



COMMUNITY PRICE LIST

Created: Sep-18-2015

South Lakes

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Avalon	3	3	No	2 Bay	2,284	TBD
Baldwin	3	2	Yes	3 + Bay	2,623	TBD
Carmel Grande 12	3	2	Yes	2 Bay	2,416	TBD
Carson	3	2	No	2 Bay	1,849	TBD
Carson Grande	3	2	No	2 Bay	2,031	TBD
Columbia	3	2	No	3 Bay	2,060	TBD
Columbia Grande	4	2	No	2 Bay	2,260	TBD
Sheridan	3	2	Yes	2 Bay	2,272	TBD
Tacoma	3	3	Yes	2+ Bay	2,514	TBD

Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Avalon 1090 South Lakes Way SW, Vero Beach Lot: 56	4	3	No	2 Bay	2,416	334,500

All prices above included a choice of a standard GHO Homes home site in South Lakes. Oversized lots do carry additional charges. All homes include GHO's Ultimate Features Package for South Lakes - Package may vary.

To Learn More About These Homes Please Contact

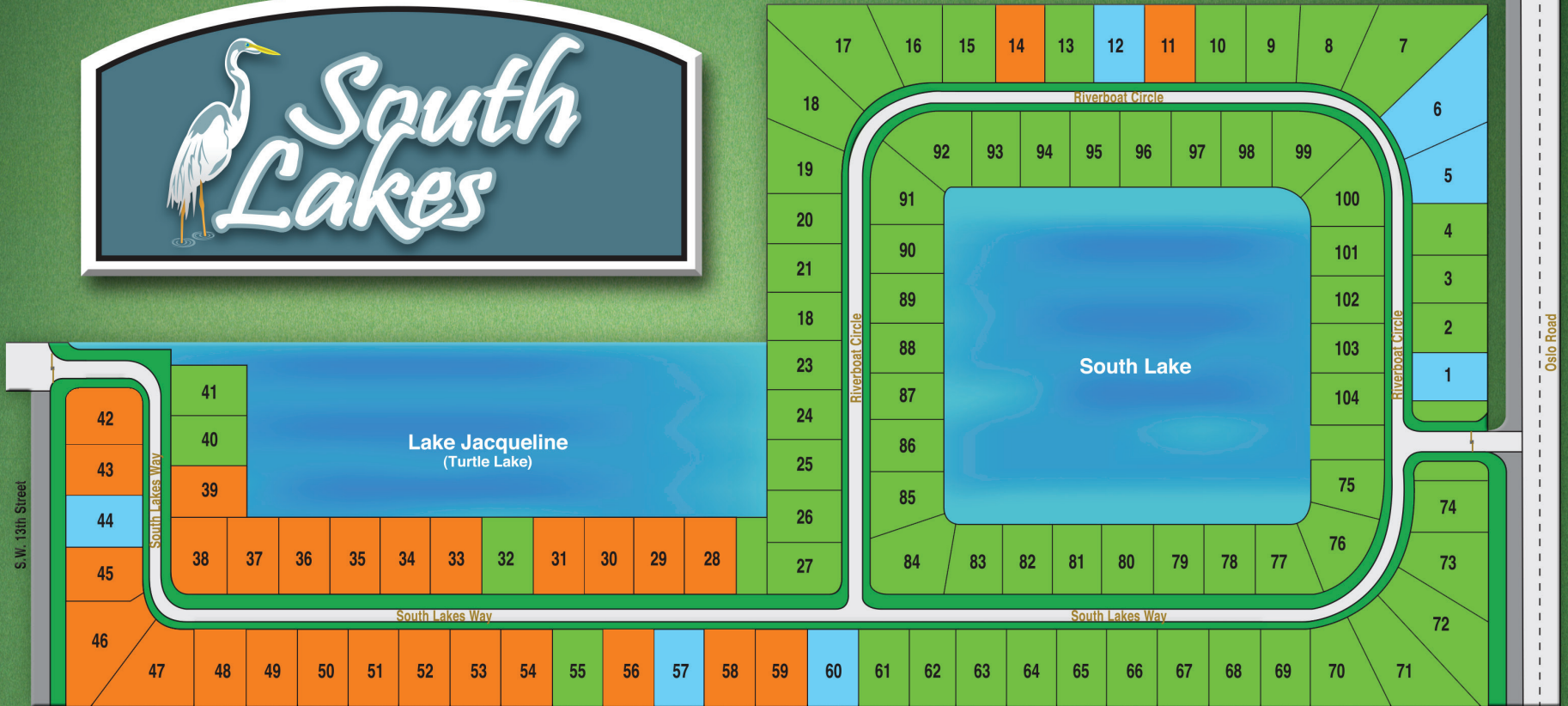
Catherine Garofalo 772 257 1100 Cell: 772 342 0061 catg@ghohomes.com

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58th Avenue (Kings Highway)



