



# HIGH POINTE COMMUNITY PRICE LIST

## PHASE 2 HOME FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Cordella Jem	3	2	N	3 BAY	1,899	\$578,990
Allura	2	2	Y	2 BAY	2,114	\$586,990
Cordella Grande	3	3	Y	3 BAY	2,190	\$589,990
Capistrano Grande	3	3	Y	3 BAY	2,361	\$616,990
Aurora 25	3	3	Y	2 BAY	2,515	\$632,990
Venetian	3	3	Y	3 BAY	2,584	\$642,990
Seraphina 23	3	3.5	Y	3 BAY	2,737	\$648,990
Weston	3	3	Y	2 BAY	2,594	\$659,990
Weston Signature	4	3.5	Y	2 BAY	2,844	\$685,990

## INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Capistrano Grande 6414 High Pointe Circle, Vero Beach, FL 32967 Lot: 170	3	3	Y	3 BAY	2,361	\$625,151
Cordella Grande 3994 Tower Pointe Way, Vero Beach, FL 32967 Lot: 126	3	3	Y	3 BAY	2,190	\$637,323
Capistrano Grande 4018 Tower Pointe Way, Vero Beach, FL 32967 Lot: 127	3	3	Y	3 BAY	2,361	\$669,796
Capistrano Grande 4042 Tower Pointe Way, Vero Beach, FL 32967 Lot: 128	3	3	Y	3 BAY	2,361	\$683,286

All plans in Phase 2 will include upgraded features including Level 2 Cabinets, Gourmet Kitchen Package and a Hood Package which included a combo wall oven/microwave.

Lakefront, oversized and select homesites are limited, unique and will have a lot premium associated.

Not all plans are designed to fit on every homesite. Contact your salesperson for information.

To learn more about these homes, please contact  
Nicole Morris at 772.257.1100 or e-mail [nicolem@ghohomes.com](mailto:nicolem@ghohomes.com)





## HIGH POINTE COMMUNITY PROFILE

### COMMUNITY OVERVIEW

High Pointe is a gated new home community located in Vero Beach, Florida, designed to offer a luxurious and comfortable living experience. The homes in High Pointe range from 2 to 4 bedrooms, ensuring options for different needs and lifestyles. Many homes feature a den, which offers the flexibility to be a home office, bedroom, or additional living space. The bathrooms vary from 2 to 3.5 baths, providing ample convenience and comfort. The open concept living spaces are generously sized, with homes ranging from just under 2,000 square feet to over 2,800 square feet under air. Homebuyers can customize their home to fit their lifestyle and needs using the GHO Homes Tailor Made Program, as well as the Design Studio allowing buyers to customize a home with personalized touches and upgrades.

Residents of High Pointe enjoy a variety of amenities that enhance their living experience. The community clubhouse serves as a hub for social activities and relaxation, featuring a community pool and fitness center equipped with modern exercise equipment, catering to residents' health and wellness needs. Additionally, the gathering room provides a space for residents to socialize, host events, and build a sense of community. High Pointe is more than just a place to live; it's a community where residents can enjoy a luxurious lifestyle. Whether you're looking for a spacious new home, modern amenities, or a vibrant community, High Pointe has something to offer everyone.

#### Driving Directions:

The High Pointe community is located on 65th Avenue between US#1 and 58th Avenue, in North Vero Beach. From I-95 take State Rd 60, Vero Beach, East, continue to 58th Ave. Turn left on 58th ave then right on 65th street to 6450 High Pointe Way. High Pointe subdivision will be on your right.

#### Total Number of Homes:

278 homesites across 4 community phases.

#### Pet Policy:

Household Pets are welcome. Please review the Pets Section of the Covenants - Section 11, for more information.

#### Size of Typical Lots:

Average lot size is 70' x 125'. Sizes vary, ask your salesperson for available lots.

Home selection area available in 50' and 60' wide.

#### Community Dues/Fees:

Monthly HOA Fee of \$370 - including Clubhouse, entry gate, lawn care, internet via Hotwire fiber 300/300 service and plus basic tv with 2 set top boxes.

\$850 Clubhouse Amenity Fee

\$1,400 Capital Contribution Fee

\$1,500 Reimbursement of Declarant's Expenditures to Seller

#### Elementary School:

For questions about additional school options, please contact the IRC School Board about their Parent's Choice program (772) 564-3000 [click here for website](#).

