



THE STRAND COMMUNITY PRICE LIST

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Triton Grande 25	3	4	Y	3 BAY	3,001	\$1,832,990
Sand Dollar Grande	3	3.5	Y	3 BAY	3,041	\$2,188,990
Bridgewater	3	3.5	Y	3 BAY	3,151	\$2,265,990
Artistry	4	4	Y	3 BAY	3,143	\$2,275,990
Caspian	4	3.5	Y	3 BAY	4,020	\$2,379,990

INVENTORY HOMES

PLAN	BED	BATH	DEN	GARAGE	SF	PRICE
Oceanic Grande 129 Strand Drive, Vero Beach, FL 32963 Lot: 36	3	4.5	N	2 BAY	2,821	\$1,649,000

All base prices above include a standard home site in The Strand.
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





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 sought-after Vero Beach lifestyle on Florida's Treasure Coast. Residents enjoy beach access and direct connectivity to the historic Jungle Trail, enhancing their lifestyle with abundant opportunities for leisure, fitness, and relaxation. The community is equipped with natural gas connections for the cooktop, tankless water heater, and dryer, with optional additional lines for a future generator, pool heater, and patio grill. All homes are complete with a screened pool.

The Strand offers a variety of home options to suit different lifestyles and needs. Plans range from 3 to 4 bedrooms, all with a den, 3.5 to 4 baths, and 3-car garages. 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 additional options, the Tailor Made program allows buyers to customize the home as needed. Additionally, the availability of the Design Studio ensures that every detail of your home can be created and customized to your 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

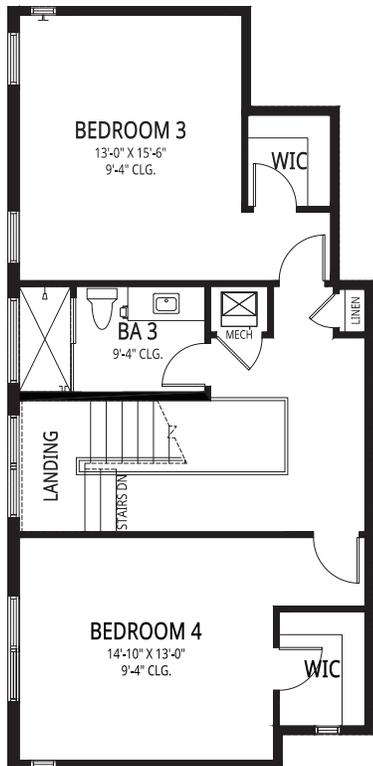
Community Services:

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

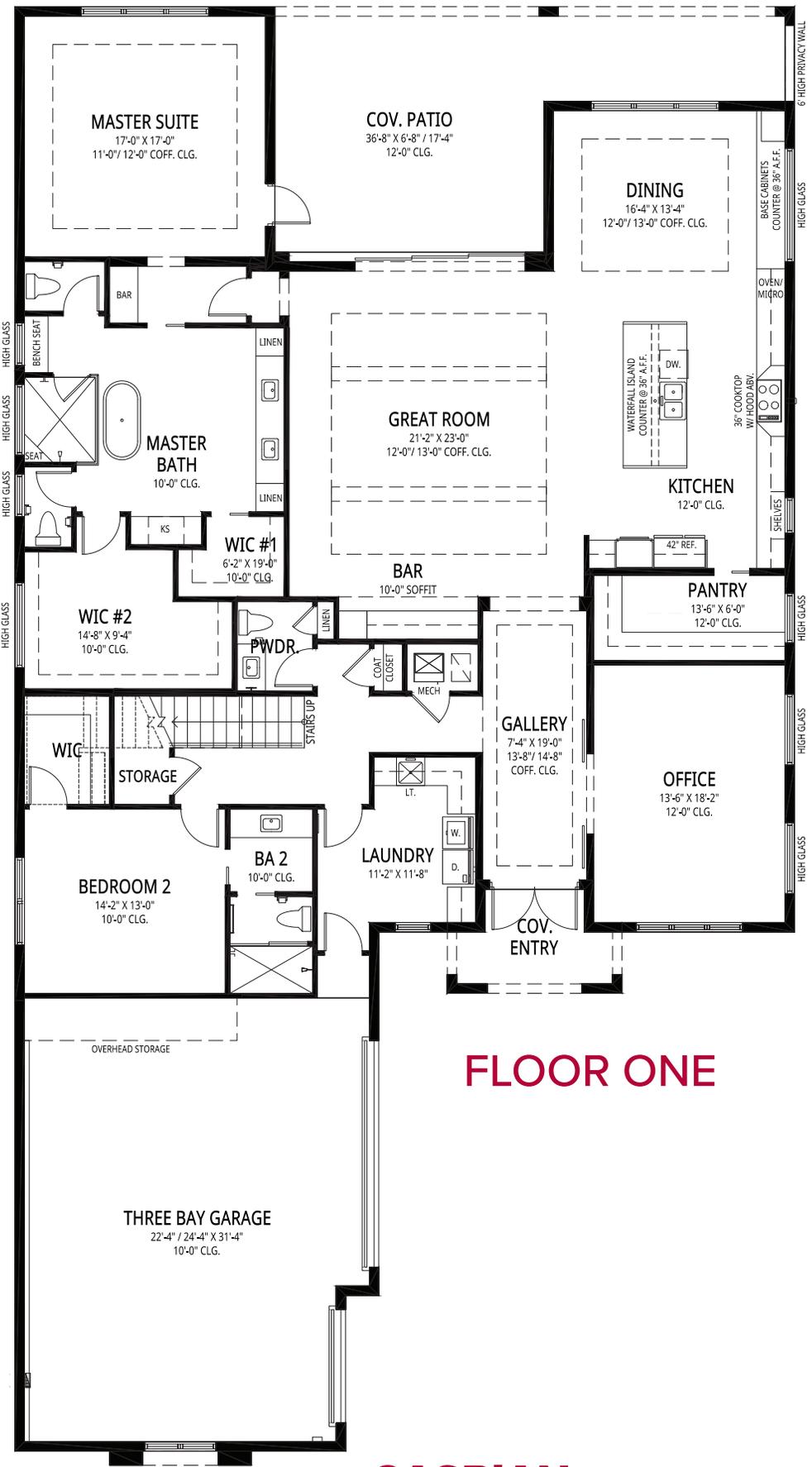
Amenities:

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





FLOOR TWO



FLOOR ONE

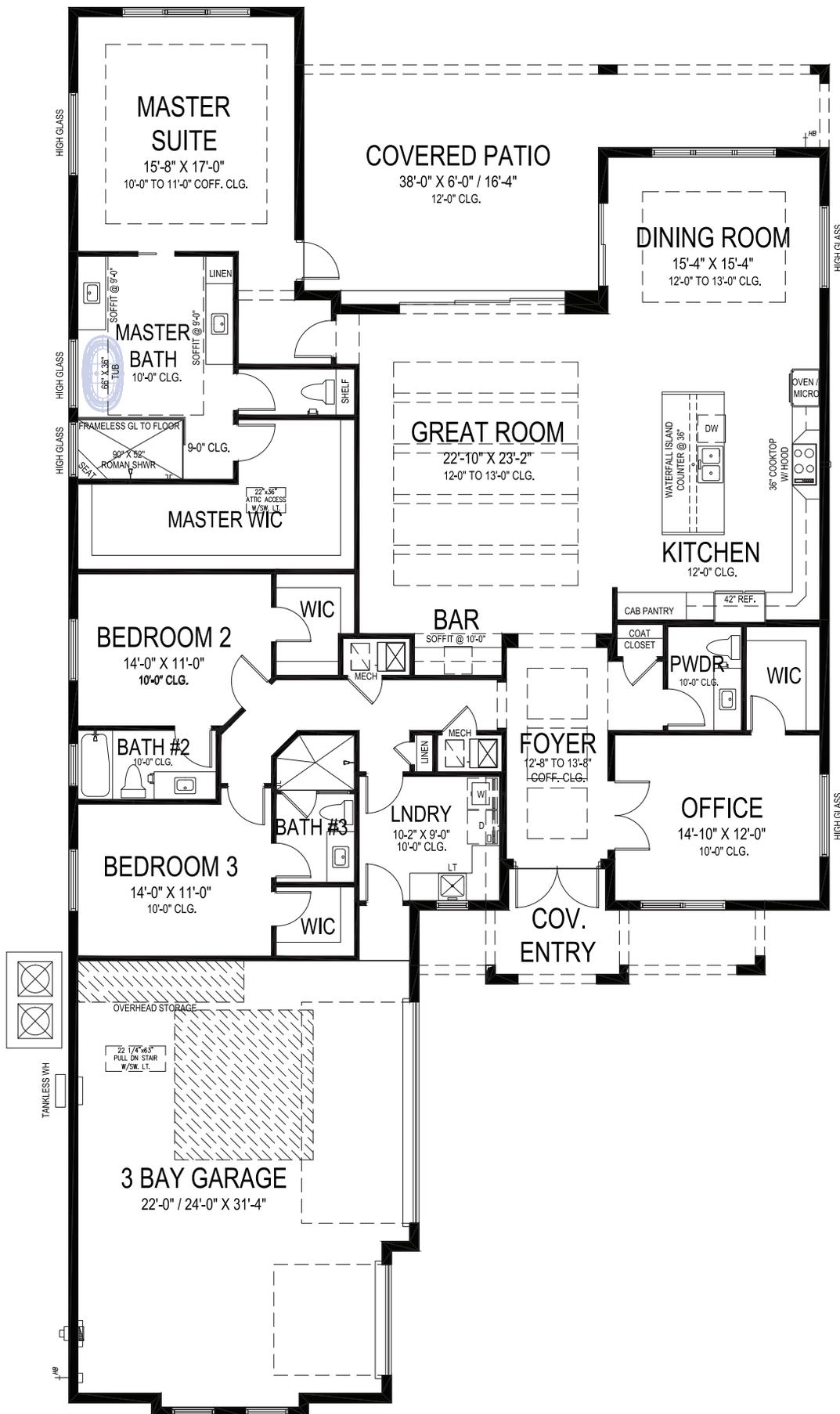
CASPIAN

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

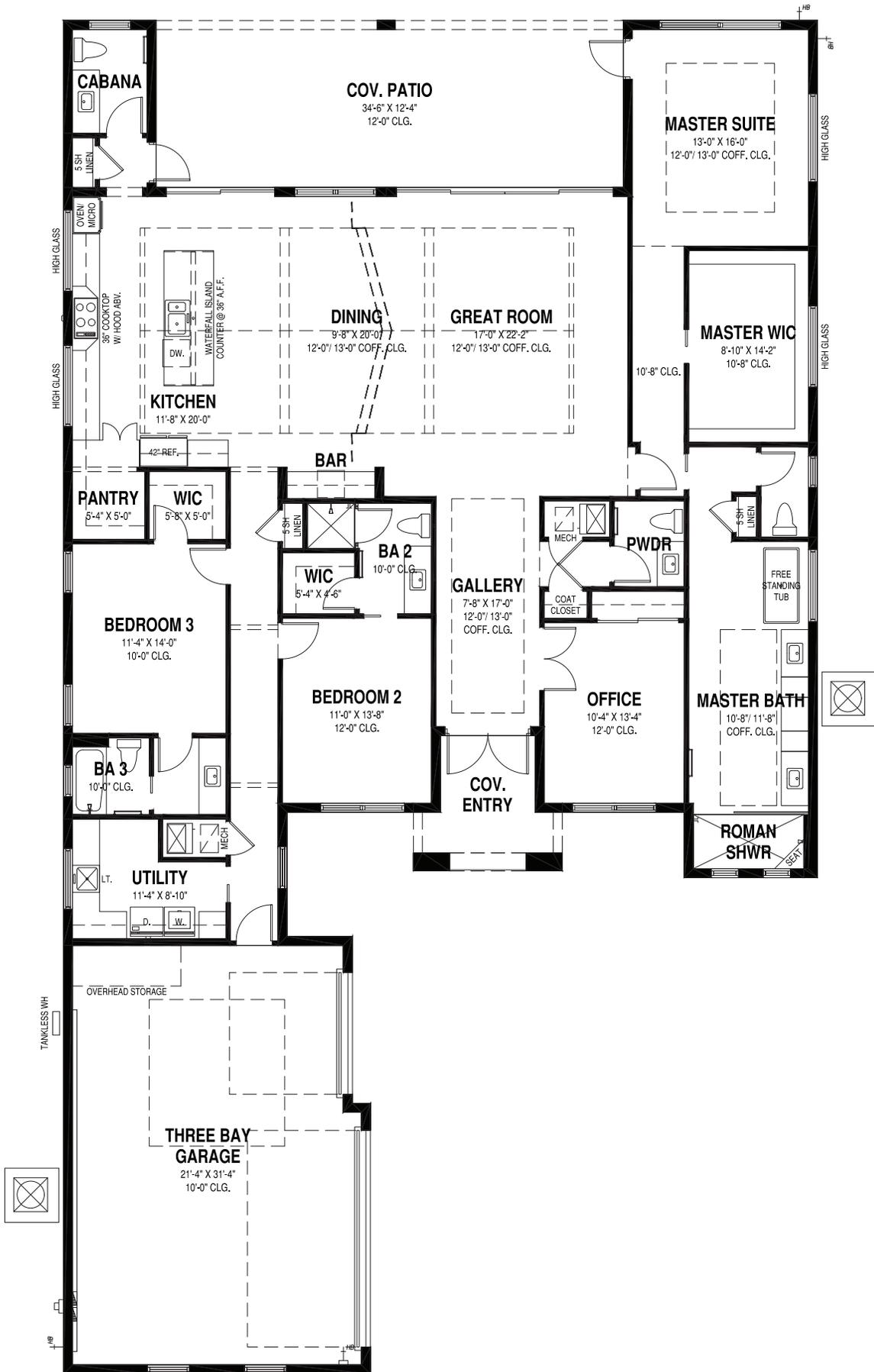
SAND DOLLAR GRANDE

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

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TRITON GRANDE 25

3 BEDS • DEN • 3 BA • 2 HB • 3 BAY GARAGE • 55'-8" x 100' • 4,220 SF
A/C: 3,001 sf • covered entry: 87 sf • covered patio: 426 sf • garage: 706 sf

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



THE STRAND



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