



# COMMUNITY PRICE LIST

Created: Mar-21-2016

## Bedford Park at Tradition

### Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Canterbury	3	2	Yes	2 Bay	1,848	TBD
Canterbury Grande	3	2	Yes	2 Bay	2,000	TBD
Canterbury Majestic	5	3	No	2 Bay	2,251	TBD
Danville BP	3	2	No	2 Bay	2,145	TBD
Glendale BP	2	2	Yes	2+ Bay	1,854	TBD
Hamilton Jem II	3	2	Yes	2 Bay	2,403	TBD
Hartford	3	2	Yes	2 Bay	2,530	TBD
Madison	3	2	Yes	2+ Bay	2,305	TBD

All prices above included a standard homesite in Bedford Park.

All homes include GHO's Ultimate Features Package for Bedford Park.

### To Learn More About These Homes Please Contact

Deb LeBleu 772.257.1100 Cell: 772.532.3631 [debl@ghohomes.com](mailto:debl@ghohomes.com)

**GHO HOMES** 772.257.1100 | [ghohomes.com](http://ghohomes.com)



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# Bedford PARK



- = Phase 1
- = Phase 2
- = Phase 3
- = Phase 4

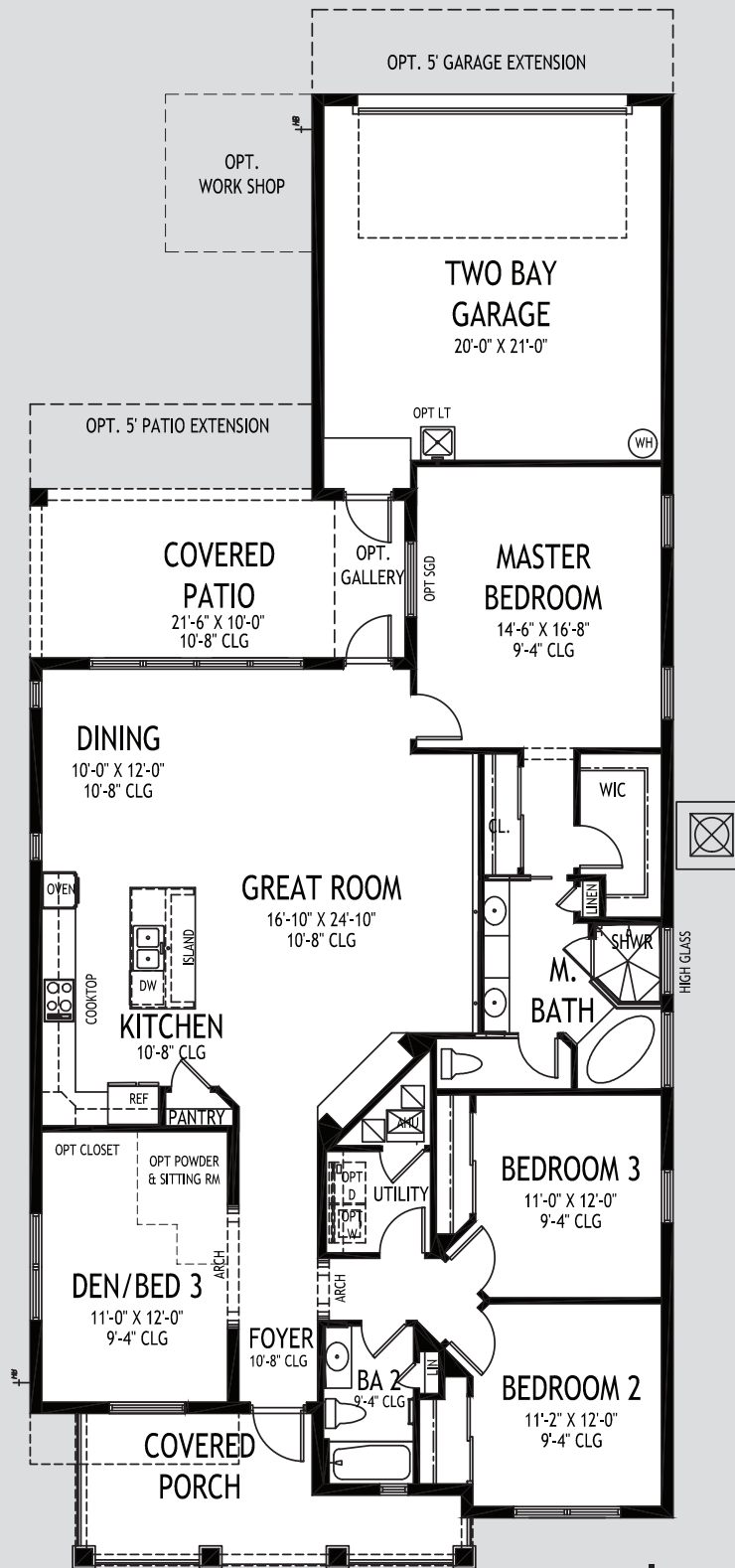
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38'W X 87' D

