

# BRIDGEPOINTE

VERO BEACH, FLORIDA



## LUXURY & CONVENIENCE

FINE DETAILS THAT MAKE  
A DIFFERENCE

WITHIN 10 MINUTES OF SHOPPING,  
BEACHES, & AIRPORT

**NEW UNITS  
COMING SOON!**

SEE PAGE 12



LIC #CGC1524734



↘ CRAFTSMANSHIP IS  
IN REGARD TO  
QUALITY

TONY GROZA

As a Bridgepointe developer, we have one clear goal in mind: to build more than just houses—we want to build quality dream homes. Located in the heart of Vero Beach, Florida, Bridgepointe is a place where families can grow, neighbors can connect, and every day feels like a reminder of just how much life has to offer.

Groza Builders has always focused on quality, craftsmanship, and, most importantly, people. We are all about the details, from thoughtfully designed homes, to the stunning landscaping and the amenities that make this community feel like a true retreat. It's been a privilege to work alongside such a talented team and to see this vision come to life.

Vero Beach is a special place, and Bridgepointe reflects the essence of what makes this town unique: its charm, its warmth, and its sense of belonging. Whether you're strolling along the peaceful sidewalks, enjoying the scenic lake views, or just relaxing in your backyard, Bridgepointe is a place where you can truly feel at home.

For us at Groza Builders, every project is more than just an opportunity—it's a commitment to building something that lasts. Bridgepointe is no exception. We're proud of what we are building here, and we look forward to seeing this community thrive for many years to come.



PRESIDENT / OWNER  
GROZA BUILDERS, INC.

# BRIDGEPOINTE

A LUXURY PRIVATE COMMUNITY IN VERO BEACH



## COMMUNITY

Bridgepointe is a private, luxury community located in the picturesque Vero Beach, Florida. Set amidst lush landscapes and tranquil waterways, it offers an exceptional living experience with beautifully crafted homes that blend modern design and timeless elegance. The community features spacious residences with high-end finishes, complemented by stunning lake views. Residents enjoy exclusive amenities, including a resort-style pool, fitness center, and walking trails, all within a secure, gated environment.

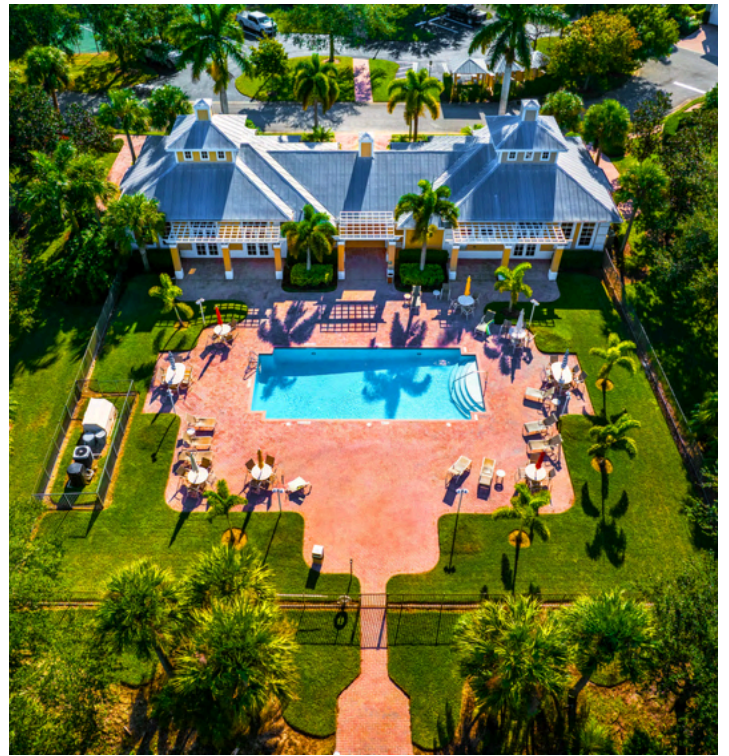
Perfectly positioned in Vero Beach, Bridgepointe provides easy access to the area's top beaches, golf courses, dining, and shopping, while maintaining the peace and privacy of a serene retreat. Whether you're seeking a year-round residence or a seasonal escape, Bridgepointe offers an elevated lifestyle where luxury, convenience, and natural beauty come together seamlessly.

