


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	\$573,990
Allura	2	2	Y	2 BAY	2,114	\$581,990
Cordella Grande	3	3	Y	3 BAY	2,190	\$584,990
Capistrano Grande	3	3	Y	3 BAY	2,361	\$611,990
Aurora 25	3	3	Y	2 BAY	2,515	\$627,990
Venetian	3	3	Y	3 BAY	2,584	\$637,990
Seraphina 23	3	3.5	Y	3 BAY	2,737	\$643,990
Weston	3	3	Y	2 BAY	2,594	\$654,990
Weston Signature	4	3.5	Y	2 BAY	2,844	\$680,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Cordella Jem 6340 High Pointe Way, Vero Beach, FL 32967 Lot: 162	3	2	N	3 BAY	1,899	\$622,934
Allura 6380 High Pointe Way, Vero Beach, FL 32967 Lot: 164	2	2	Y	2 BAY	2,149	\$641,386
Capistrano Grande 6410 High Pointe Way, Vero Beach, FL 32967 Lot: 165	3	3	Y	3 BAY	2,361	\$670,889
Cordella Grande 3934 Overlook Road, Vero Beach, FL 32967 Lot: 200	3	3	Y	3 BAY	2,190	\$655,444

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



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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 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



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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:

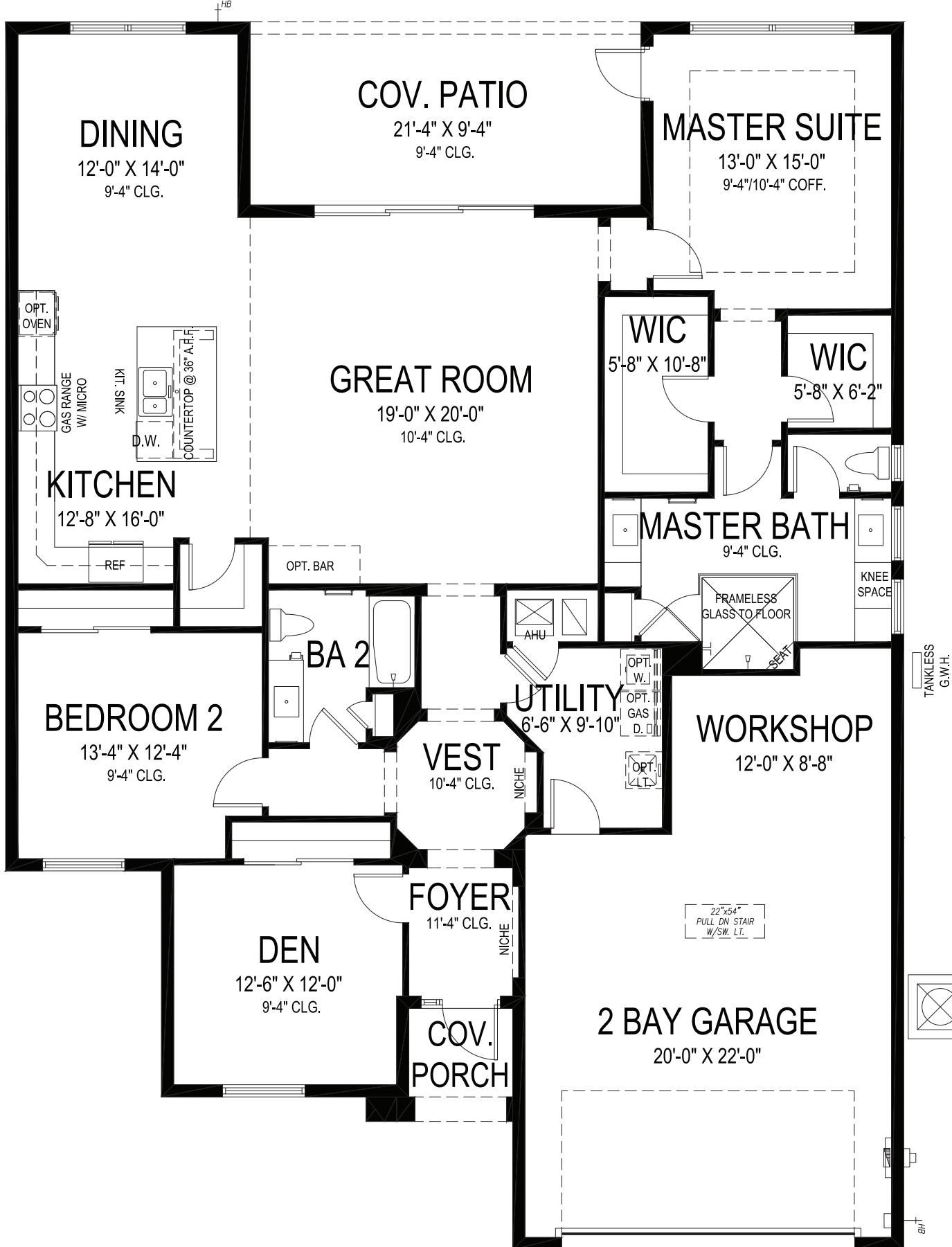
Gated Entry, Clubhouse with community pool, fitness center and gathering room.