GHO Available Homesites



Sold



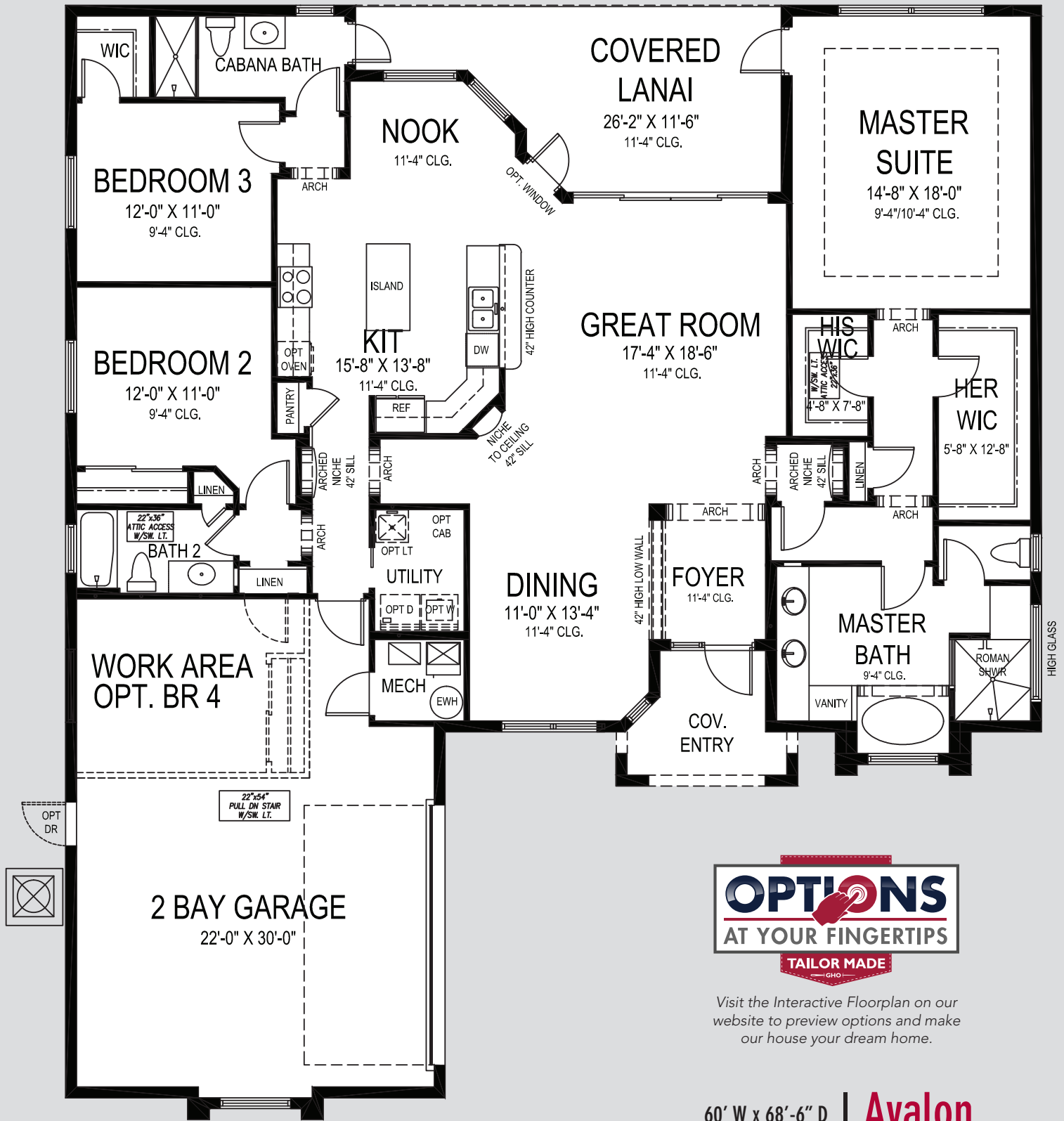
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Revised January 29, 2014



Visit the Interactive Floorplan on our website to preview options and make our house your dream home.

60' W x 68'-6" D | **Avalon**

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APPROXIMATE AREAS	
Air Conditioned	2,284 Sq. Ft.
Covered Entry	70 Sq. Ft.
Covered Patio	226 Sq. Ft.
2 Bay Garage	686 Sq. Ft.
TOTAL	3,266 Sq. Ft.



