



# THE FALLS AT GRAND HARBOR

## COMMUNITY PRICE LIST

### PHASE TWO FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Beacon Grande	4	2.5	N	2 BAY	2,524	\$836,490
Mirador Grande	3	3.5	Y	2 BAY	2,607	\$846,490

### PHASE THREE FLOORPLANS

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Beacon	3	2	N	2 BAY	1,893	\$681,490
Mirador	3	2	N	2 BAY	1,937	\$691,490
Beacon 4	4	2	N	2 BAY	2,110	\$701,490

### INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Beacon Grande 2151 Falls Circle, Vero Beach, FL 32967 Lot: 55	3	2.5	Y	2 BAY	2,524	\$868,552
Mirador Grande 2147 Falls Circle, Vero Beach, FL 32967 Lot: 53	3	3.5	Y	2 BAY	2,607	\$875,990
Mirador 2147 Falls Manor, Vero Beach, FL 32967 Lot: 65	3	2	N	2 BAY	1,937	\$739,042
Beacon 2144 Falls Manor, Vero Beach, FL 32967 Lot: 91	2	2	Y	2 BAY	1,893	\$762,881
Mirador 2184 Falls Manor, Vero Beach, FL 32967 Lot: 81	3	2	N	2 BAY	1,937	\$791,990
Mirador 2148 Falls Manor, Vero Beach, FL 32967 Lot: 90	3	2	N	2 BAY	1,937	\$799,990

All base prices above include a standard home site in The Falls at Grand Harbor.  
 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  
 Douglas Jorgenson at 772.257.1100 or e-mail [douglasj@ghohomes.com](mailto:douglasj@ghohomes.com)





# THE FALLS AT GRAND HARBOR

## COMMUNITY PROFILE

### COMMUNITY OVERVIEW

The Falls at Grand Harbor is a gated enclave offering a serene lifestyle paired with beautifully designed new construction homes. This neighborhood features thoughtfully crafted homes with 3 to 4 bedrooms, 2 to 3 baths, and spacious 2-car garages. With living spaces ranging from over 1,800 sq. ft. to more than 2,600 sq. ft., there's a home to suit every lifestyle.

Through our Tailor Made Program, you can customize your home to fit your unique needs. Choose from options like dual master suites, 8' garage extensions, extended lanais and more, ensuring your home is as functional as it is beautiful. Additionally, the Design Studio is available to personalize your home with all the finer details.

Residents enjoy exclusive access to a private neighborhood pool, waterfall entry, scenic walking paths, and even a charming Audubon Island within the community. Plus, home buyers also enjoy free a Sports Membership to the prestigious Grand Harbor Golf and Beach Club (with Club approval). This membership unlocks a world of amenities, including championship golf courses, tennis and pickleball courts, a Beach Club with dining and activities, a state-of-the-art fitness center and a vibrant calendar of social events.

Nestled in one of Florida's most desirable coastal towns, The Falls at Grand Harbor offers the perfect balance of convenience and natural beauty. Just minutes away, you'll find pristine beaches, boutique shopping, and a variety of dining options. The community is also conveniently located near major airports, making travel a breeze.

Whether you're seeking a peaceful retreat, an active lifestyle or a bit of both, The Falls at Grand Harbor is the ideal place to call home.

#### Driving Directions:

From I95 take 20th St (60) and head east to 58th Ave then turn left. Turn right on 53rd Street. 53rd St then turns right and becomes Indian River Blvd. Follow to Grand Harbor Blvd and Falls Circle to Falls Manor.

#### Community Dues/Fees:

Monthly HOA Fee: \$601

One-time capital contribution: \$2,033.62 for Falls Master association (HOA \$1500.00 and GHCA \$533.62)

Developer Site Assessment: \$750.00

#### Community Services:

Community Gate, Waterfall Entry, Community Pool, Common Area Maintenance, Island Maintenance as well as lawn and irrigation maintenance and fertilization.