Entry Roads:

Gated Entry from 65th Avenue.

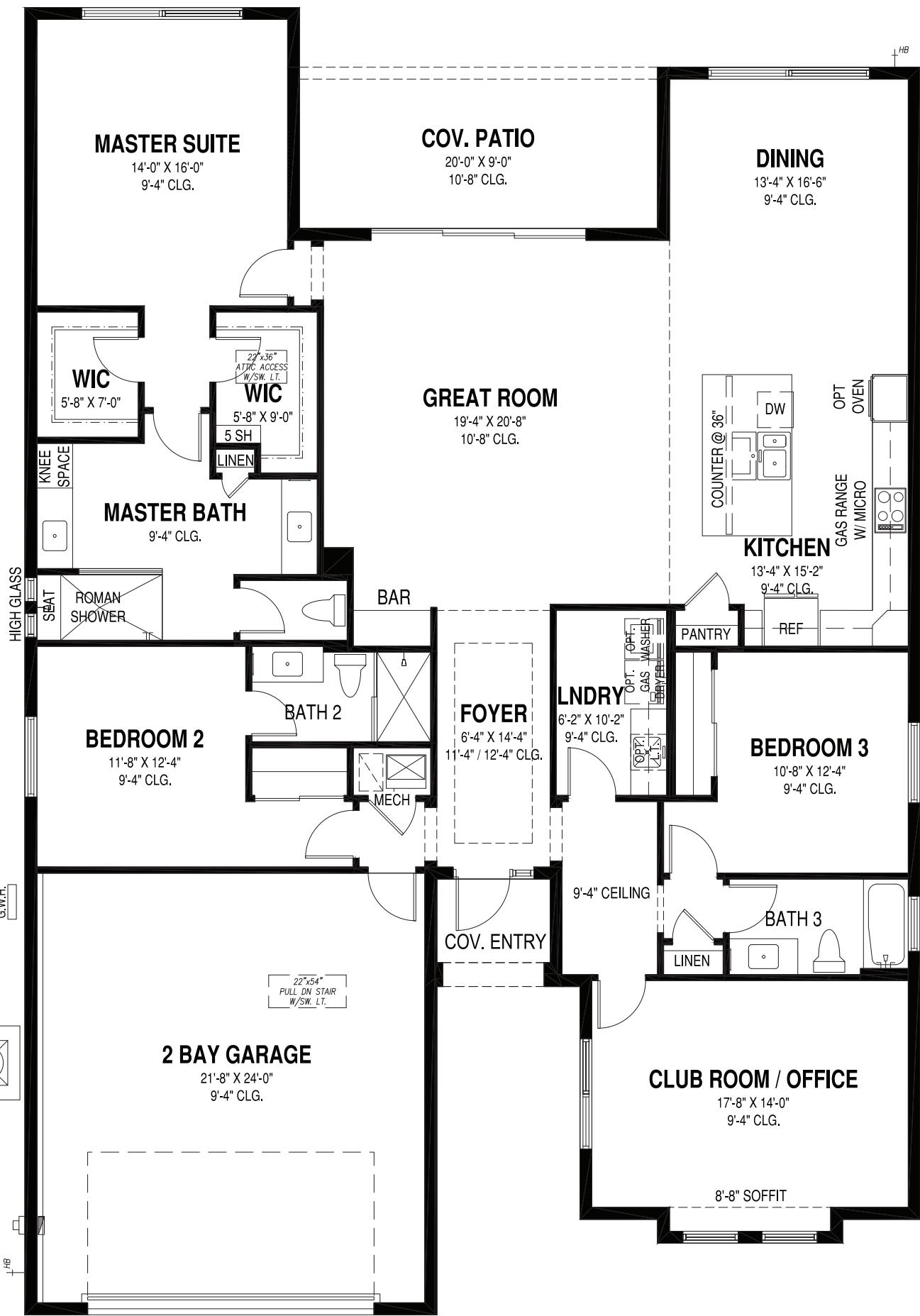


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GHO HOMES
A GREEN BRICK PARTNER