## Canterbury Grande

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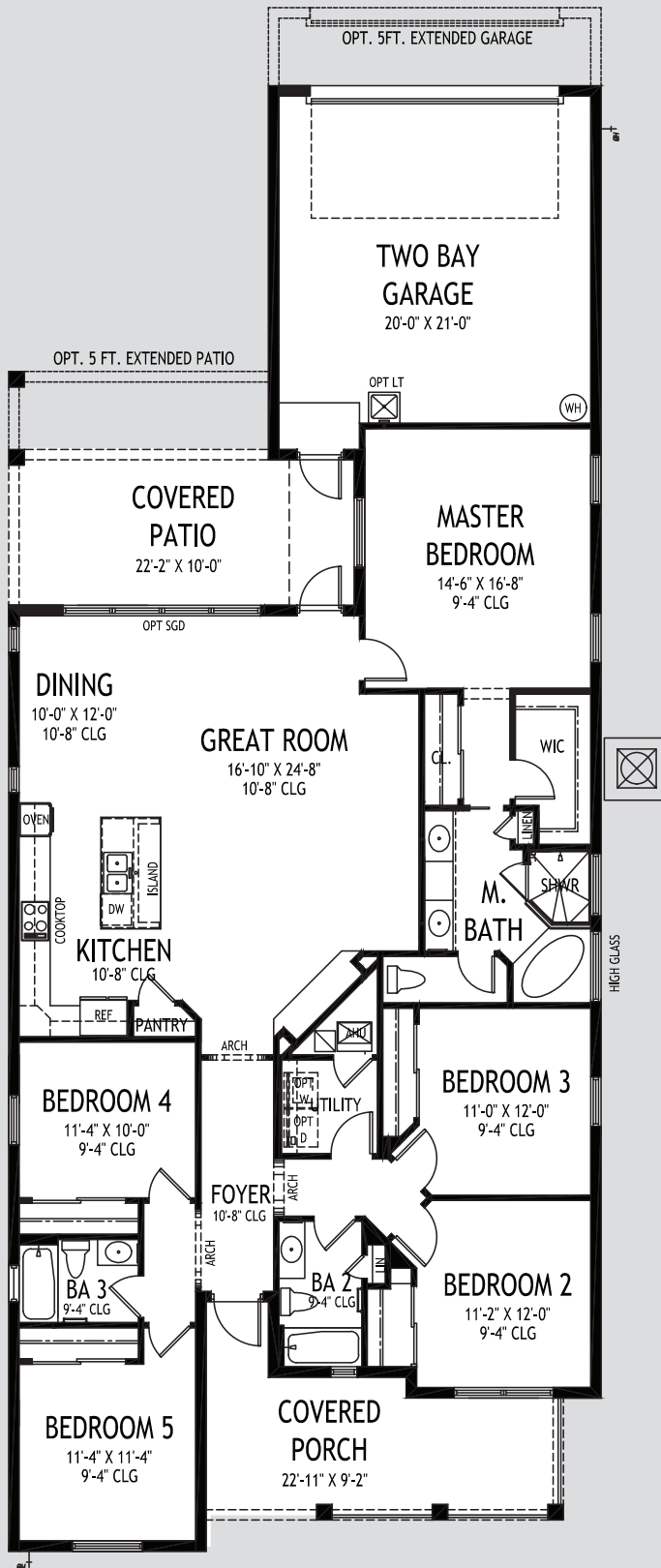
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### APPROXIMATE AREAS

Air Conditioned	..... 2,000 Sq. Ft.
Covered Entry	..... 166 Sq. Ft.
Covered Patio	..... 218 Sq. Ft.
2 Bay Garage	..... 476 Sq. Ft.
<b>TOTAL</b>	<b>..... 2,860 Sq. Ft.</b>



