



THE STRAND COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Sand Dollar Grande	3	3.5	Y	3 BAY	3,041	\$2,168,990
Triton Grande 25	3	4	Y	3 BAY	3,001	\$2,238,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Oceanic Grande 129 Strand Drive, Vero Beach, FL 32963 Lot: 36	3	4.5	Y	2 BAY	2,821	\$1,725,000
Oceanic Grande 204 Strand Square, Vero Beach, FL 32963 Lot: 19	3	4.5	Y	2 BAY	2,821	\$1,765,000
Sand Dollar Grande 103 Strand Drive, Vero Beach, FL 32963	3	3.5	Y	3 BAY	3,041	\$2,295,000

All base prices above include a standard home site in The Strand.
Oversized and select homesites are limited, unique and will have a lot premium associated.
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



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THE STRAND COMMUNITY PROFILE

COMMUNITY OVERVIEW

Nestled between the serene estuary of the Indian River Lagoon and the sun-kissed shores of the Atlantic Ocean, The Strand in Vero Beach is a rare gem. This exclusive neighborhood comprises only 47 homesites, offering a unique blend of privacy and proximity to the sought-after Vero Beach lifestyle on Florida's Treasure Coast. Residents enjoy beach access and direct connectivity to the historic Jungle Trail, enhancing their lifestyle with abundant opportunities for leisure, fitness, and relaxation. The community is equipped with natural gas connections for the cooktop, tankless water heater, and dryer, with optional additional lines for a future generator, pool heater, and patio grill. All homes are complete with a screened pool.

The Strand offers a variety of home options to suit different lifestyles and needs. Plans range from 3 to 4 bedrooms, all with a den, 3.5 to 4 baths, and 3-car garages. These homes are fully customizable, allowing additions such as a cabana bath, a club room in lieu of a den, various master bath options, and more. With a variety of home elevations included, the homes can be customized even further. For those looking for additional options, the Tailor Made program allows buyers to customize the home as needed. Additionally, the availability of the Design Studio ensures that every detail of your home can be created and customized to your preferences.

Total Number of Homes:

47 Island Homes

Pet Policy:

Please contact HOA for policy and restrictions

Size of Typical Lots:

Lots Sizes Vary. See your sales agent for more information.

Community Dues/Fees:

HOA fees \$1689.00 per quarter. \$1,850 Capital Contribution One time road reserve. Developer Site Assessment \$750.00

Community Services:

Community Lake Maintenance, Gated Entry, Community Lighting, paved sidewalks, Beach boardwalk maintenance

Amenities:

Gated Entry, Private Roads, Street Lighting, Deeded Beach Access.



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THE STRAND

COMMUNITY FEATURES LIST

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 5 CAT6 data line, per plan, prewired for AT&T
- 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)
- 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
- LiftMaster Wifi Enabled Belt Driven Automatic Garage Door Opener

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

- 14' x 28' 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
- 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 Underground Irrigation System, Irrigation Water supplied by Community Master Pump
- 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 Throughout The Entire Home (GHO Level 4 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





THE STRAND 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)
- Waterfall Design Kitchen Island with Flat Panel Front and Base Moulding
- Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- 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