Closest schools to the community:

North County Elementary School 6640 Old Dixie Hwy, Vero Beach, FL 32967

Dodgertown Elementary School 4350 43rd Ave, Vero Beach, FL 32967

#### Middle School:

Storm Grove Middle School 6400 57th St, Vero Beach, FL 32967 (772) 564-6400

#### High School:

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





# HIGH POINTE COMMUNITY PROFILE

**Community Services:**

Community lighting, High Speed Internet, Community Lakes, Community Street Lighting, Common Area Maintenance, Community Gate and Individual Lawn Maintenance.

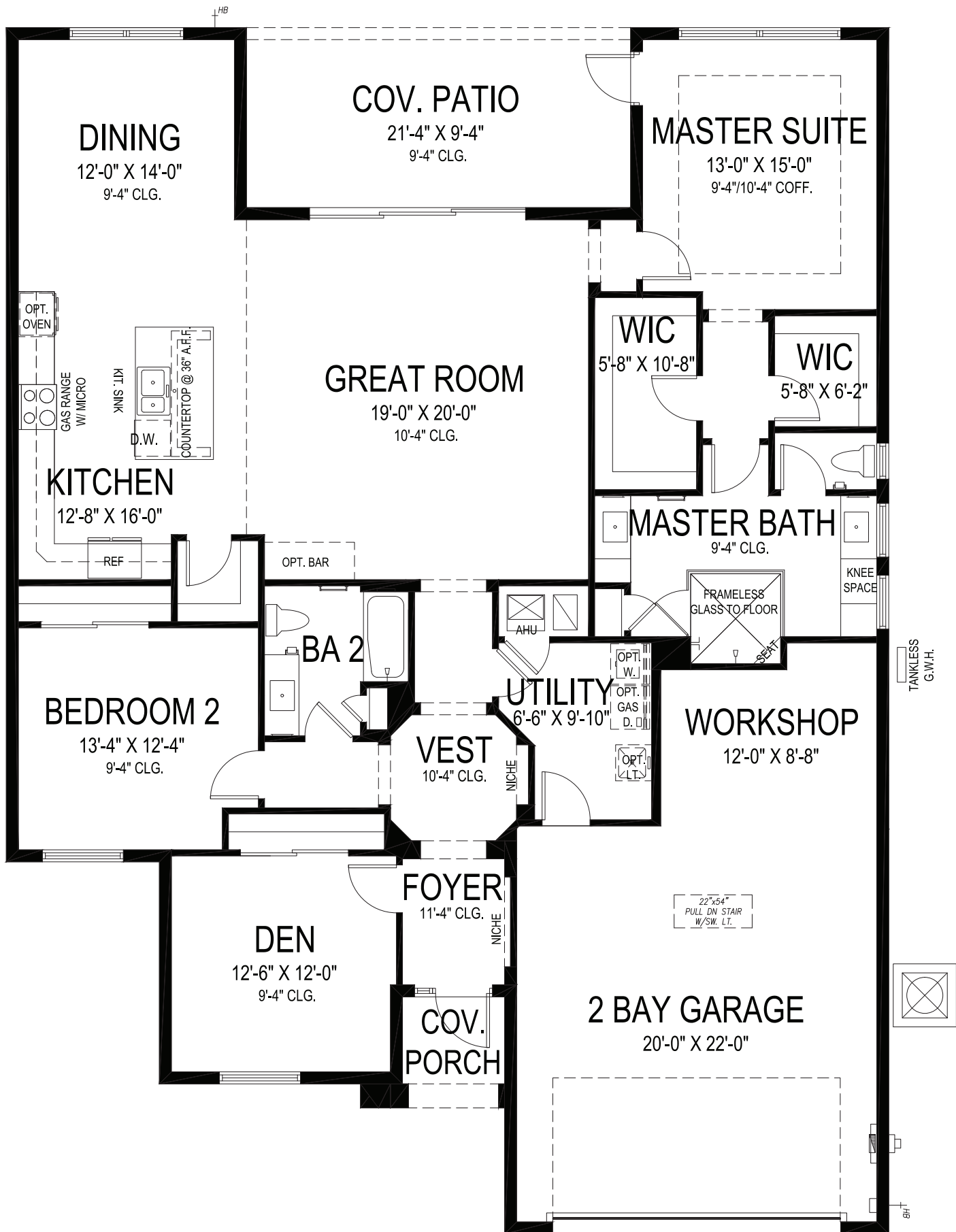
**Amenities:**

Gated Entry, Clubhouse with community pool, fitness center and gathering room.

