



COMMUNITY PRICE LIST

Created: May-10-2024

The Falls at Grand Harbor

Phase Two Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon Grande	4	2.5	No	2 Bay	2,524	816,490
Mirador Grande	3	3	Yes	2 Bay	2,607	826,490

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon Grande 2227 Falls Circle, Vero Beach, FL 32967 Lot: 14	3	2.5	No	2 Bay	2,524	915,377
Beacon Grande 2151 Falls Cir., Vero Beach, FL 32967 Lot: 55	4	2.5	No	2 Bay	2,524	877,177

To Learn More About These Homes Please Contact

Catherine Garofalo 772.257.1100 Cell: 772.342.0061 catg@ghohomes.com

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Phase Three Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon	3	2	No	2 Bay	1,893	661,490
Mirador	3	2	No	2 Bay	1,937	671,490
Beacon 4	4	2	No	2 Bay	2,110	681,490
Beacon 4	4	2	No	2 Bay	2,110	681,490
Beacon 4	4	2	No	2 Bay	2,110	681,490

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Beacon 2187 Falls Manor, Vero Beach, FL 32967 Lot: 75	3	2	No	2 Bay	1,893	731,161
Mirador 2148 Falls Manor, Vero Beach, FL 32967 Lot: 90	3	2	No	2 Bay	1,937	861,125
Beacon 2151 Falls Manor, Vero Beach, FL 32967 Lot: 66	3	2	No	2 Bay	1,893	696,726

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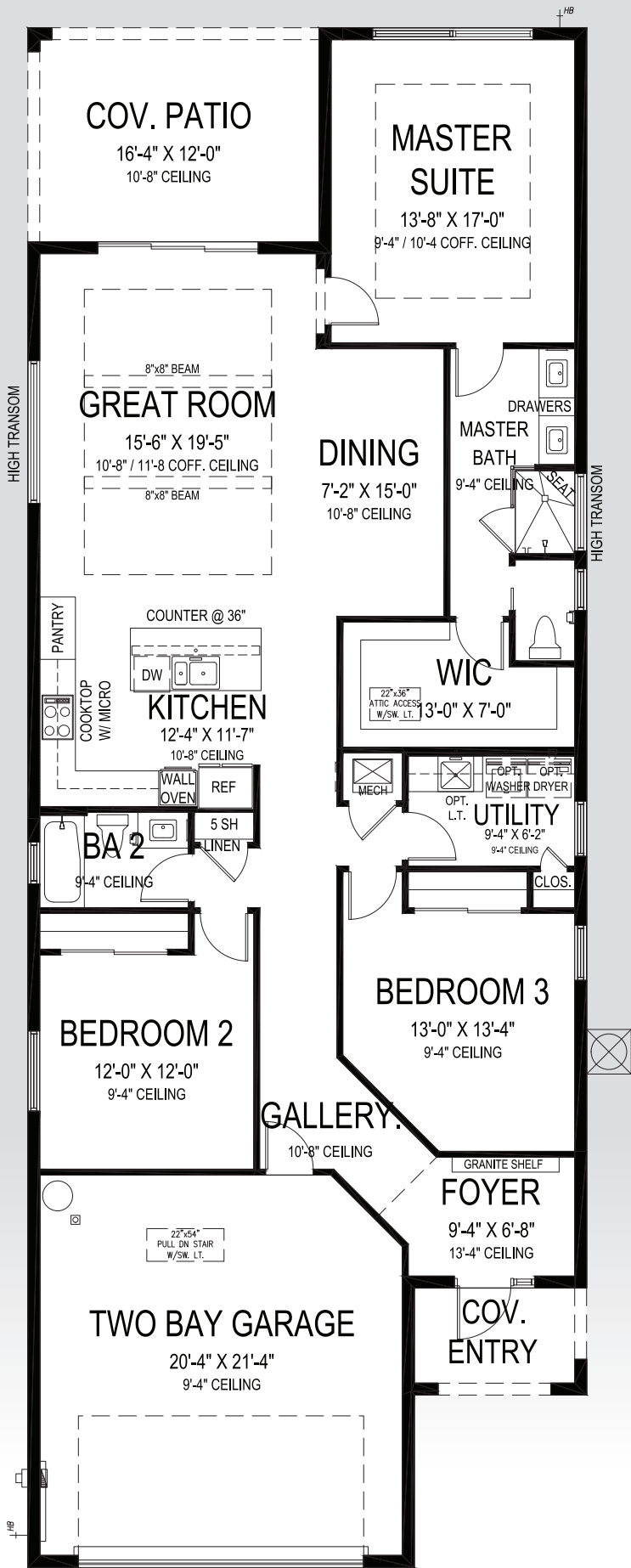
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THE FALLS

