



# COMMUNITY PRICE LIST

Created: Oct-08-2019

## Three Oaks

### Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Andover</b>	3	2	No	2 Bay	1,711	<b>TBD</b>
<b>Larkin</b>	2	2	Yes	2 Bay	1,682	<b>TBD</b>

### To Learn More About These Homes Please Contact

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



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LARKIN OR  
ANDOVER  
FLOORPLAN  
*(Andover center of  
3-unit buildings)*

# THREE OAKS



DURHAM  
FLOORPLAN

STATE ROAD 60

WHITE OAK LANE

MODEL  
HOMES

OAKRIDGE PLACE

OAK CREST LANE

GREAT OAK PLACE

ENGLISH OAK DRIVE

RED OAK TERRACE

OAK GROVE COURT

74TH AVENUE



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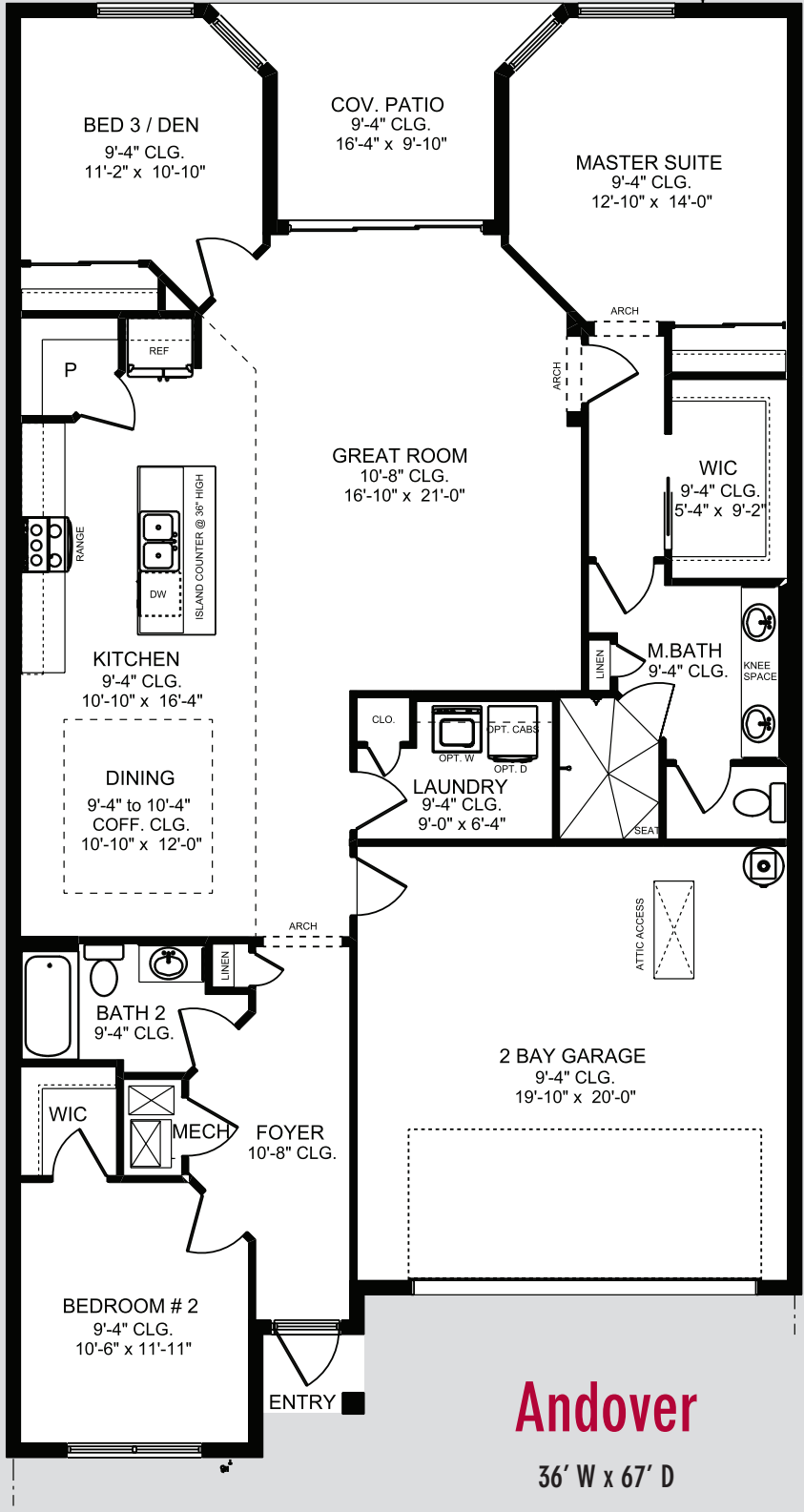


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Revised January 19, 2017.



