



SEAGLASS COMMUNITY PRICE LIST

ISLAND SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze Grande	3	3	N	2 BAY	2,254	\$1,285,990
Azure	3	3	Y	2 BAY	2,551	\$1,810,990
Cerulean Grande	3	3.5	N	3 BAY	2,413	\$1,811,990
Indigo	3	3	Y	3 BAY	2,611	\$1,827,990
Viridian	3	3	N	3 BAY	2,657	\$1,847,990
Sapphire	3	3	Y	2 BAY	2,629	\$1,853,990
Indigo Grande	3	3	Y	3 BAY	2,720	\$1,870,990
Indigo Grande 4	4	3	N	3 BAY	2,720	\$1,872,990
Citron	3	3.5	Y	3 BAY	2,954	\$1,957,990

LAKESIDE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze Grande	3	3	N	2 BAY	2,254	\$1,450,990
Azure	3	3	Y	2 BAY	2,551	\$1,920,990
Cerulean Grande	3	3.5	N	3 BAY	2,413	\$1,921,990
Indigo	3	3	Y	3 BAY	2,611	\$1,937,990
Viridian	3	3	N	3 BAY	2,657	\$1,957,990
Sapphire	3	3	Y	2 BAY	2,629	\$1,963,990
Indigo Grande	3	3	Y	3 BAY	2,720	\$1,970,840
Indigo Grande 4	4	3	N	3 BAY	2,720	\$1,972,990
Citron	3	3.5	Y	3 BAY	2,954	\$2,057,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze Grande 1988 Frosted Turquoise Way, Vero Beach, FL 32963	3	3	N	2 BAY	2,254	\$1,392,000
Seabreeze Grande 1938 Frosted Turquoise Way, Vero Beach, FL 32963 Lot: 60	3	3	N	2 BAY	2,254	\$1,435,000
Seabreeze Grande 1951 Frosted Turquoise Way, Vero Beach, FL 32963 Lot: 52	4	3	N	2 BAY	2,366	\$1,569,000
Seabreeze Grande 1920 Frosted Turquoise Way, Vero Beach, FL 32963 Lot: 56	4	3	N	2 BAY	2,366	\$1,618,000



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Citron 9193 Seaglass Court, Vero Beach, FL 32963	3	3.5	Y	3 BAY	3,807	\$2,308,000
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All base prices above include a standard homesite 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 siteplan for designated 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 at 772.257.1100 or e-mail lisak@ghohomes.com





SEAGLASS COMMUNITY PROFILE

COMMUNITY OVERVIEW

Start living beachside in luxury at Seaglass. With Granted Beach Access! This is a community that offers all the best of Treasure Coast living. No expense spared with preserved giant oak trees. Boardwalks throughout the community. Seaglass is like no other with nature trails, beach access and much more! Head West over the Wabasso bridge and find yourself in the heart of what Vero Beach has to offer. Future Beach Side Club House as well. With a fitness center, community room, and more!

Community Dues/Fees:

HOA Fees: \$583 per month (Proposed 2025 budget)





SEAGLASS COMMUNITY FEATURES LIST

Community Specific Specifications

- Beach Club with Fitness Center
- Community Deeded Beach Access
- Boardwalks Through Communities Nature Areas
- Full WiFi Neighborhood & Beach Club
- Natural Gas Community - See Sales Associate for Details
- 300/300 Fiber Internet to Each Residence
- Virtually Manned Community Guard Gate

"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
- 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan
- 2 Camera CAT6 Pre Wires (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
- 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 Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- 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 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)
- Flat Stock Coordinated Crown Molding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- Oversized Flat Stock Door Casings and Baseboards

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



GHO HOMES

A GREEN BRICK PARTNER

SEAGLASS
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
- 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
- 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