## AMENITIES

Bridgepointe offers a wide range of premium amenities designed to enhance the lifestyle of its residents and create a sense of community and relaxation.

### These include:

1. **Resort-Style Pool:** A stunning, resort-inspired pool where residents can unwind, swim, or socialize while enjoying the Florida sunshine in a serene, private setting.



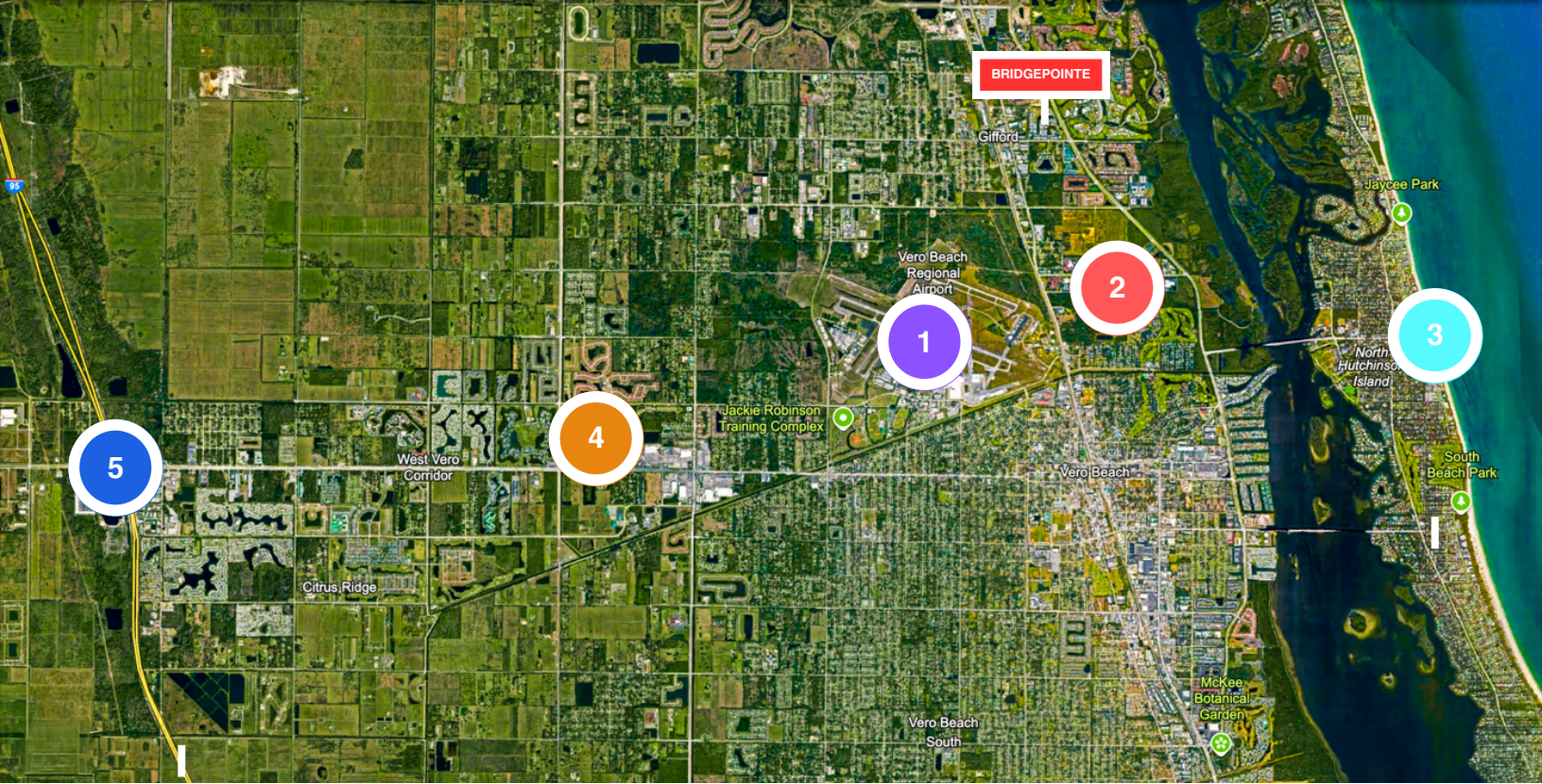
2. **State-of-the-Art Fitness Center:** Fully equipped with modern exercise equipment.