at Grand Harbor





Beacon

31'-4" W x 86'-4" D

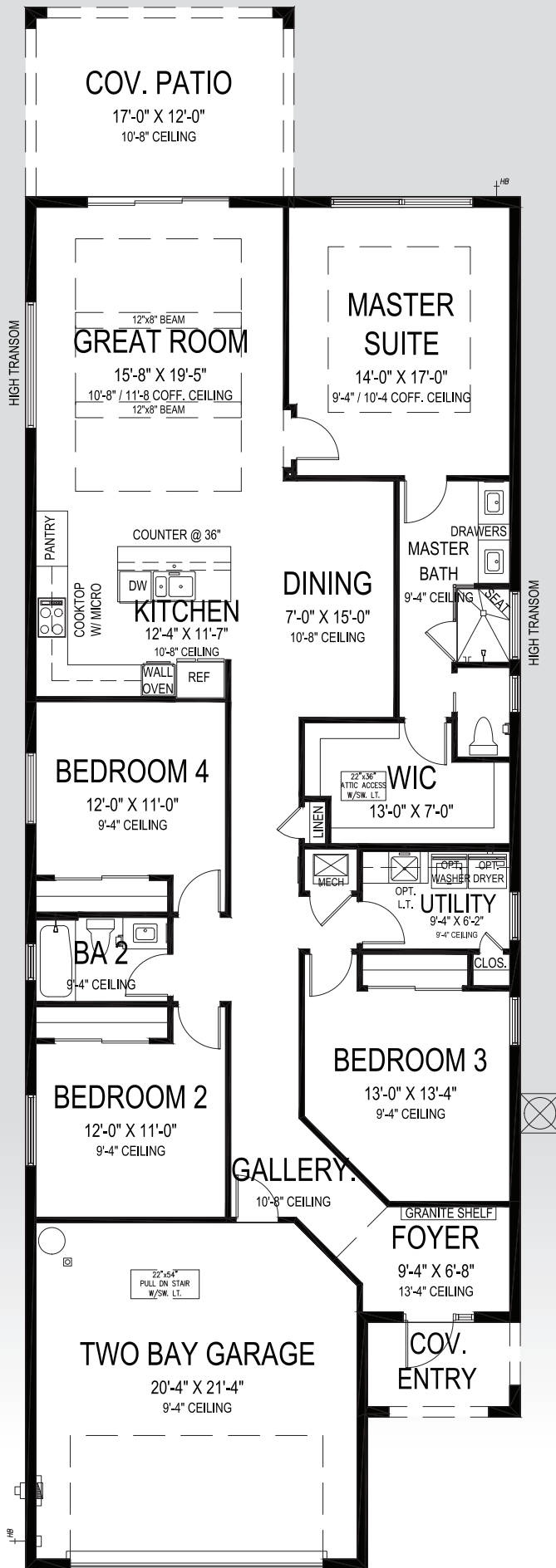


APPROXIMATE AREAS

- Air Conditioned1,893 Sq. Ft.
- Covered Entry58 Sq. Ft.
- Covered Lanai 196 Sq. Ft.
- Garage465 Sq. Ft.
- TOTAL2,612 Sq. Ft.**

