



THE STRAND

COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Olympia	3	4.5	Y	2 BAY	2,973	\$2,049,490
Sand Dollar Grande	3	3.5	Y	3 BAY	3,041	\$2,058,990
Tidewater 26	3	4	Y	3 BAY	3,155	\$2,126,990
Anson	3	3.5	Y	3 BAY	3,130	\$2,130,990
Bridgewater	3	3.5	Y	3 BAY	3,151	\$2,141,990
Artistry	4	4	Y	3 BAY	3,388	\$2,175,990
Caspian	4	3.5	Y	3 BAY	4,020	\$2,279,990

All base prices above include a standard home site.
 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



Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, Features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. GRBK GHO Homes, LLC. Lic. #CBC051145



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 highly sought-after Vero Beach lifestyle on Florida's Treasure Coast. Residents enjoy exclusive beach access and direct connectivity to the historic Jungle Trail. This scenic route enhances your daily routine with abundant opportunities for leisure, fitness, and relaxation, providing a beautiful natural backdrop for a morning run or a peaceful evening stroll.

The Strand neighborhood is fully equipped with natural gas connections with home including dedicated gas lines for the cooktop, tankless water heater and dryer, with optional additional lines available for a future whole-home generator, pool heater, and outdoor patio grill. Every single home comes complete with a private, screened-in pool.

The Strand offers a wide variety of home options tailored to suit different lifestyles and needs. Floor plans range from 3 to 4 bedrooms, every plan includes a den, 3.5 to 4 baths, and expansive 3-car garage to accommodate vehicles and storage. These new 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 even more structural options, the Tailor Made Program allows buyers to modify the living space to fit their exact specifications. Additionally, the dedicated experience provided by the Design Studio ensures that every finish, texture, and architectural detail can be created and customized to perfectly match your personal preferences.

Community Location:

103 Strand Dr, Vero Beach, FL, 32963

Driving Directions:

From I95 North or South take exit 156 and head east Head east on Co Rd 512 toward 108th Ave, turn right onto 90th Ave, continue onto 85th St, continue onto FL-510 E, turn right onto Florida A1A S, turn right onto Strand Dr, Destination will be on the left

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: \$1,689.00 per quarter

Capital Contribution one time road reserve: \$1,850

Developer Site Assessment: \$750.00

Community Services:

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

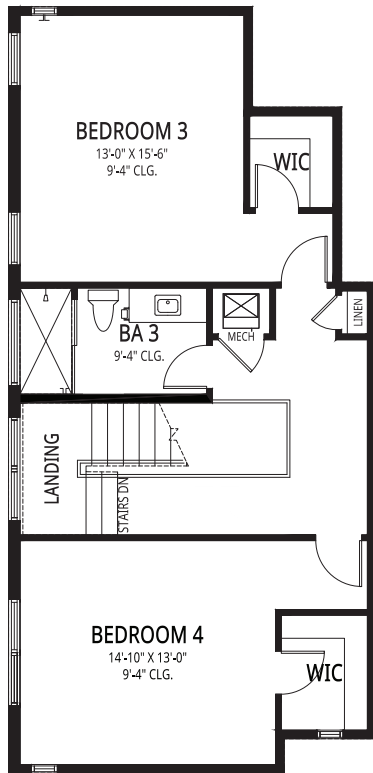
Amenities:

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









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

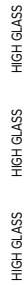
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A GREEN BRICK PARTNER