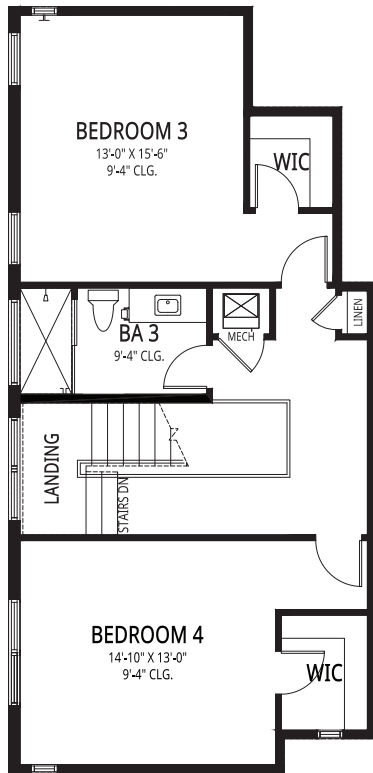
Energy Efficient & Safety Features

- 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

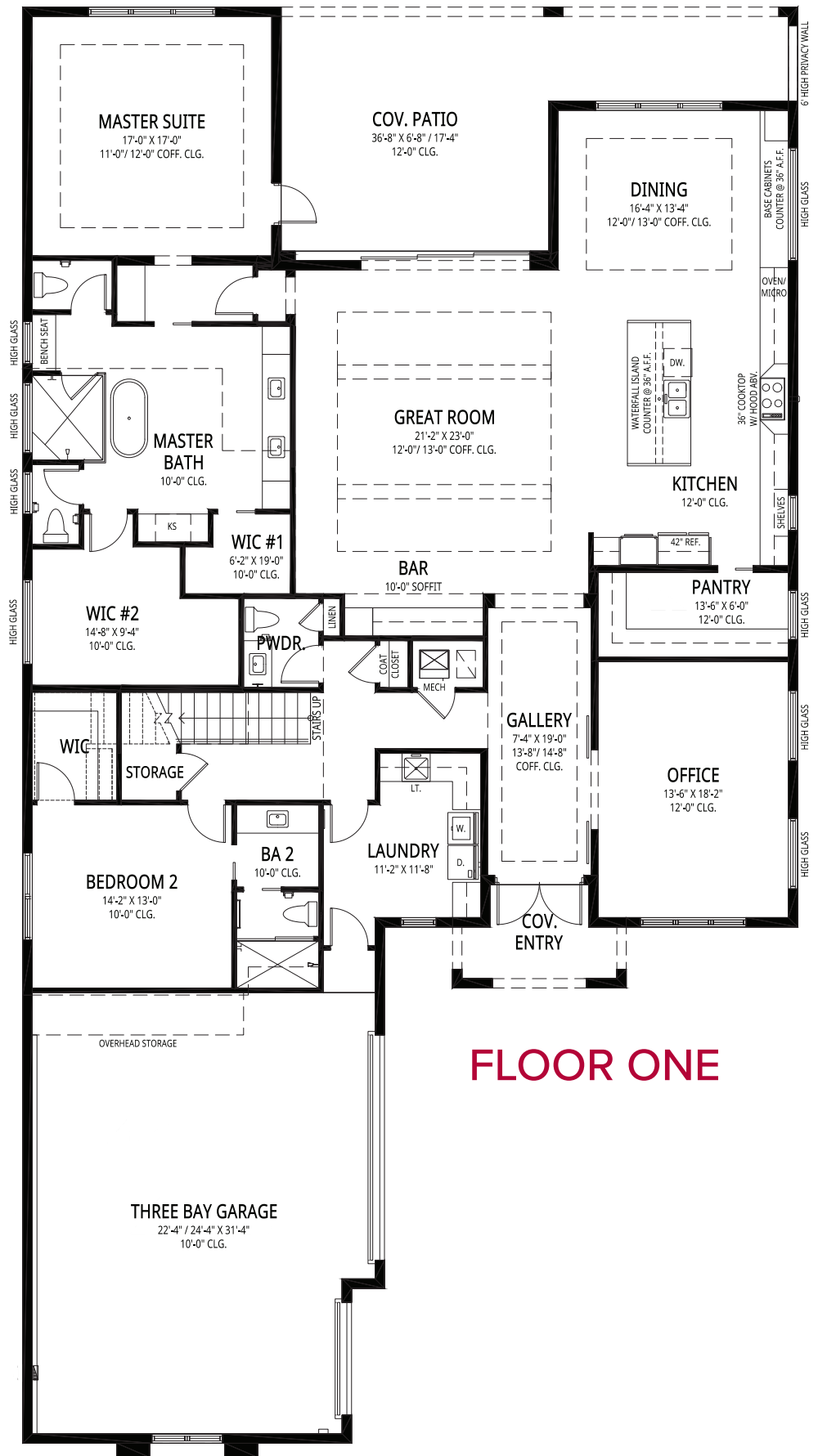
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FLOOR TWO



FLOOR ONE

CASPIAN

4 BEDS • 1 DEN • 3 BATHS • 1 HALF BATH • 3 BAY GARAGE
55' x 103' • 5,354 sf • 1st floor: 3,232 sf • 2nd floor: 788 sf • cov. entry: 74 sf
covered patio: 447 sf • garage: 813

