



COMMUNITY PRICE LIST

Created: May-20-2024

Bella Rosa

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Durham Rose	2	2	Yes	2 Bay	1,573	TBD
Brooke	2	2	Yes	2 Bay	1,600	388,990

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Brooke 5870 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE 04	3	2	No	2 Bay	1,600	421,211
Brooke 5855 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE11	3	2	No	2 Bay	1,600	447,343
Brooke 5865 Bella Rosa Lane, Vero Beach, FL 32966 Lot: BRE10	3	2	No	2 Bay	1,600	453,603
Durham Rose 6008 Bella Rosa Lane, Vero Beach, FL 32966 Lot: 46	3	3	Yes	2 Bay	1,575	430,000

All base prices above include a standard home site in Bella Rosa.

Lakefront homesites are limited and will have a lot premium.

Contact your salesperson for specific lot information.

* Plans are lot specific.

See your sales team member for details

To Learn More About These Homes Please Contact

Nick Presner 772.257.1100 Cell: 772.361.9867 NickP@ghohomes.com

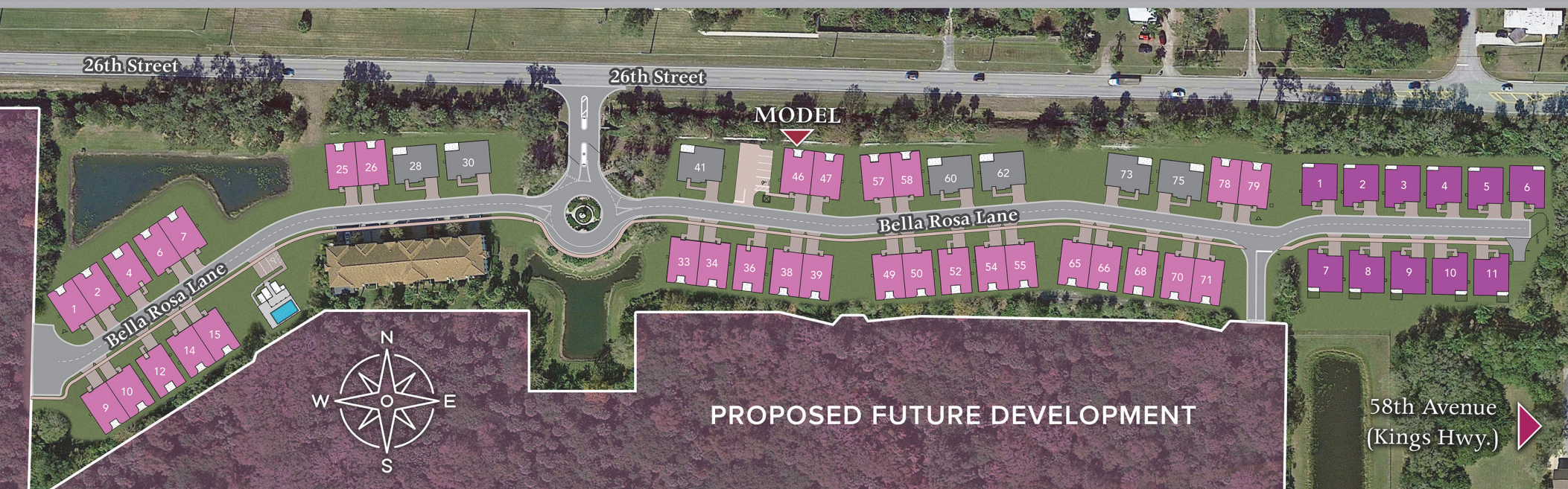
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BELLA ROSA

