



LUCAYA POINTE COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Cypress	2	2.5	Y	3 BAY	2,241	\$830,525
Cypress Grande	3	3.5	N	3 BAY	2,321	\$850,525
Amaryllis	3	3	Y	3 BAY	2,368	\$860,525
Magnolia 21 Jem	3	3	N	3 BAY	2,610	\$875,525
Magnolia 21	3	3	Y	3 BAY	2,626	\$892,525
Dahlia 21	3	3	N	3 BAY	2,657	\$909,525
Magnolia 21 Grande	3	4	Y	3 BAY	2,750	\$930,525

VILLA FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Seabreeze	3	3	N	2 BAY	2,244	\$718,525

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Dahlia 21 4133 Lucaya Pointe Way, Vero Beach, FL 32967 Lot: 1	3	3	N	3 BAY	2,657	\$904,081
Amaryllis 4232 Montagu Ave, Vero Beach, FL 32967 Lot: 15	3	3	Y	3 BAY	2,368	\$942,775
Magnolia 21 4237 Lucaya Pointe Way, Vero Beach, FL 32967 Lot: 58	3	3	Y	3 BAY	2,626	\$954,724
Cypress 4226 Lucaya Pointe Way, Vero Beach, FL 32967 Lot: 97	2	2.5	Y	3 BAY	2,241	\$999,873
Magnolia 21 4190 Lucaya Pointe Way Lot: 103, Vero Beach, FL 32967	3	3	Y	3 BAY	2,626	\$1,077,611

All base prices above include a standard homesite. 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 specific lot information.

To learn more about these homes, please contact
Diana Leever at 772.257.1100 or e-mail dianal@ghohomes.com



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LUCAYA POINTE COMMUNITY PROFILE

COMMUNITY OVERVIEW

Lucaya Pointe in Vero Beach is an intimate gated community with 108 new homes offering both villas and single-family, designed to cater to a variety of lifestyles. The community is thoughtfully planned with streetlights and sidewalks, promoting a walkable environment with large oak trees. Enjoy a low-maintenance lifestyle with unmatched convenience, within 10 minutes from downtown Vero Beach, the Riverside Theater, pristine beaches, a regional airport, and top-tier medical care at Indian River Hospital. Lucaya Pointe blends tranquility with accessibility, making it the perfect place to call home.

Whether you are looking for a villa or single-family home, these spacious plans offer 2 to 3 bedroom, 2.5 to 4 bath, 2 to 3-car garages and range from 2,200 to 2,750 living sq. ft. Homes can be customized to include additional bedroom, club or hobby rooms, plus a variety of master bath options and much more. With our Tailor Made Program, as well as the Design Studio allowing buyers to customize a home with personalized touches and upgrades. Each new construction home is equipped with natural gas and all homes feature private pools.

Driving Directions:

From I-95 Exit 147 head E State Rd 60 E to 58 Ave and turn left. Continue on 58th Ave to 41 St Street and turn right. Cross over US 1 and Lucaya Pointe will be on your left.

Total Number of Homes:

108 Homesites consisting of Single-Family Homes and Attached Villas

Pet Policy:

Pets allowed. Please review HOA documents for full description of rules on animals.

Size of Typical Lots:

3 Lot Sizes - See sales agent for full details

Community Dues/Fees:

Single Family Homes estimated to be \$262 monthly.

Attached Villas \$220 month.

A Capital Contribution Fee of \$2,050 will be due on closing to the HOA.

Elementary School:

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

For questions about additional school options, please contact the IRC School Board about their Parent's Choice program 772.564.3000 or click here for website .

Middle School:

Gifford Middle School, 4530 28th Ct., Vero Beach, FL 32967.

To learn about the school choice program, click here for website .

High School:

Vero Beach High School, 1707 16th St., Vero Beach, FL 32960

To learn about the school choice program, click here for website .