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CBC051145
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Beacon 4

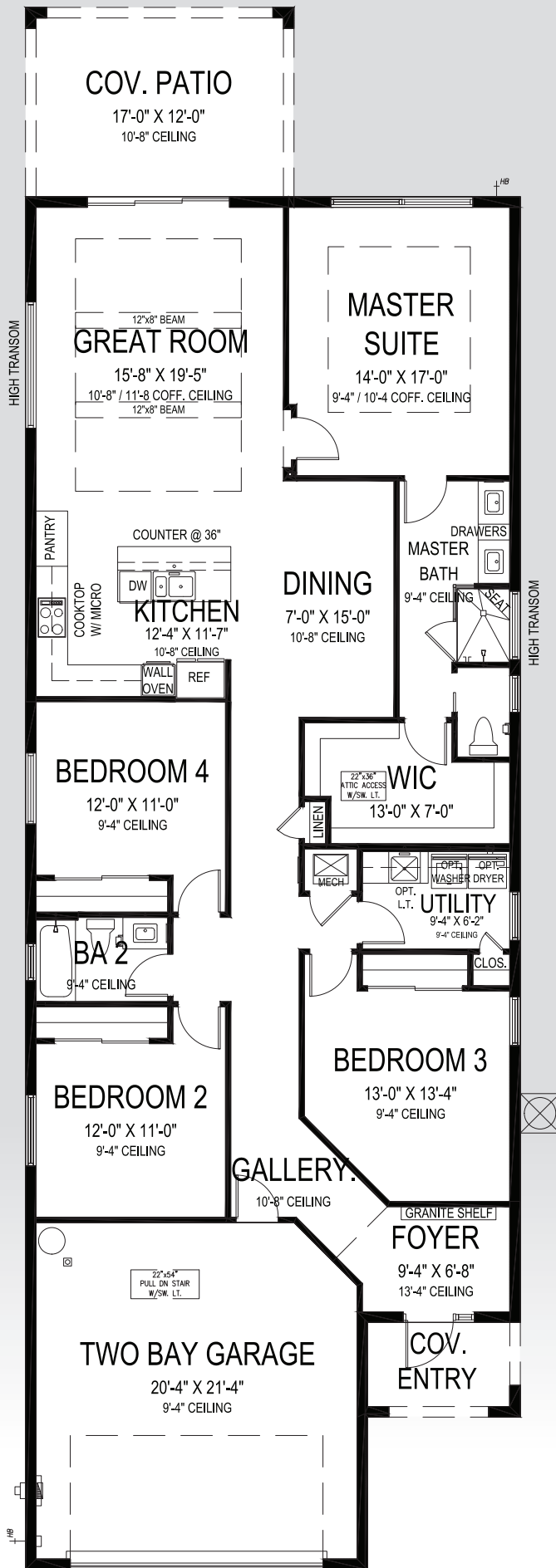
31'-4" W x 99' D



APPROXIMATE AREAS

- Air Conditioned 2,110 Sq. Ft.
- Covered Entry 58 Sq. Ft.
- Covered Lanai 204 Sq. Ft.
- Garage 465 Sq. Ft.
- TOTAL 2,837 Sq. Ft.**