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Baldwin

60' W x 68' D

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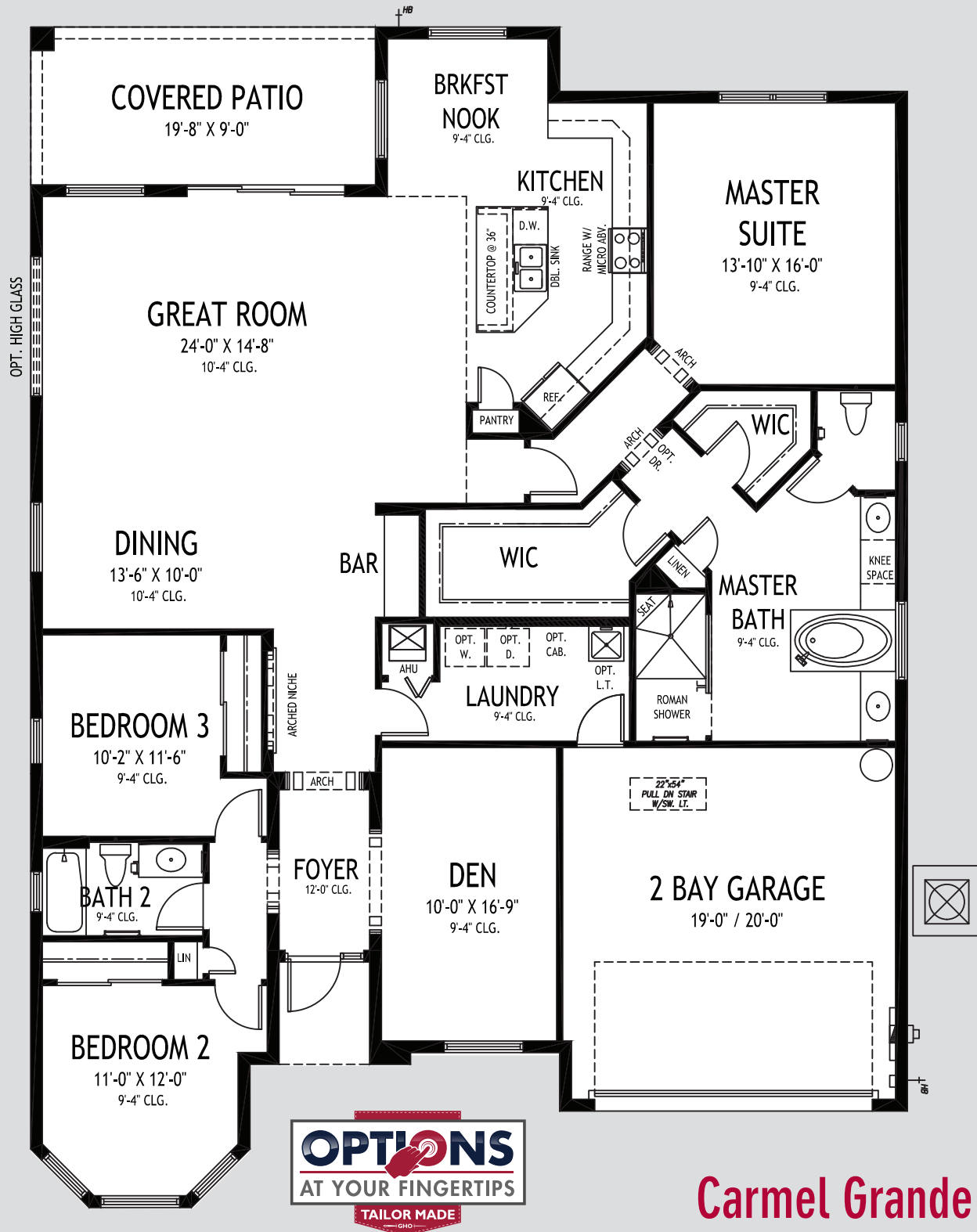
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APPROXIMATE AREAS

Air Conditioned 2,624 Sq. Ft.
Covered Entry 59 Sq. Ft.
Covered Patio 211 Sq. Ft.
3 Bay Garage 750 Sq. Ft.
TOTAL 3,644 Sq. Ft.



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Carmel Grande 12

50' W x 67'-4" D

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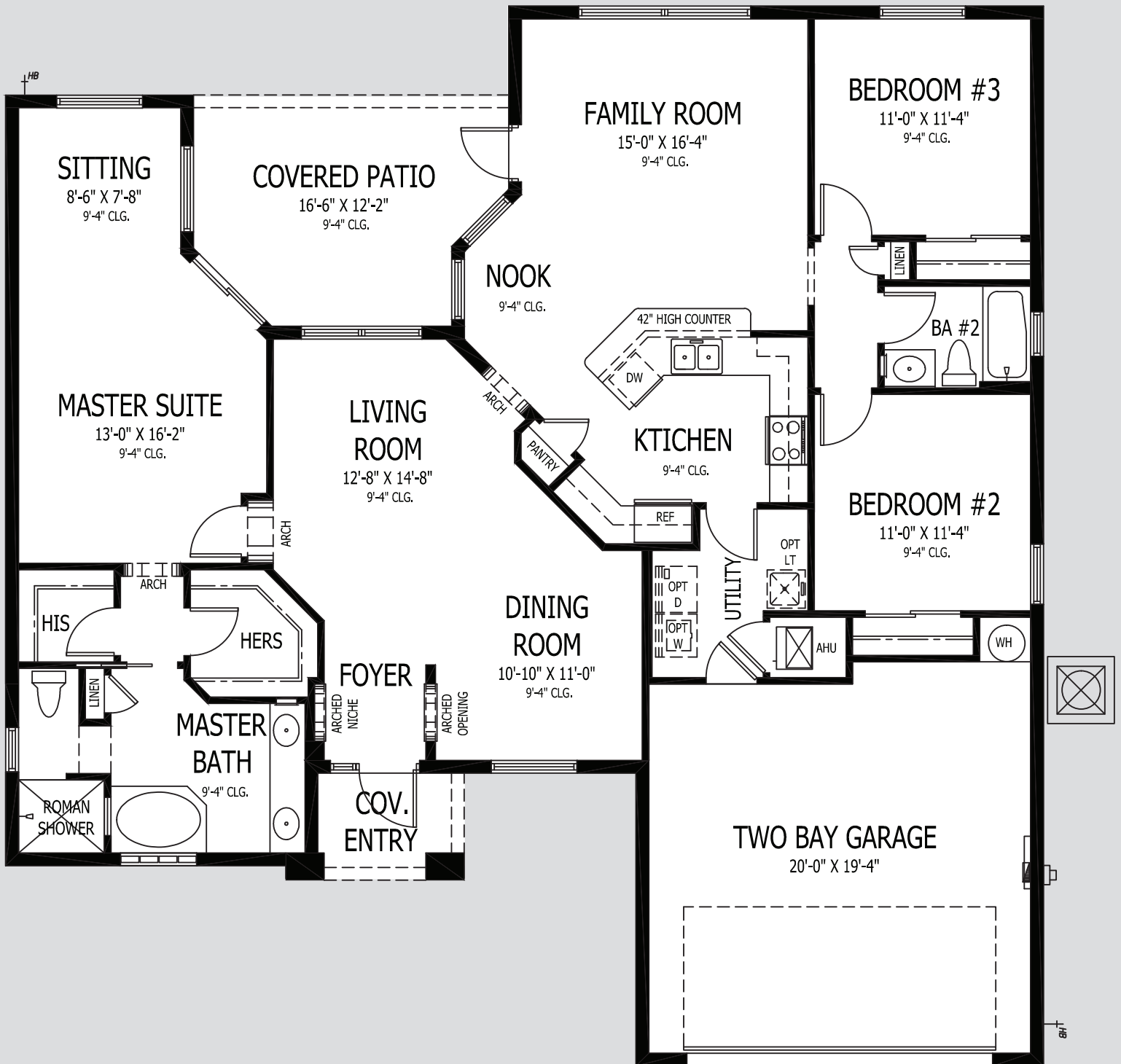
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APPROXIMATE AREAS	
Air Conditioned	2,408 Sq. Ft.
Covered Entry	30 Sq. Ft.
Covered Patio	177 Sq. Ft.
2 Bay Garage	409 Sq. Ft.
TOTAL	3,024 Sq. Ft.