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

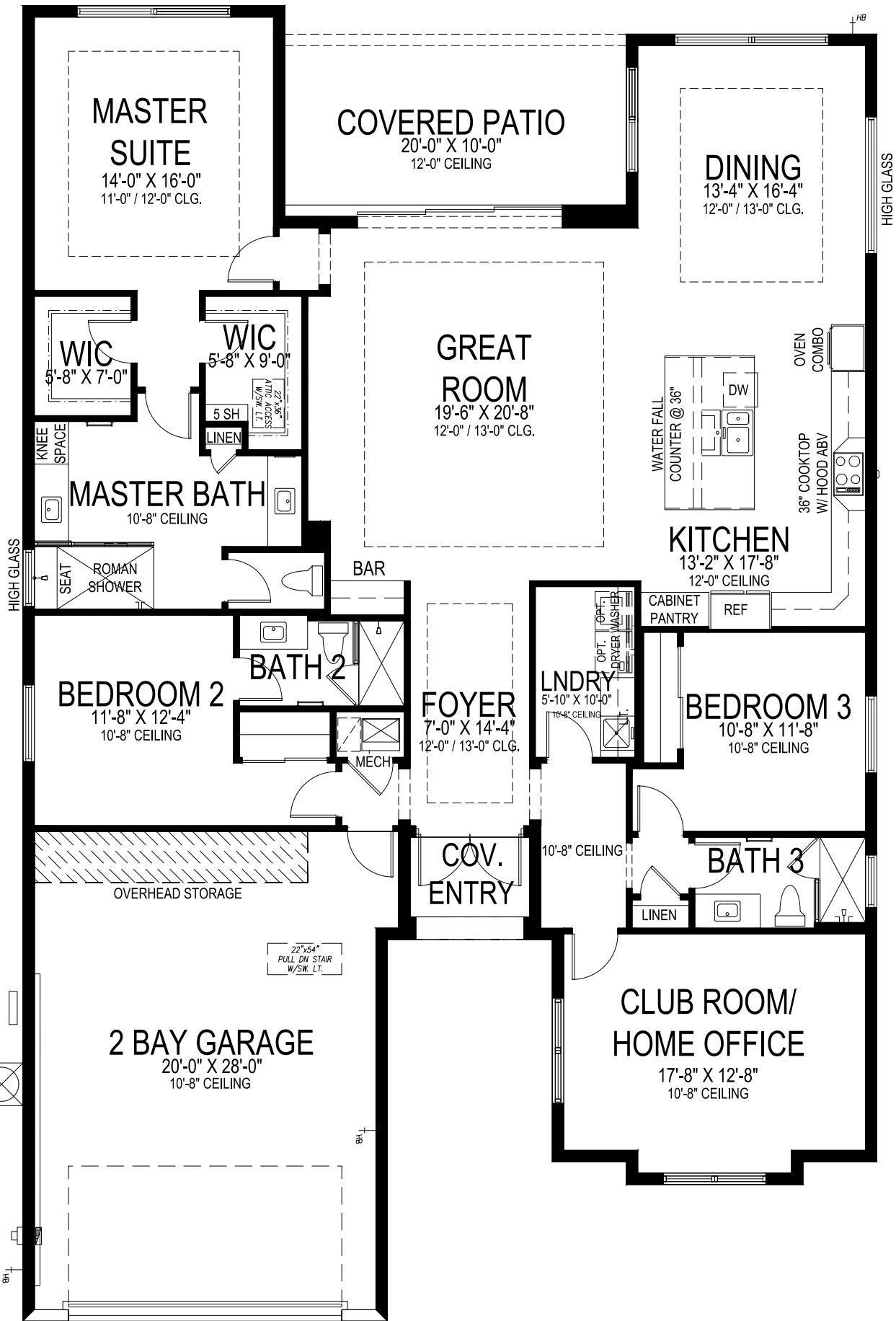
- High Efficiency Air Conditioning System Including Multi Speed Air Handler - Target 16 SEER Efficiency*/ Straight Cool / Sized Per Home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan
- Upgraded High Performance MERV16 Air Filter with Built In UV Light
- 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
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- Entry Door Multi Point Lock



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AZURE

3 BEDS • DEN • 3 BATHS • 2 BAY GARAGE • 50' x 77' • 3,413 SF
 A/C: 2,551 sf • covered entry: 42 sf • covered patio: 200 sf • garage: 620 sf