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Beacon 4

31'-4" W x 99' D



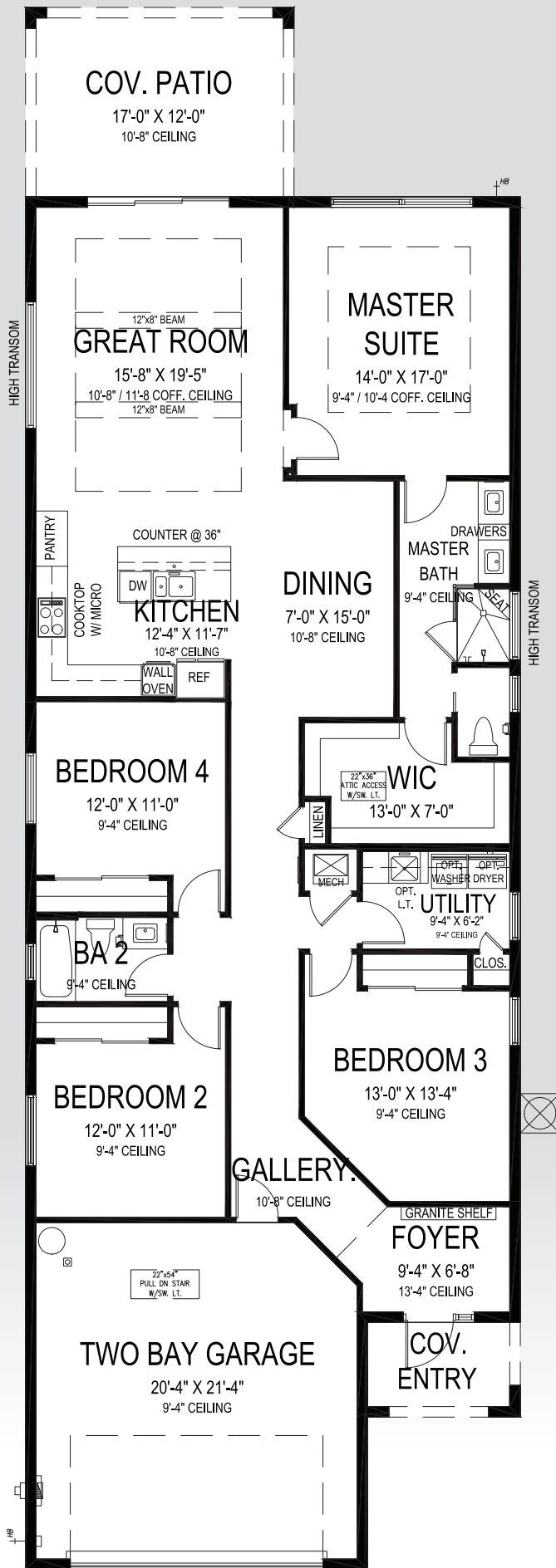
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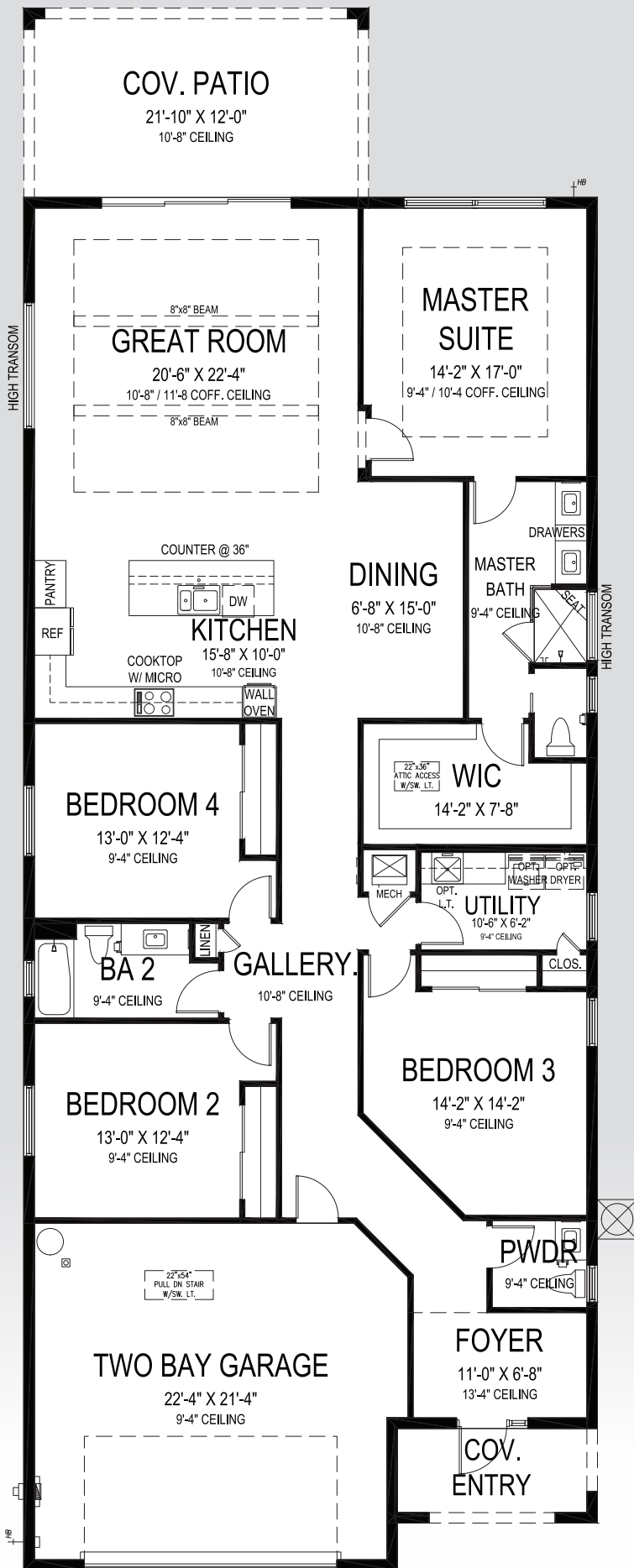
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Beacon Grande