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54'4"W X 55'6" D

Carson

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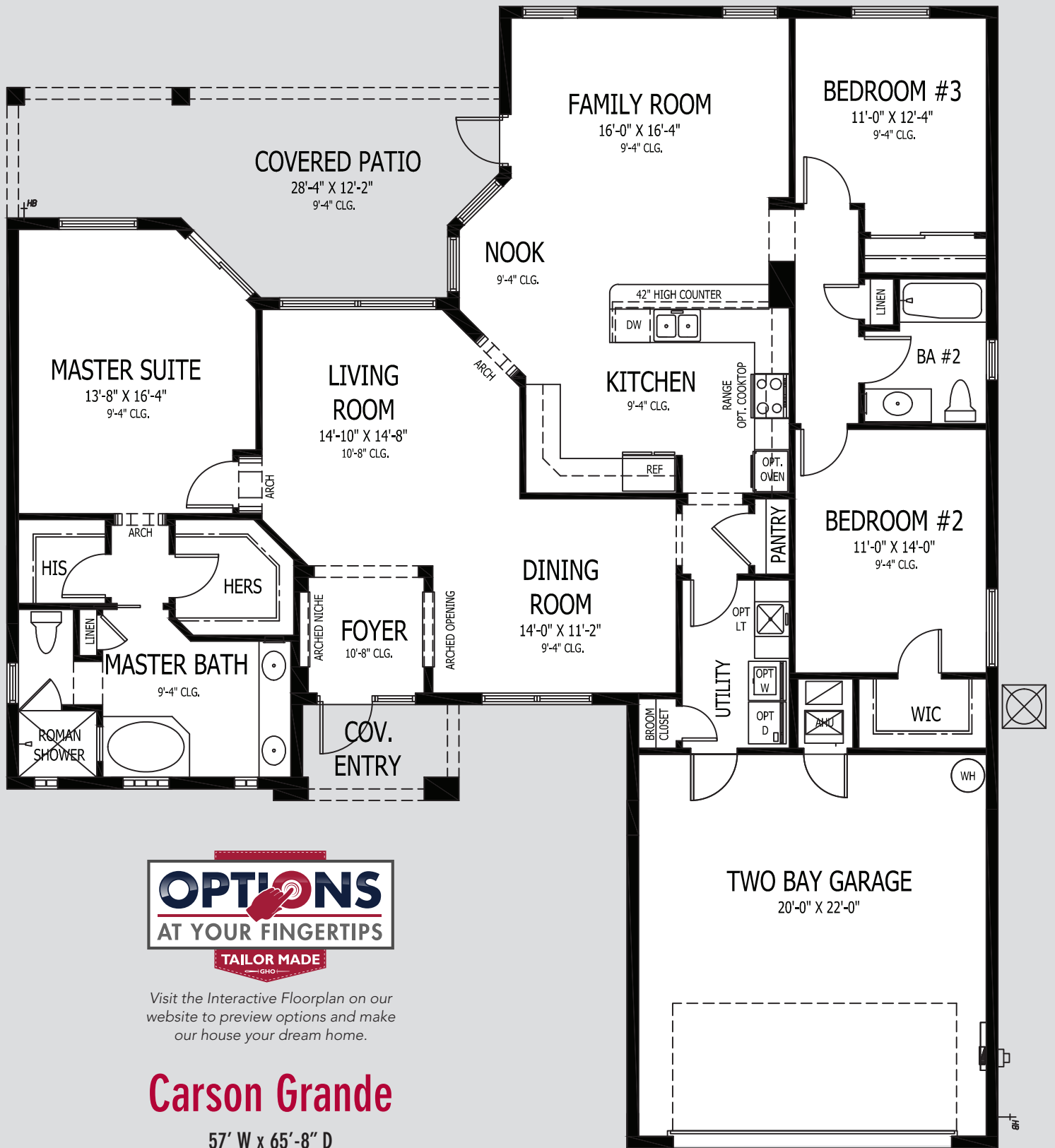
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APPROXIMATE AREAS