Amenities:

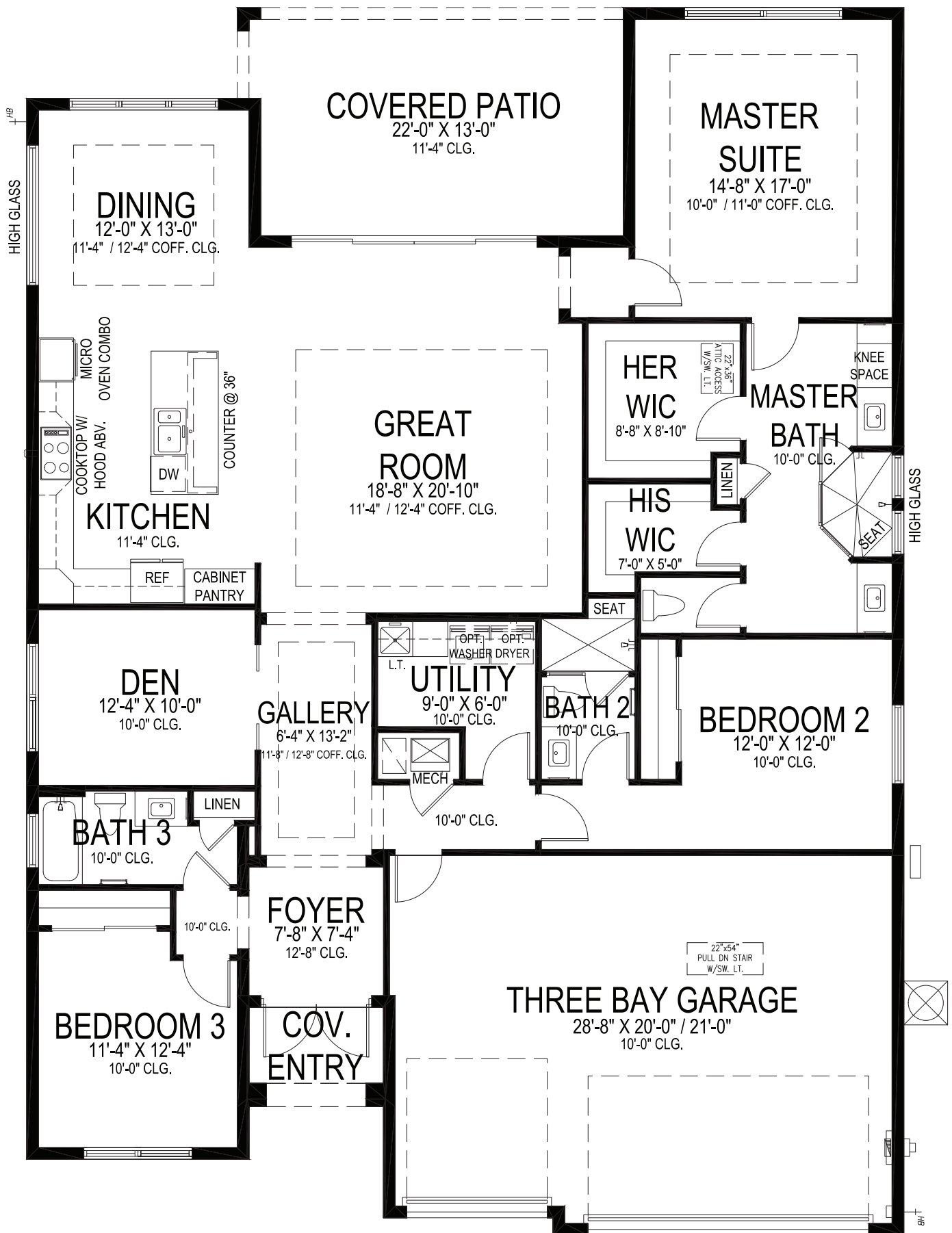
Lake maintenance, common area and lawn care for all residents, community gate, street lighting and the perfect location to live.

