



BENT PINE PRESERVE COMMUNITY PRICE LIST

VERDE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Pacifica 25	2	2	Y	2 BAY	2,405	\$669,990
Talbot	3	3	Y	2 BAY	2,532	\$714,990
Tavvo	3	3	Y	2 BAY	2,603	\$733,990
Redmond	3	2.5	Y	2 BAY	2,608	\$744,990
Tavvo Supreme	3	3.5	Y	2 BAY	2,746	\$762,990
Tavvo Signature	4	3.5	Y	2 BAY	2,844	\$769,990

AZURE SERIES FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Talbot	3	3	Y	2 BAY	2,532	\$799,990
Redmond	3	2.5	Y	2 BAY	2,608	\$829,990
Tavvo Supreme	3	3.5	Y	2 BAY	2,746	\$847,990
Tavvo Signature	4	3.5	Y	2 BAY	2,844	\$854,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Redmond 5763 Bent Pine Square, Vero Beach, FL 32967	3	2.5	Y	2 BAY	2,608	\$799,999

Azure Series homes available on lots 104 - 134.

Verde Series homes available on lots 19 - 35.

All base prices include a standard homesite. 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
Douglas Jorgenson at 561.444.9914 or e-mail douglasj@ghohomes.com



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BENT PINE PRESERVE COMMUNITY PROFILE

COMMUNITY OVERVIEW

Bent Pine Preserve is a picturesque intimate community with 134 homes upon completion located in the highly desirable area of Vero Beach, Florida. This gated community offers a serene environment with amenities such as a 24/7 manned security gate and community park. Residents can also enjoy the luxury amenities provided by Bent Pine's clubhouse membership, which includes access to the private Bent Pine Golf Club. Conveniently located near shopping centers, beaches, and airports, making this community an ideal place for those seeking a blend of tranquility and accessibility.

A variety of homes are available in Bent Pine Preserve, ranging from 2 to 4 bedrooms with 2 to 3.5 baths. All homes offer an open concept of living with den and 2-car garages. Homes can be customized by adding cabana baths, extra bedrooms, expanding the garage and so much more. Homebuyers can customize their home to fit their lifestyle and needs using the Tailor Made Program, as well as the Design Studio allowing buyers to customize a home with personalized touches and upgrades.

Total Number of Homes:

71 home sites released in Phase 1. 134 homes at the completion of the neighborhood per the current site plan.

Community Dues/Fees:

HOA \$233 per month. One-Time Fees: \$350 Mail Kiosk Fee and \$650 Capital Contribution Fee due at closing.

Amenities:

Manned Security Gate at entry, street lighting, ganged mailboxes, common area maintenance, wall maintenance.

Elementary School:

For questions about additional school options, please contact the IRC School Board about their Parent's Choice program 772.564.3000. These are the closest schools to the community: North County Elementary School 6640 Old Dixie Hwy, Vero Beach, FL 32967 (2.8 miles) (772) 794-1941 Dodgertown Elementary School 4350 43rd Ave, Vero Beach, FL 32967 (3 miles) (772) 564-4100

Middle School:

Storm Grove Middle School 6400 57th St, Vero Beach, FL 32967 (0.8 miles) (772) 564-6400 Gifford Middle School 4530 28th Ct, Vero Beach, FL 32967 (3.6 miles) (772) 564-3550

High School:

Vero Beach High School 1707 16th St, Vero Beach, FL 32960 (7.5 miles) (772) 564-5600





BENT PINE PRESERVE

COMMUNITY FEATURES LIST

Community Specific Specifications

- Gated Community with 24 Hour Manned Guard Gate
- 18 Hole Championship Golf Course (memberships available)
- Full Golf and Social Club Memberships Available

"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
- 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
- Schlage Smart 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 County/City Electrical, Water and Sewer Connections
- Sentricon Termite Treatment

Exterior Features

- Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors
- Impact Glass - All Windows, Sliders and Glass Doors - all block openings
- Wind Rated Garage Doors
- 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 Garden Hose Connections, Per Plan
- Exterior GFI Electric Outlets, Per Plan
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

Luxury Bathrooms

- Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)
- 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
- Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, 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)
- Bathroom Faucets and Fixtures (Brushed Finish)
- Raised, Comfort Height 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