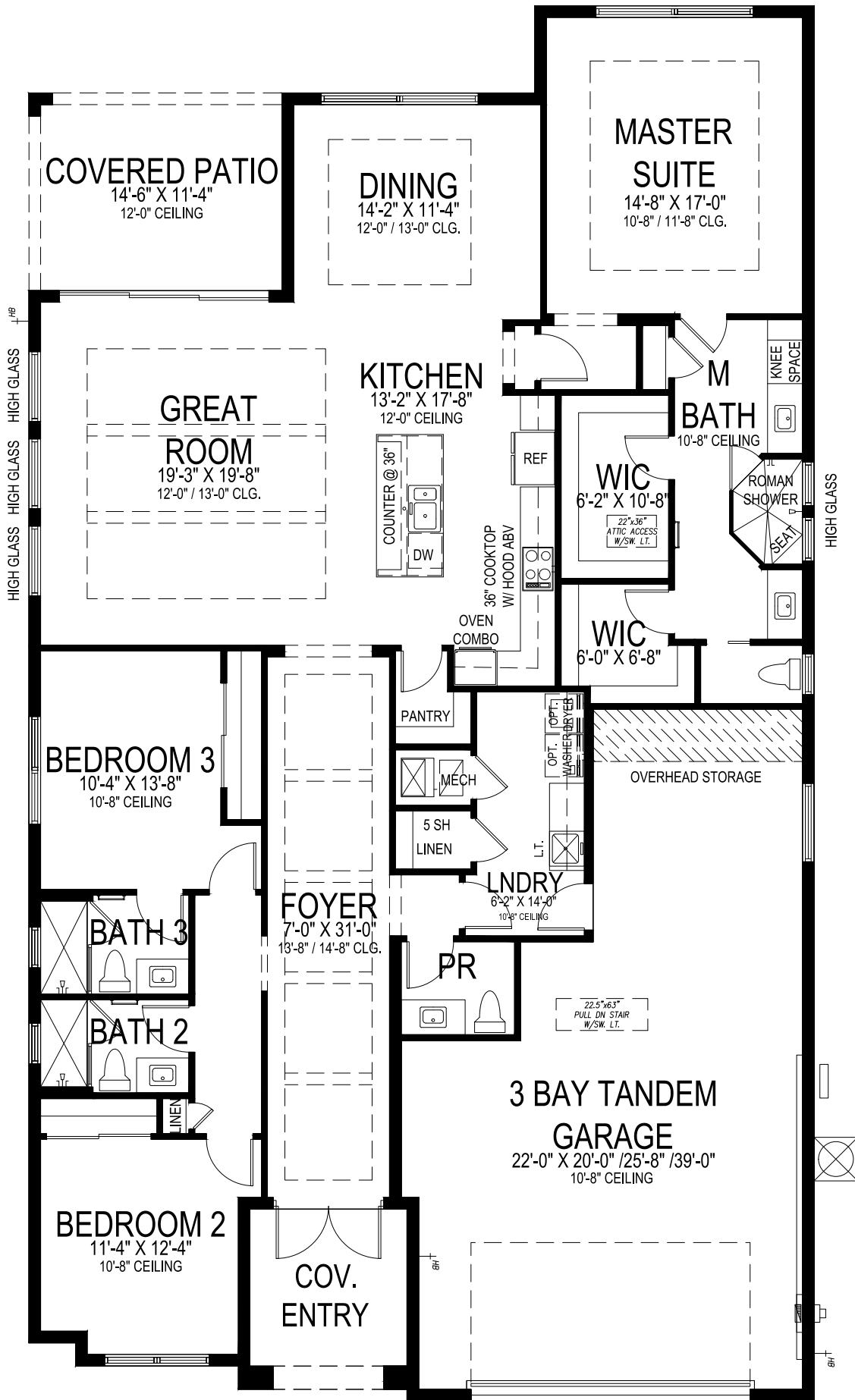


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CERULEAN GRANDE

3 BEDS • 3.5 BATHS • 3 BAY GARAGE • 45' x 80' • 3,416 SF
A/C: 2,413 sf • covered entry: 89 sf • covered patio: 164 sf • garage: 750 sf

