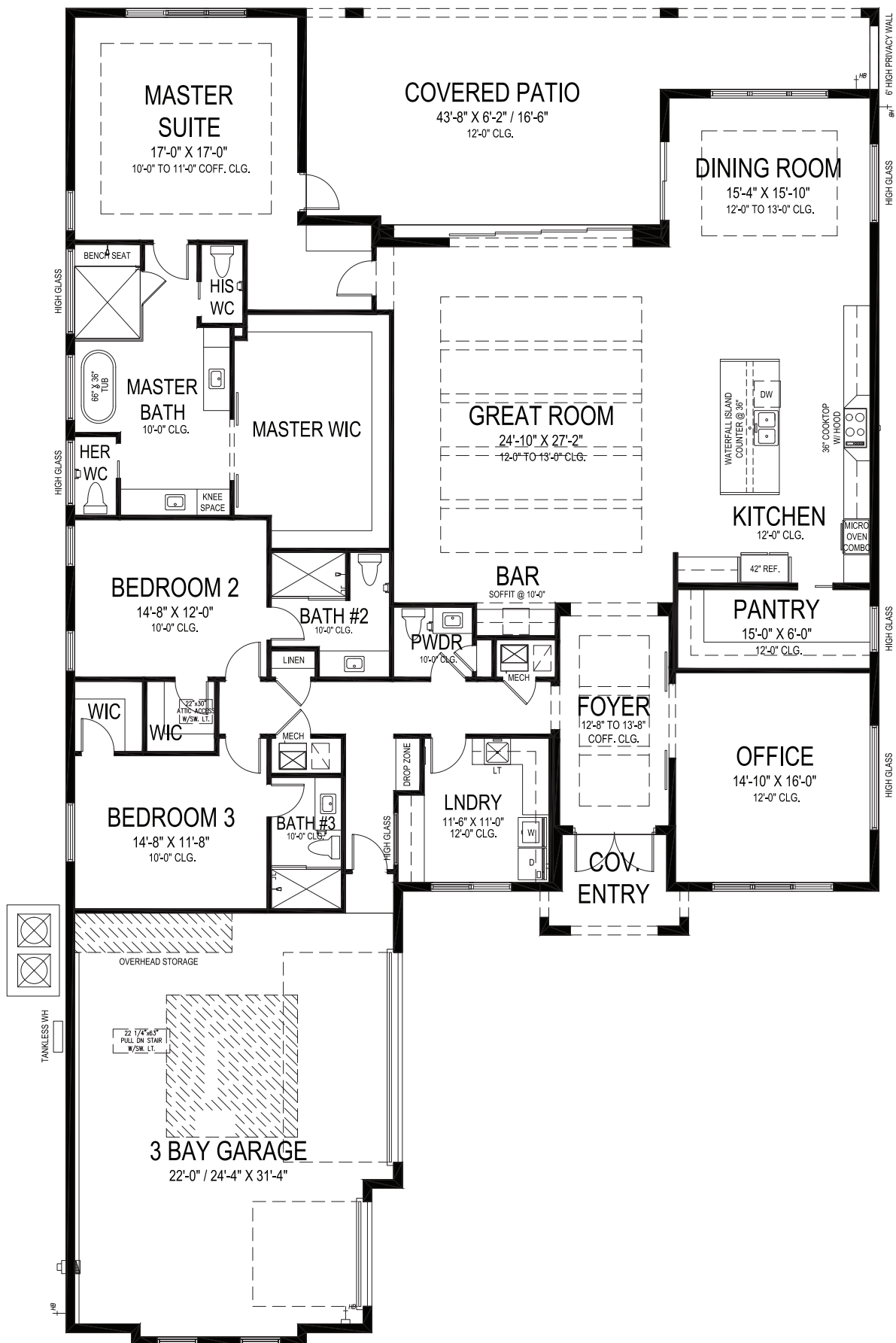
PINEHURST

3 BEDS • DEN • 4.5 BATHS • 3 BAY GARAGE • 60' x 100' • 4,663 SF
A/C: 3,321 sf • covered entry: 72 sf • covered patio: 521 sf • garage: 749 sf