Interior Appointments

- 8 Ft. Two-Panel Interior Doors with Square Top, Oversized Door Casing and Baseboard
- Crown Molding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)
- 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
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage
- Natural finish wood open shelving in all closets, per plan

Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Pre-Wire for Foyer Hanging Light
- Walk-In Closet Lighting - per plan
- Decora Rocker Type Switches





BENT PINE PRESERVE COMMUNITY FEATURES LIST

Utility Room and Garage

- White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub (Level 1)
- Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
- Shaker Style Laundry Room Upper Cabinets Utility Room - per plan
- Drop Down Stairs to Attic
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake

Gourmet Kitchens

- Kitchen Cabinets w/ Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)
- Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
- 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
- Whirlpool French Door 25cf Refrigerator
- Whirlpool Dishwasher
- Whirlpool Over the Range Microwave
- Whirlpool Double Wall Oven
- Whirlpool 30 inch Electric Glass Cooktop
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Natural finish wood shelving in Pantry

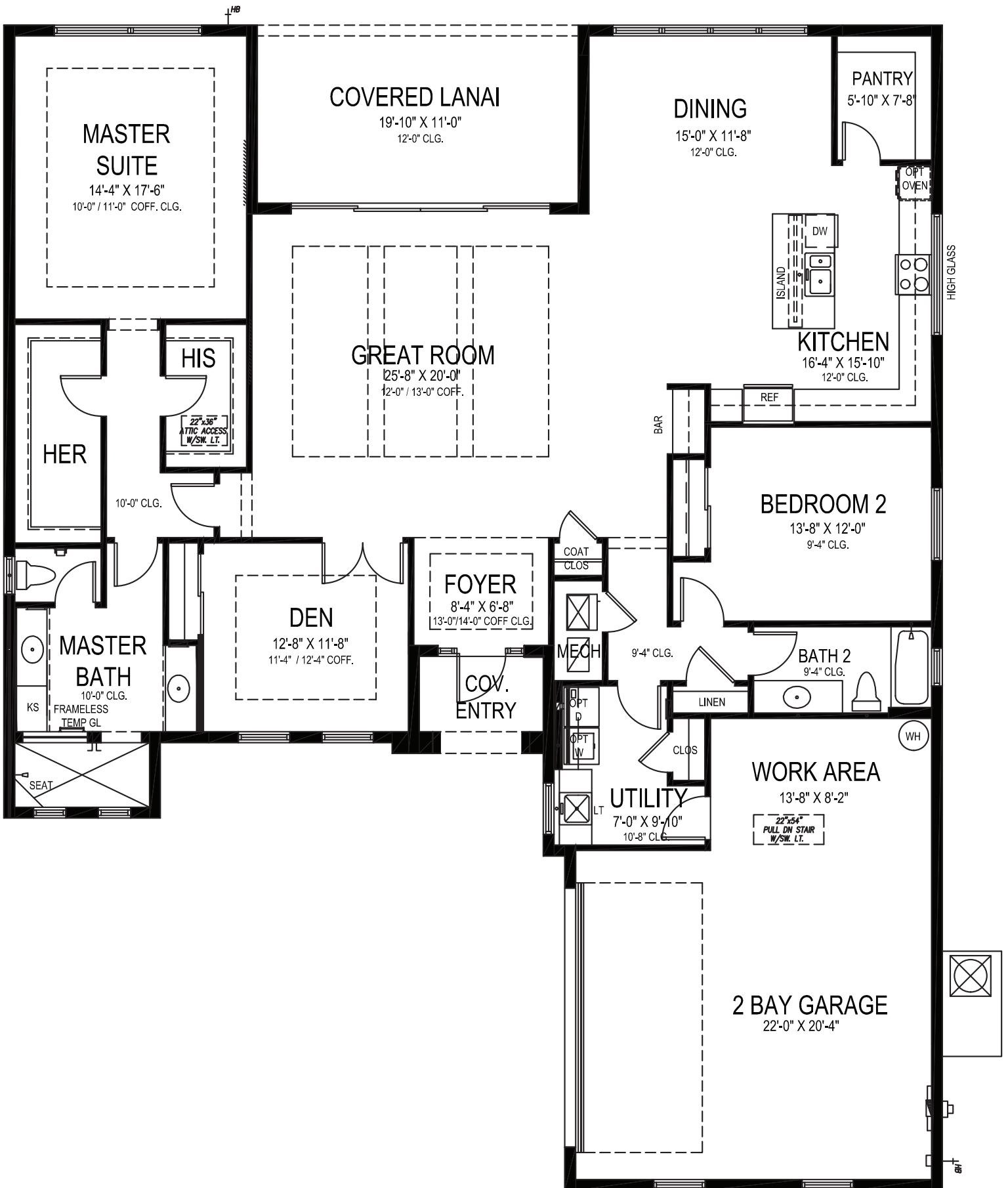
Energy Efficient & Safety Features

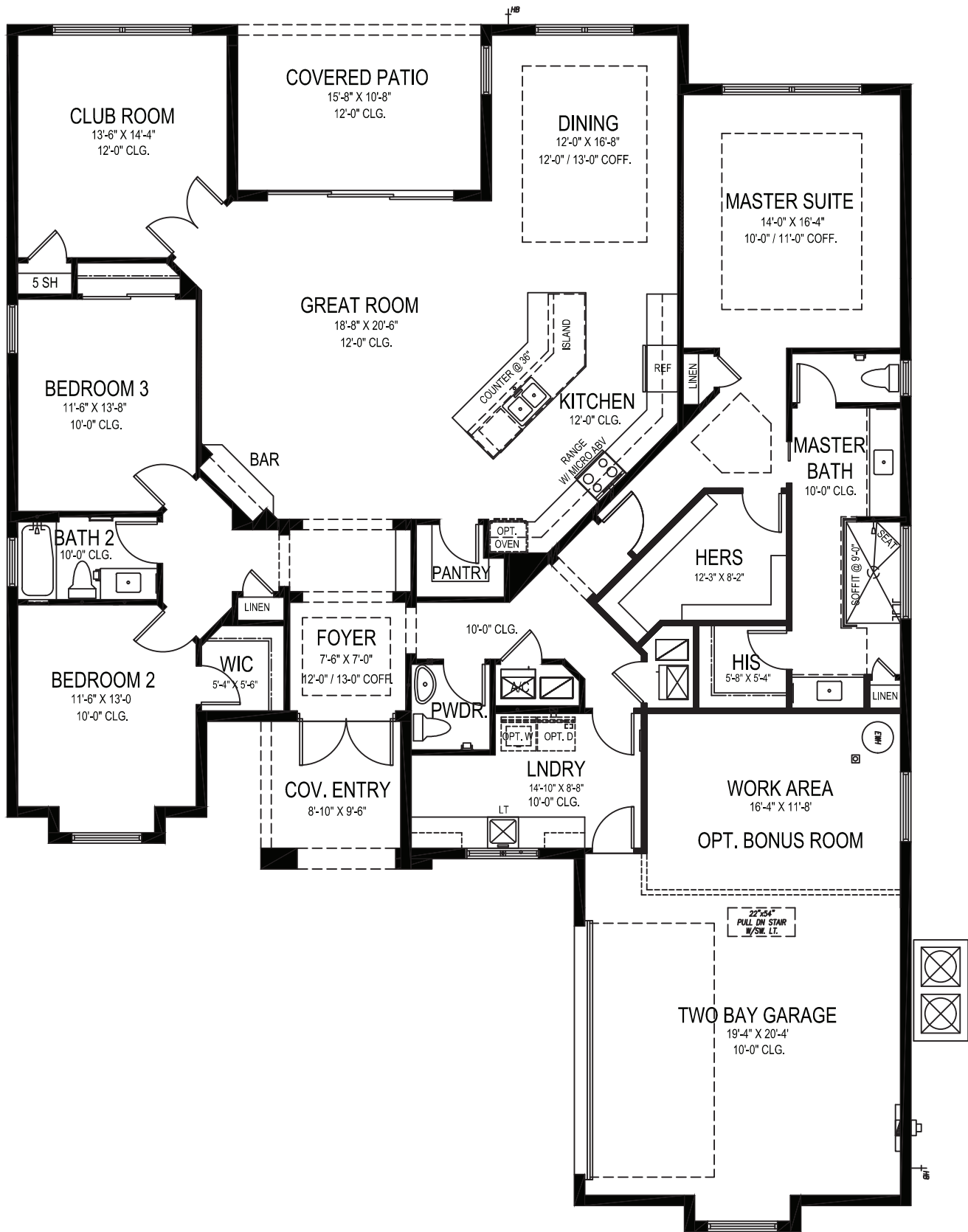
- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler - Target 16 SEER Efficiency*/ Straight Cool / Sized Per Home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan
- Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R13 Garage to House Wall Insulation
- Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