3. **Scenic Walking Trails:** Beautifully landscaped walking and biking paths wind through the community.

4. **Clubhouse:** The central gathering point of the community, the clubhouse serves as a space for social events, meetings, and gatherings.

5. **Tennis and Sports Courts:** For those who enjoy staying active, Bridgepointe features tennis courts and other sports facilities.

6. **Beautifully Landscaped Grounds:** Lush, manicured gardens and well-maintained green spaces surround the homes.



## NEARBY ATTRACTIONS

- 1 - VERO BEACH REGIONAL AIRPORT: DISTANCE: 4.0 MILES APROX. TIME: 8 MINUTES**
- 2 - CLEVELAND CLINIC INDIAN RIVER HOSPITAL: DISTANCE: 2.3 MILES APROX. TIME: 5 MINUTES**
- 3 - BEACH: DISTANCE: 4.1 MILES APROX. TIME: 9 MINUTES**
- 4 - INDIAN RIVER MALL: DISTANCE: 6.4 MILES APROX. TIME: 15 MINUTES**
- 5 - INTERSTATE 95: DISTANCE: 9.9 MILES APROX. TIME: 20 MINUTES**

# TRIPLEX FLOORPLAN

## THE PERFECT MIX BETWEEN LUXURY AND CONVENIENCE



### LUXURY LIVING

This townhouse development provides the perfect combination of privacy, security, and luxury living, making it the ideal choice for those seeking a sophisticated coastal lifestyle. Each unit is meticulously crafted with high-quality materials and offer modern features designed for comfort, style, and long-term value.

Each of the homes within this stunning triplex is thoughtfully designed to maximize space, natural light, and functionality. With contemporary layouts that include spacious living areas, state-of-the-art kitchens, and luxurious bedrooms, these homes are perfect for families, professionals, or retirees.

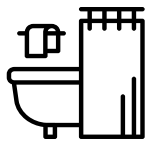
The added benefit of living in a townhome means less exterior maintenance compared to single-family homes, while still offering ample living space, private yards, and modern amenities. Plus, being part of a secure, gated community adds an extra layer of peace of mind, making it an ideal choice for those who want the best of both worlds: a serene, low-maintenance lifestyle and proximity to the beach and local conveniences.