- Air Conditioned1,847 Sq. Ft.
- Covered Entry45 Sq. Ft.
- Covered Patio 175 Sq. Ft.
- 2 Bay Garage443 Sq. Ft.
- TOTAL2,510 Sq. Ft.**



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Carson Grande

57' W x 65'-8" D

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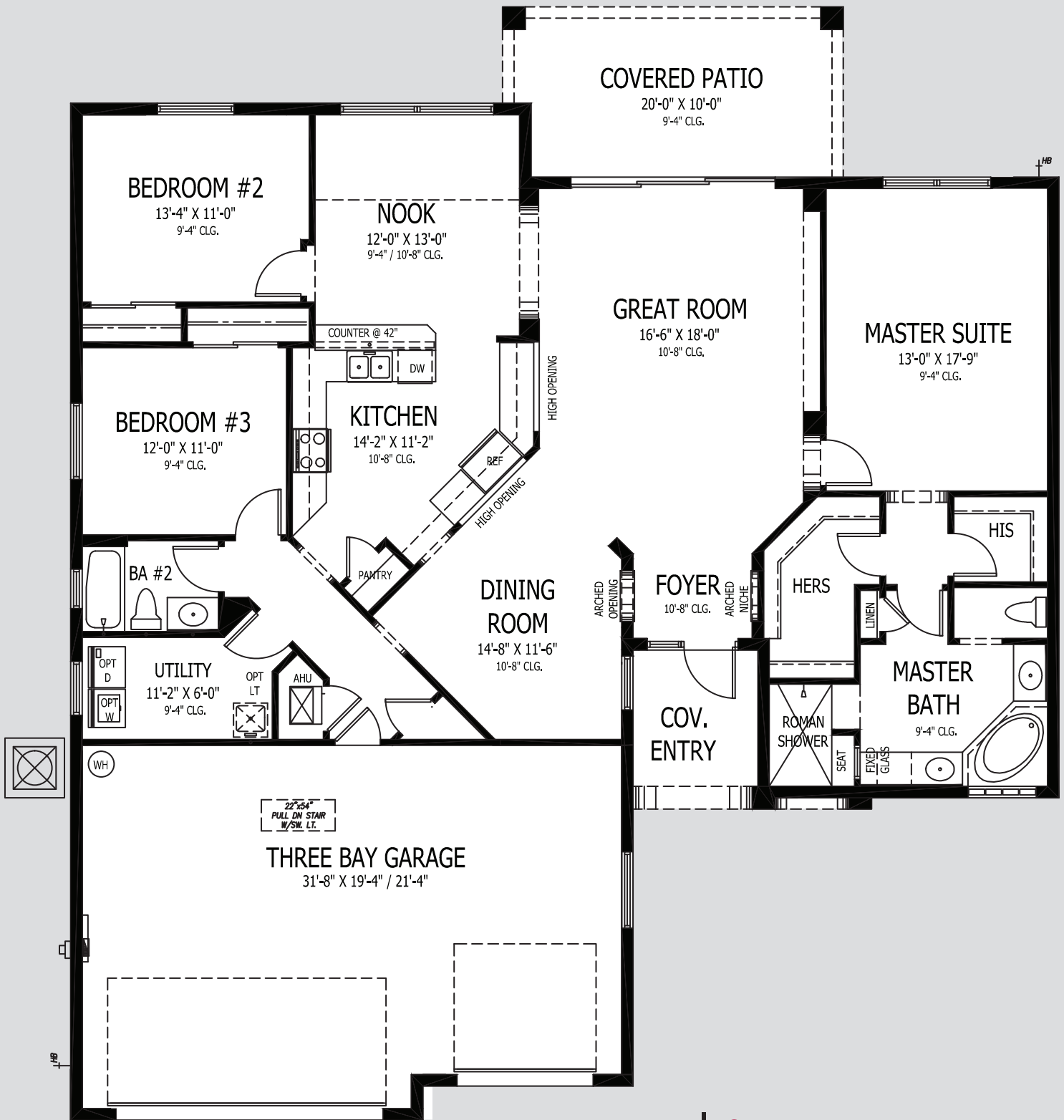
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APPROXIMATE AREAS

Air Conditioned 2,031 Sq. Ft.
 Covered Entry 49 Sq. Ft.
 Covered Patio 269 Sq. Ft.
 2 Bay Garage 484 Sq. Ft.
TOTAL 2,833 Sq. Ft.