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

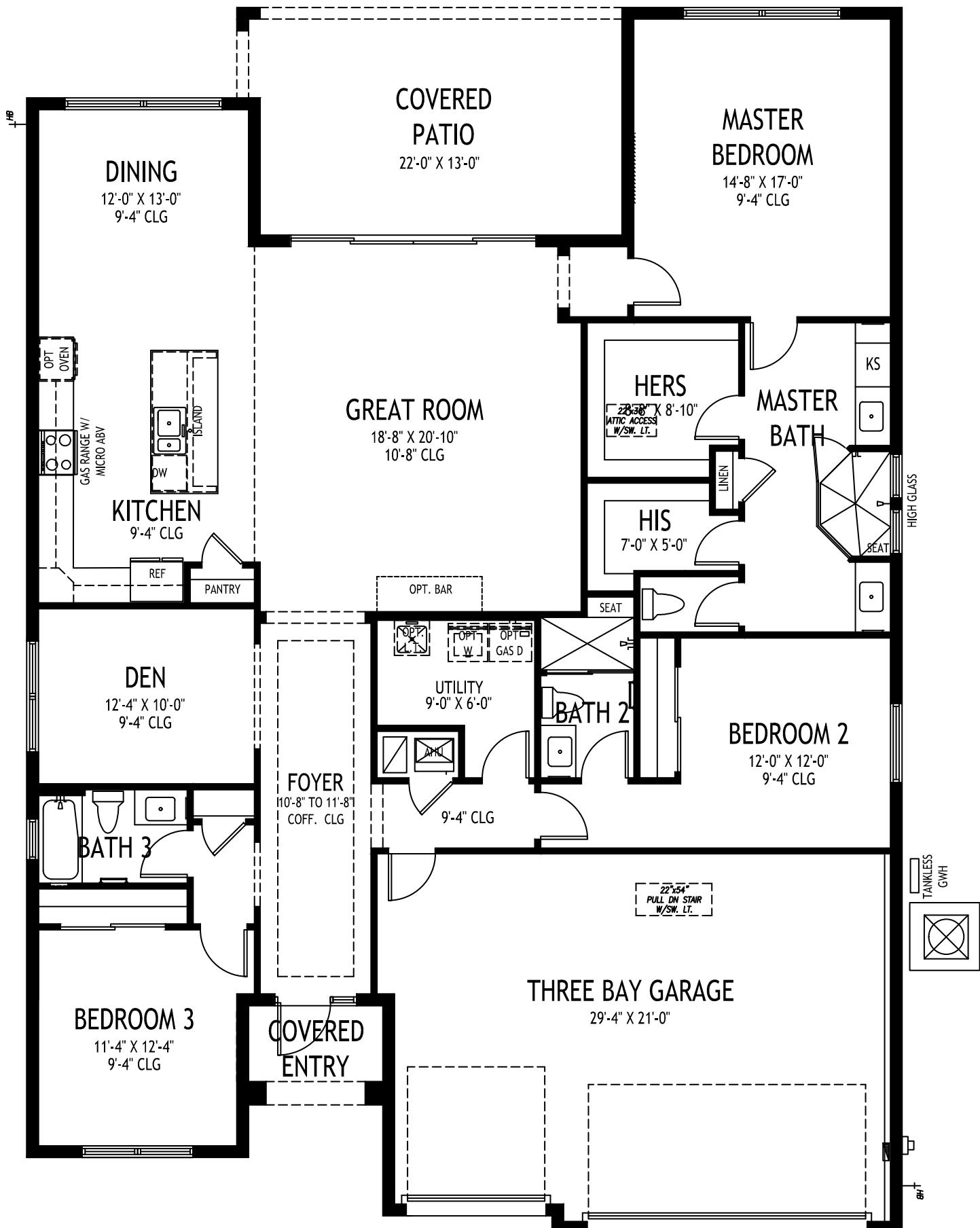


GH^O HOMES

A GREEN BRICK PARTNER

AURORA 25