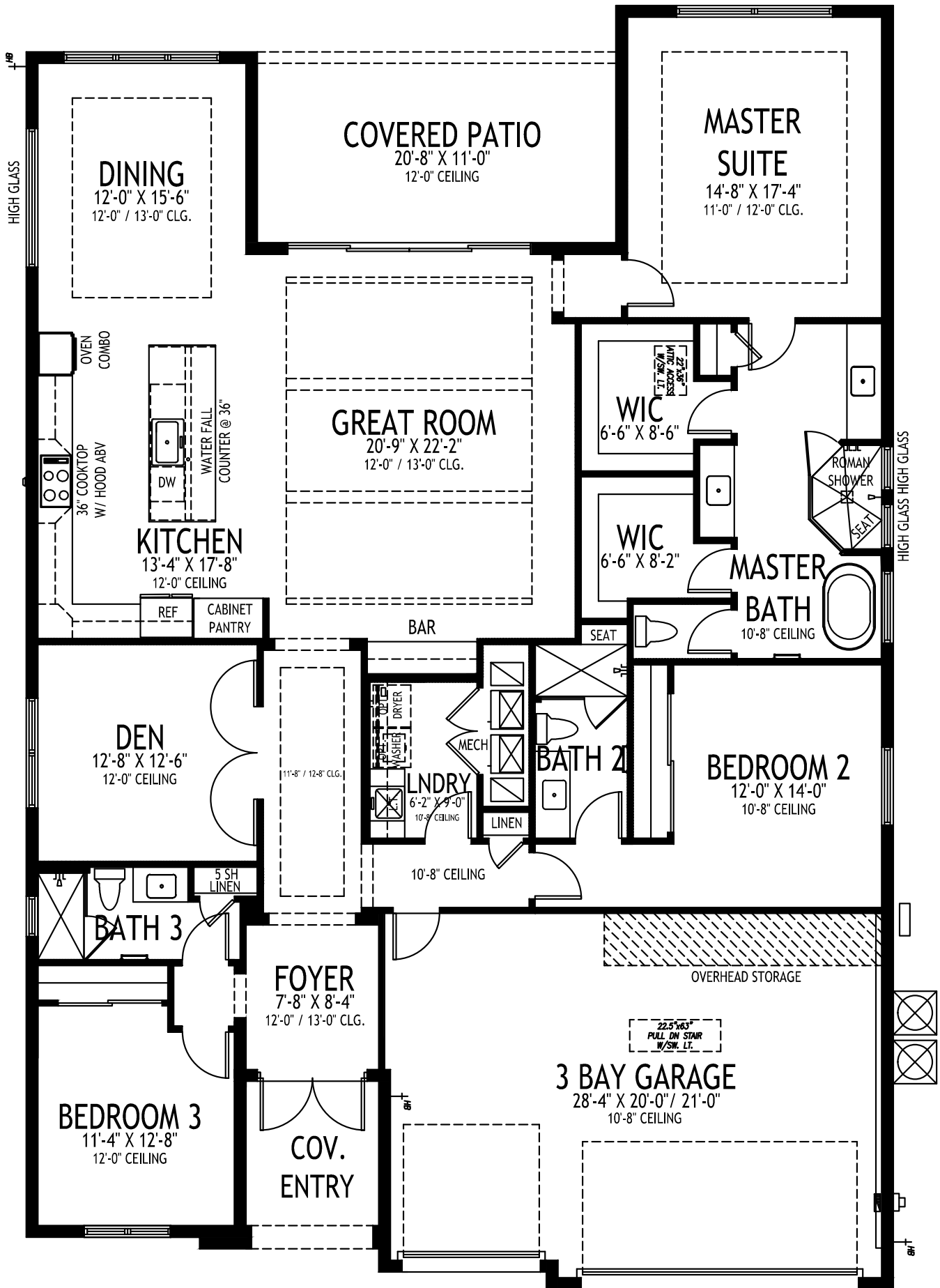
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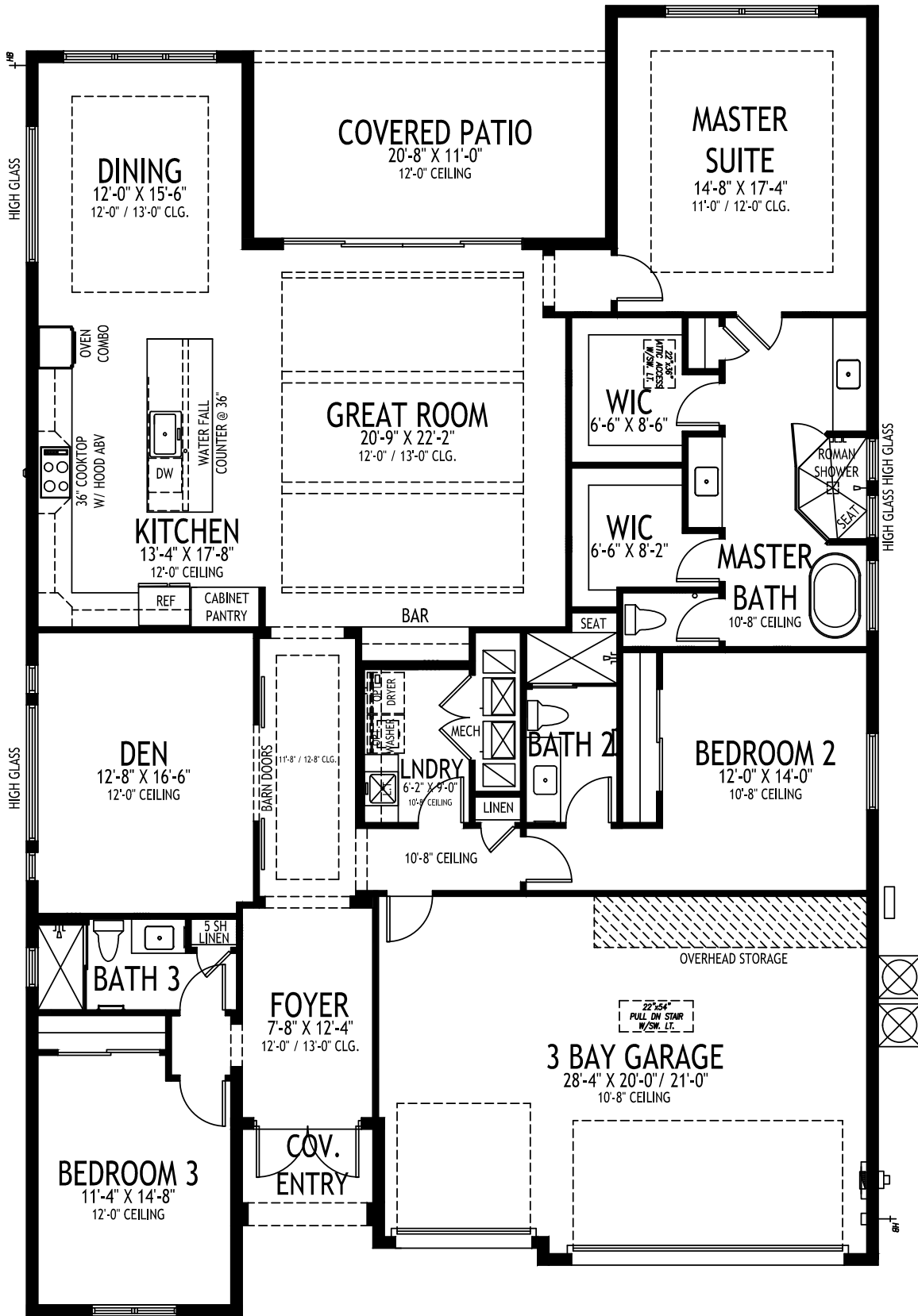
INDIGO