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58'W X 65'4" D

Columbia

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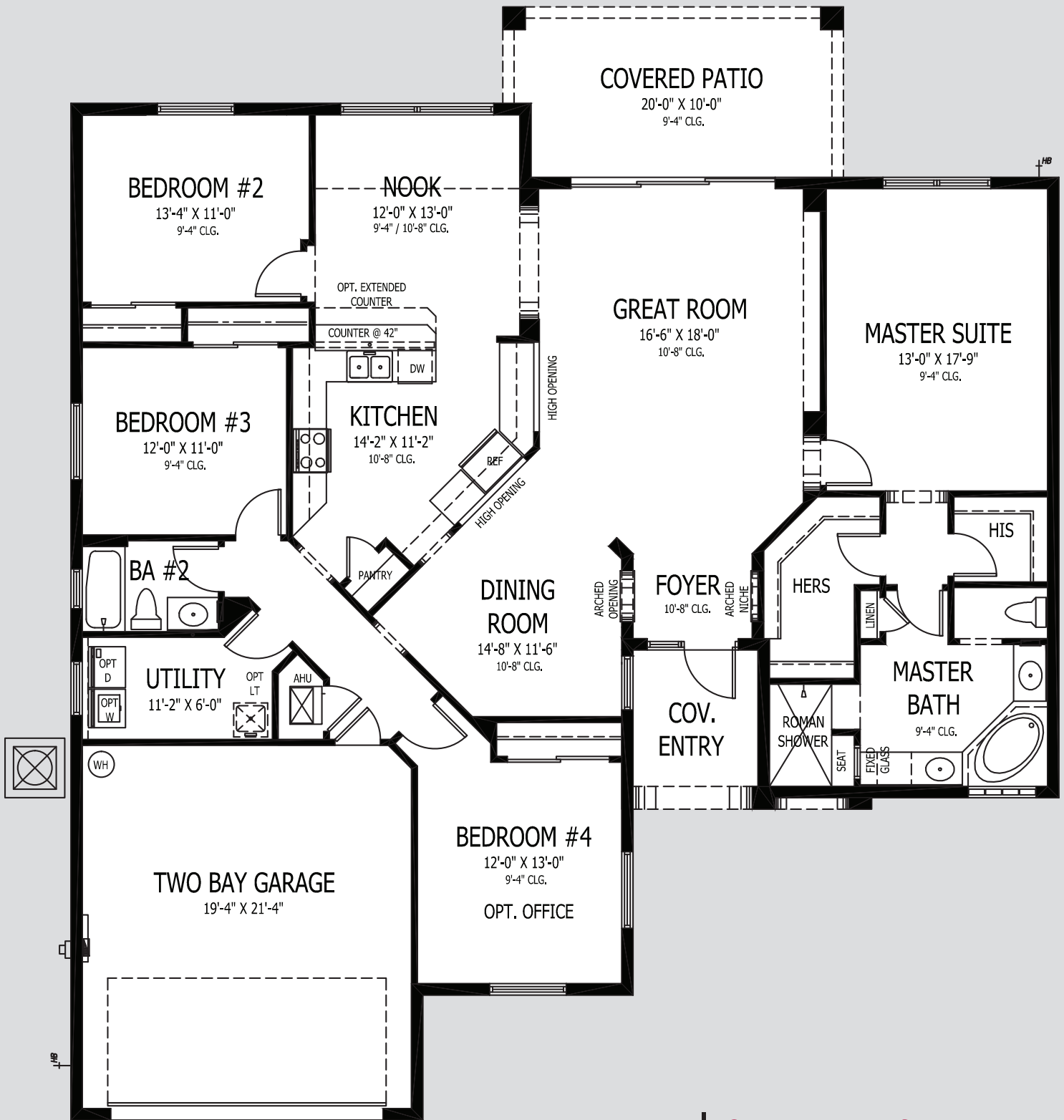
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APPROXIMATE AREAS

Air Conditioned 2,069 Sq. Ft.
 Covered Entry 68 Sq. Ft.
 Covered Patio 193 Sq. Ft.
 3 Bay Garage 702 Sq. Ft.
TOTAL 3,032 Sq. Ft.