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RIVIERA

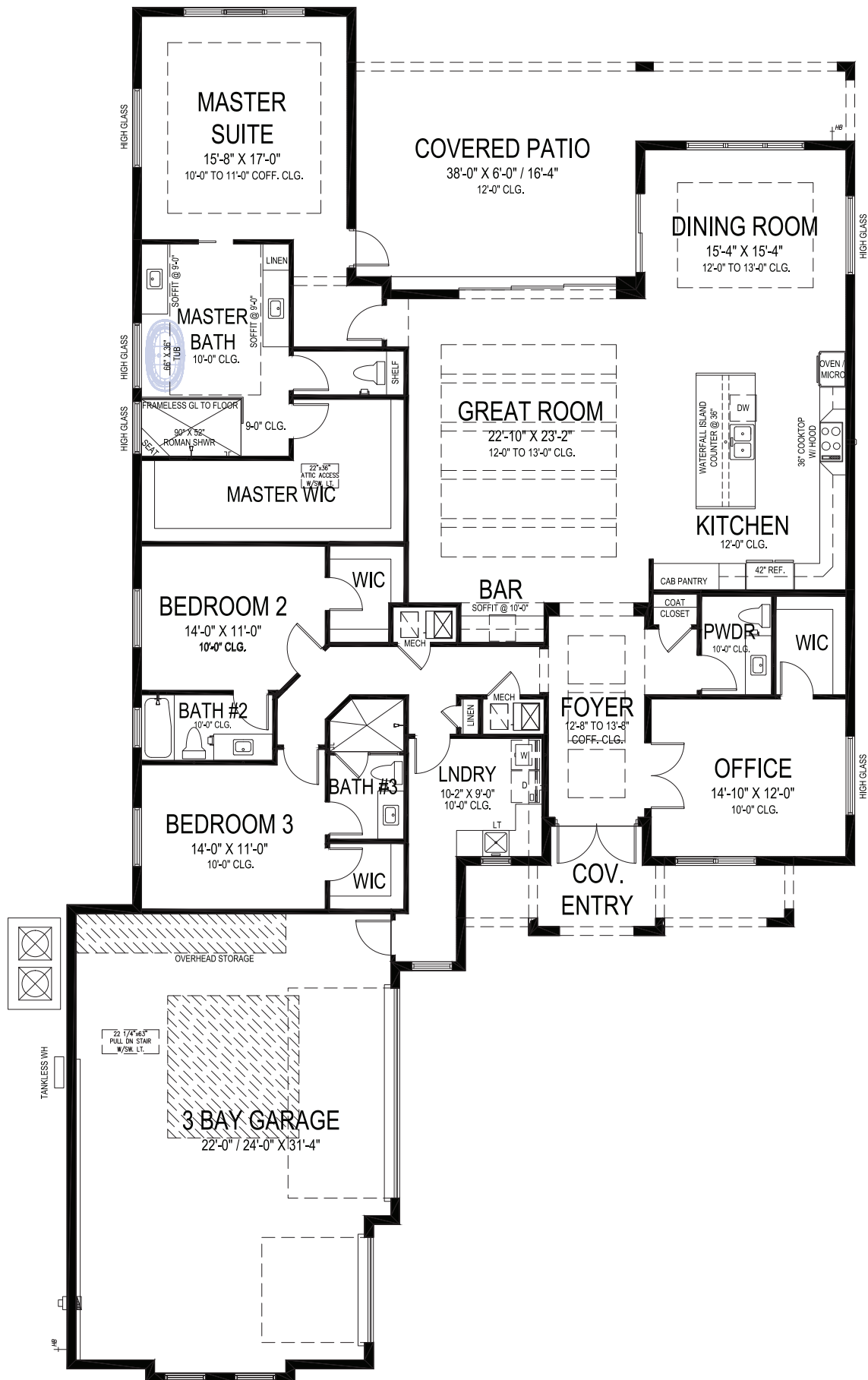
3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 62' x 102' • 5,064 SF
A/C: 3,605 sf • covered entry: 72 sf • covered patio: 566 sf • garage: 821 sf