Entry Roads:

Private Roads



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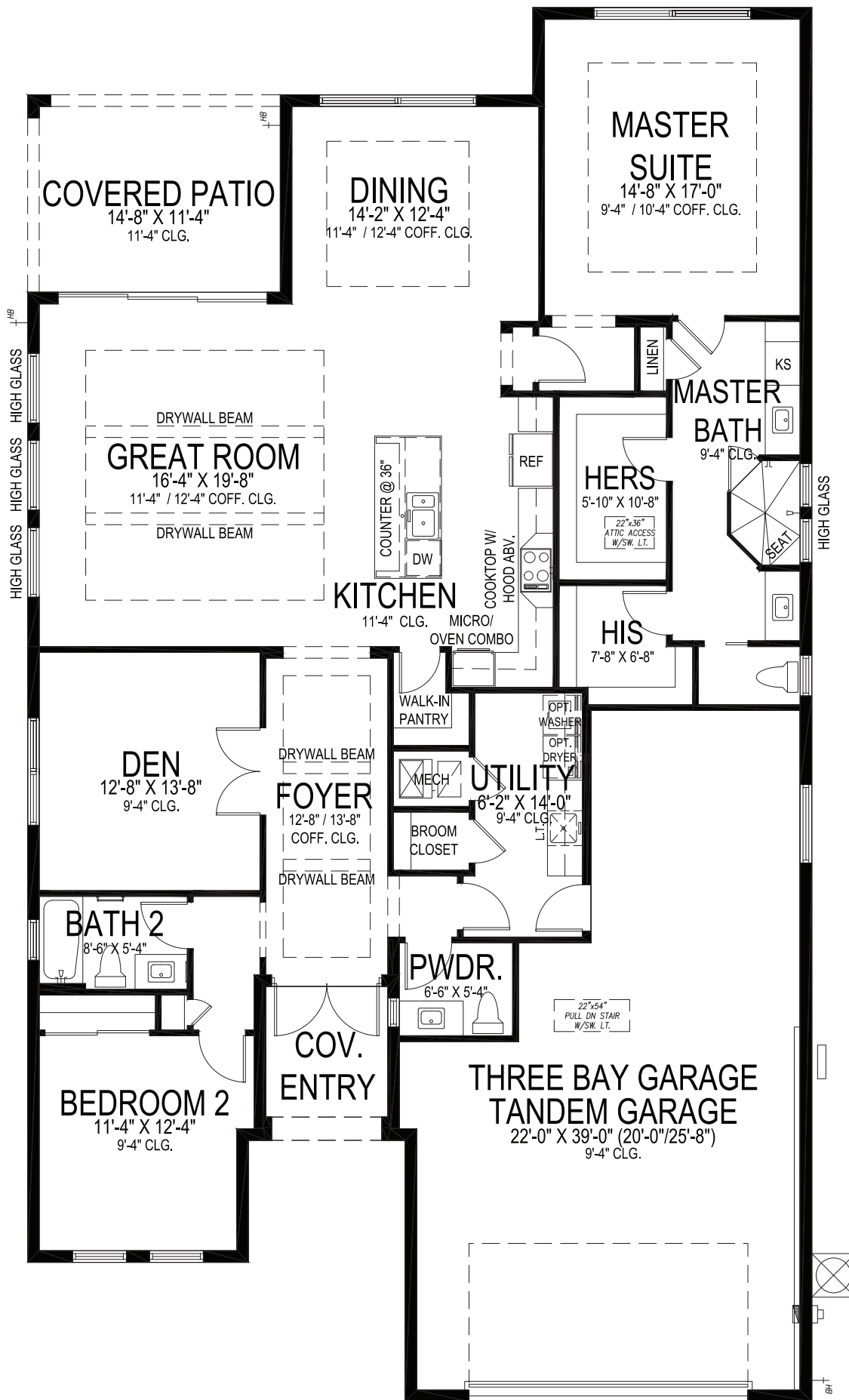
AMARYLLIS

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 70' • 3,317 SF
A/C: 2,368 sf • covered entry: 43 sf • covered patio: 276 sf • garage: 630 sf

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CYPRESS

2 BEDS • DEN • 2.5 BATHS • 3+ BAY GARAGE • 45' x 80' • 3,209 SF
A/C: 2,241 sf • covered entry: 52 sf • covered patio: 164 sf • garage: 752 sf