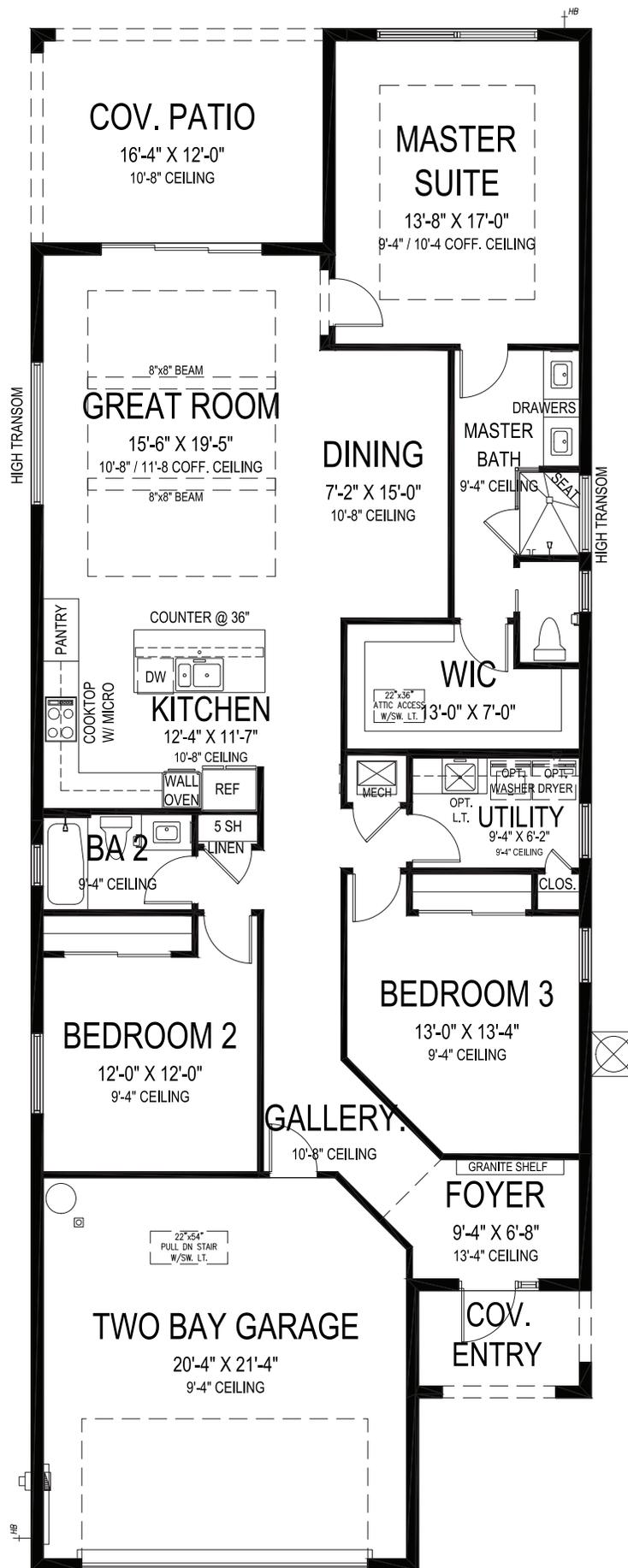
#### Amenities:

Community Pool and Building, Entry Waterfall, Lawn & Irrigation Maintenance, Comcast Basic Cable and Internet through Master Association. Sports Membership to the exclusive Grand Harbor Club is included with all new home sales. Enjoy golf, tennis, fitness, social events and the stunning Beach Club.

#### Entry Roads:

Gated Entry





## BEACON

3 BEDS • 2 BATHS • 2 BAY GARAGE • 31'-4" x 86'-4" • 2,612 SF  
A/C: 1,893 sf • covered entry: 58 sf • covered patio: 196 sf • garage: 465 sf