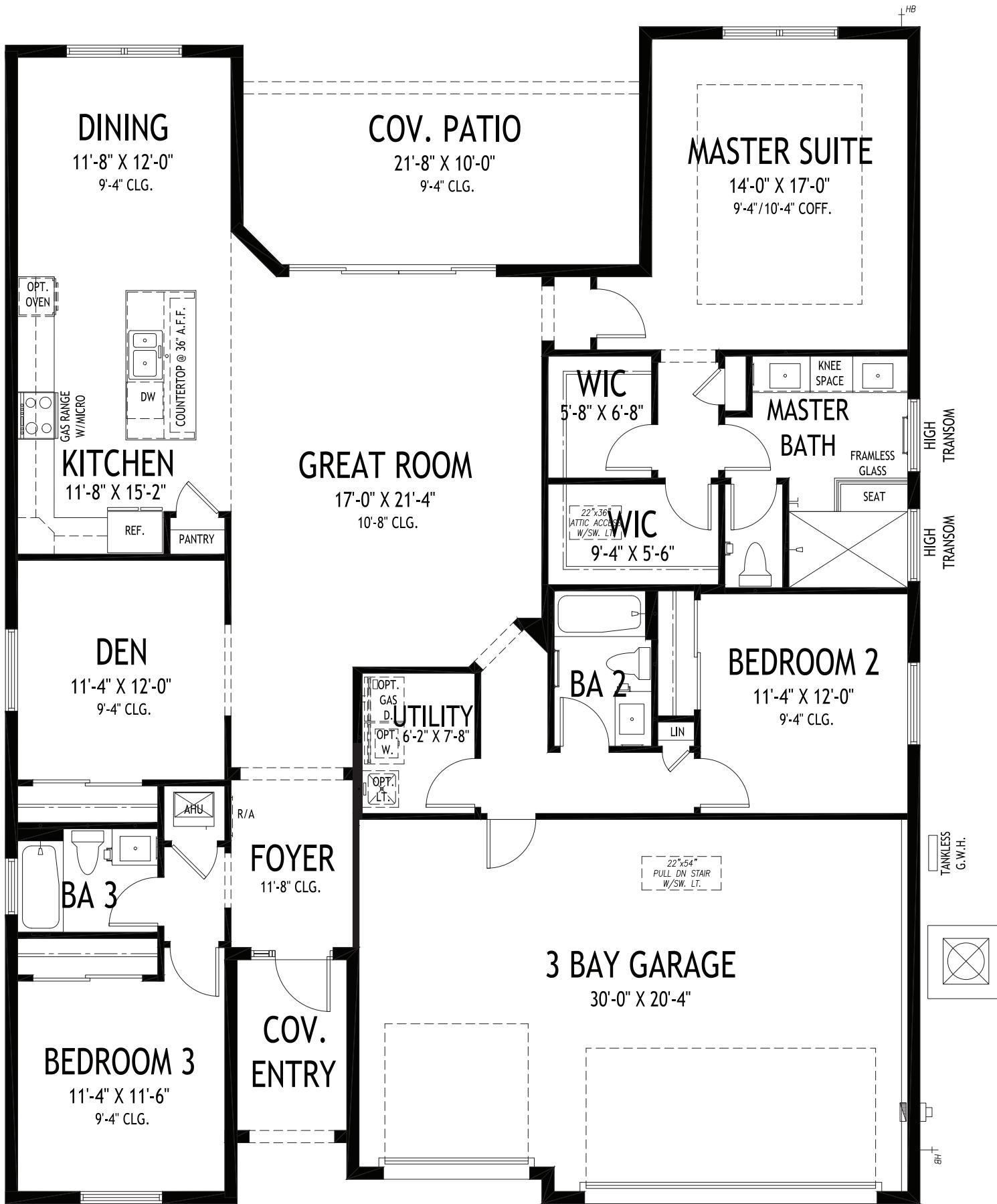
3 BEDS • DEN • 3 BATHS • 2 BAY GARAGE • 50' x 73' • 3,300 SF
A/C: 2,515 sf • covered entry: 38 sf • covered patio: 180 sf • garage: 567 sf