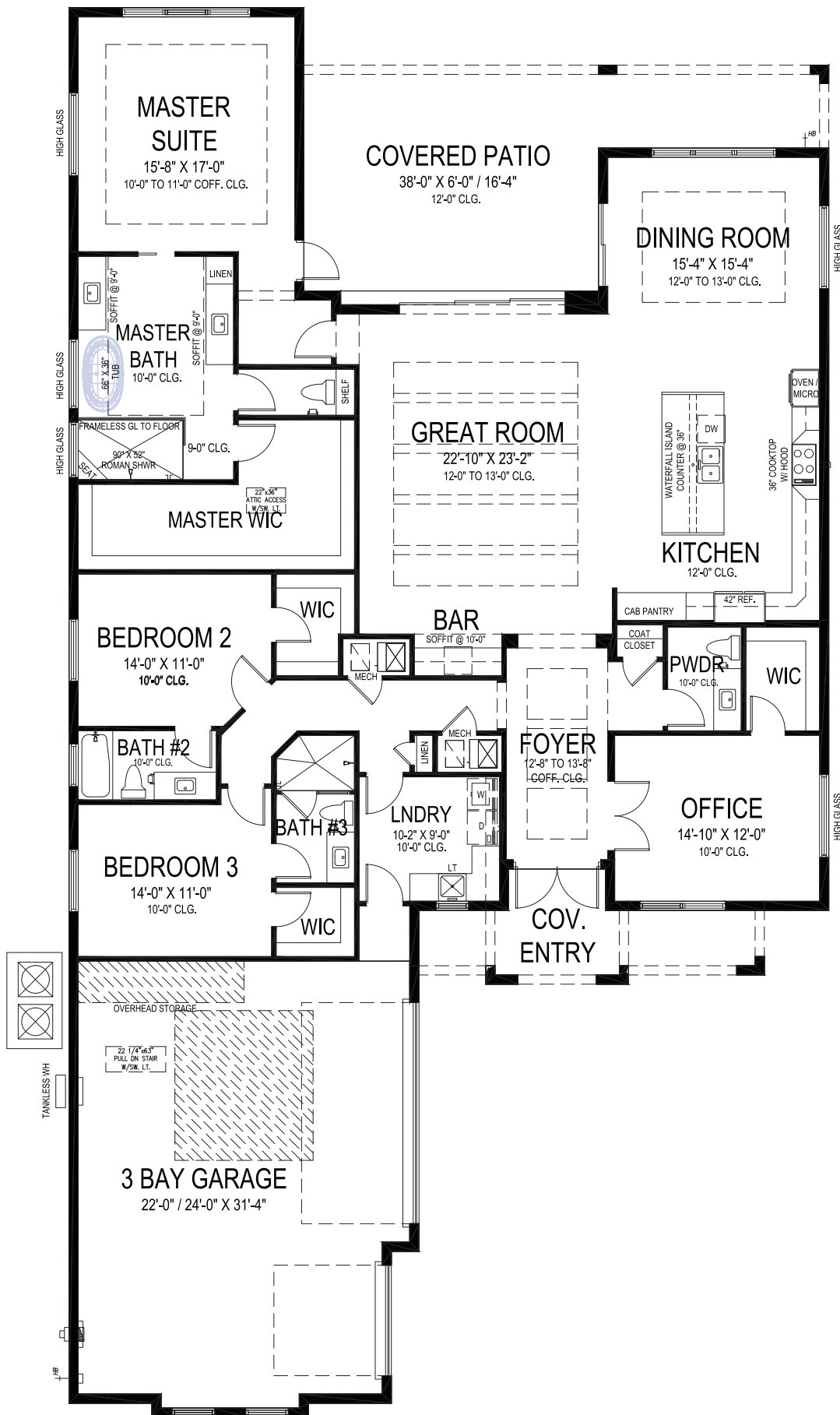
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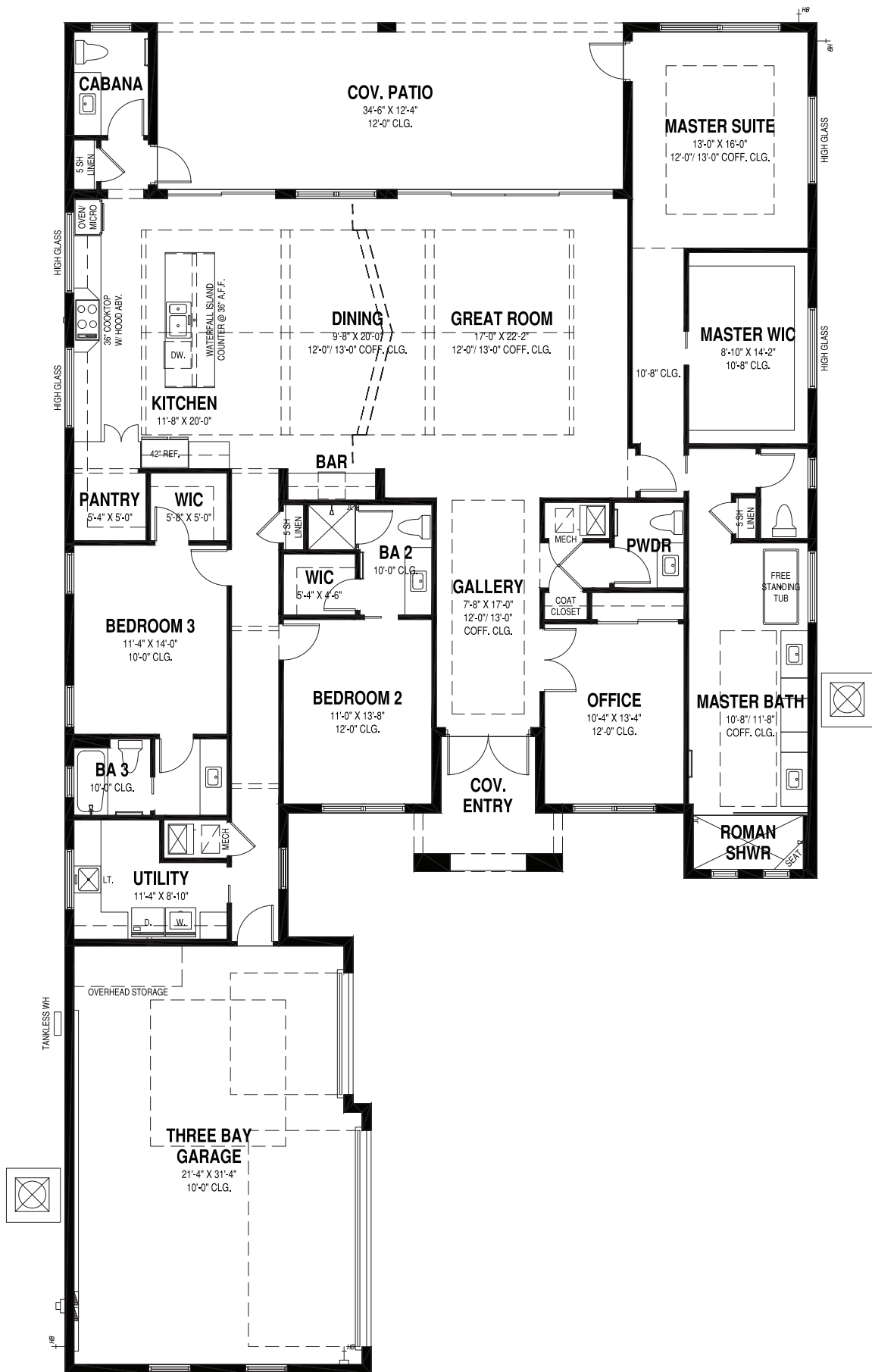
SAND DOLLAR GRANDE