36'-4" W x 99' D

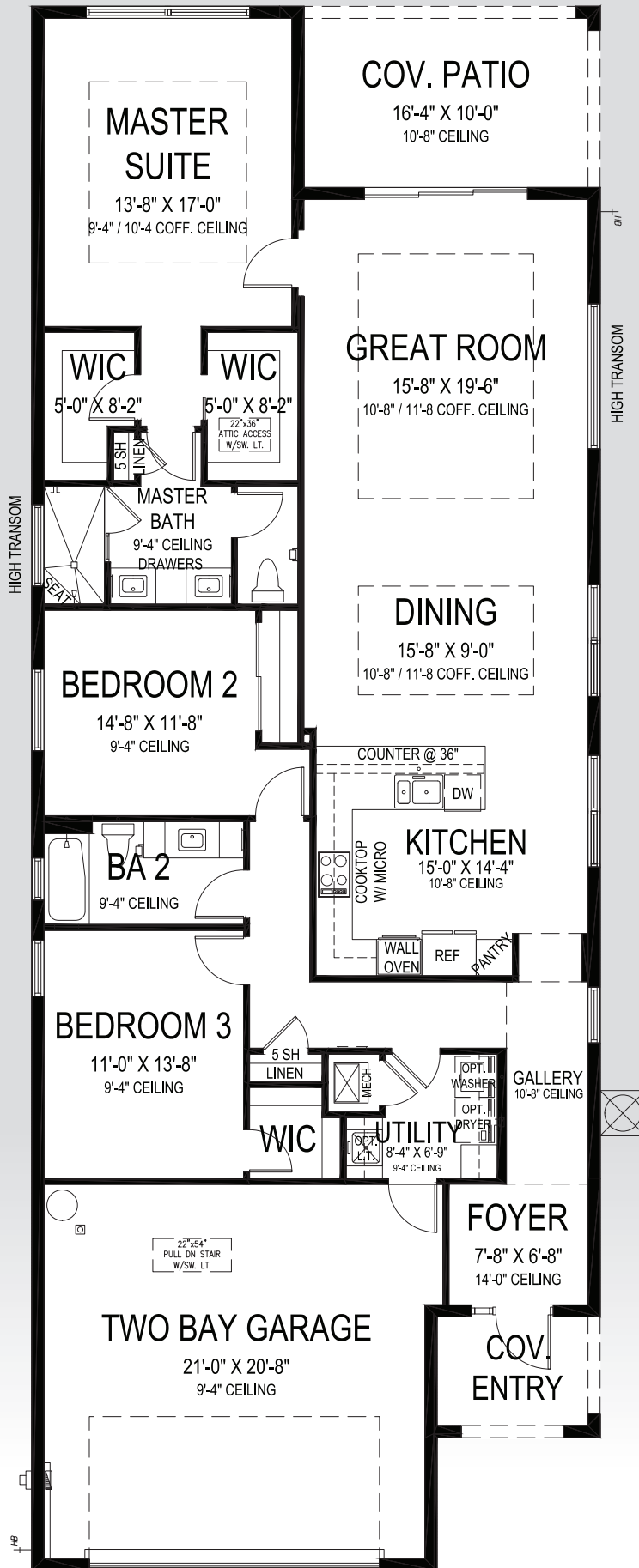


APPROXIMATE AREAS	
Air Conditioned	2,524 Sq. Ft.
Covered Entry	76 Sq. Ft.
Covered Lanai	262 Sq. Ft.
Garage	523 Sq. Ft.
TOTAL	3,385 Sq. Ft.