**Entry Roads:**

Gated Entry from 65th Avenue.





## ALLURA

2 BEDS • DEN • 2 BATHS • 2 BAY GARAGE • 49' x 67' • 2,958 SF  
 A/C: 2,114 sf • covered entry: 35 sf • covered patio: 213 sf • garage: 596 sf

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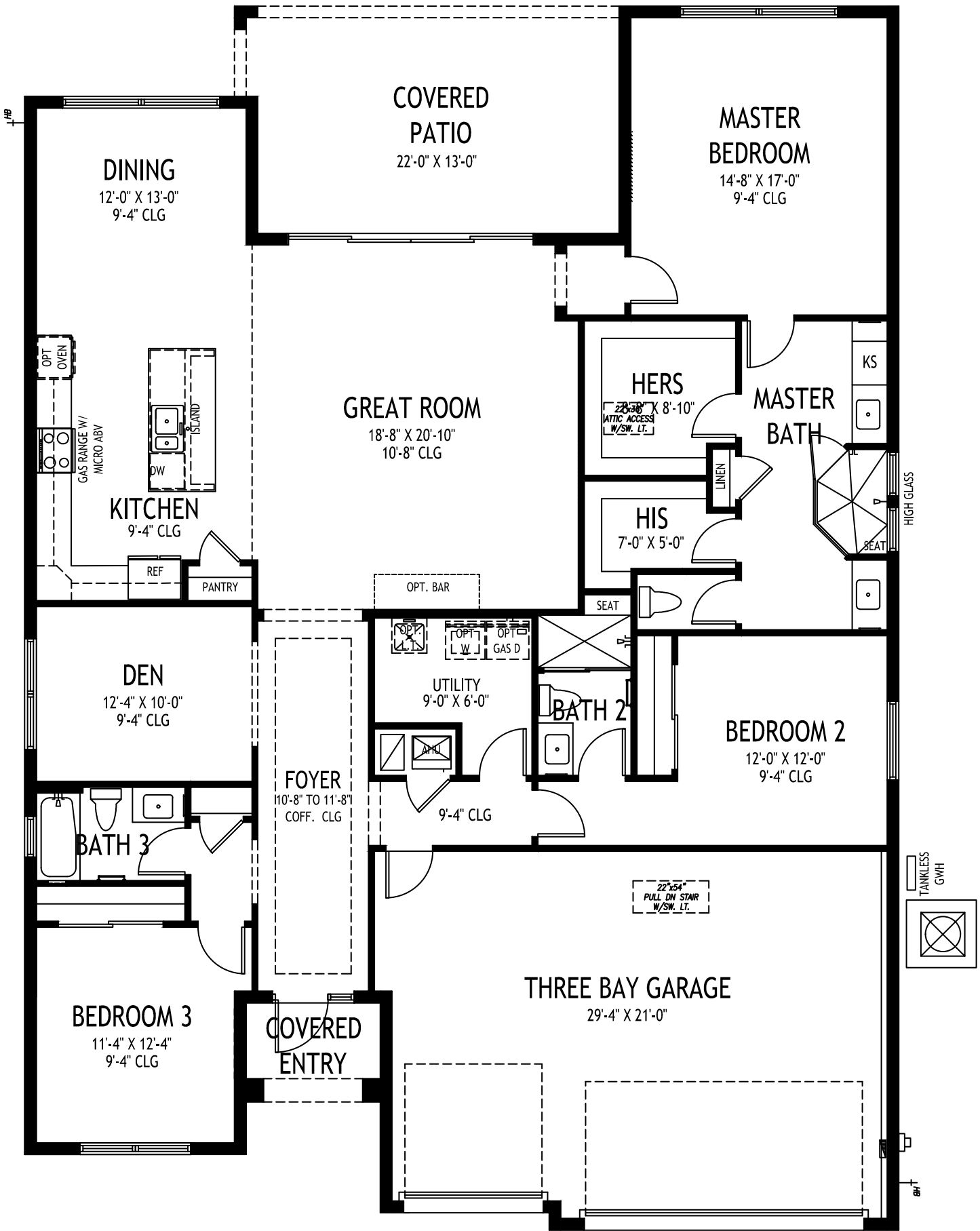
## AURORA 25

3 BEDS • DEN • 3 BATHS • 2 BAY GARAGE • 50' x 73' • 3,300 SF  
A/C: 2,515 sf • covered entry: 38 sf • covered patio: 180 sf • garage: 567 sf

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## CAPISTRANO GRANDE

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 70' • 3,316 SF.  
 A/C: 2,361 sf. • covered entry: 43 sf. • covered patio: 276 sf. • garage: 636 sf.