GHG HOMES

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CAPISTRANO GRANDE

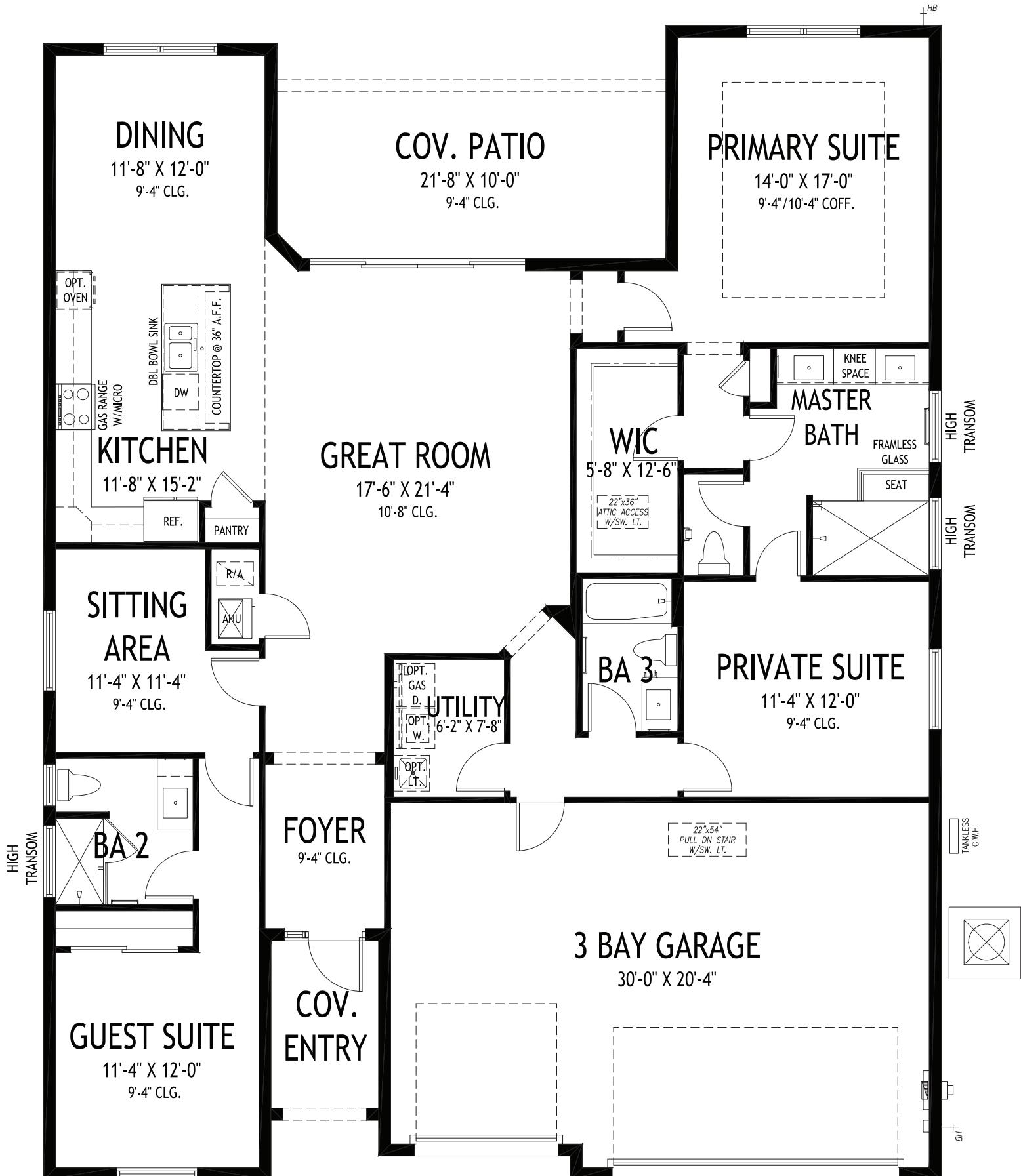


GHO HOMES

A GREEN BRICK PARTNER

CORDELLA GRANDE

