

Hunters Grove Townhome Site

Offered Exclusively By:
Douglas James Kirlan, P.A.
Douglas Kirlan, Licensed Real Estate Broker

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Hunters Grove Townhome Site

LOCATION: The Hunters Grove site is conveniently located:

- One mile east of the Indian River mall.
- Two miles north of State Road 60

PROPERTY: Hunters Grove is a planned residential community located in Indian River County, spanning 17.82 acres. The development, positioned at the corner of 41st & 43rd Ave (4206 41st Street, Vero Beach, FL 32967), will feature 161 townhouse units. The typical building will house 10 units, though some buildings may be smaller. End units will be 22.4 feet wide, while interior units will be 22 feet wide.

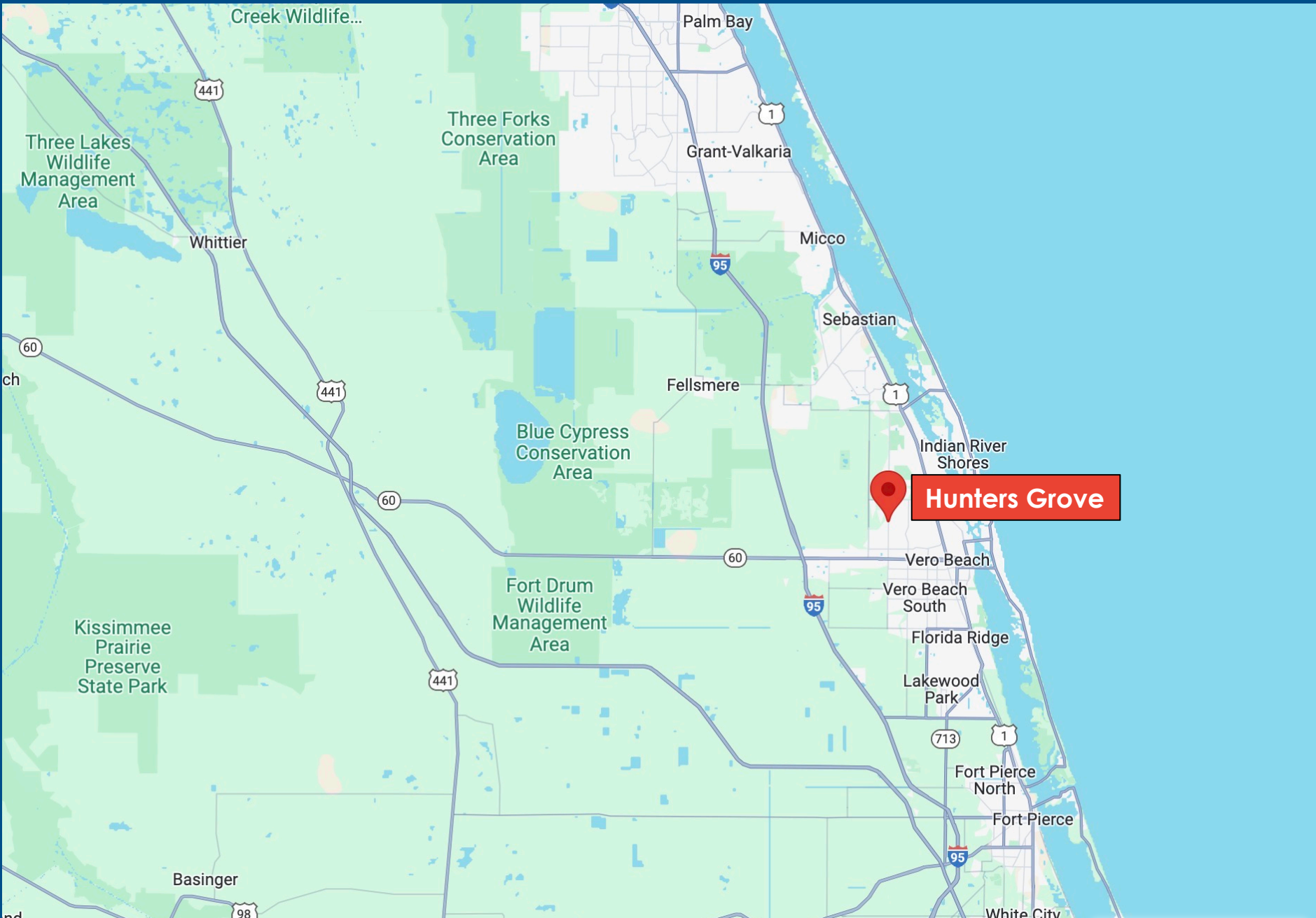
APPROVAL

STATUS: The PD (Planned Development) plan for Hunters Grove has already received approval and the Engineering Plans are also fully approved with Land Development Permit approved as well.

PRICING & SALE

CONDITIONS: The Price for the lots is \$69,000 per raw lot, fully approved with Land Development Permit in hand.

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Hunters Grove – Indian River County- Florida

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Hunters Grove - Market Area

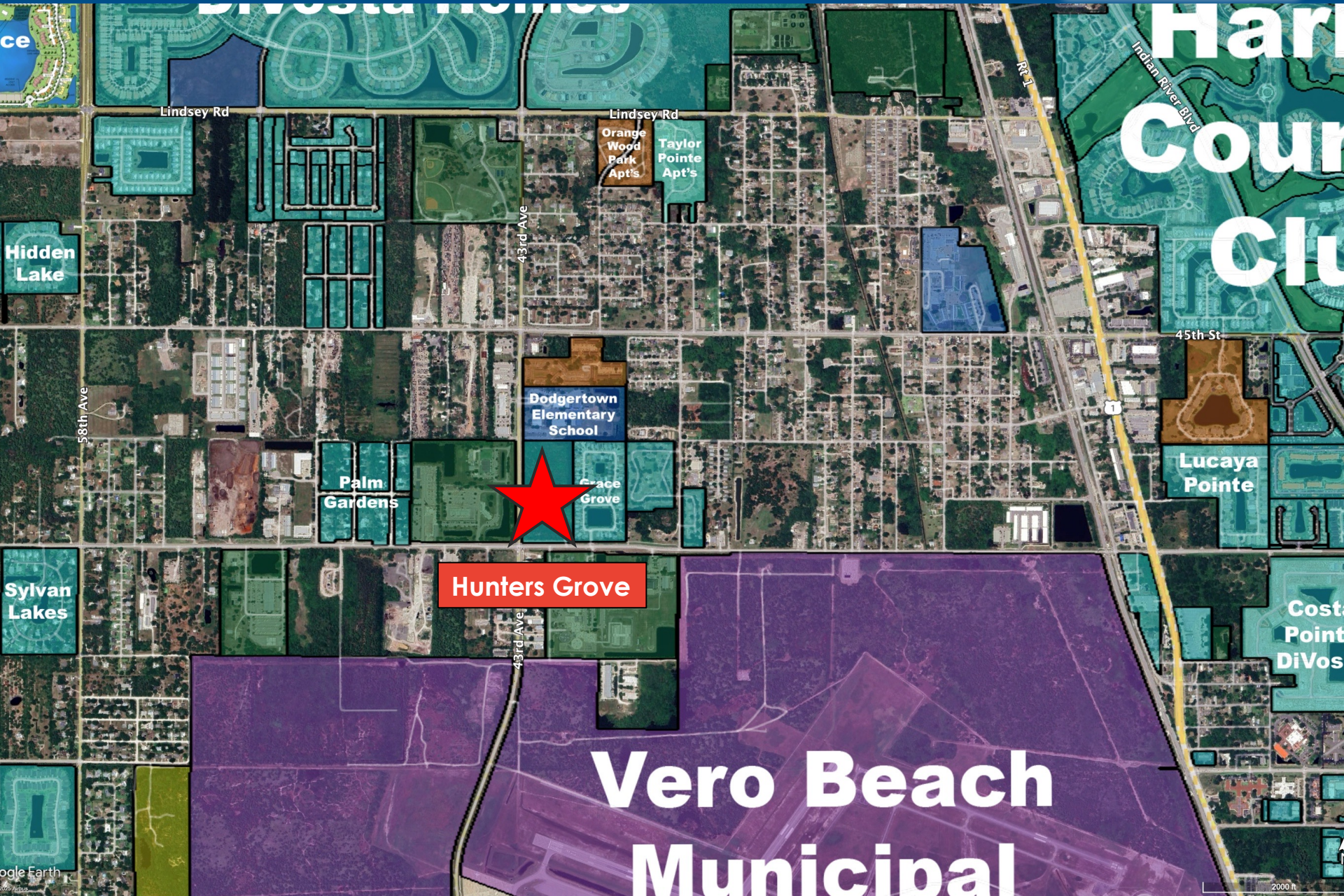
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PARLAY 2.0: Welcome, David. Your subscription is active. Zoom in to view parcels.