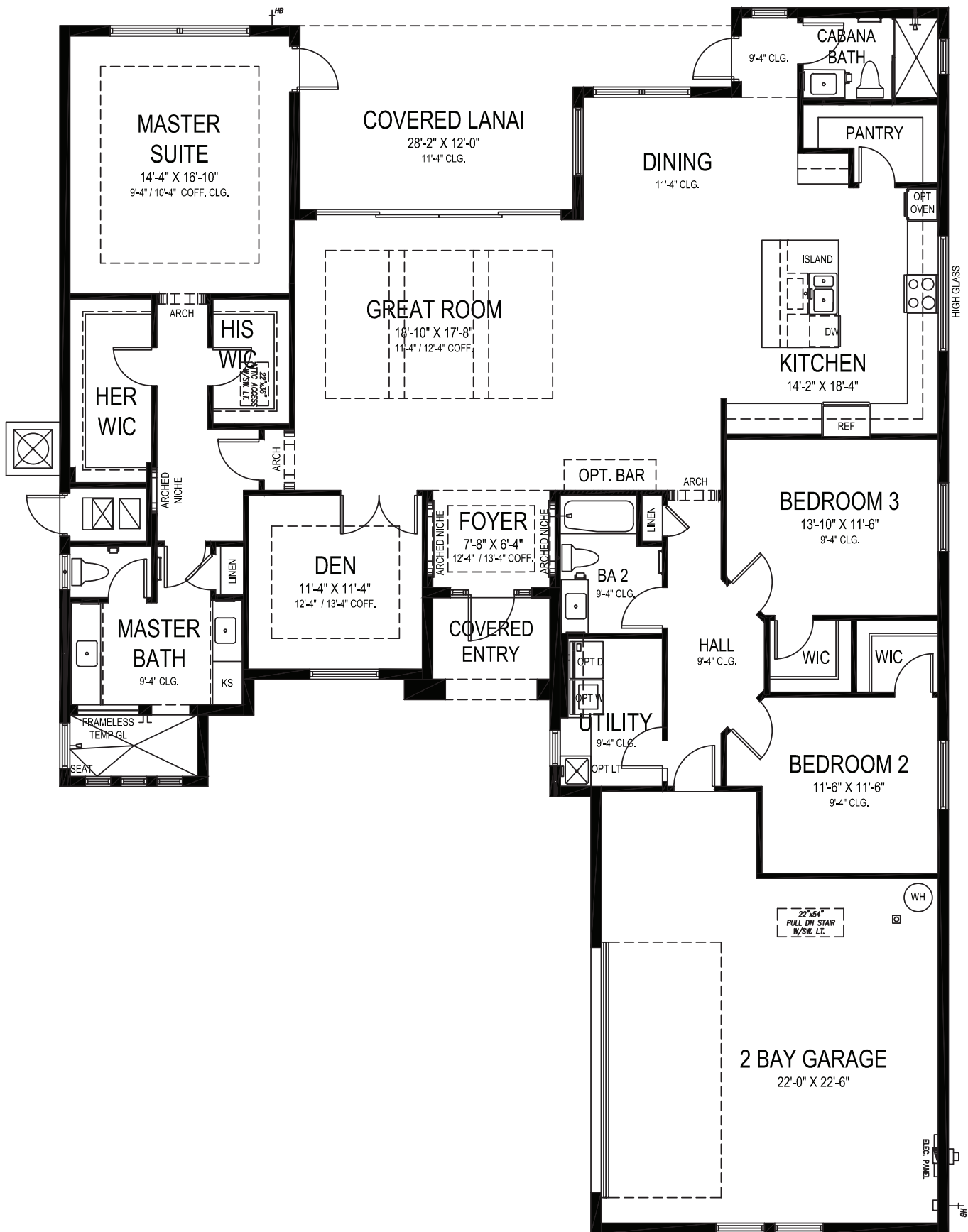
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TALBOT

3 BEDS • DEN • 3 BATHS • 2+ BAY GARAGE • 58' x 80' • 3,443 SF
 A/C: 2,532 sf • covered entry: 54 sf • covered patio: 255 sf • garage: 602 sf