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 74' • 3,543 SF
A/C: 2,611 sf • covered entry: 75 sf • covered patio: 227 sf • garage: 630 sf

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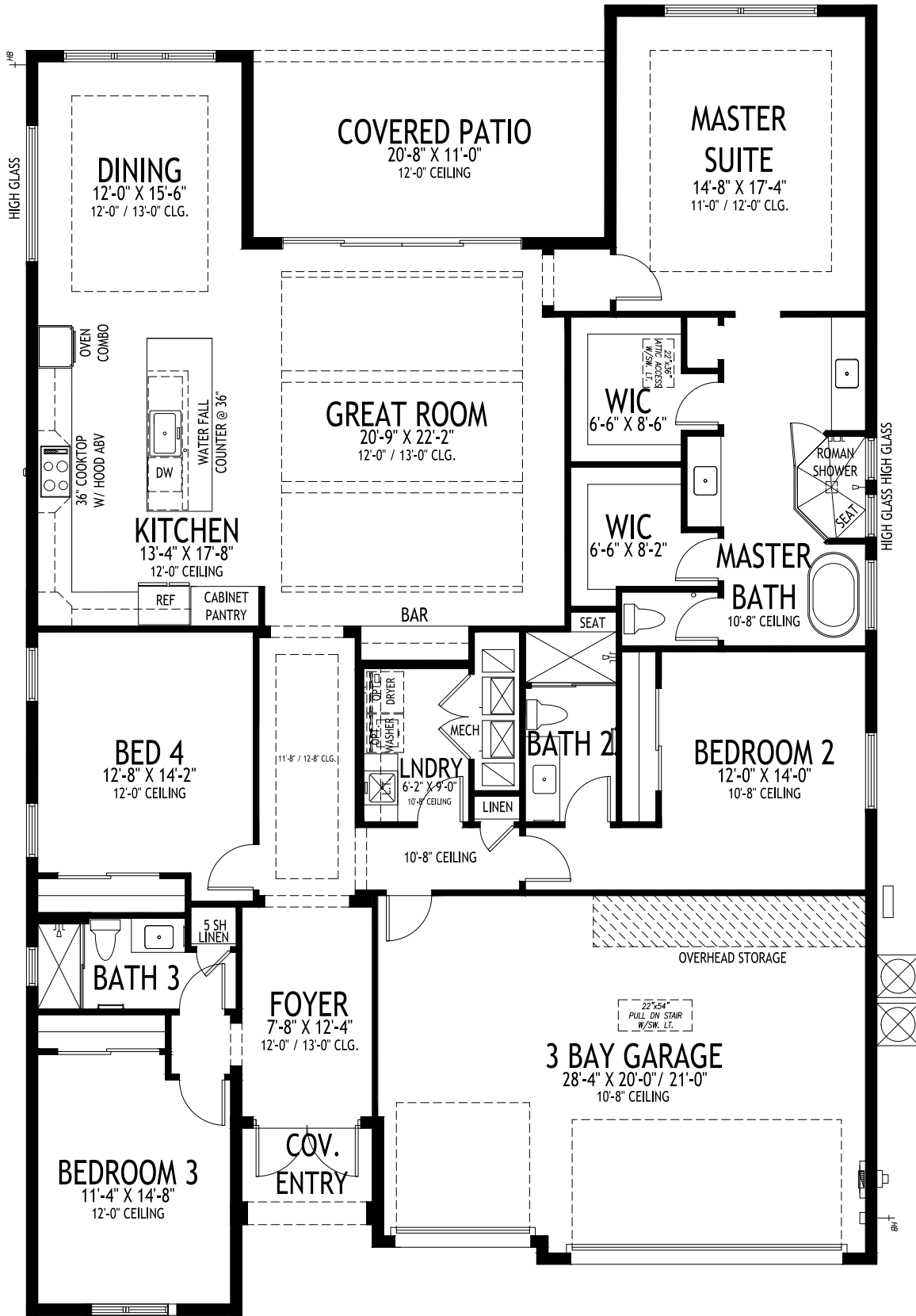
INDIGO GRANDE