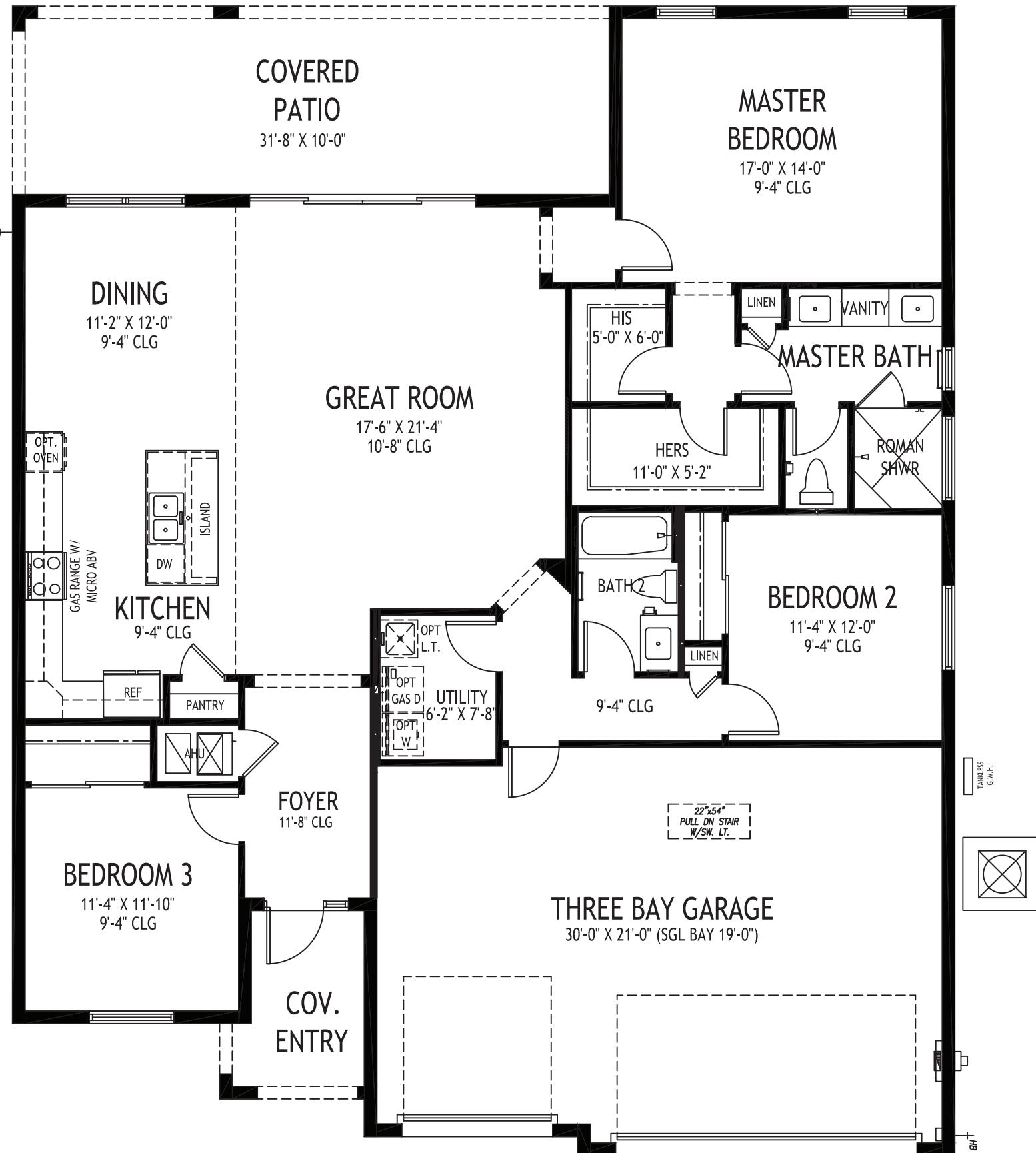
3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 64'-4" • 3,104 SF
A/C: 2,190 sf • covered entry: 60 sf • covered patio: 215 sf • garage: 639 sf