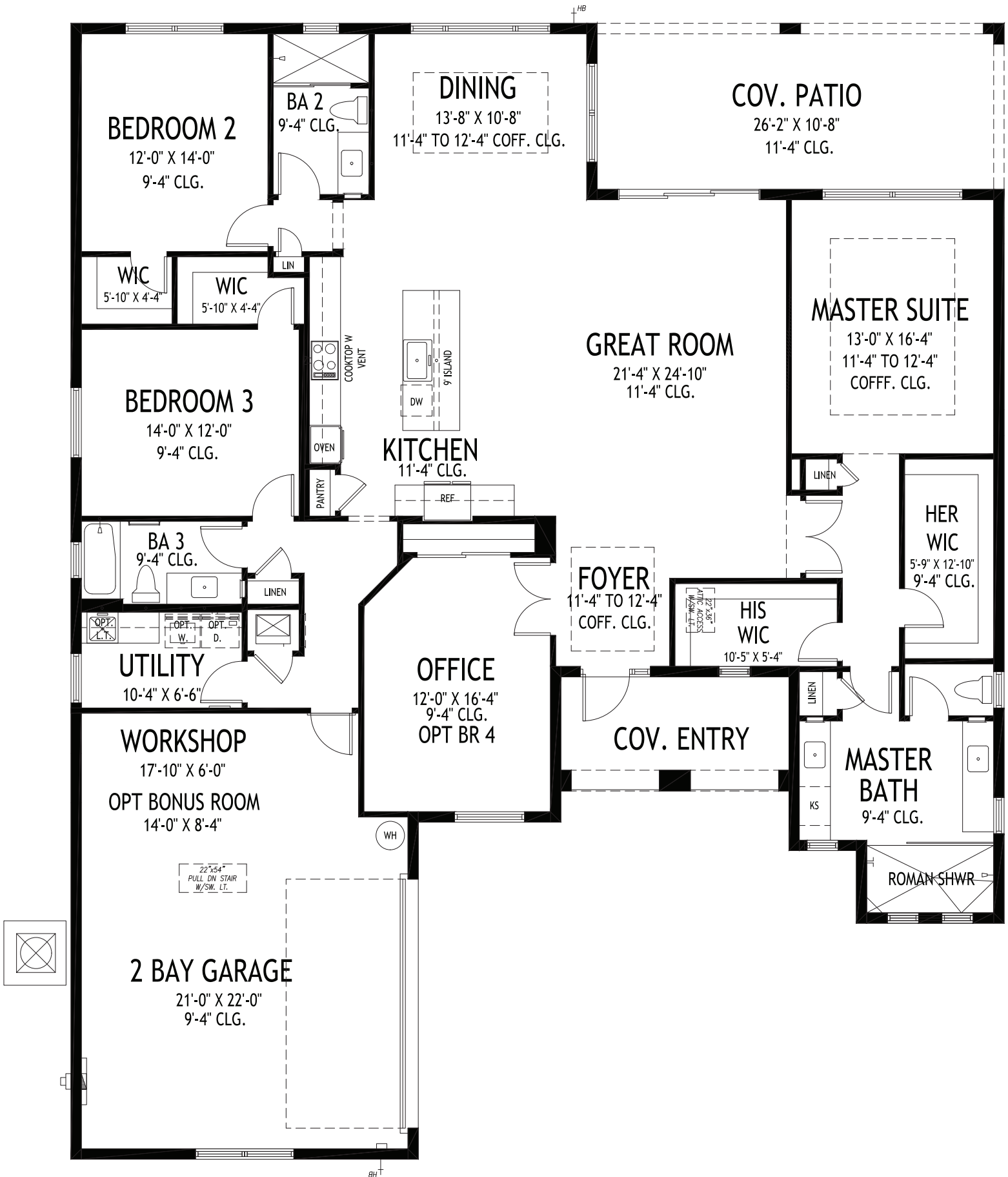
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TAVVO

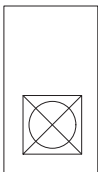
3 BEDS • DEN • 3 BATHS • 2+ BAY GARAGE • 60' x 73' • 3,605 SF
A/C: 2,603 sf • covered entry: 108 sf • covered patio: 279 sf • garage: 615 sf