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 77' • 3,610 SF
A/C: 2,720 sf • covered entry: 33 sf • covered patio: 227 sf • garage: 630 sf

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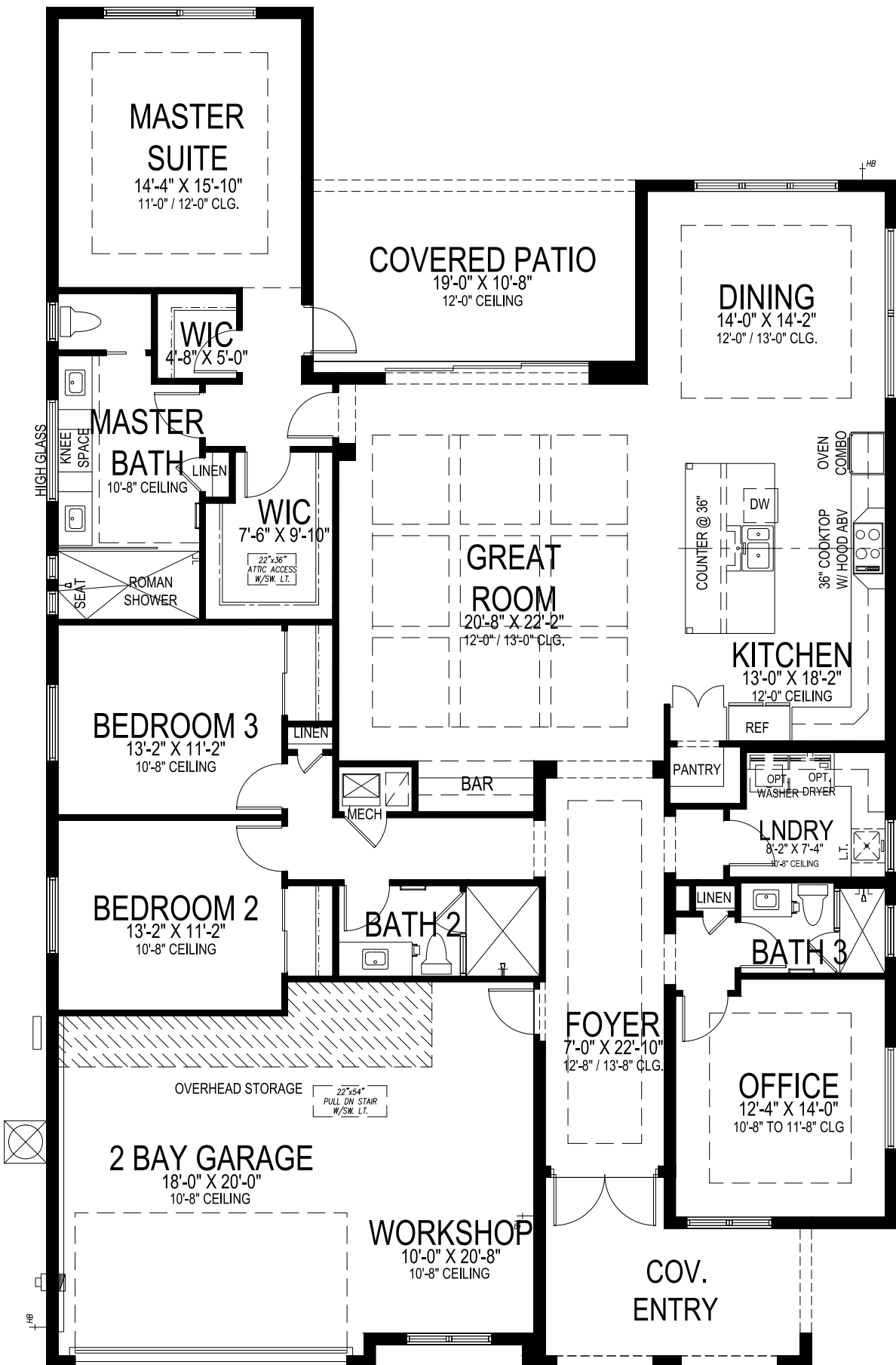
INDIGO GRANDE 4