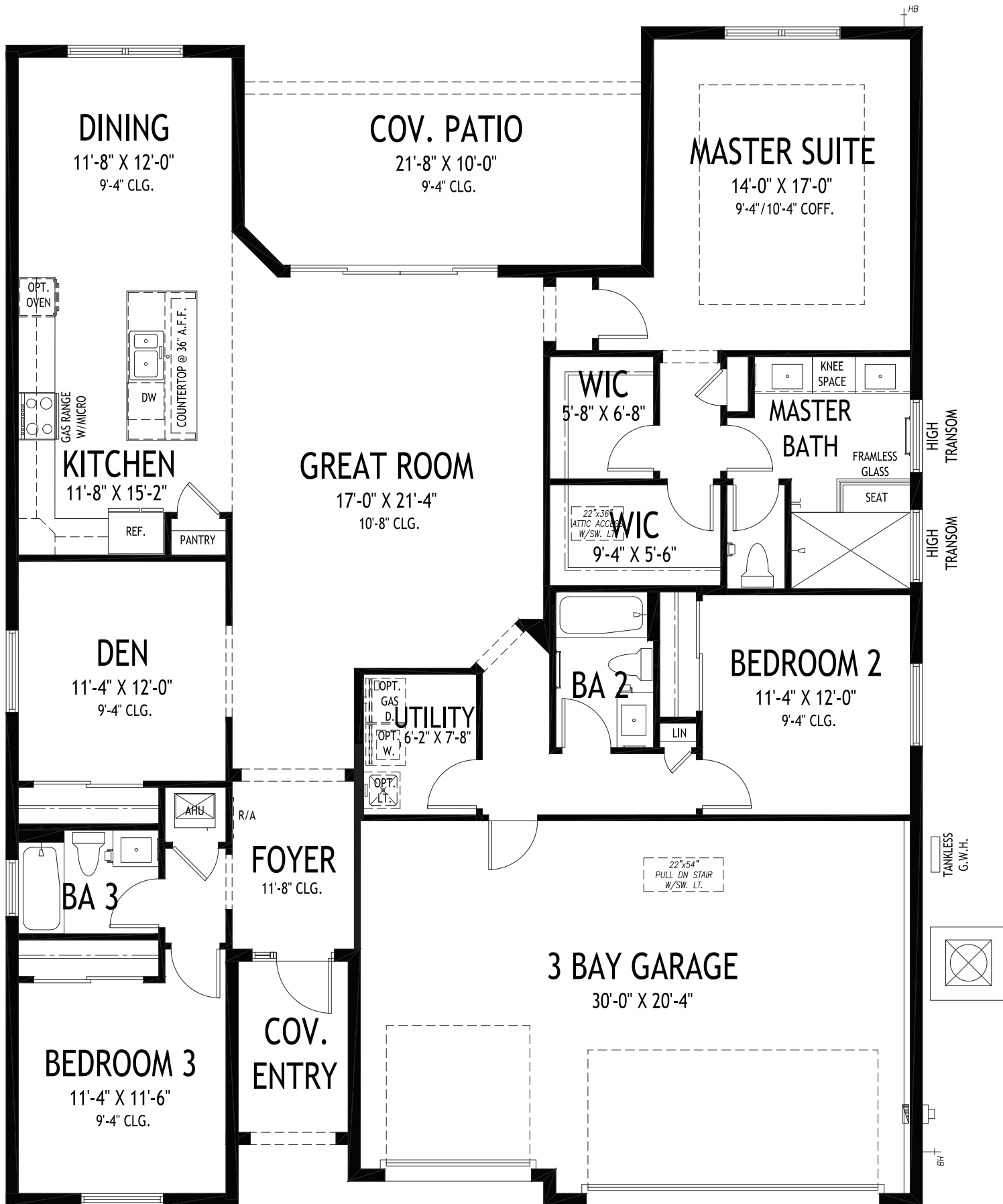
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## CORDELLA GRANDE