# VOLUTE MODEL

ELEGANT AND SPACIOUS



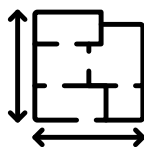
3 BEDROOM/  
MEDIA ROOM



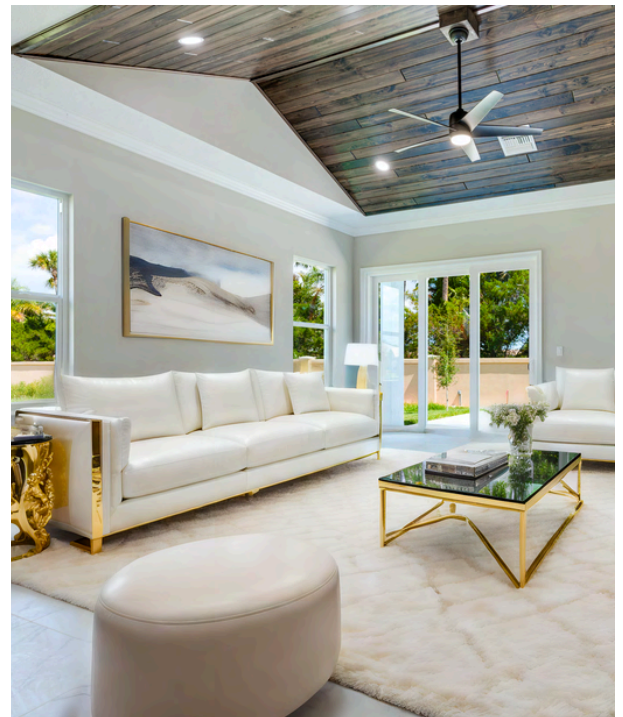
3 BATHROOM



2 CAR GARAGE



2,378 SQ FT



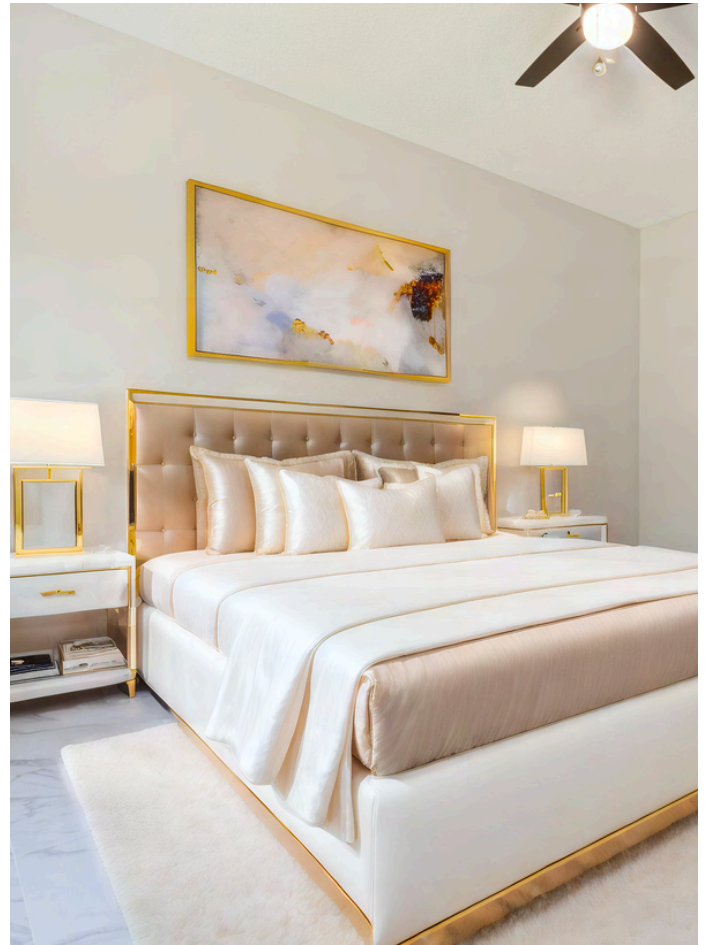
# VOLUTE MODEL

ELEGANT AND SPACIOUS

## ■ UNIQUE LIVING STYLE

### **3 Bedroom / 3 Bath with Loft & Media Room**

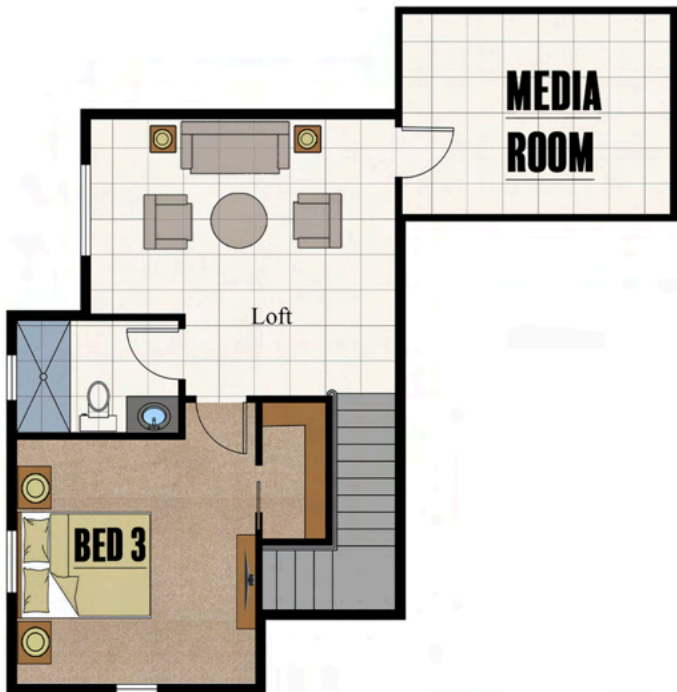
This newly constructed home is the pinnacle of modern living, featuring 