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## Canterbury Majestic

38' W X 94' D

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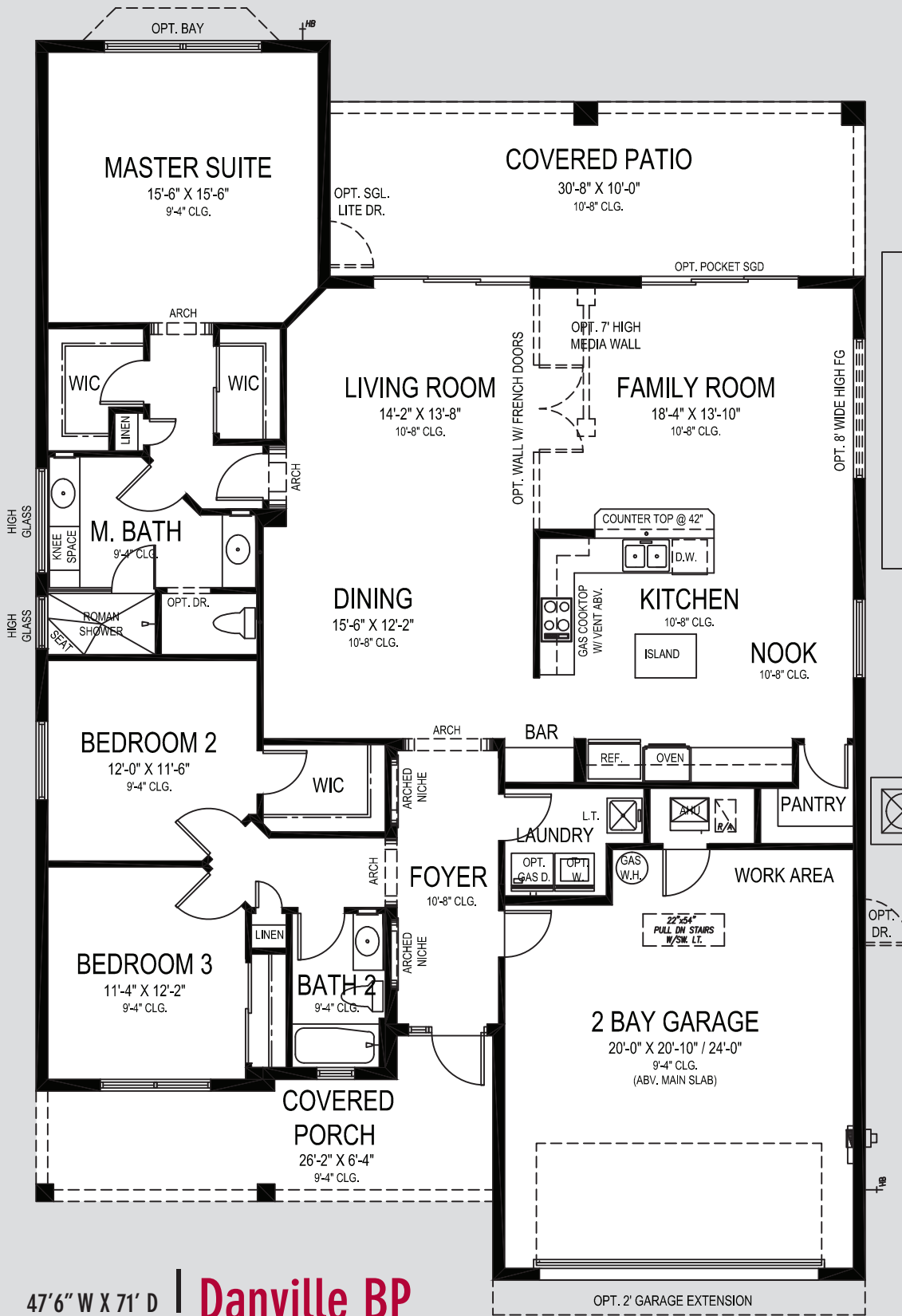
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### APPROXIMATE AREAS

Air Conditioned	..... 2,203 Sq. Ft.
Covered Entry	..... 215 Sq. Ft.
Covered Patio	..... 218 Sq. Ft.
2 Bay Garage	..... 476 Sq. Ft.
<b>TOTAL</b>	<b>..... 3,112 Sq. Ft.</b>



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47'6" W X 71' D | **Danville BP**