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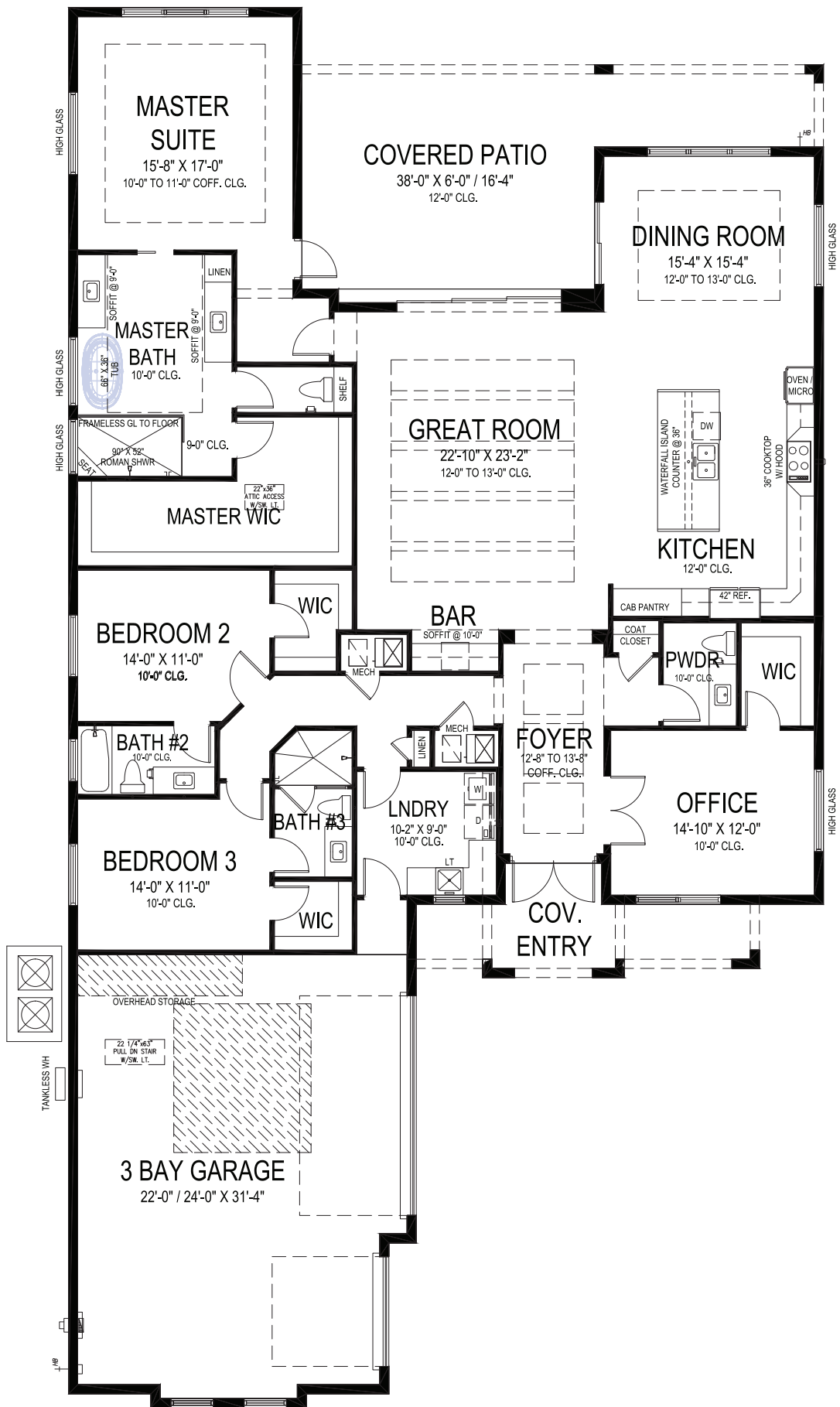


A GREEN BRICK PARTNER

3 BEDS • DEN • 4.5 BATHS • 2+ BAY GAR • 59' x 88'-4" • 4,263 SF
A/C: 2,973 sf • covered entry: 68 sf • covered patio: 554 sf • garage: 668 sf