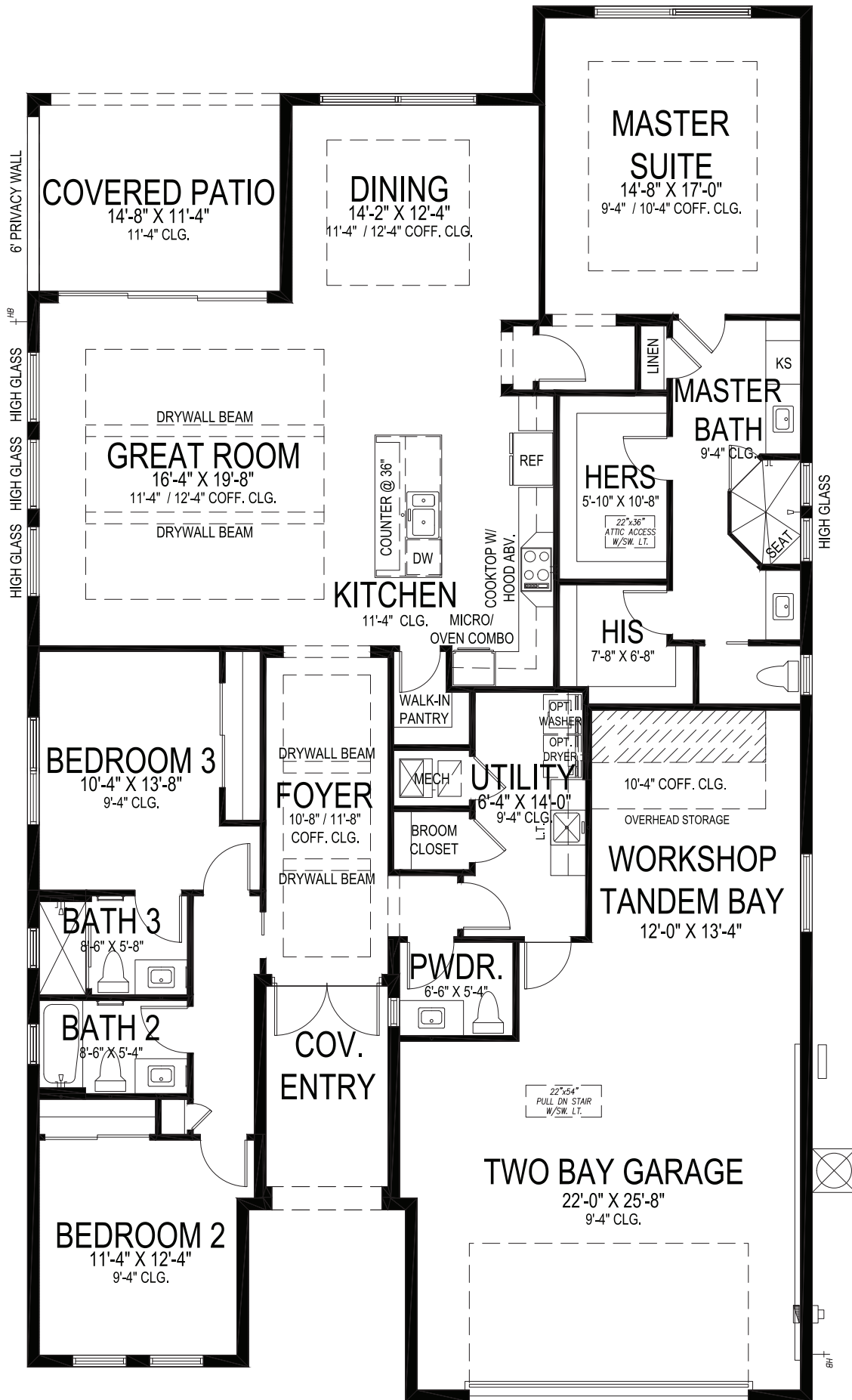
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CYPRESS GRANDE