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SOMERSET CASITA GUEST

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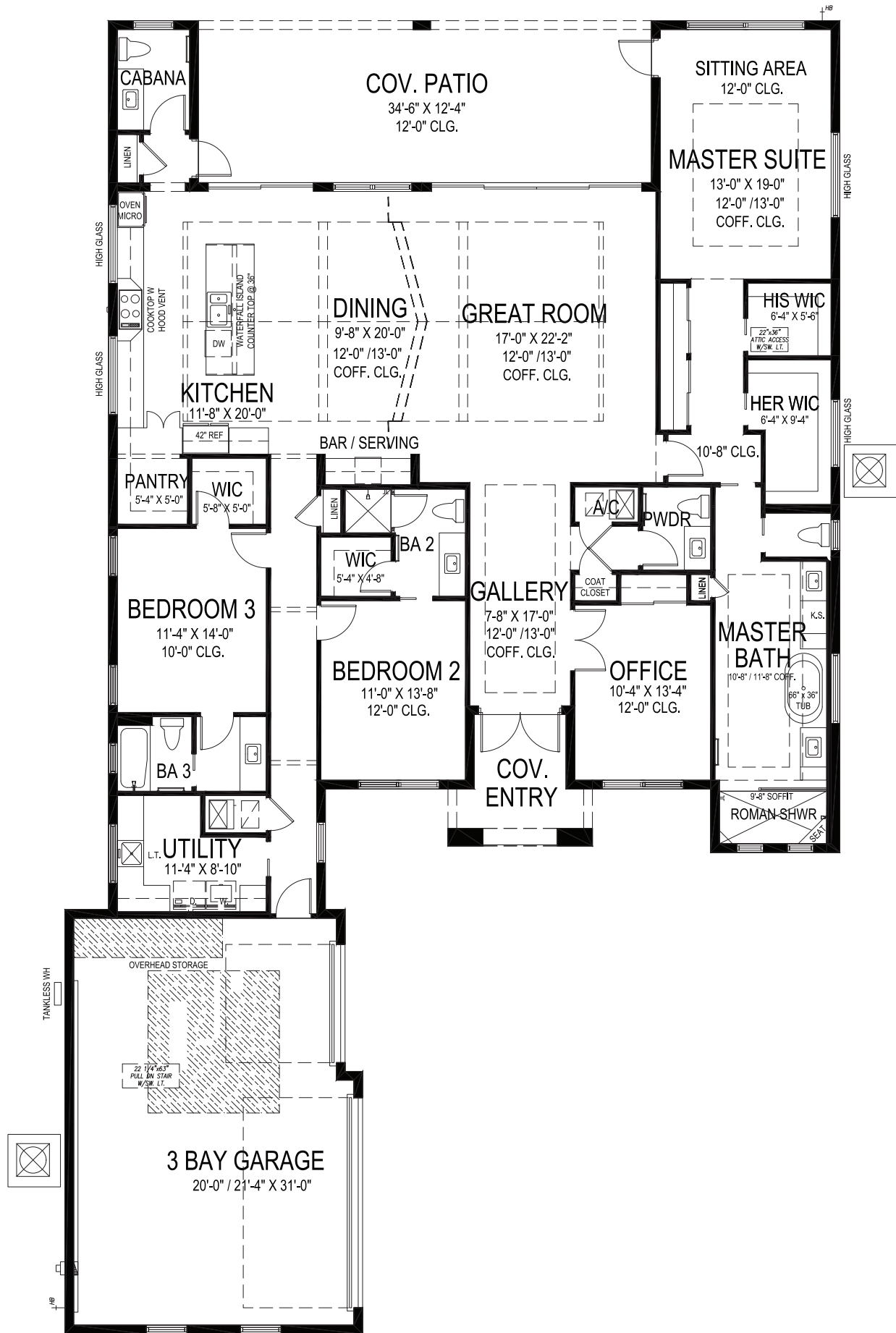
A GREEN BRICK PARTNER

3 BEDS • GUEST + DEN • 3.5 BATHS • 3 BAY GARAGE • 50' x 77' • 5,219 SF
A/C: 3,083 sf • cov. entry: 145 sf • cov. patio: 715 sf • garage: 868 sf • casita: 408 sf

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ECHELON

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