Hunters Grove- Aerial

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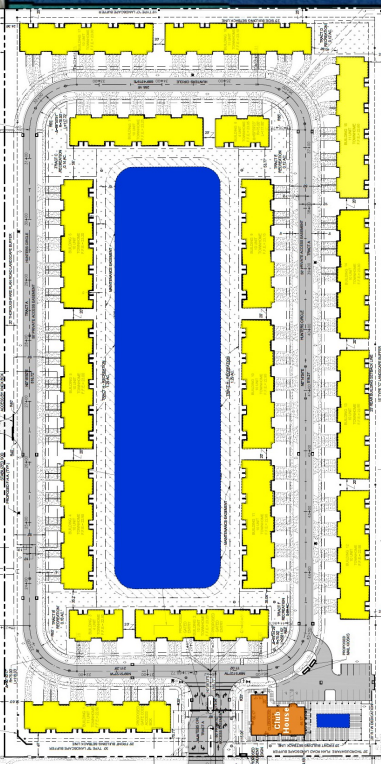
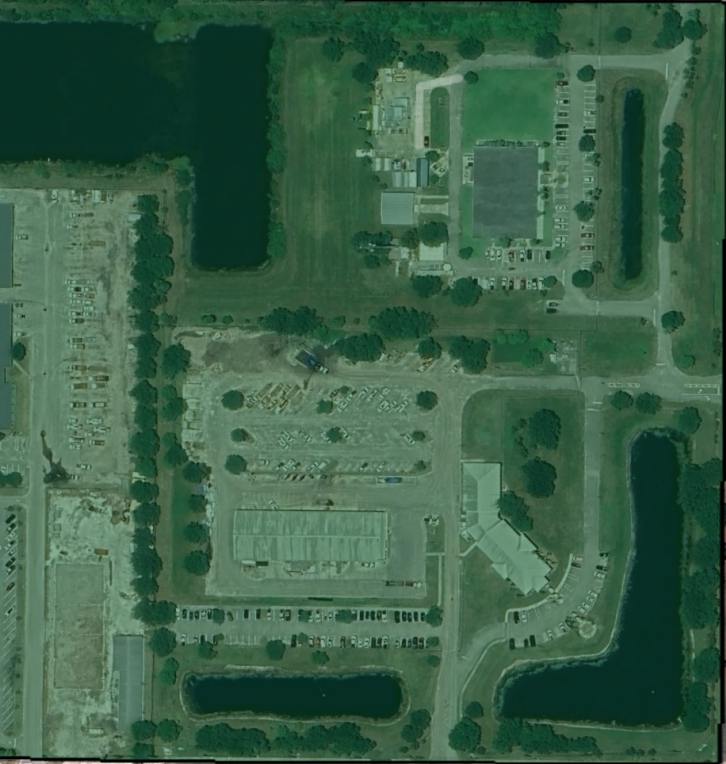


Hunters Grove- Master Plan

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Dodgertown Elementary School