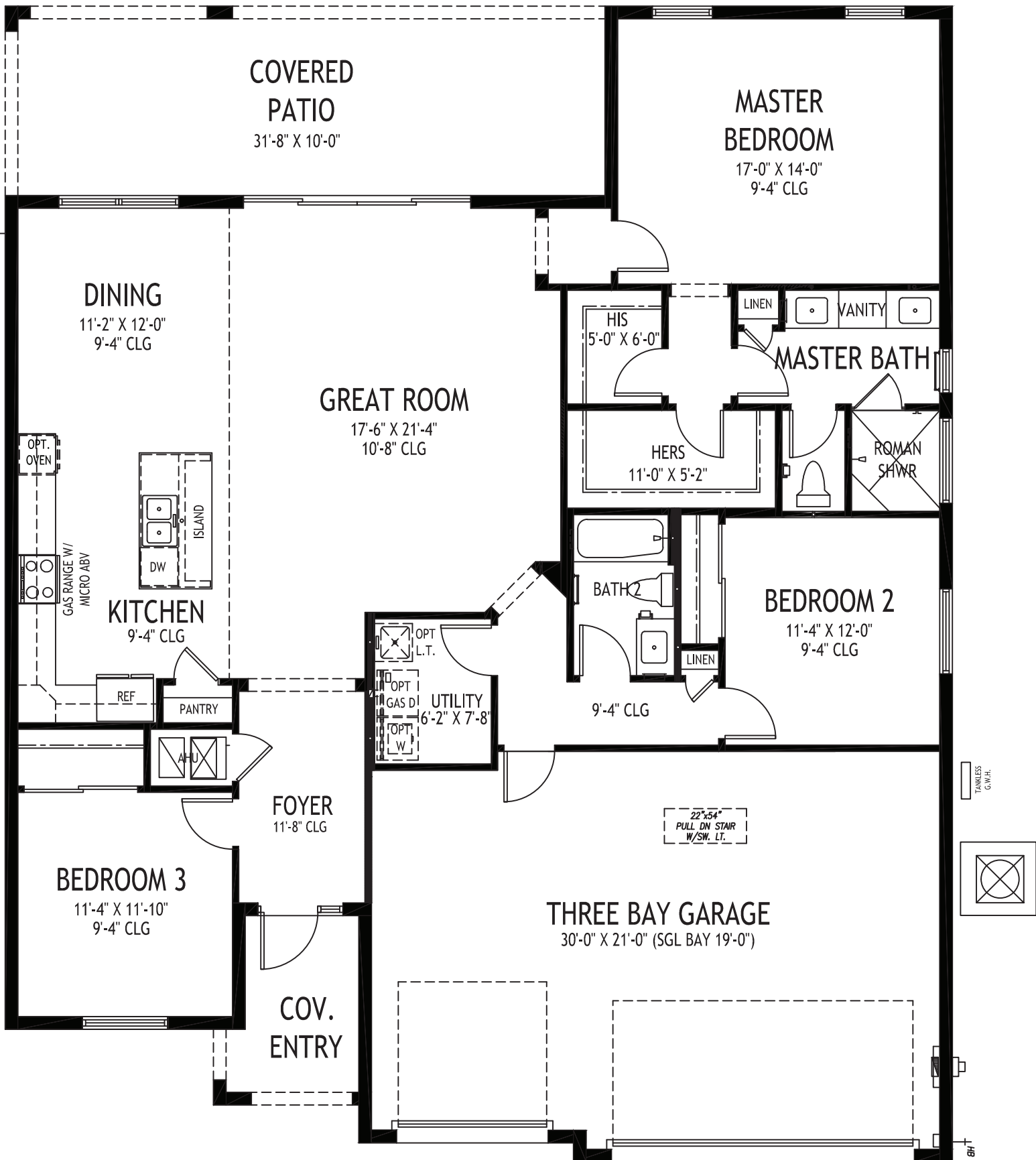
3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 64'-4" • 3,104 SF  
 A/C: 2,190 sf • covered entry: 60 sf • covered patio: 215 sf • garage: 639 sf