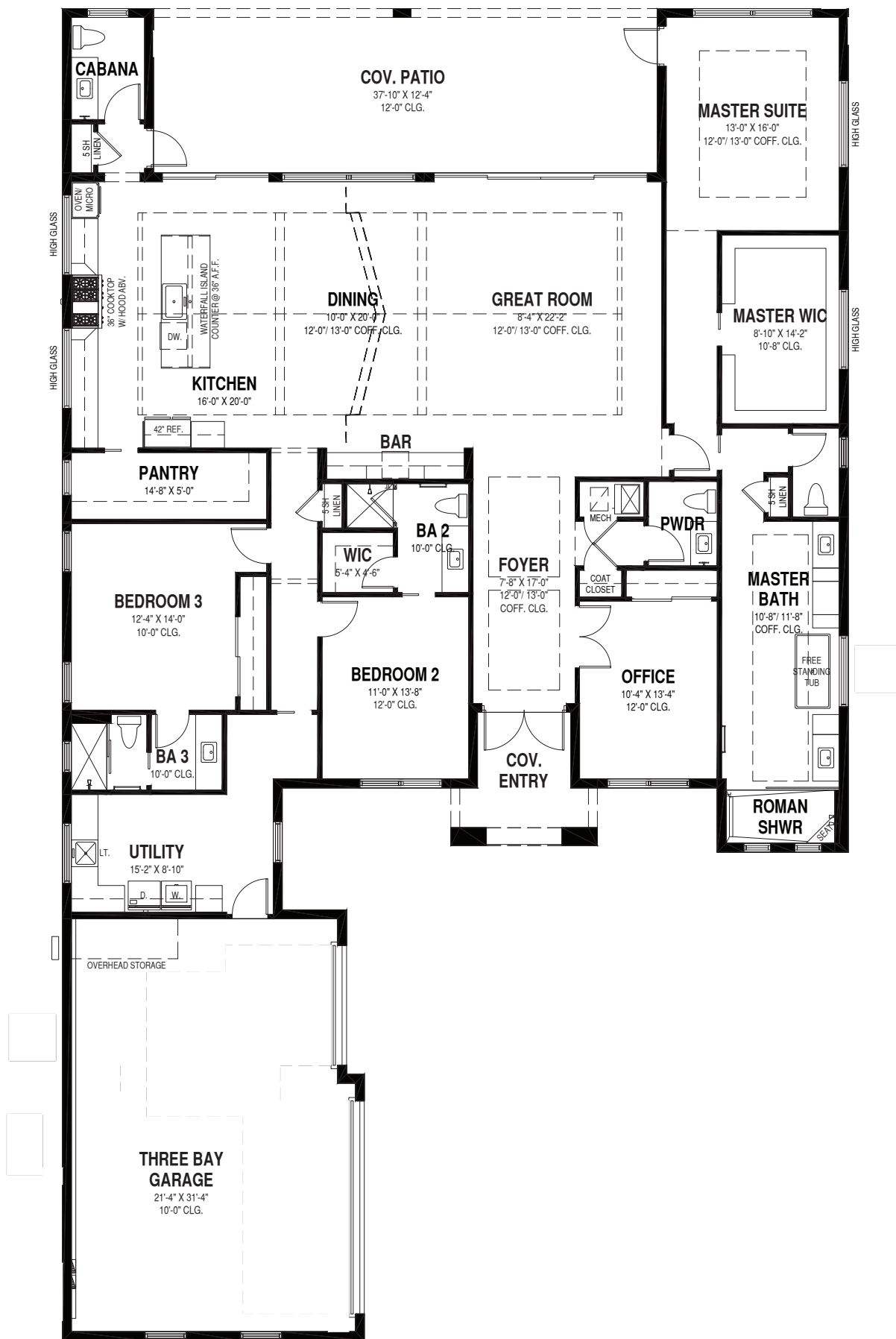


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SAND DOLLAR GRANDE

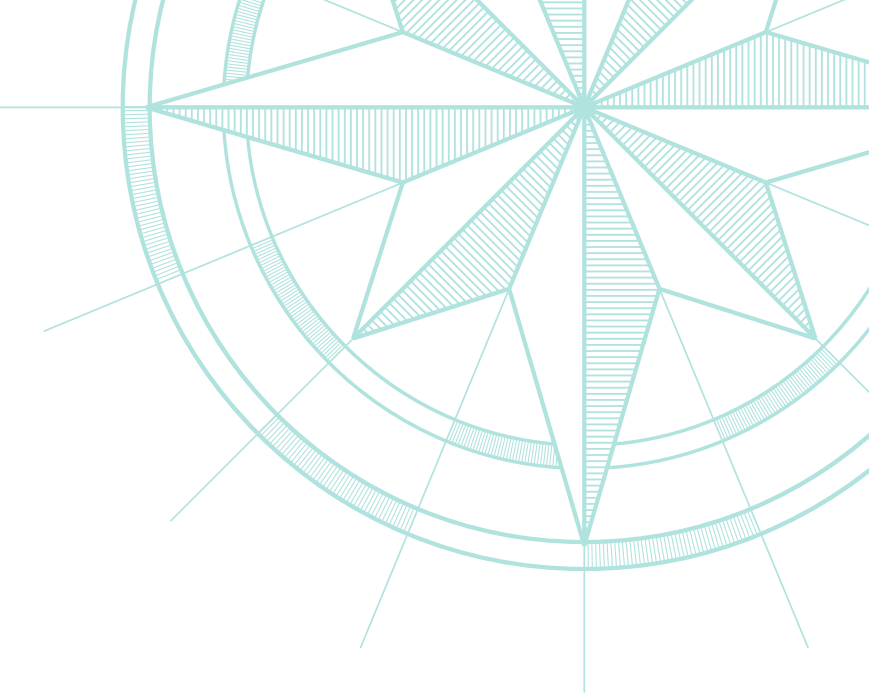
3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 55' x 102' • 4,453 SF
A/C: 3,041 sf • covered entry: 145 sf • covered patio: 448 sf • garage: 819 sf



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



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