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Mirador

31'-4" W x 86'-4" D



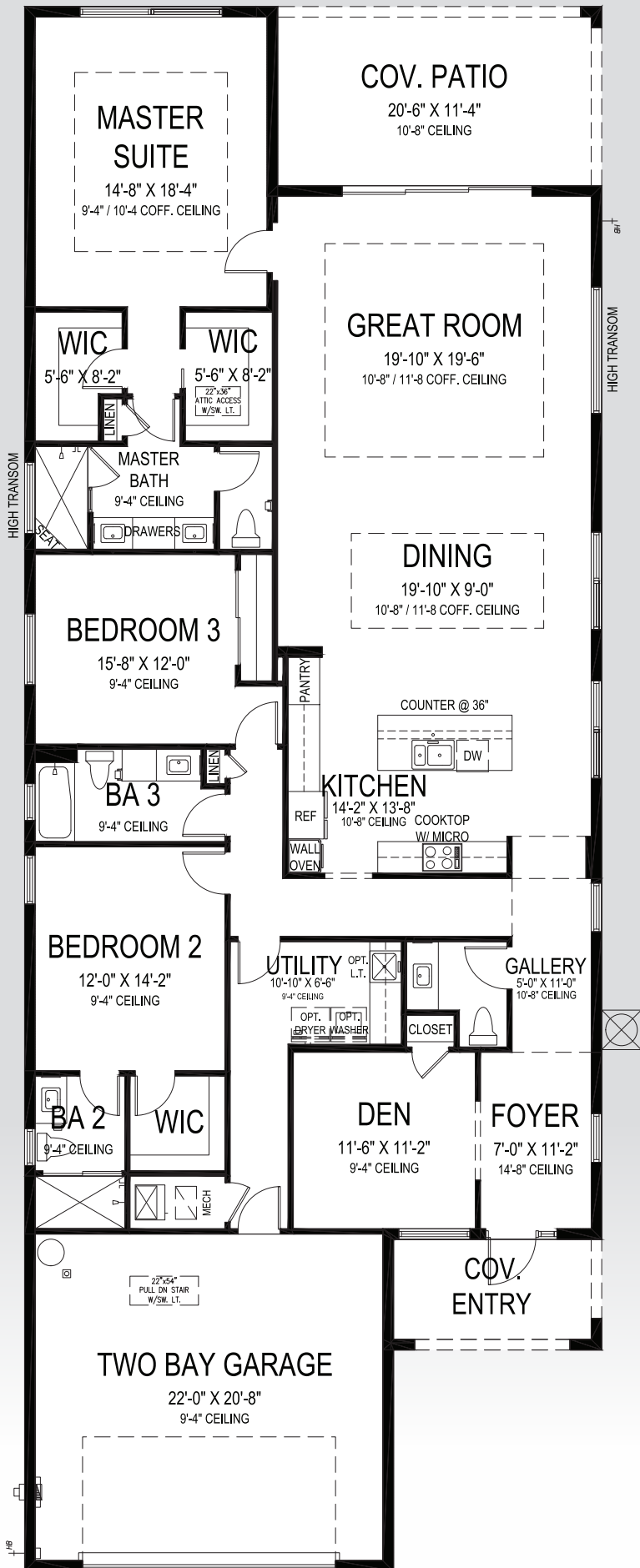
APPROXIMATE AREAS

Air Conditioned1,937 Sq. Ft.
 Covered Entry60 Sq. Ft.
 Covered Lanai 163 Sq. Ft.
 Garage479 Sq. Ft.
TOTAL 2,639 Sq. Ft.

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Mirador Grande

36'-6" W x 99' D



APPROXIMATE AREAS

- Air Conditioned 2,607 Sq. Ft.
- Covered Entry 92 Sq. Ft.
- Covered Lanai 232 Sq. Ft.
- Garage 498 Sq. Ft.
- TOTAL 3,429 Sq. Ft.**

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"GHO Connectivity" Technology/Convenience Features

- ☑ **GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, 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)**
- ☑ **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

- ☑ **Designer Concrete Flat Tile Roof (Phase 1 & 2 Only)**
 - Dimensional Roof Shingles with Limited Lifetime Warranty (Phase 3 Only)
- ☑ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
- ☑ **Fiberglass Raised-Panel 8' Front Double Doors or Single Door with Clear Impact Glass Single Lite Sidelites - per plan**
 - **Professionally Designed Landscaped Package and Floratam Sod**
 - **Automatic Irrigation System, Master Community Water Supply**
 - Exterior GFI Electric Outlets (2)
 - Exterior Garden Hose Connections (2)
 - **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**
 - Paver Driveway and Front Walks per Community Standard Pavers
- ☑ **Gutters Installed On Exterior Perimeter**

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Utility Room and Garage

- ✔ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 1) w/ Drop in Laundry Tub
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
 - Drop Down Stairs to Attic
- ✔ LED Lighting Provided for Garage and Utility Room
- ✔ Garage Floor Concrete Finished Covering - Epoxy 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 Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1)