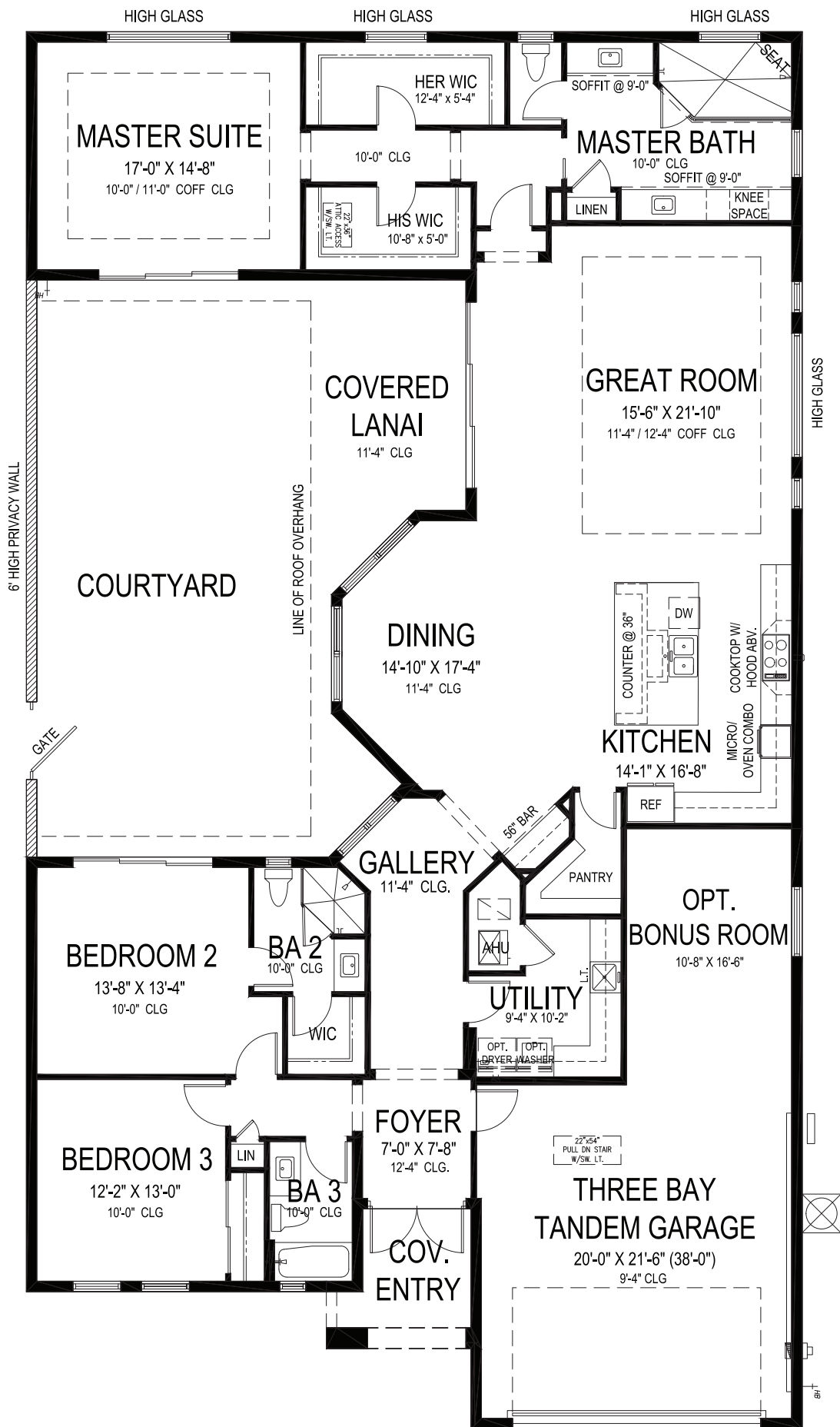
3 BEDS • 3.5 BATHS • 2+ BAY GARAGE • 45' x 80' • 3,330 SF
A/C: 2,321 sf • covered entry: 89 sf • covered patio: 164 sf • garage: 756 sf