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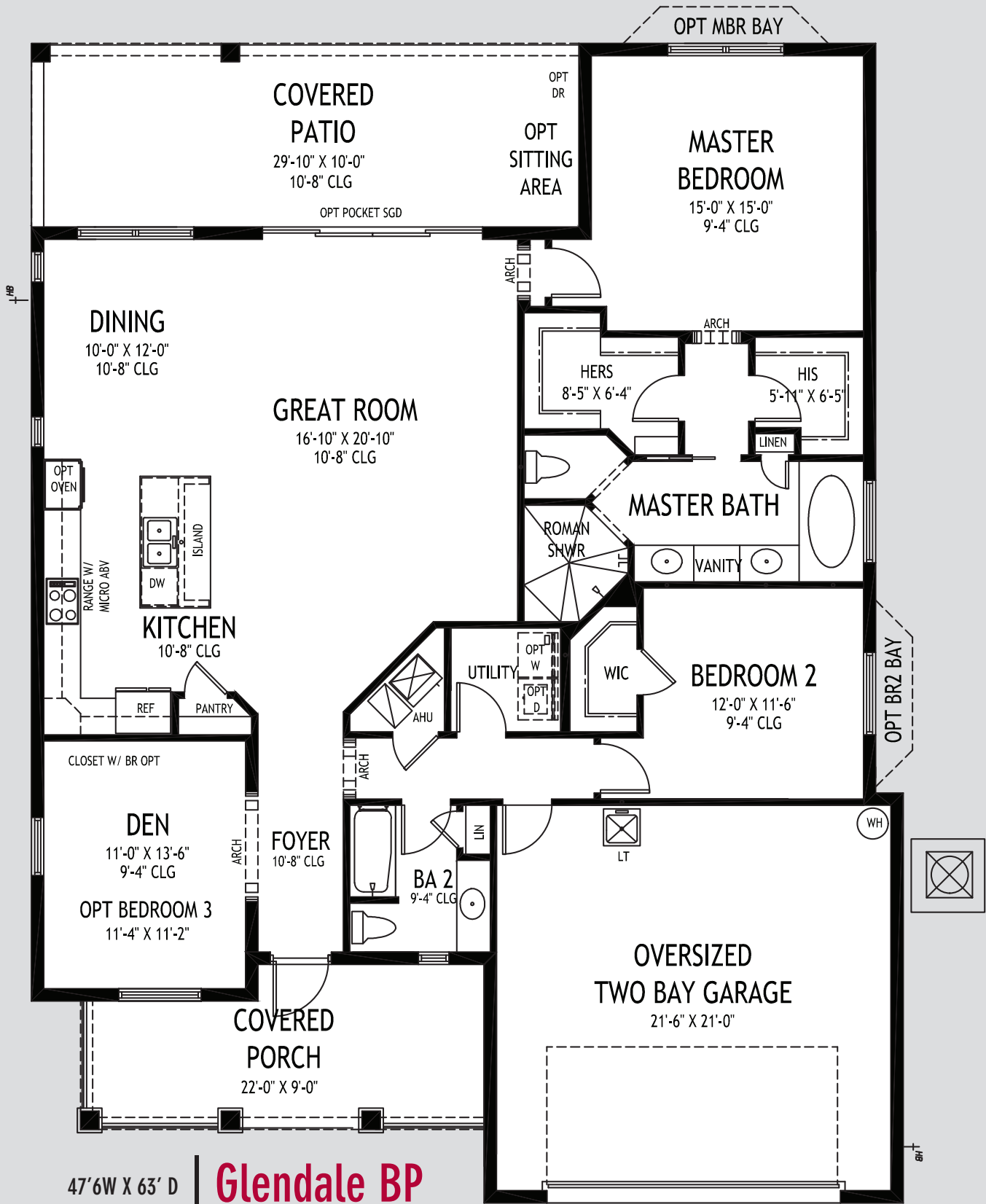
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## APPROXIMATE AREAS

Air Conditioned ..... 2,154 Sq. Ft.  
 Covered Entry ..... 188 Sq. Ft.  
 Covered Patio ..... 306 Sq. Ft.  
 2 Bay Garage ..... 500 Sq. Ft.  
**TOTAL ..... 3,148 Sq. Ft.**