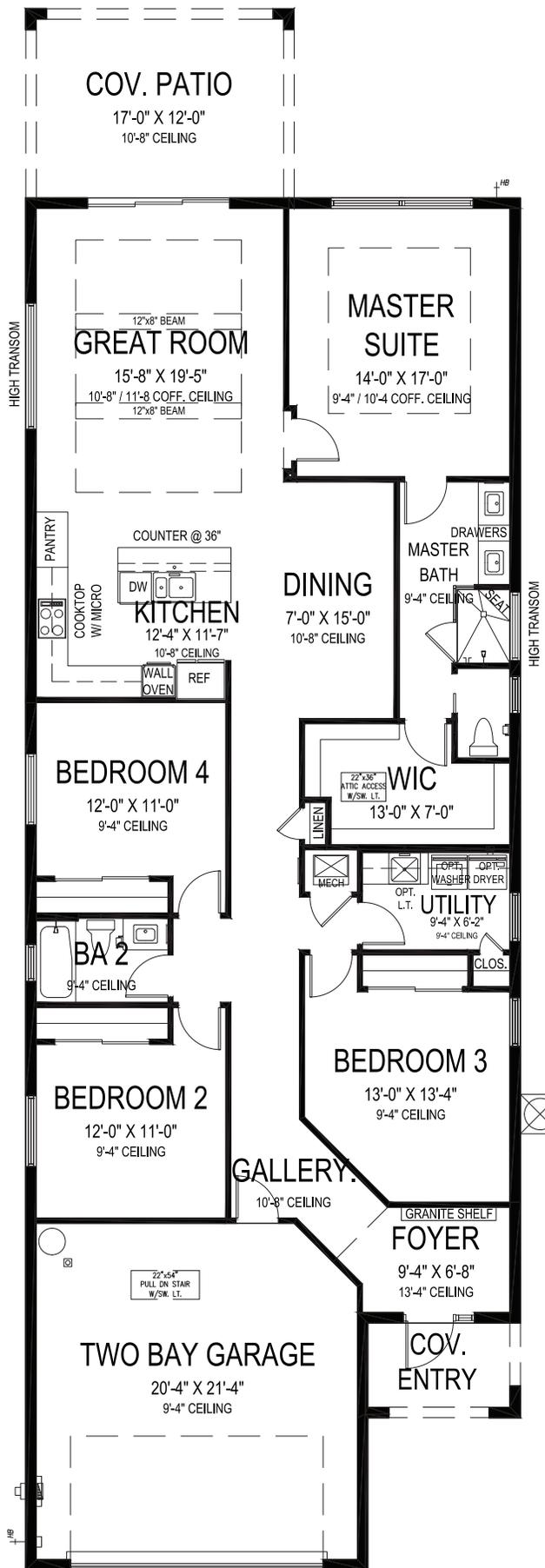
# GHO HOMES

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**GHO HOMES**

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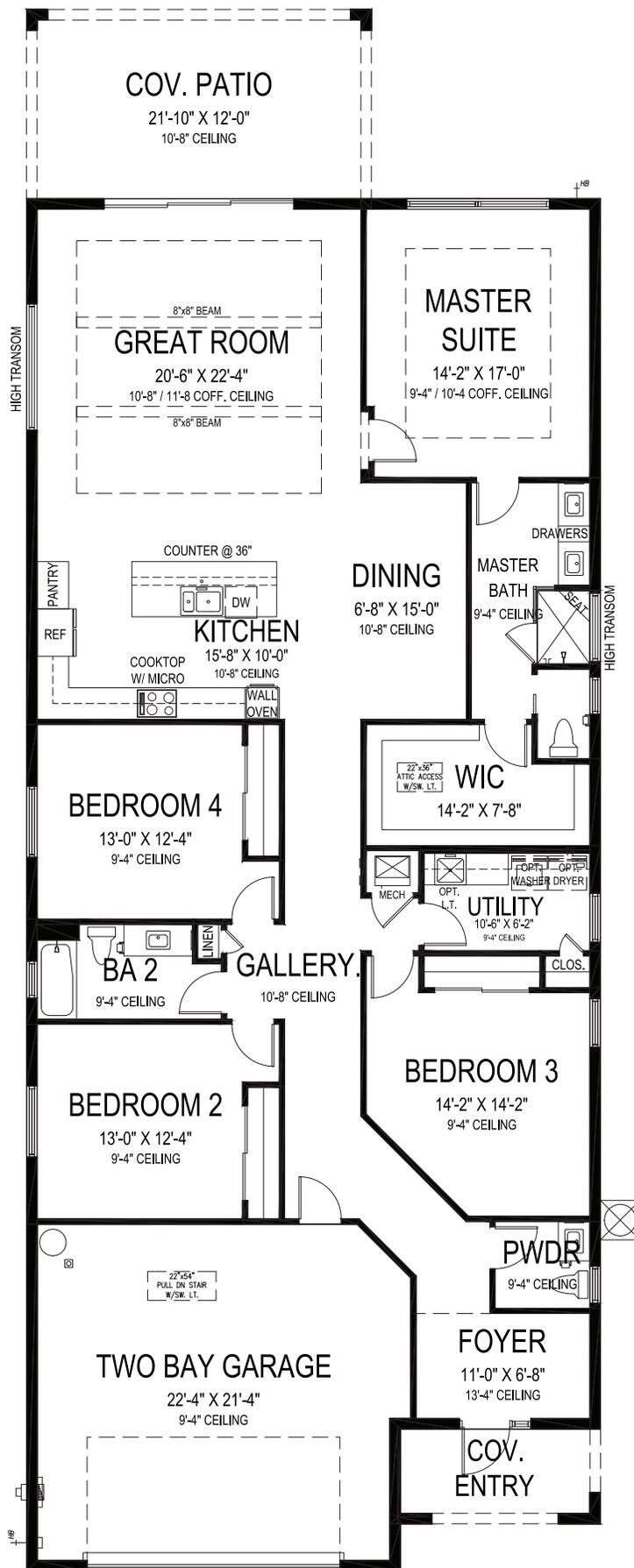
**BEACON 4**