GHO HOMES
A GREEN BRICK PARTNER

CORDELLA GRANDE DUET

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



GHOSH HOMES

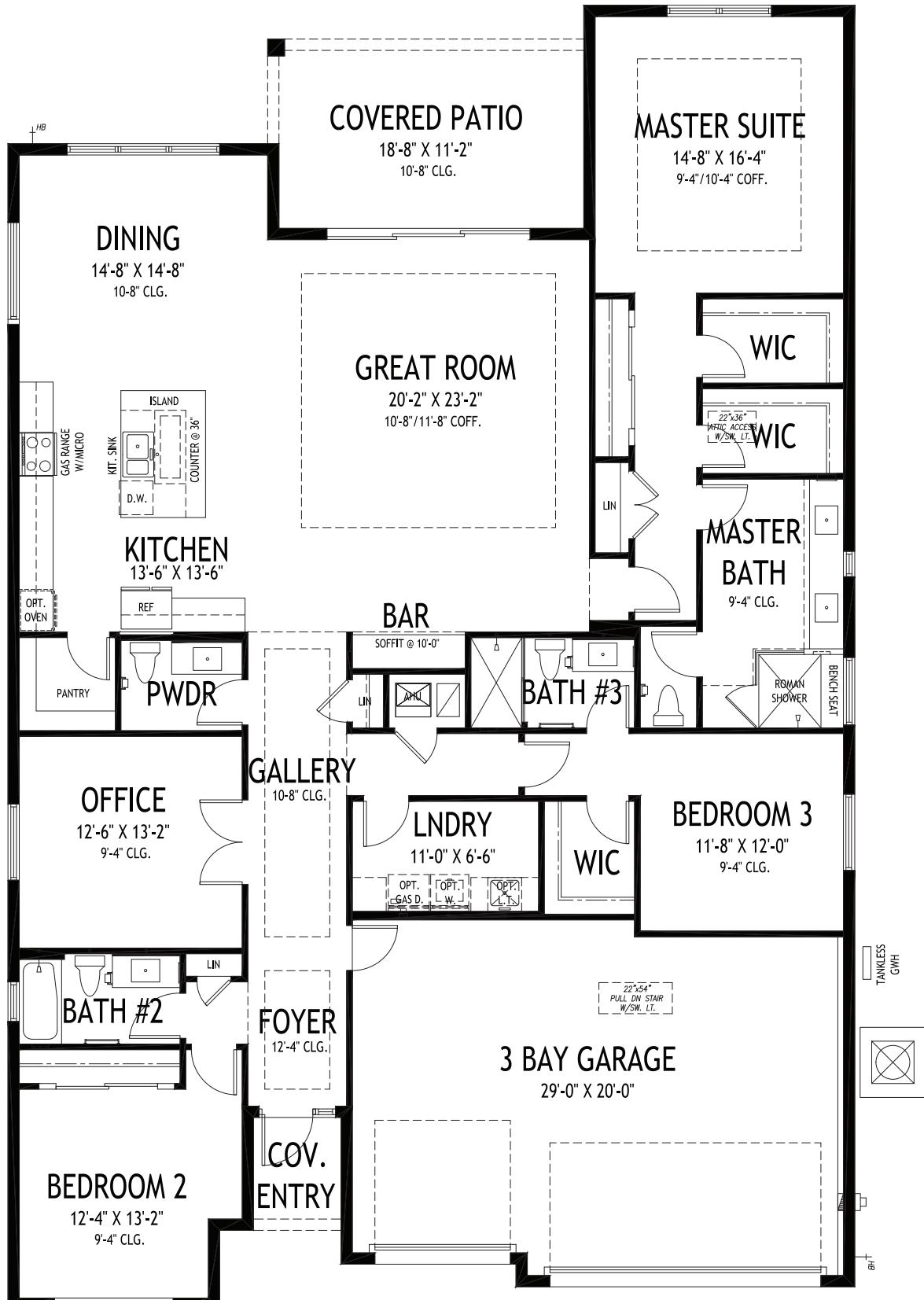
A GREEN BRICK PARTNER

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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GHO HOMES
A GREEN BRICK PARTNER