2,300+ square feet of open, airy space designed for comfort and luxury. Perfectly suited for those who need both privacy and space, this two-story layout includes the owner's suite on the first floor, along with an additional bedroom and bath, offering easy accessibility for multi-generational living or guests. The upper level is dedicated to relaxation and entertainment, with a third bedroom and bath, a spacious loft area, and a media room that's perfect for movie nights or gaming sessions.



# VOLUTE MODEL

## FLOOR PLAN

### 2 STORY



SECOND LEVEL

### Square Footage

1st Living	1,734
2nd Living	644
Garage	592
Porch	57
Entry	19
<b>Total</b>	<b>3,046</b>



# SUNDIAL MODEL

WHERE LUXURY & CONVENIENCE MEET



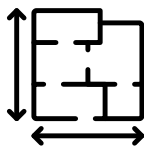
3 BEDROOM



2.5 BATHROOM



2 CAR GARAGE



1,702 SQ FT



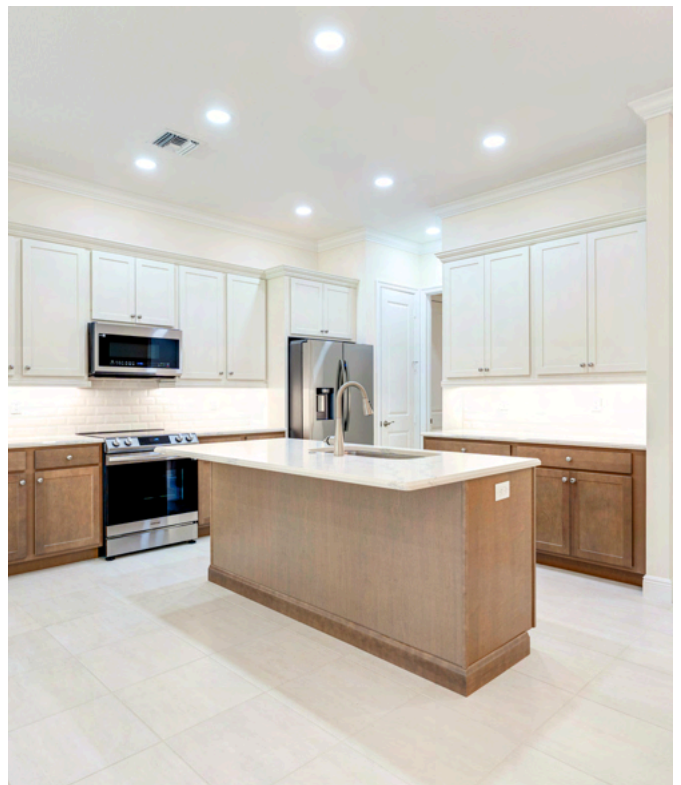
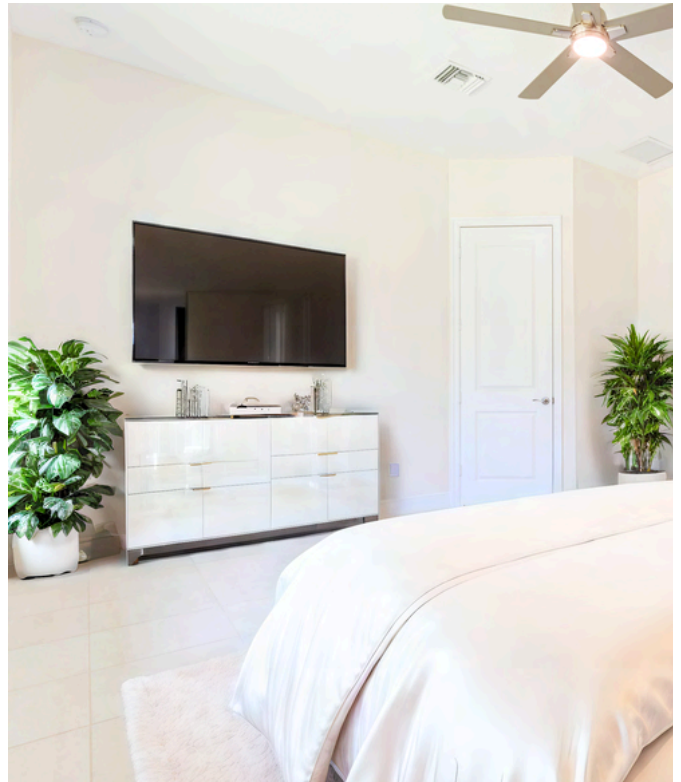
# SUNDIAL MODEL