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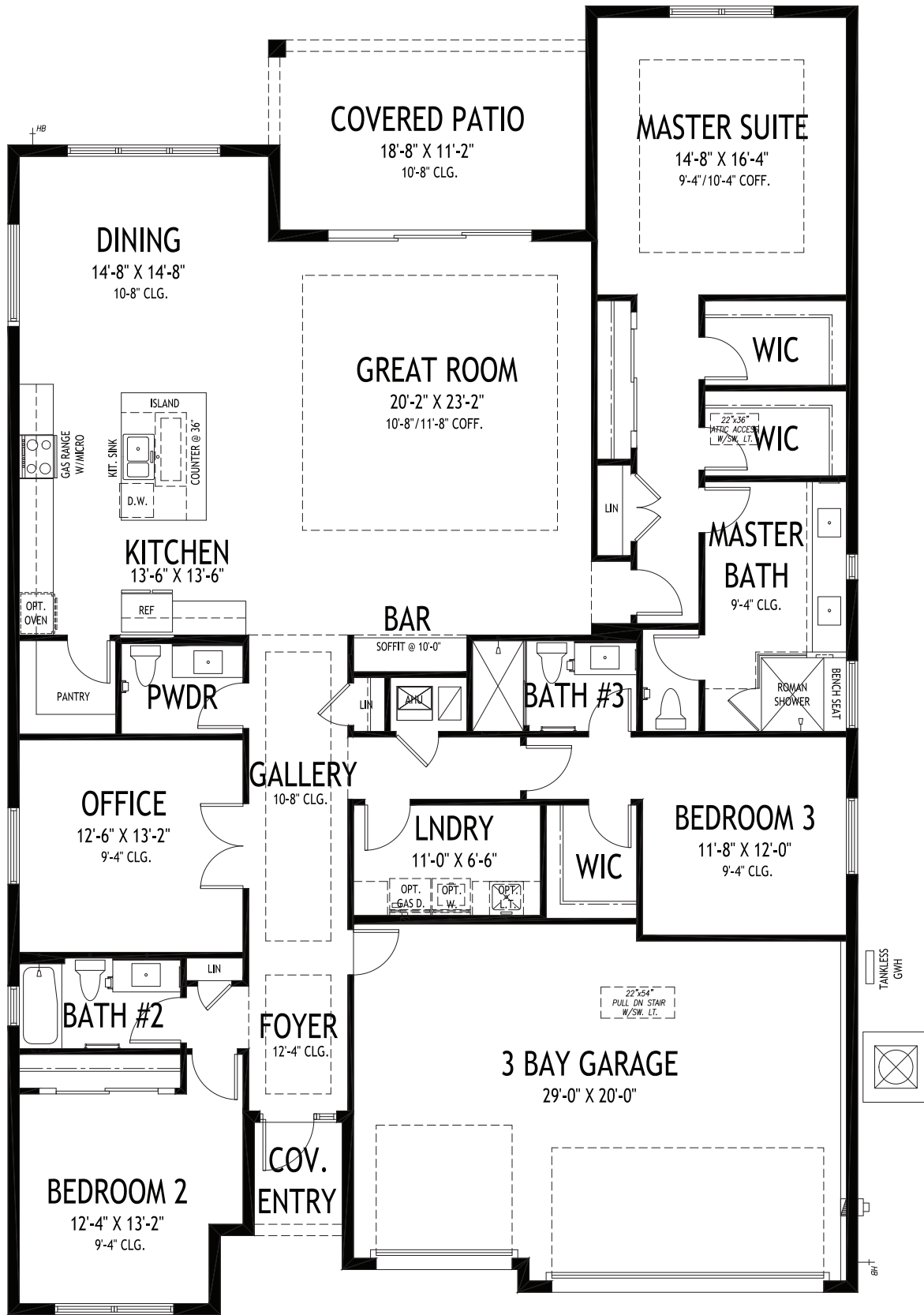
**CORDELLA JEM**

3 BEDS • 2 BATHS • 3 BAY GARAGE • 50' x 61' • 2,939 SF  
A/C: 1,899 sf • covered entry: 67 sf • covered patio: 317 sf • garage: 656 sf

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**SERAPHINA 23**

3 BEDS • DEN • 3.5 BATHS • 3 BAY GARAGE • 50' x 77' • 3,599 SF  
A/C: 2,737 sf • covered entry: 34 sf • covered patio: 205 sf • garage: 623 sf