 - 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
- ✔ Refrigerator, LED tap touch controls
- ✔ Whirlpool Dishwasher
- ✔ Phase 1 & 2 Whirlpool Cooking Package: 30" Electric Cook Top, 36" Contemporary Stainless Steel Canopy Range Hood, Microwave & Wall Oven Combo
- ✔ Phase 3 Whirlpool Cooking Package: 30" Electric Cook Top, Microwave/Hood Combo & Double Wall Oven
- ✔ LED Under-Cabinet Lighting in Kitchen, per plan
 - Pantry with Vinyl Clad Ventilated Shelving - per plan - Phase 3 Only
- ✔ Natural finish wood shelving in Pantry Phase 1 & 2

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
- ✔ 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

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☑ Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)

☑ Raised, Comfort Height 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

Interior Appointments

☑ 8ft Solid Core Interior Doors with 2 Panel Square Top

- Solid Surface White Window Sills Throughout Living Area
- Vinyl Clad Shelving in all Closets - per plan, Phase 3
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

☑ Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 2 Selections including Porcelain Tile Options)

☑ 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

☑ Oversized Flat Stock Door Casings and Baseboards

☑ Natural finish wood open shelving in all closets, per plan, Phase 1 & 2

Interior Design Features

- Square Interior Wall Corners Throughout
- **Flat Volume Ceilings - Minimum over 9feet High (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**

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 LED Lighting - per plan
- Decorative Rocker Type Switches

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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

☑ 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

☑ 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



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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