WHERE LUXURY & CONVENIENCE MEET

## ■ FEELS LIKE HOME

### **3 Bedroom / 2.5 Bath with Coffered Ceiling**

The Sundial floorplan offers 1,700+ square feet of living space and provides a comfortable yet elegant atmosphere. The open-concept floor plan includes a great room with a striking coffered ceiling, enhancing the sense of space and luxury. The kitchen is equipped with stainless steel appliances, quartz countertops, and modern fixtures, making it perfect for preparing meals and entertaining guests.



# SUNDIAL MODEL

## FLOOR PLAN



### Square Footage

Living	1,702
Garage	443
Porch	75
Entry	65

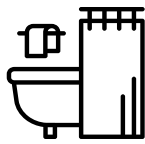
**Total** **2,285**

# SAND DOLLAR MODEL

ELEGANCE WITH NO COMPROMISES



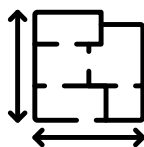
2 BEDROOM



2.5 BATHROOM



2 CAR GARAGE



1,842 SQ FT



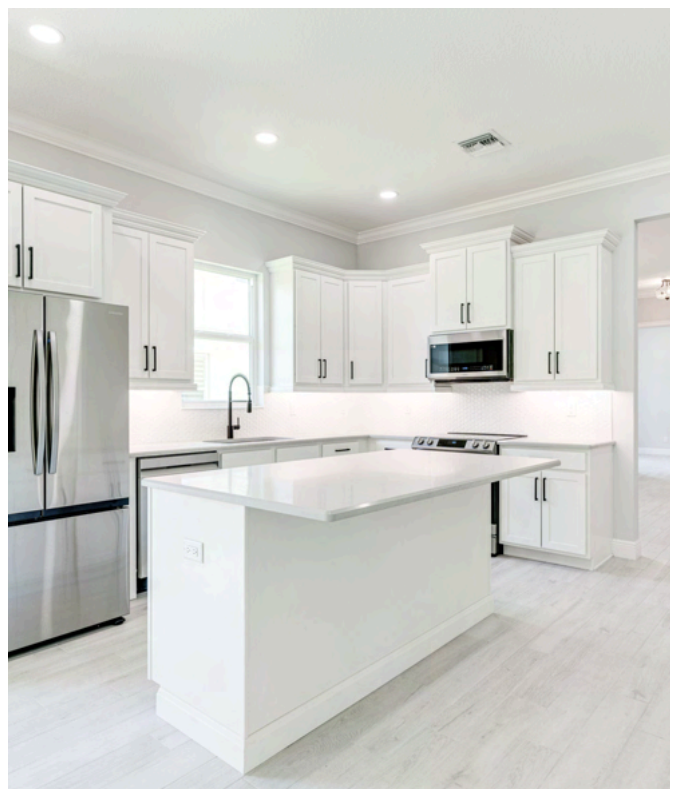
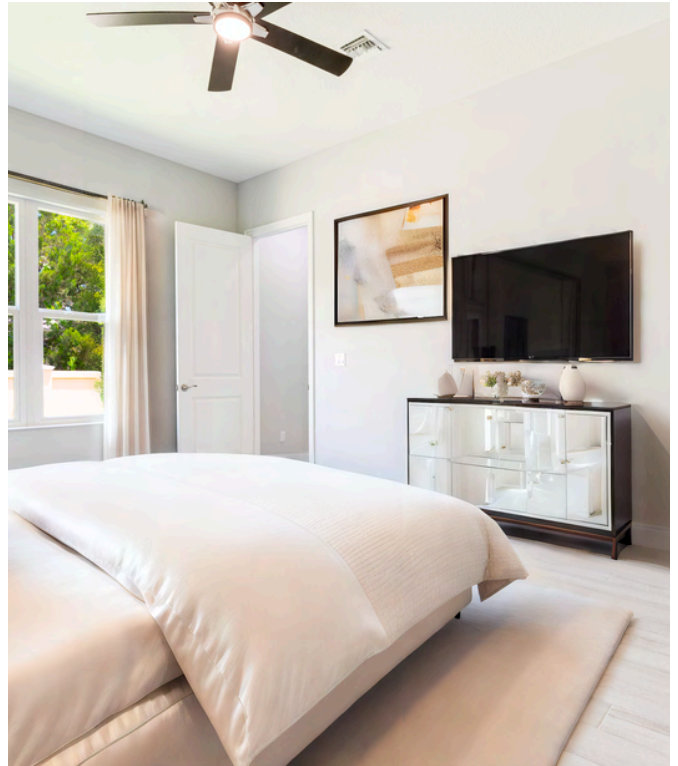
# SAND DOLLAR MODEL