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 55' x 102' • 4,453 SF
A/C: 3,041 sf • covered entry: 145 sf • covered patio: 448 sf • garage: 819 sf

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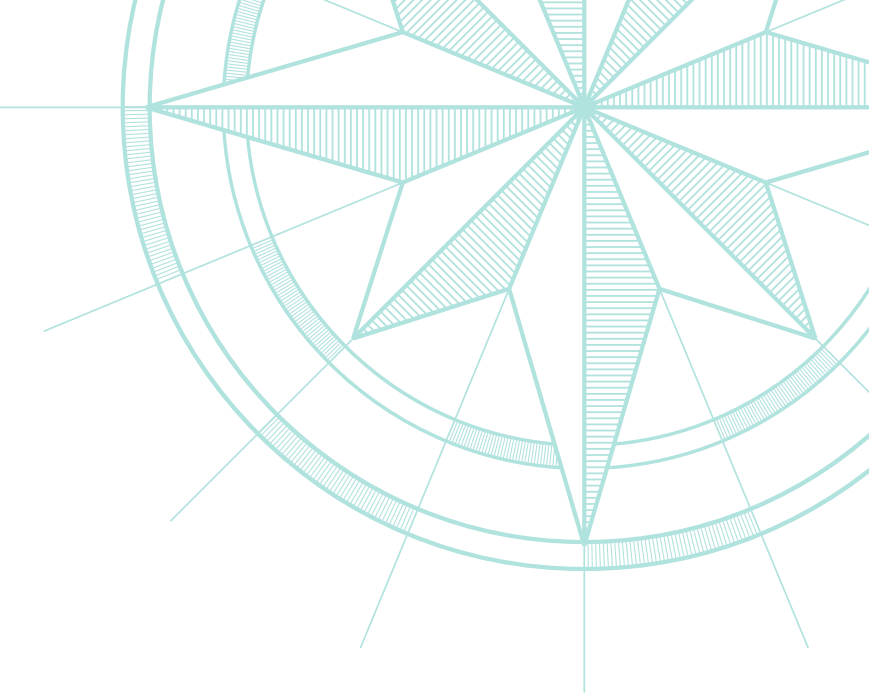
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BETWEEN THE ATLANTIC OCEAN AND THE INDIAN RIVER LAGOON LIES...



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