VERO BEACH



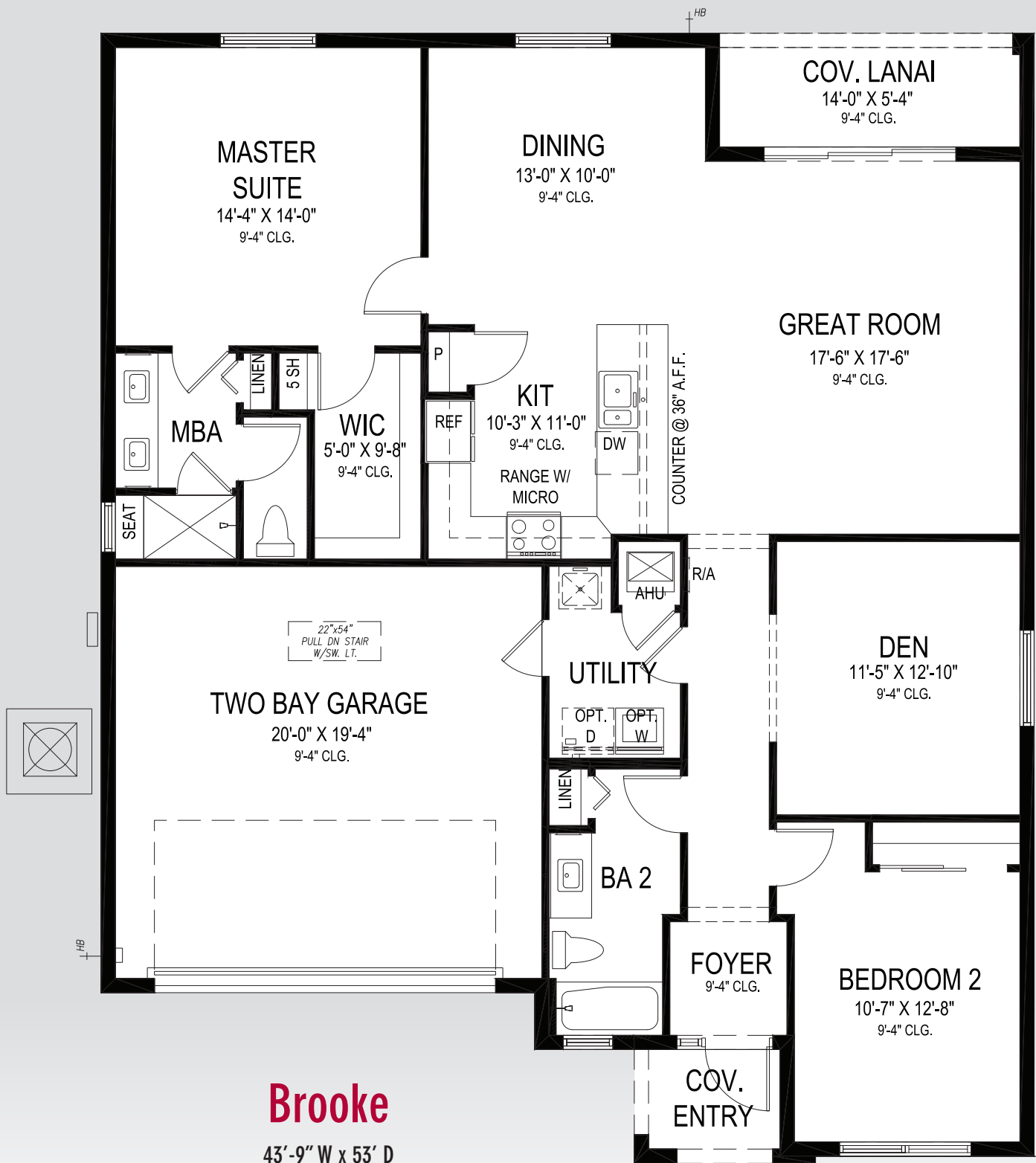
GHO HOMES

A GREEN BRICK PARTNER

-  Durham Rose
-  Rosa
-  Brooke



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A GREEN BRICK PARTNER

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APPROXIMATE AREAS

Air Conditioned1,600 Sq. Ft.
Covered Entry36 Sq. Ft.
Covered Patio79 Sq. Ft.
2 Bay Garage 413 Sq. Ft.
TOTAL2,128 Sq. Ft.



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Community Specific Specifications

- Vehicle Access Controlled Gated Community
- Community Pool with Covered Pool House Porch
- Community Managed Landscaping Maintenance
- Italian Fountain with Paver Roundabout at Community Entrance
- 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, prewired for AT&T or Comcast
- ✔ Wifi Enabled Automatic Garage Door Opener
- ✔ NEST Next Generation Learning Thermostat Or Equivalent
- ✔ Nest Hello Video Door Bell - Wifi Ready - Or Equivalent
- ✔ Smart WiFi Deadbolt - Entry Door

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 Connection to FPL Supplied Electrical Power

Exterior Features

- ✔ White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan
- Dimensional Roof Shingles with Limited Lifetime Warranty
- ✔ Paver Driveway and Front Walks - Per Plan
- Paver Driveway, Front Walks and Rear Covered Patio Floor
- ✔ Fiberglass Raised Panel 8' Exterior Door
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Irrigation System, Master Community Water Supply
- Exterior GFI Electric Outlets (2)

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- 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**

Utility Room and Garage

- Drop Down Stairs to Attic
- Impact Rated Garage Doors
- ☑ **LED Lighting Provided for Garage and Utility Room**
- Rough In For Future Gas Dryer

Gourmet Kitchens

- ☑ **Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)**
- Level 1 Decorator Cabinet Doors with 36" Uppers
- 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 Over the Range Microwave
- ☑ **GE Freestanding Gas Range**
- GE Dishwasher
- 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**
- ☑ **Oversized Walk-In Showers - per plan**
- Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan
- Clear Glass Shower Enclosures- per plan
- ☑ **Raised Height Vanities (GHO Level 1 Selections)**
- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello**
- Features all Baths (GHO Level 1 Selections)**
- Bathroom Faucets and Fixtures (Brushed Finish)
- ☑ **Raised, Comfort Height White Toilets - all Bathrooms**
- Full Width Oversized Height Vanity Mirrors

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- ☑ **Square Shower Drains in all Bathrooms**
- ☑ **Double Row Vinyl Clad Shelving in Master Closet**

Interior Appointments

- ☑ **Colonist Raised Panel 8 Ft Tall Interior Doors**
 - 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)**
 - Designer Flooring Collection - Choice of Select Oversized Ceramic Floor Tile
 - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

Interior Design Features

- ☑ **Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets - per plan**
 - **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
 - Designer Knockdown Texture on Ceilings
 - Vinyl Clad Shelving in all Closets - per plan
 - Air-Conditioned Walk-In Closets - per plan
 - **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 Lighting - per plan**
 - Decorative Rocker Type Switches
 - Front Exterior Coach Lights, per plan
 - **Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)**

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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**
- ☑ Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors**
- ☑ Gas Tankless Water Heater, exterior mount - Energy Star**
- 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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