WHERE LUXURY & CONVENIENCE MEET

## FEELS LIKE HOME

### **2 Bedroom / 2.5 Bath with Vaulted Ceiling**

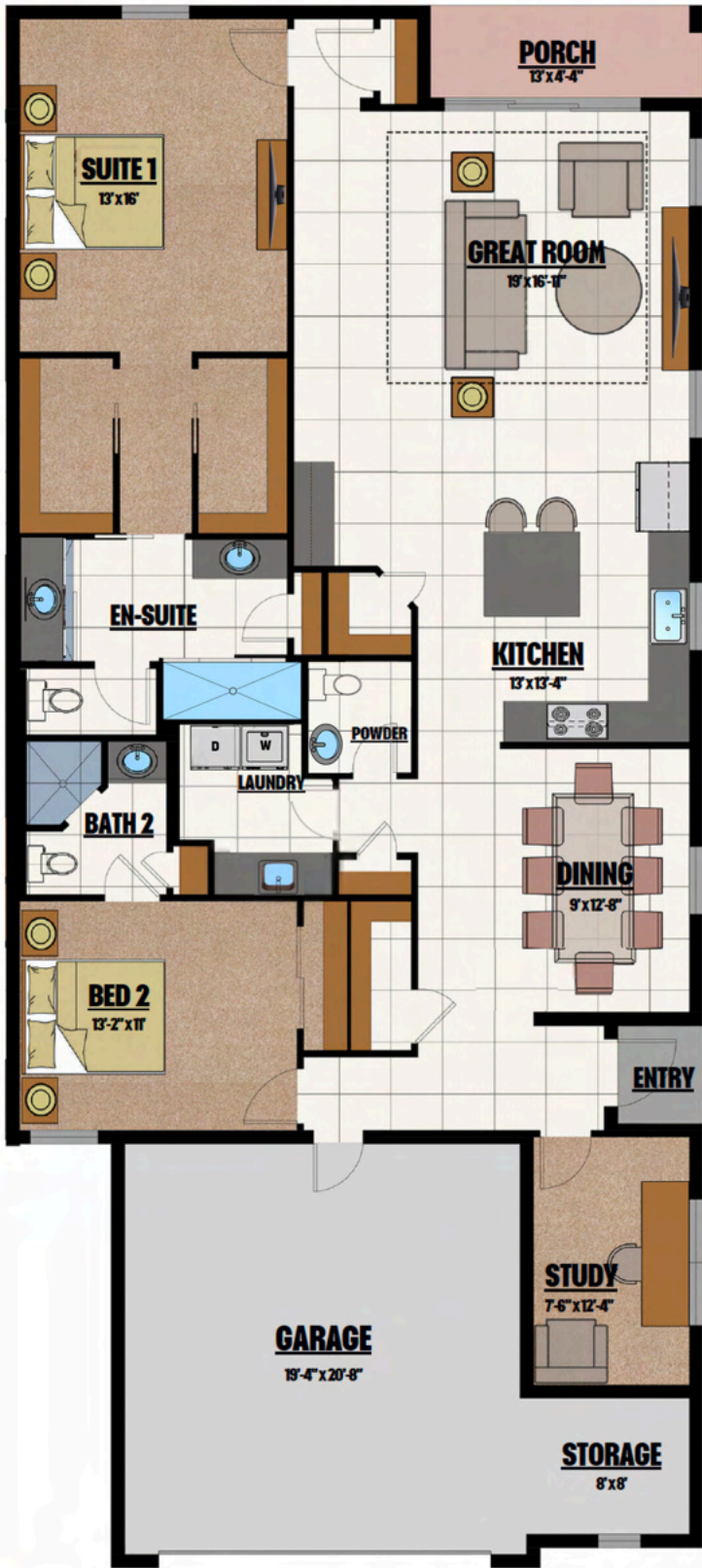
For those seeking a more compact yet still luxurious living space, the Sand Dollar floorplan offers the perfect solution with 1,800+ square feet of living area. This home features two spacious bedrooms and 2.5 bathrooms, providing ample room for both comfort and privacy. The open great room is highlighted by a stunning vaulted wood ceiling, adding architectural interest and a sense of spaciousness to the home.



# SUNDIAL MODEL

## FLOOR PLAN

10' CEILINGS



## UNIT 99

### Square Footage

Living	1,842
Garage	476
Porch	56
Entry	19
<b>Total</b>	<b>2,393</b>



# FUTURE PROJECTS

**COMING SOON IN 2025**

# 3 TRIPLEX BUILDINGS



Coming in 2025, three brand-new triplex buildings in the desirable Bridgepointe community will offer luxurious, modern living just minutes from the beach. Each home features spacious layouts, high-end finishes, and an open-concept design, with options ranging from 2 to 3 bedrooms and 2.5 to 3 baths.

Premium details include quartz countertops, impact-resistant glass, stainless steel appliances, and vaulted or coffered ceilings that enhance the sense of space and elegance. Residents will enjoy the convenience of a heated pool, clubhouse, tennis courts, and gym, all within a secure, gated environment.

Perfectly located near shopping, dining, and healthcare, these homes combine the best of coastal living, comfort, and modern amenities, making them the ideal choice for those seeking a luxurious, low-maintenance lifestyle in Vero Beach.



# IS YOUR DREAM HOME AT BRIDGEPOINTE?

CONTACT US FOR MORE INFORMATION:

**772-202-0089**

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PORT ST LUCIE, FL 34953

VISIT US ONLINE FOR

- MORE INFORMATION
- PROJECTS UPDATES
- FUTURE BUILDS



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