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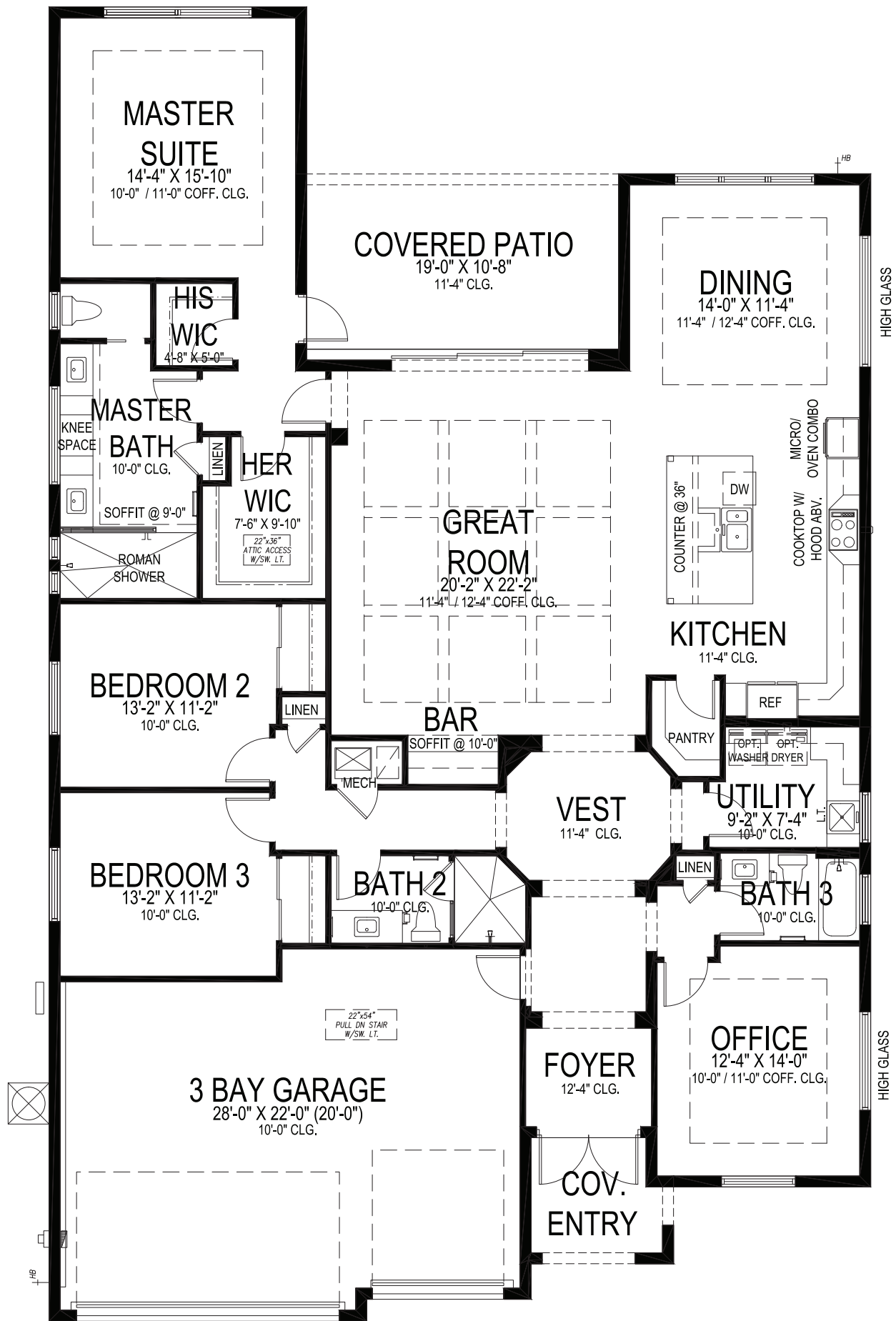
DAHLIA 21

3 BEDS • 3 BATHS • 3+ BAY GARAGE • 50' x 90' • 3,599 SF
A/C: 2,657 sf • covered entry: 72 sf • covered patio: 213 sf • garage: 657 sf