Grace Grove



S Gifford Rd

41st St

Hunters Grove Documents

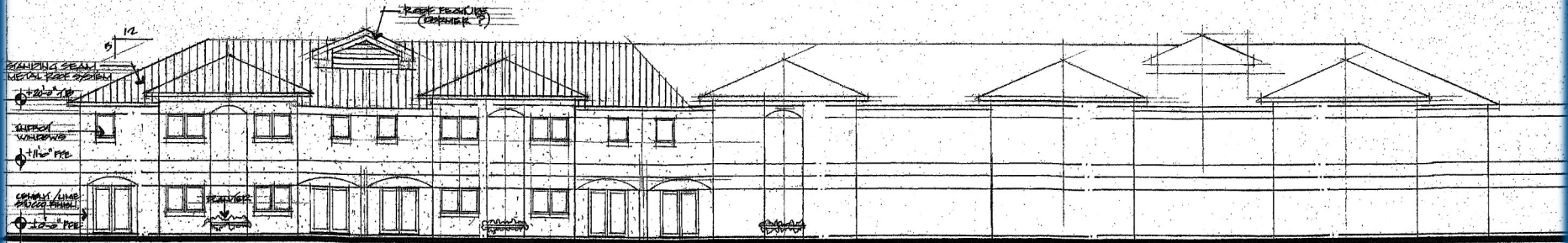
1. Club House Elevations: [Click Here](#)
2. LD Bid Proposal: [Click Here](#)
3. PD Full Set: [Click Here](#)
4. Townhome Elevations: [Click Here](#)
5. Club House Floor Plans: [Click Here](#)
6. Townhome Floor Plans: [Click Here](#)
7. Landscape Plans: [Click Here](#)
8. Irrigation Plans & Bid: [Click Here](#)
9. Landscape Proposal: [Click Here](#)

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Hunters Grove - Elevations

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PARTIAL REAR ELEVATION (SPECIALTY BUILDING)
 (12-11-12)

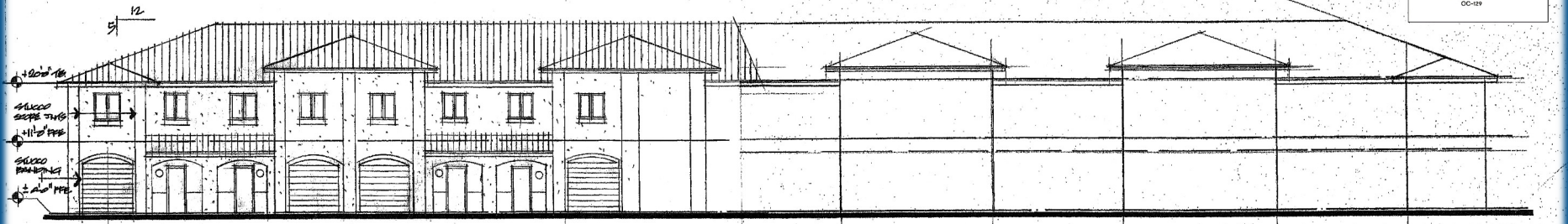
Roof
 Standing Seam Metal Roof
 Acrylic Coated Galvalume

Module Elevation Gross =	447	100%
Fenestration =	103	23%
Base Building Color =	210	47%
Building Secondary Color =	125	28%
Trim & Accents =	9sf	2%