← on center unit only



Window in Dining Room and Bath 2 on end units

**APPROXIMATE AREAS**

Air Conditioned .....	1,711 Sq. Ft.
Covered Entry .....	17 Sq. Ft.
Covered Patio .....	110 Sq. Ft.
2 Bay Garage .....	416 Sq. Ft.
<b>TOTAL .....</b>	<b>2,254 Sq. Ft.</b>

**Andover**  
36' W x 67' D

**DRAFT\***

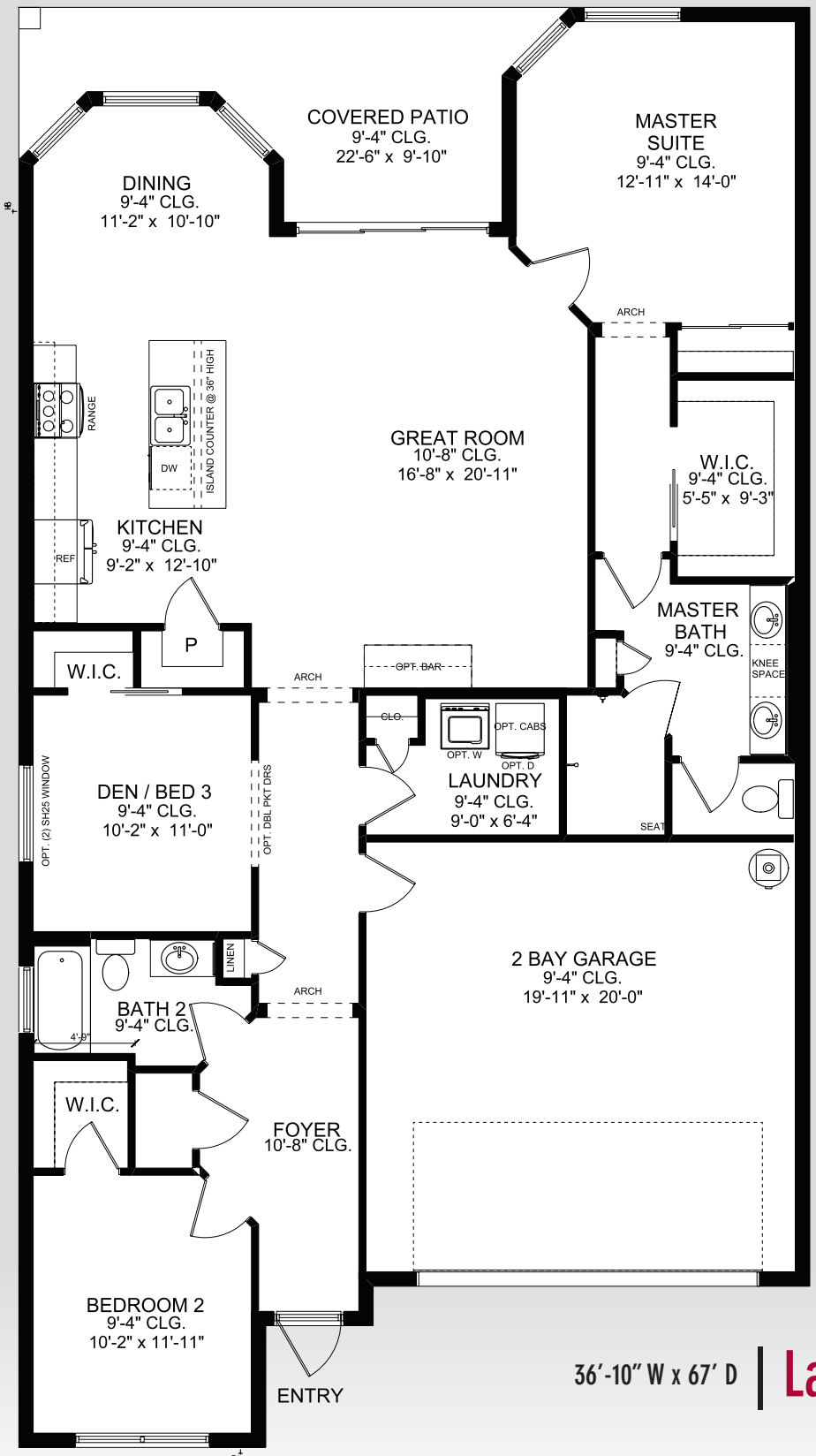
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common wall