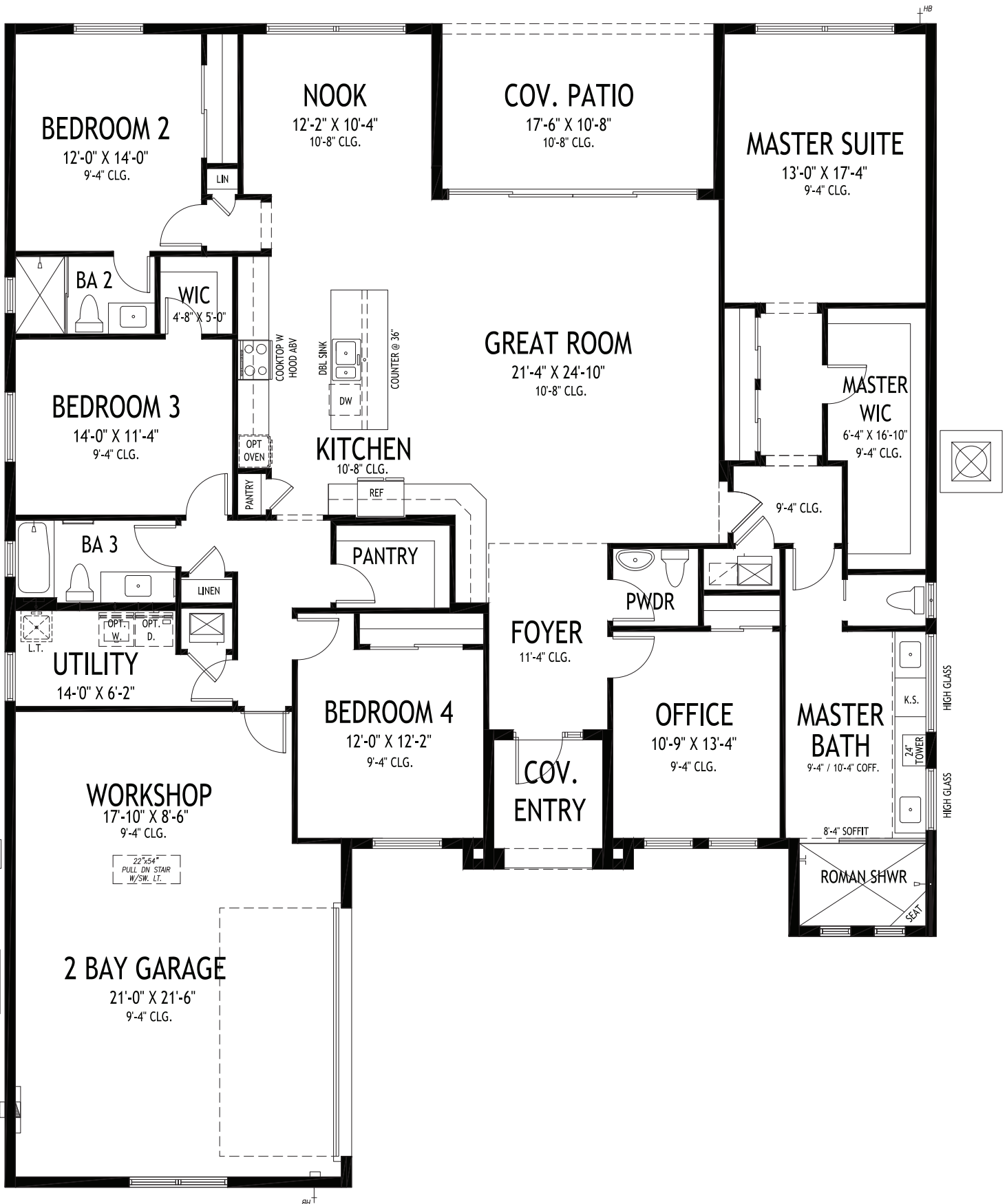
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## WESTON SIGNATURE

4 BEDS • DEN • 3.5 BATHS • 2+ BAY GARAGE • 60' x 75' • 3,747 SF  
 A/C: 2,844 sf • covered entry: 64 sf • covered patio: 187 sf • garage: 652 sf

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65TH STREET

65TH STREET

65TH STREET

HIGH POINTE WEST WAY

HIGH POINTE WAY

HIGH POINTE CIRCLE

TOWER POINTE WAY

BENT PINE GOLF CLUB

OVERLOOK ROAD

OVERLOOK ROAD

OVERLOOK TERRACE

HAWK'S NEST GOLF COURSE



**FUTURE  
DEVELOPMENT**



**HIGH POINTE  
WEST**



**PHASE ONE**



**PHASE TWO**

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