4 BEDS • 3 BATHS • 3 BAY GARAGE • 50' x 77' • 3,610 SF
A/C: 2,720 sf • covered entry: 33 sf • covered patio: 227 sf • garage: 630 sf

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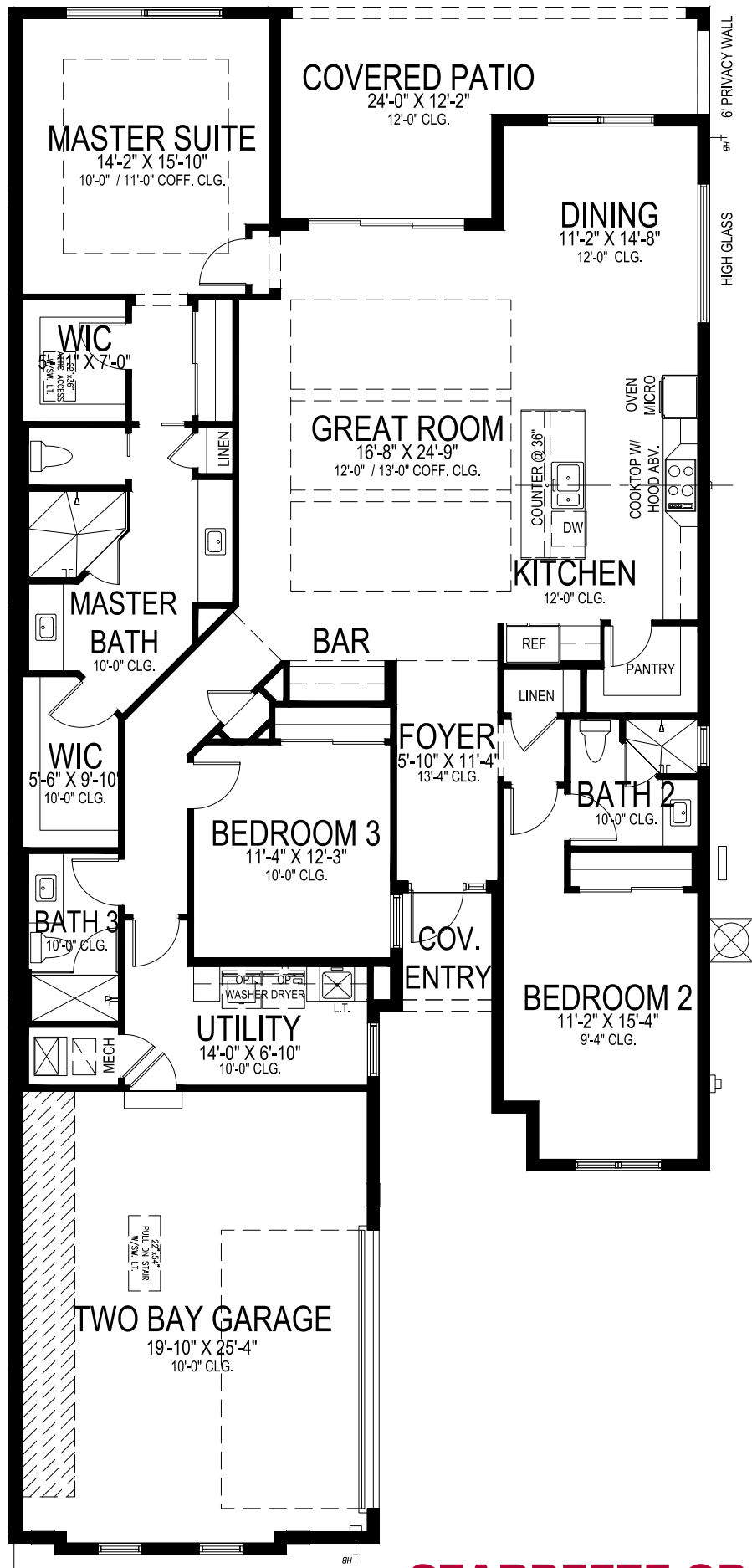
SAPPHIRE

3 BEDS • DEN • 3 BATHS • 2+ BAY GARAGE • 50' x 80' • 3,599 SF
A/C: 2,629 sf • covered entry: 149 sf • covered patio: 203 sf • garage: 618 sf