Typical attached villa

36'-10" W x 67' D | **Larkin**

**DRAFT\***

\*Subject to change

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A GREEN BRICK PARTNER

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APPROXIMATE AREAS	
Air Conditioned	.....1,682 Sq. Ft.
Covered Entry	..... 18 Sq. Ft.
Covered Patio	..... 165 Sq. Ft.
2 Bay Garage	..... 424 Sq. Ft.
<b>TOTAL</b>	<b>..... 2,289 Sq. Ft.</b>

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# COMMUNITY FEATURES LIST

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### Community Specific Specifications

- Gated Community
- Clubhouse and Community Pool
- Central Mail Area
- Community Management Landscaping Maintenance

### 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
- 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 (Facing Road)
- Garage Attic Access (Pull Down Stairs Optional)
- Steel Hurricane Shutters for all Non-Impact Glass Windows and Doors
- Underground Connection to FPL Supplied Electrical Power

### Exterior Features

- Dimensional Roof Shingles with Limited Lifetime Warranty
- ☑ White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan
- 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 Raised Panel 8' Exterior Door
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Irrigation System, Master Community Water Supply
- Sherwin Williams Exterior Doors and Garage Door Paint - A100 Exterior Acrylic Latex
- Sherwin Williams Loxon Exterior Paint - Acrylic Primer and Top Coat

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### Utility Room and Garage

- Lighting Provided for Garage and Utility Room

### Gourmet Kitchens

- ✔ **Wood Raised Panel Cabinet Doors 36" Uppers - "Saybrook Series" (GHO Level 1)**
- ✔ **Granite Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1)**
  - Kitchen Faucet: 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: Installed Over Range
  - GE Range: Freestanding Glass Top Range
  - GE Dishwasher: Insulated and Multi-Cycle (Stainless Steel Tub) - 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

- ✔ **Oversized Walk-In Roman Showers - per plan**
    - **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
    - **Clear Glass Shower Enclosures or Glass Panels - per plan**
  - ✔ **Wood Raised Panel Vanity Doors, Raised Height Vanities - Saybrook Series (GHO Level 1)**
    - Cultured Marble Vanity Tops with Integral Sink - choice of designer colors
    - Enamel Steel 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)**
- Bathroom Faucets and Fixtures (Brushed Finish)
  - Elongated White Toilets in all Bathrooms
  - **Full Width Oversized Height Vanity Mirrors**
  - Clear Glass Windows in all Baths with Frosted Windows Option- per plan

### Interior Appointments

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### **Colonist Raised Panel 8 Ft Tall Interior Doors**

- Solid Surface White 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)

### Interior Design Features

- **Flex Plan Design -- offering many possible options for your lifestyle**

### **Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets - per plan**

- **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- **Designer Arches, Niches and Pot Shelves - per plan**
- Vinyl Clad Shelving in all Closets - per plan
- **Sherwin Williams Interior Trim Paint - Promar 200 Semi-Gloss Latex**
- **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**

### Electrical Specifications

- **Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio**
- **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 for (3) Cable Television Outlets**
- **Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)**

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### Energy Efficient & Safety Features

- ☑ **High Efficiency Air Conditioning System - 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
- ☑ **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**
  - ARC Fault Electrical Outlets Per Code
  - Smoke and Carbon Monoxide Detectors per code
  - 100% Compact Fluorescent Light Bulbs

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