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58'W X 65'4" D

Columbia Grande

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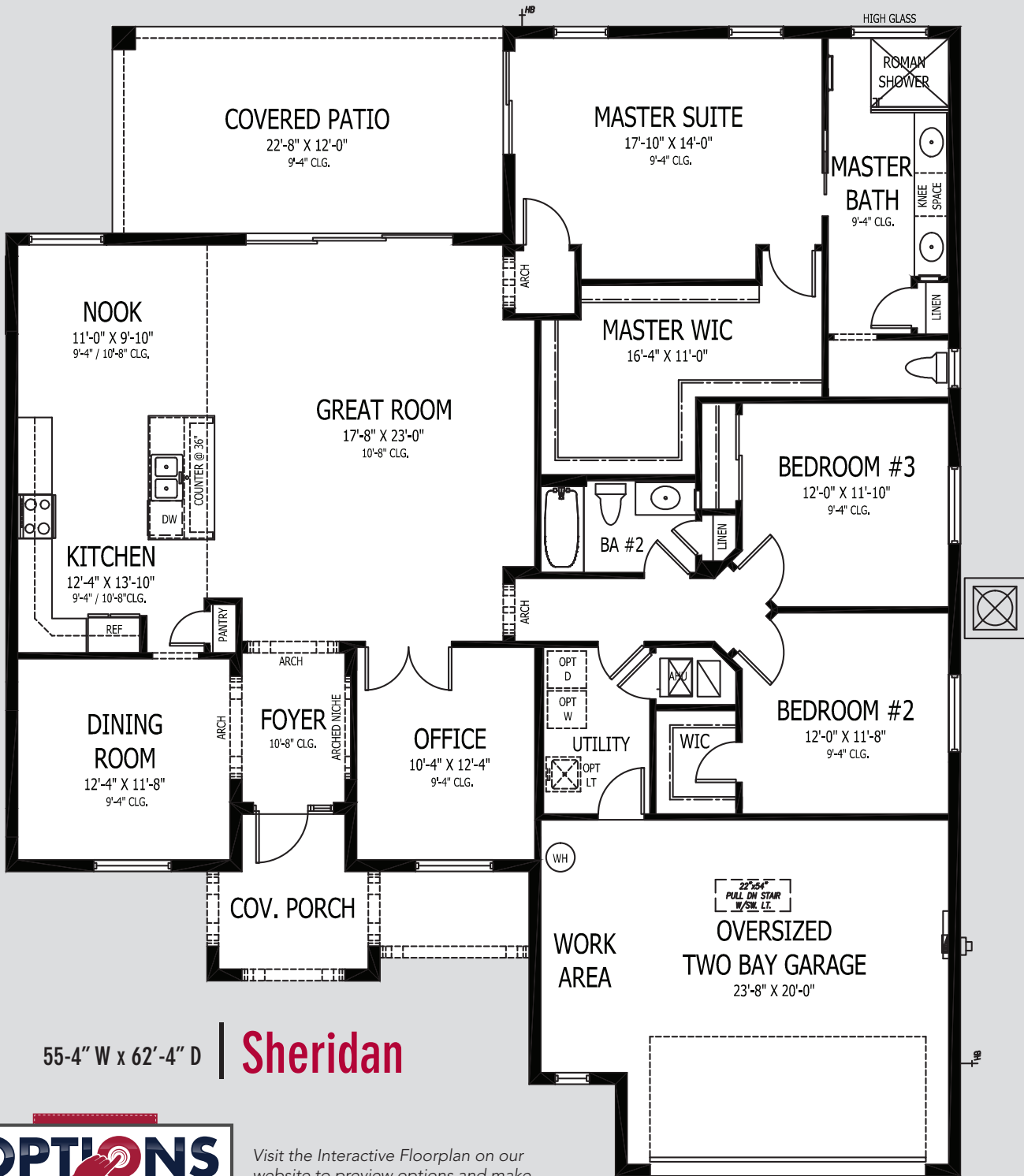
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APPROXIMATE AREAS

Air Conditioned 2,260 Sq. Ft.
 Covered Entry 69 Sq. Ft.
 Covered Patio 193 Sq. Ft.
 2 Bay Garage 445 Sq. Ft.
TOTAL 2,967 Sq. Ft.



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55'-4" W x 62'-4" D | **Sheridan**



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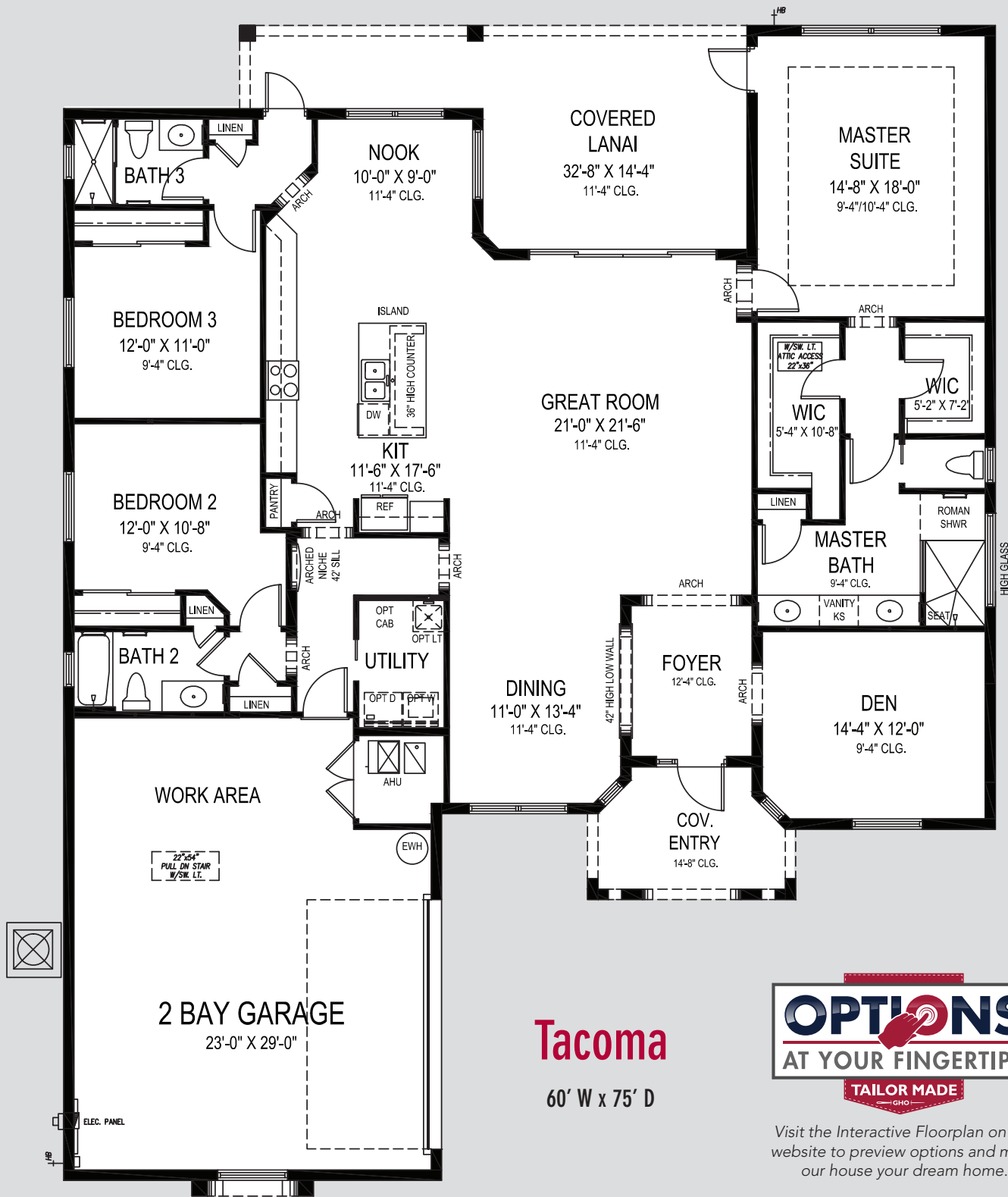
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APPROXIMATE AREAS