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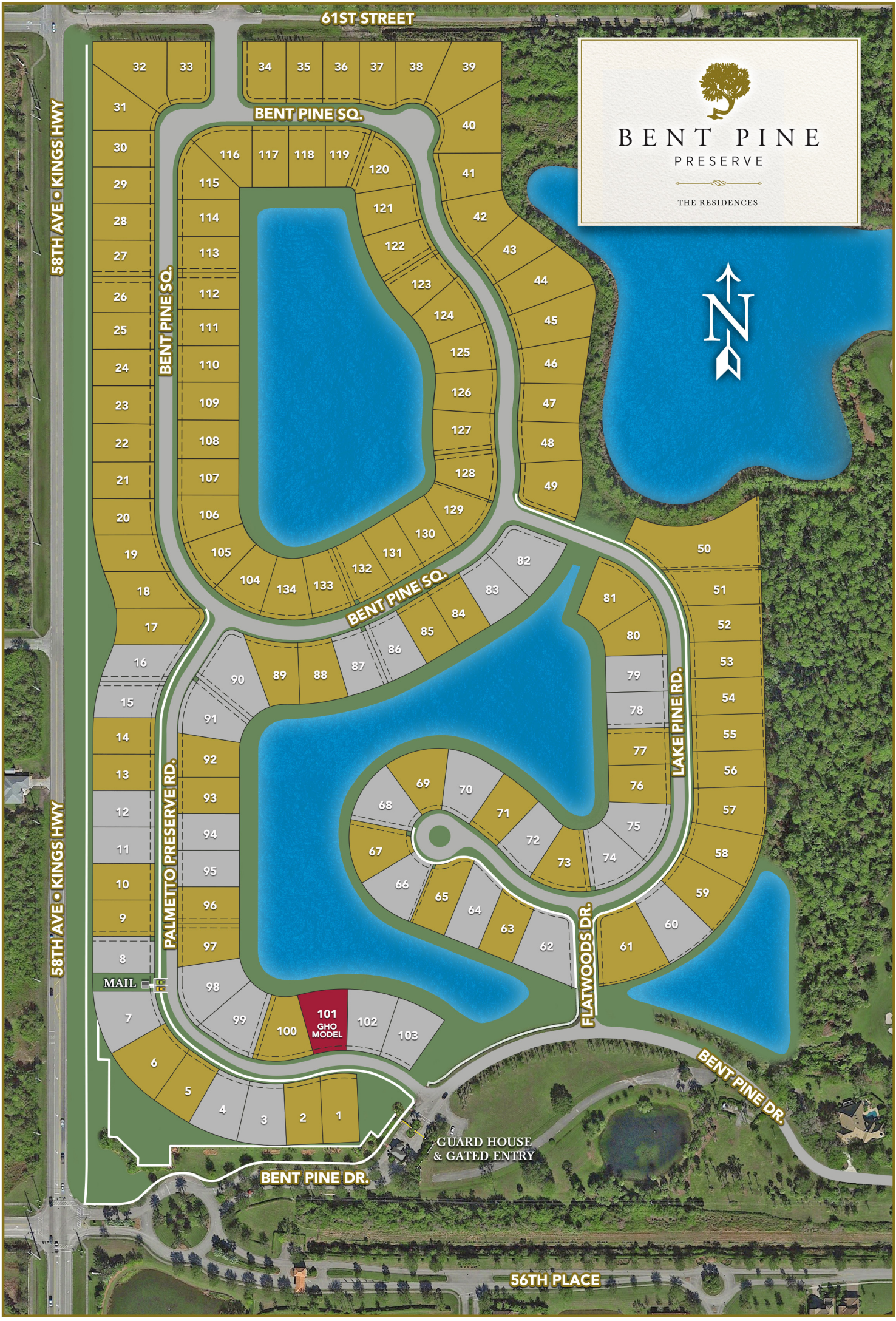


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A GREEN BRICK PARTNER



61ST STREET

58TH AVE • KINGS HWY

58TH AVE • KINGS HWY

56TH PLACE

BENT PINE SQ.

BENT PINE SQ.

BENT PINE SQ.

PALMETTO PRESERVE RD.

LAKE PINE RD.

FLATWOODS DR.

BENT PINE DR.

BENT PINE DR.

GUARD HOUSE
& GATED ENTRY



BENT PINE
PRESERVE

THE RESIDENCES