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## Glendale BP

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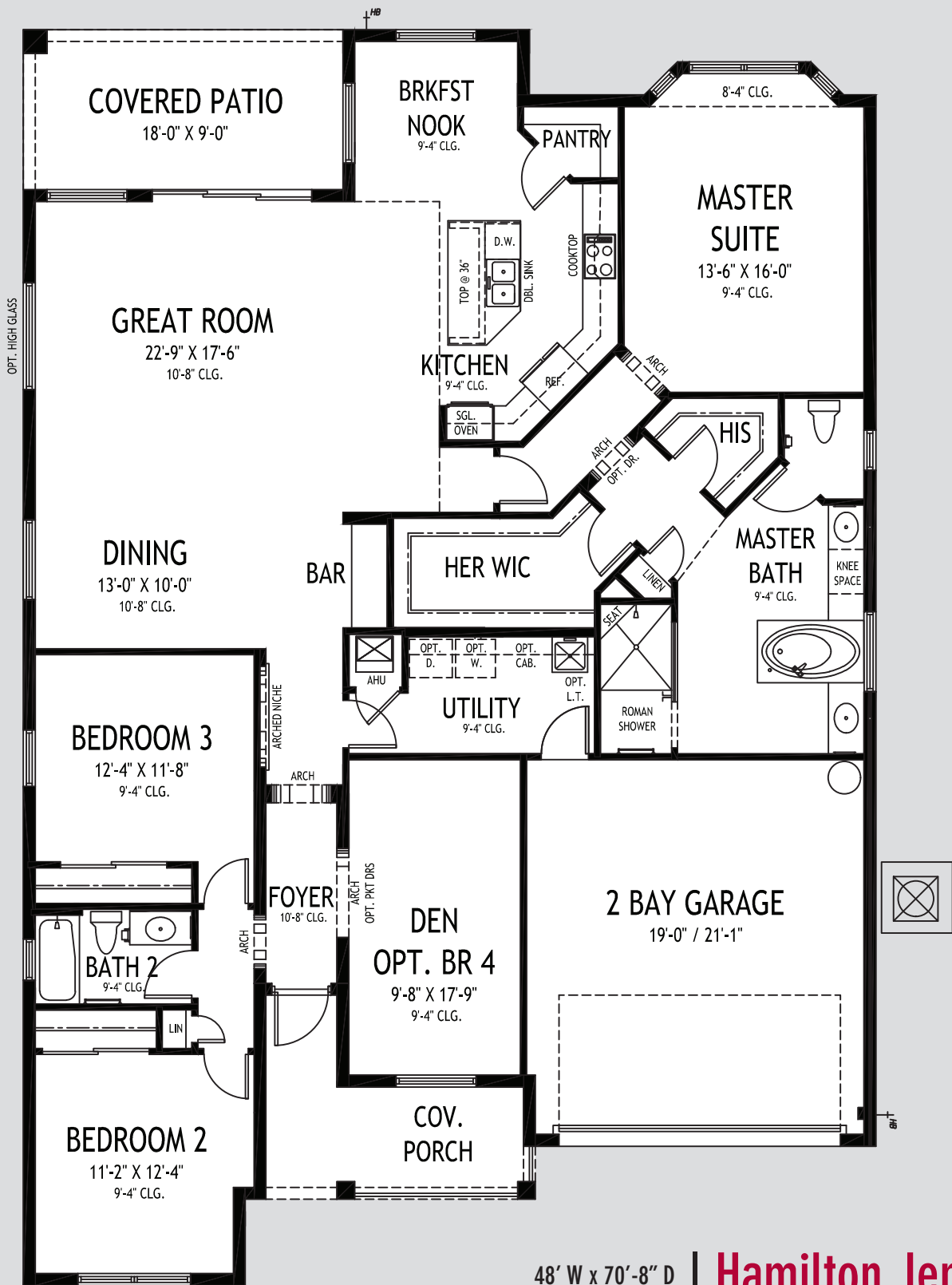
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### APPROXIMATE AREAS

Air Conditioned	.....1,854 Sq. Ft.
Covered Entry	..... 178 Sq. Ft.
Covered Patio	..... 297 Sq. Ft.
2 Bay Garage	.....490 Sq. Ft.
<b>TOTAL</b>	<b>.....2,819 Sq. Ft.</b>



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48' W x 70'-8" D | **Hamilton Gem II**