Base Building Color
 Benjamin Moore
Linen White
 912

Secondary Building Color
 Benjamin Moore
Clay Beige
 00-11

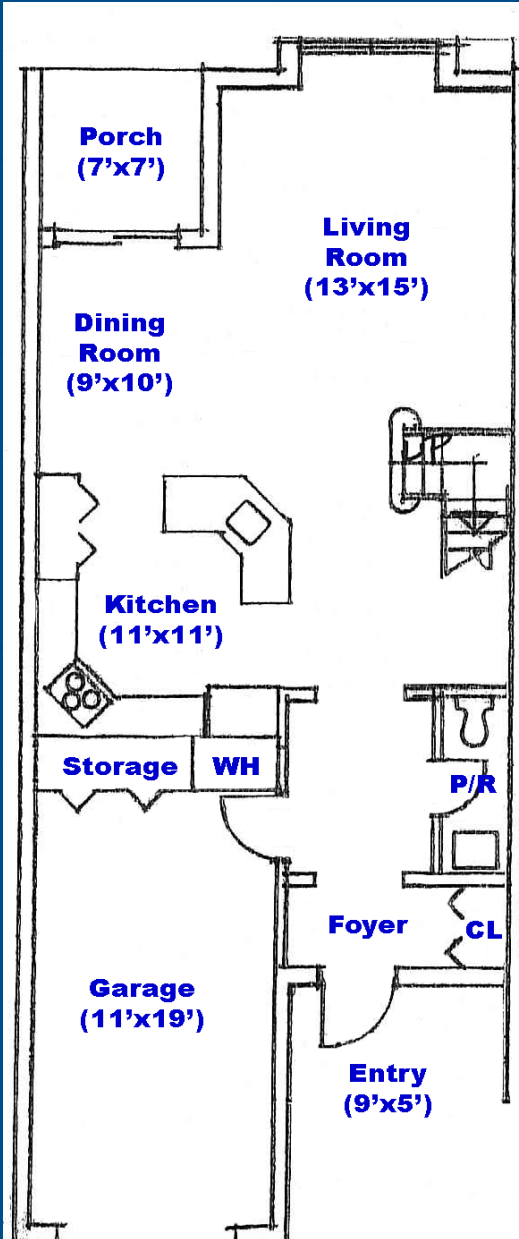
Trim Color
 Benjamin Moore
Alabaster
 00-129



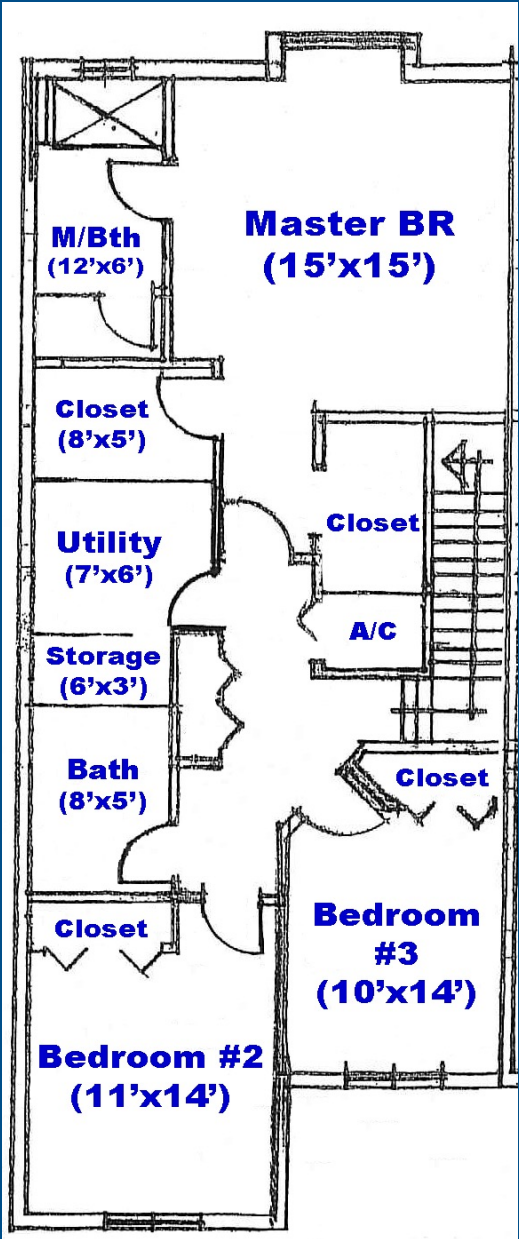
PARTIAL FRONT ELEVATION (SPECIALTY BUILDING)
 (12-11-12)

Hunters Grove – Floor Plans

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First Floor Plan



Second Floor Plan