Air Conditioned	2,177 Sq. Ft.
Covered Entry	127 Sq. Ft.
Covered Patio	249 Sq. Ft.
2 Bay Garage	450 Sq. Ft.
TOTAL	3,003 Sq. Ft.



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Tacoma
60' W x 75' D



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APPROXIMATE AREAS

- Air Conditioned2,521 Sq. Ft.
- Covered Entry98 Sq. Ft.
- Covered Patio327 Sq. Ft.
- 2 Bay Garage683 Sq. Ft.
- TOTAL3,629 Sq. Ft.**



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COMMUNITY FEATURES LIST

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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
- Steel Hurricane Shutters for all Non-Impact Glass Windows and Doors
- Underground Connection to Comcast Cable Service
- Underground Connection to FPL Supplied Electrical Power
- Underground County/City Water and Sewer Connections
- ☑ **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**
- 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)
- ☑ **Front Doors Fiberglass Textured Raised Panel 8ft Tall with Clear Impact Glass Single Lite Sidelites (per plan)**
- Professionally Designed Landscaped Package and Floratam Sod
- **Automatic Underground Irrigation System, Irrigation Water supplied by Individual Well and Pump**

Gourmet Kitchens

- ☑ **Wood Raised Panel Cabinet Doors 42" Uppers - "Saybrook Series"**
- ☑ **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 70/30split**
- ☑ **GE Stainless Steel Finish Appliance Package**

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- GE Refrigerator: 25 cft Side by Side with Ice Maker - Energy Star Rated**
- GE Microwave: Installed Over Range**
- GE Range: Freestanding Glass Top Range**
- GE Dishwasher: Insulated and Multi--Cycle - Energy Star Rated**
 - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
 - **Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan**
 - Recessed HiHat Lighting - per plan

Luxury Bathrooms

- Wood Raised Panel Vanity Doors, Raised Height Vanities - "Saybrook Series" (GHO Level 1 Selections)**
 - Cultured Marble Vanity Tops with Integral Sink - choice of designer colors
- Oversized Walk-In Roman Showers - per plan**
 - Moen Pressure Balance Control Valves for all Showers
- Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
 - Cultured Marble Roman Tub with Deck Mounted Valve - per plan
 - **Clear Glass Shower Enclosures or Glass Panels - per plan**
 - Ceramic Tile Bathroom Floors with Walls and Shower Floors - White Wall Tile, Guest Baths
- Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello Features, Master Bath**
 - 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

Interior Appointments

- Colonist Raised Panel 8ft. Tall Interior Doors with, Oversized Door Casing and Baseboard**
 - Marble Window Sills Throughout Living Area
- 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)
- Drop Down Stairs to Attic Area**

Interior Design Features

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- ☑ **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
- ☑ **Designer Arches, Niches and Pot Shelves - per plan**
 - Air-Conditioned Walk-In Closets - per plan
 - Vinyl Clad Shelving in all Closets - per plan

Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- Lighting Provided for Garage and Utility Room
- Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio
- Closet Lighting Provided in Walk In Closets - per Plan
- Decorative Rocker Type Switches
- Pre-Wired for (3) Phone Outlets in Home
- Pre-Wired for (3) Cable Television Outlets

Energy Efficient & Safety Features

- ☑ **High Efficiency Air Conditioning System - 16 SEER; RHEEM Equipment/Straight Cool / Sized Per Home**
- ☑ **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**
 - Quick Recovery Electric Water Heater - 50 Gallon
 - ARC Fault Electrical Outlets Per Code
 - Smoke and Carbon Monoxide Detectors per code
 - Natural Gas Available, see sales associate for details
 - Optional Natural Gas Service with Gas Water Heater, and Cook Top and Connection Clothes Dryer

Additional Tailor Made Home Design Options to choose from including built-in entertainment centers, wet bars, screened-in pools, as well as 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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