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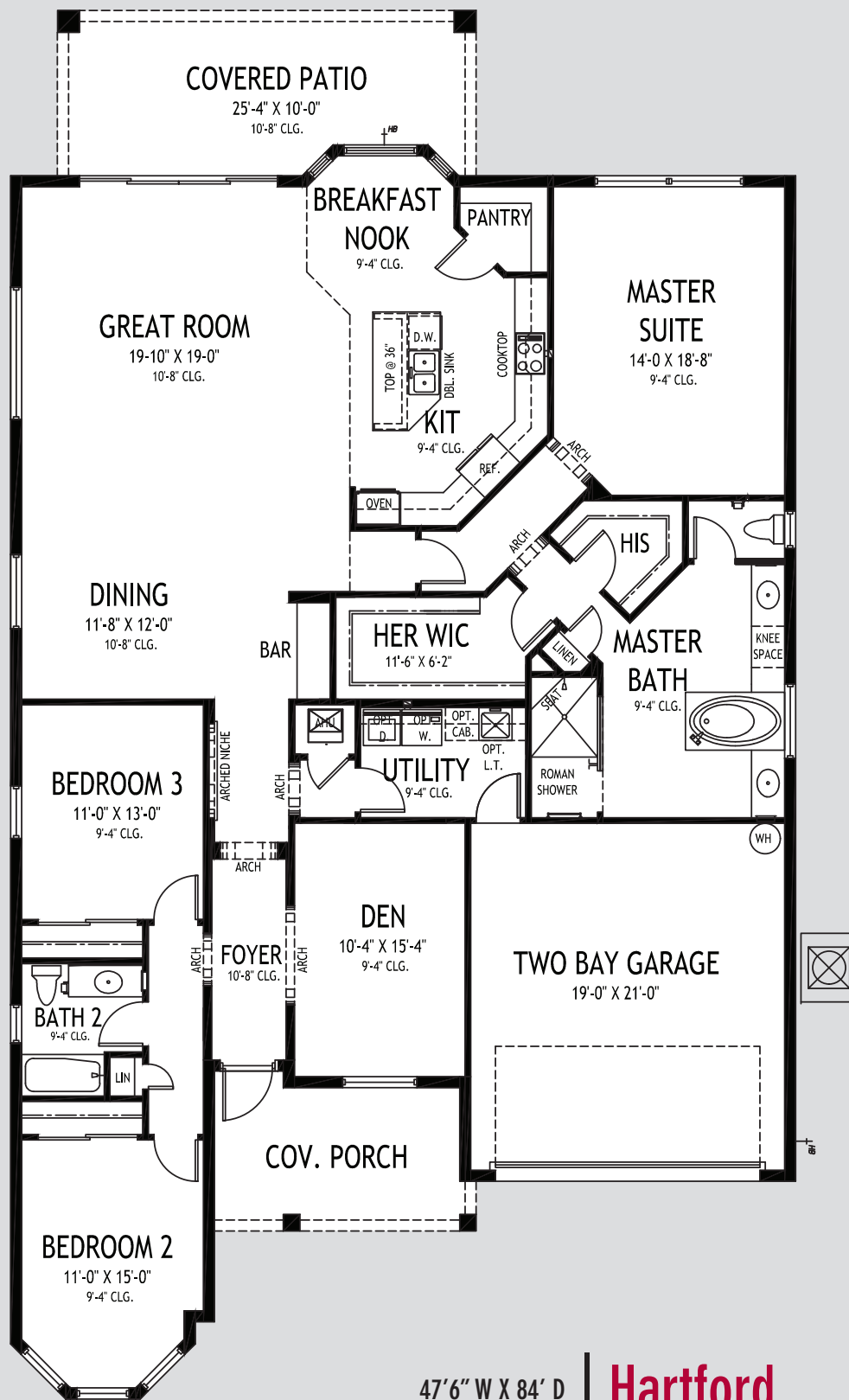
## APPROXIMATE AREAS

Air Conditioned .....	2,403 Sq. Ft.
Covered Porch .....	114 Sq. Ft.
Covered Patio .....	162 Sq. Ft.
2 Bay Garage .....	428 Sq. Ft.
<b>TOTAL .....</b>	<b>3,107 Sq. Ft.</b>