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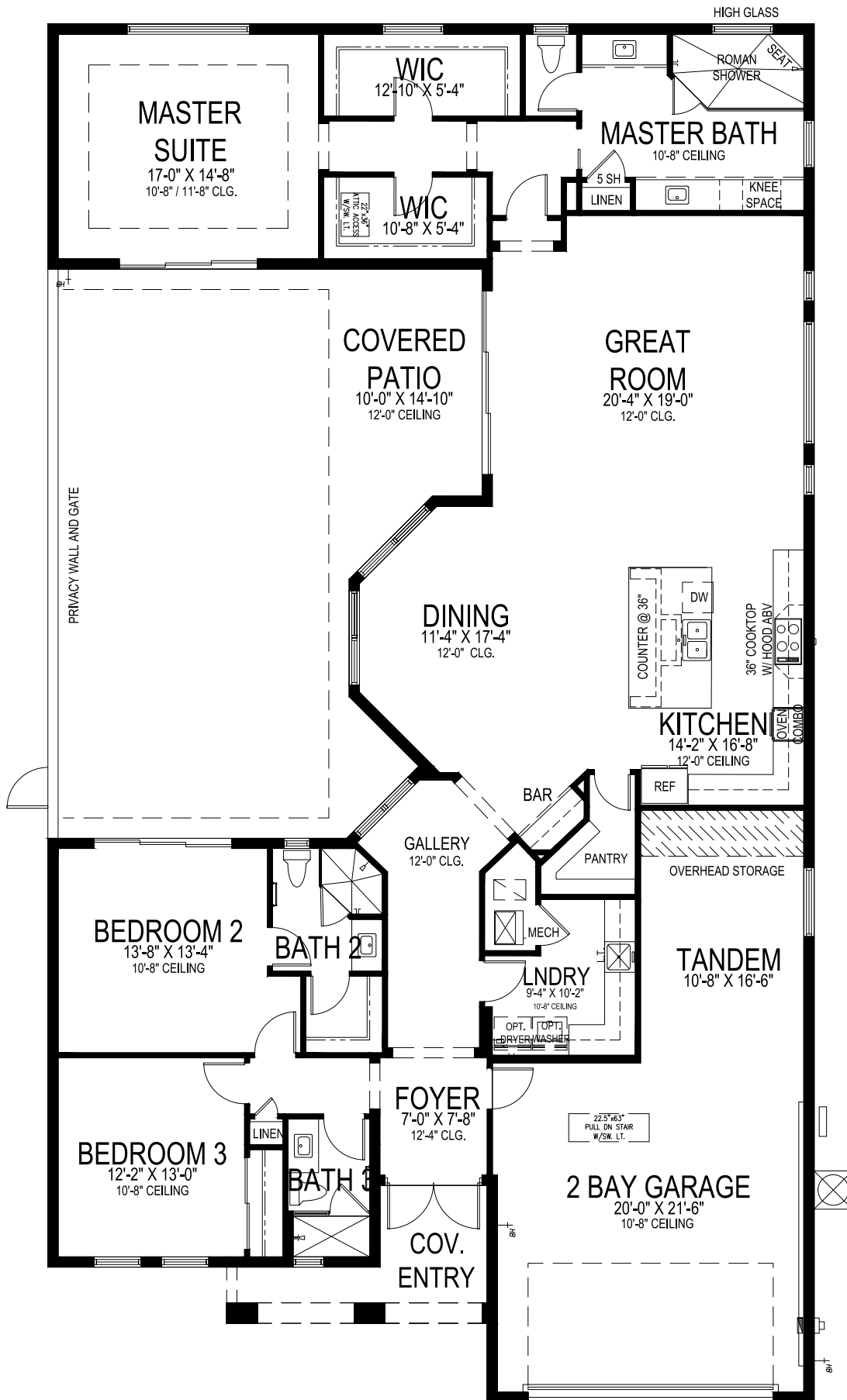
SEABREEZE GRANDE

3 BEDS • 3 BATHS • 2 BAY GARAGE • 40' x 89' • 3,069 SF
A/C: 2,254 sf • covered entry: 35 sf • covered patio: 225 sf • garage: 555 sf

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VIRIDIAN

3 BEDS • 3 BATHS • 3 BAY GARAGE • 50' x 90' • 3,628 SF
A/C: 2,657 sf • covered entry: 100 sf • covered patio: 213 sf • garage: 657 sf

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SEAGLASS



WABASSO BEACH ROAD • CR 510

93RD STREET



ISLAND SERIES



LAKESIDE SERIES

EXISTING COMMUNITY

EXISTING COMMUNITY

EXISTING COMMUNITY

SEAGLASS
BEACH CLUB

PROPOSED LOCATION

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