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



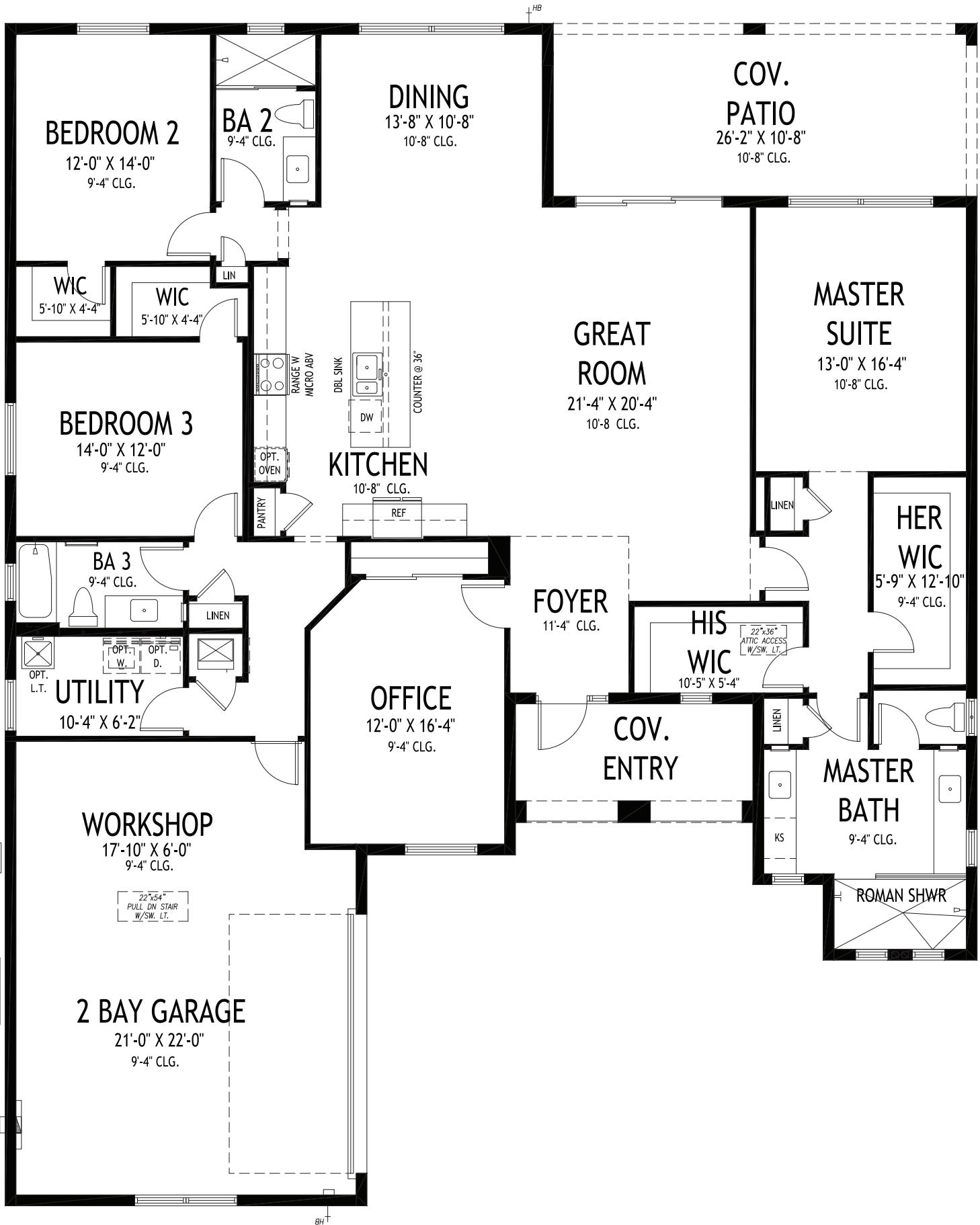
GHG HOMES

VENETIAN

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 80' • 3,462 SF
A/C: 2,584 sf • covered entry: 61 sf • covered patio: 198 sf • garage: 619 sf

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WESTON

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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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