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## Hartford

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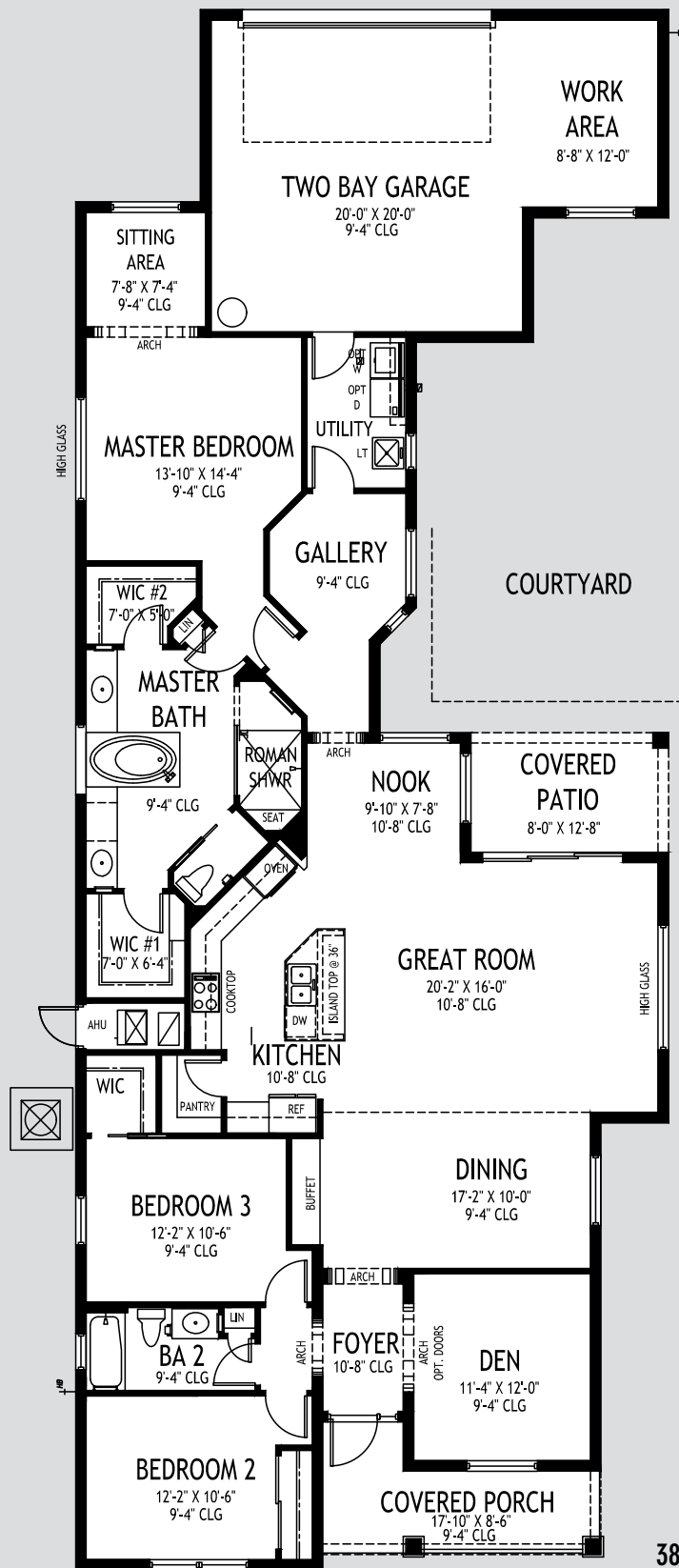
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### APPROXIMATE AREAS

Air Conditioned	..... 2,532 Sq. Ft.
Covered Entry	..... 136 Sq. Ft.
Covered Patio	..... 239 Sq. Ft.
2 Bay Garage	..... 430 Sq. Ft.
<b>TOTAL</b>	<b>..... 3,337 Sq. Ft.</b>



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38'W X 100' D

**Madison**

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## APPROXIMATE AREAS

Air Conditioned ..... 2,305 Sq. Ft.  
 Covered Entry ..... 111 Sq. Ft.  
 Covered Patio ..... 97 Sq. Ft.  
 2 Bay Garage ..... 556 Sq. Ft.  
**TOTAL ..... 3,069 Sq. Ft.**



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# COMMUNITY FEATURES LIST

## Bedford Park at Tradition

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### Construction Features

- Structural Design Per Florida Current Building Codes and Design Standards
- ☑ Double Row Steel & Concrete Bond Beam
- ☑ Plywood 5/8" (19/32) Roof Sheathing (no particle board)
  - Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
- Sentricon Termite Treatment and Control System - 1 year service included
- Concrete Block Construction with Concrete and Steel Reinforcement
- Professionally Engineered Roof Trusses with Hurricane Straps
- Concrete Based Textured Exterior Wall Finish
- ☑ Impact Glass Front Windows and Front Door Sidelight
  - Steel Hurricane Shutters for all Non-Impact Glass Windows and Doors
  - Underground Connection to FPL Supplied Electrical Power
- ☑ Underground Natural Gas Service Supply, Standard
- ☑ Taexx Built In Pest Control Delivery System Installed

### Exterior Features

- Dimensional Roof Shingles with 30 Year Warranty
- ☑ White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan
- Sherwin Williams Loxon Acrylic Exterior Paint on Exterior Walls of Home
- ☑ Oversized Garage with Work or Storage Spaces in Select Models
  - Wind Rated Garage Doors with Remote-Controlled Openers (2 remotes)
  - Paver Driveway, Front Walks and Rear Covered Patio Floor
  - Exterior Garden Hose Connections (2)
  - Exterior GFI Electric Outlets (2)
- ☑ Fiberglass Textured Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan
  - Professionally Designed Landscaped Package and Floratam Sod
  - Automatic Irrigation System, Master Community Water Supply