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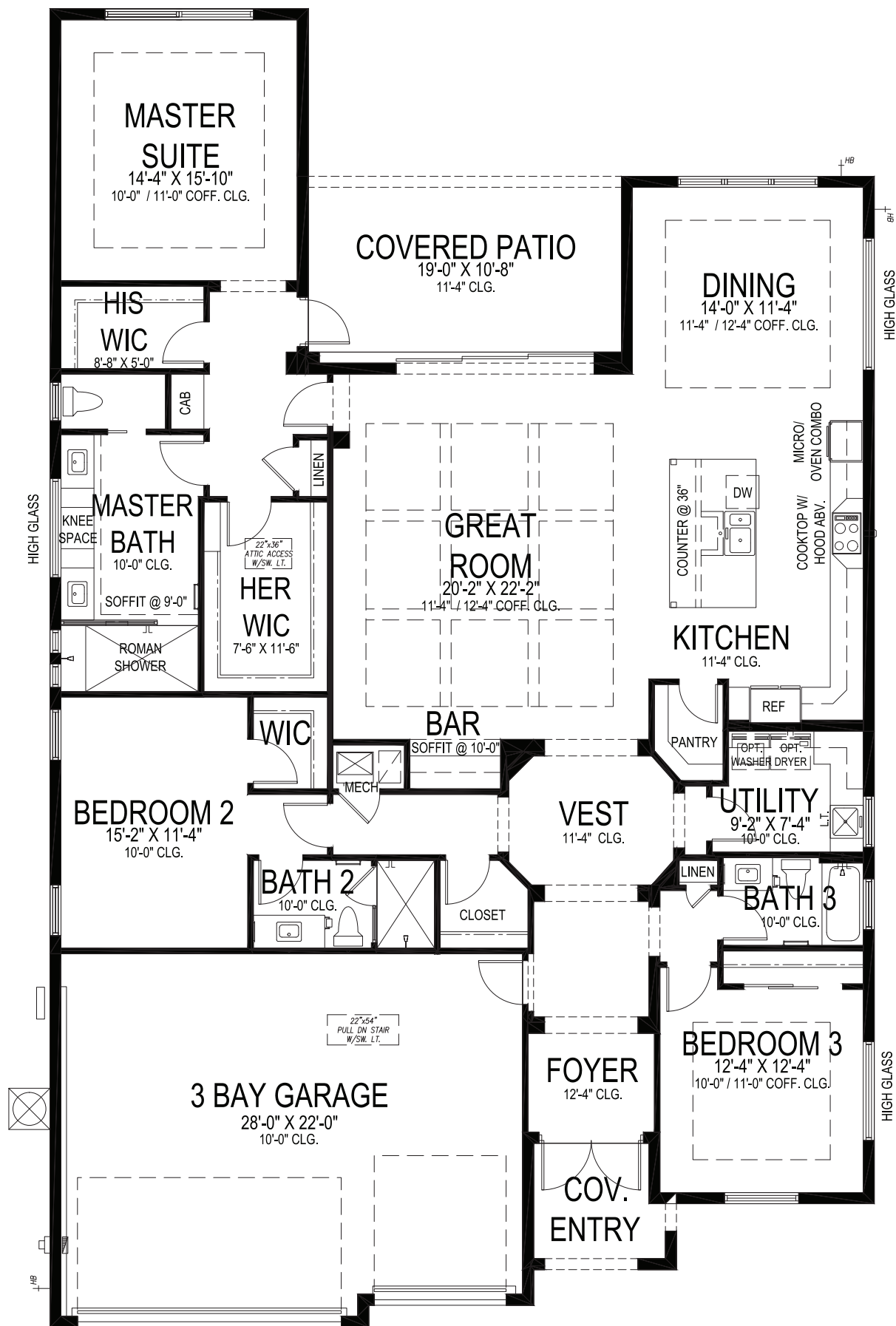
MAGNOLIA 21

3 BEDS • DEN • 3 BATHS • 3 BAY GARAGE • 50' x 80' • 3,509 SF
A/C: 2,626 sf • covered entry: 61 sf • covered patio: 203 sf • garage: 619 sf