4 BEDS • 2 BATHS • 2 BAY GARAGE • 31'-4" x 99' • 2,837 SF  
A/C: 2,110 sf • covered entry: 58 sf • covered patio: 204 sf • garage: 465 sf

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## BEACON GRANDE

4 BEDS • 2.5 BATHS • 2 BAY GARAGE • 36'-4" x 99' • 3,385 SF  
 A/C: 2,524 sf • covered entry: 76 sf • covered patio: 262 sf • garage: 523 sf

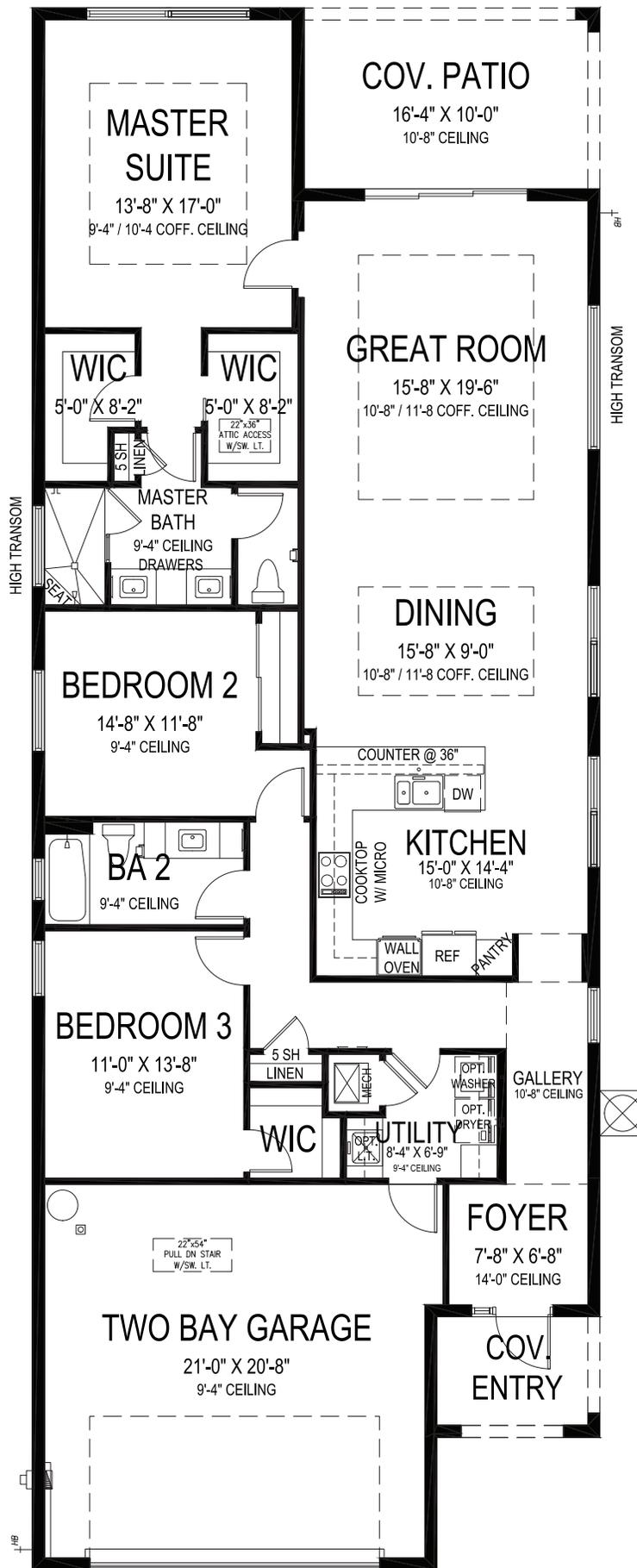
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**MIRADOR**

3 BEDS • 2 BATHS • 2 BAY GARAGE • 31'-4" x 86'-4" • 2,639 SF  
A/C: 1,937 sf • covered entry: 60 sf • covered patio: 163 sf • garage: 479 sf

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Updated 07/25/2022

# THE FALLS

at Grand Harbor



US HWY 1

GRAND HARBOR BOULEVARD

FALLS BLVD.

FALLS MANOR

FALLS CIR.

COMMUNITY POOL

AUDUBON ISLAND

FALLS CIR.

INDIAN RIVER BOULEVARD

47TH STREET

79

80

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