### Utility Room and Garage

- ☑ Laundry Room Upper Cabinets Utility Room - per plan
- ☑ Drop Down Stairs to Attic Area
  - Lighting Provided for Garage and Utility Room
  - Laundry Sink in Utility Room or Garage - per plan

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## Bedford Park at Tradition

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### Gourmet Kitchens

- ☑ **Wood Raised Panel Cabinet Doors 42" Uppers - "Saybrook Series"**
- ☑ **Kitchen Island Wood Panel Wrapped - per plan (excludes Danville)**
- ☑ **Cabinet Pull Out Trays and Pot Drawers - per plan**
- ☑ **Crown Molding and Designer Details with Kitchen Cabinets - per plan**
- ☑ **Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)**
- ☑ **Kitchen Faucet: Moen Arbor Pull Out Spray - Stainless Steel Finish**
  - **Stainless Steel Undermount Kitchen Sink 70/30 Split**
- ☑ **GE Stainless Steel Finish Appliance Package**
- ☑ **GE Refrigerator: 25 cft Side by Side with Ice Maker - Energy Star Rated**
- ☑ **GE Microwave: Over Range Exterior Vented**
- ☑ **GE Oven: Electric Built in Single Wall Oven**
- ☑ **GE Range: Gas Cook Top**
- ☑ **GE Dishwasher: Insulated and Multi--Cycle - Energy Star Rated**
  - **Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan**

### Luxury Bathrooms

- ☑ **Oversized Walk-In Roman Showers - per plan**
  - ☑ **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
    - Moen Pressure Balance Control Valves for all Showers
    - **Clear Glass Shower Enclosures or Glass Panels - per plan**
  - ☑ **Wood Raised Panel Vanity Doors, Raised Height Vanities -**
    - **His and Her Separate Vanities and Sinks - per plan**
    - Cultured Marble Vanity Tops with Integral Sink - choice of designer colors
    - Cultured Marble Roman Tub with Deck Mounted Valve - per plan
    - Sterling Vikrell® Tub/Shower Combo in Secondary Bathroom(s)
  - ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello**
- Features all Baths (GHO Level 1 Selections)**
- Moen Single Lever Chrome Bathroom Sink, Shower and Bathtub Fixtures
  - Elongated White Toilets in all Bathrooms
  - **Full Width Oversized Height Vanity Mirrors**
  - Clear Glass Windows in all Bath with Frosted Windows Option

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### Interior Appointments

- Colonist Raised Panel 8 Ft Interior Doors**
- Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
  - Marble Window Sills Throughout Living Area
- Crown Molding in Select Areas - per plan**
- Designer Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim and Ceiling**
- Ceramic Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 1 Selections)**
  - Designer Flooring Collection - Choice of Select Oversized Ceramic Floor Tile
  - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

### Interior Design Features

- **Flex Plan Design -- offering many possible options for your lifestyle**
- Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, and Closets - per plan**
- **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all Closets - per plan
- Air-Conditioned Walk-In Closets - per plan
- **Designer Arches, Niches and Pot Shelves - per plan**

### Electrical Specifications

- **Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio**
- Choice of 3 Hanging Pendant lights over island or 2 recessed lights - per plan**
- **Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio**
- **Walk-In Closet Lighting - per plan**
- Decorative Rocker Type Switches
- **Pre-Wired for (3) Phone Outlets in Home**
- **Pre-Wired Cable Television Outlets (3), per HomeTown Cable Specs**

### Energy Efficient & Safety Features

- High Efficiency Air Conditioning System - Rheem 16 SEER / Straight Cool / Sized Per Home**
- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan**

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### **NEST Next Generation Learning Thermostat**

- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- **Energy Efficient R-30 Attic Insulation over Conditioned Space**

### **Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors**

### **Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer**

- **Natural Gas Water Heater**
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code



**GHO Homes sets a higher standard in appointing our homes. The features that set us apart from other builders are our Ultimate Features - denoted by the check mark icon - which come standard in each of our homes.**

Additional Tailor Made home design options to choose from include built-in entertainment centers, wet bars, screened-in pools and luxurious finishes and upgrades. From flooring to cabinetry and custom room designs, we've made it easy and affordable to realize your dreams.

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