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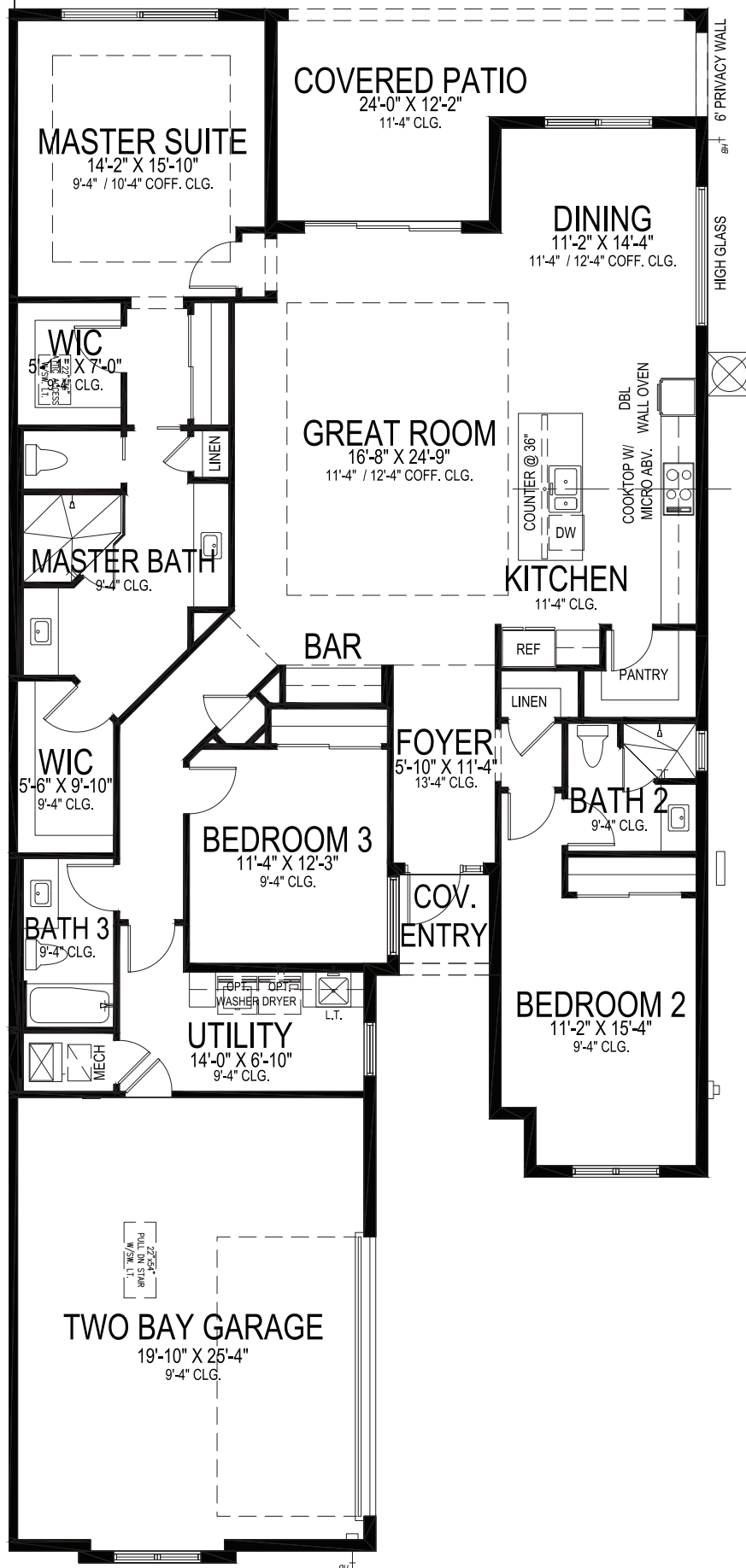
MAGNOLIA 21 JEM

3 BEDS • 3 BATHS • 3 BAY GARAGE • 50' x 80' • 3,517 SF
A/C: 2,610 sf • covered entry: 60 sf • covered patio: 203 sf • garage: 644 sf

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