



COMMUNITY PRICE LIST

Created: Oct-24-2017

Victoria Parc at Tradition

Prestige Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Bimini	2	2	Yes	2 Bay	1,712	TBD
Grenadine	2	2	Yes	2 Bay	1,832	TBD
Nassau VP	3	2.5	Yes	2 Bay	2,172	TBD
Windermere	2	2	Yes	2 Bay	2,026	TBD

To Learn More About These Homes Please Contact

Deb LeBleu 772.257.1100 Cell: 772.532.3631 debl@ghohomes.com

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Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.

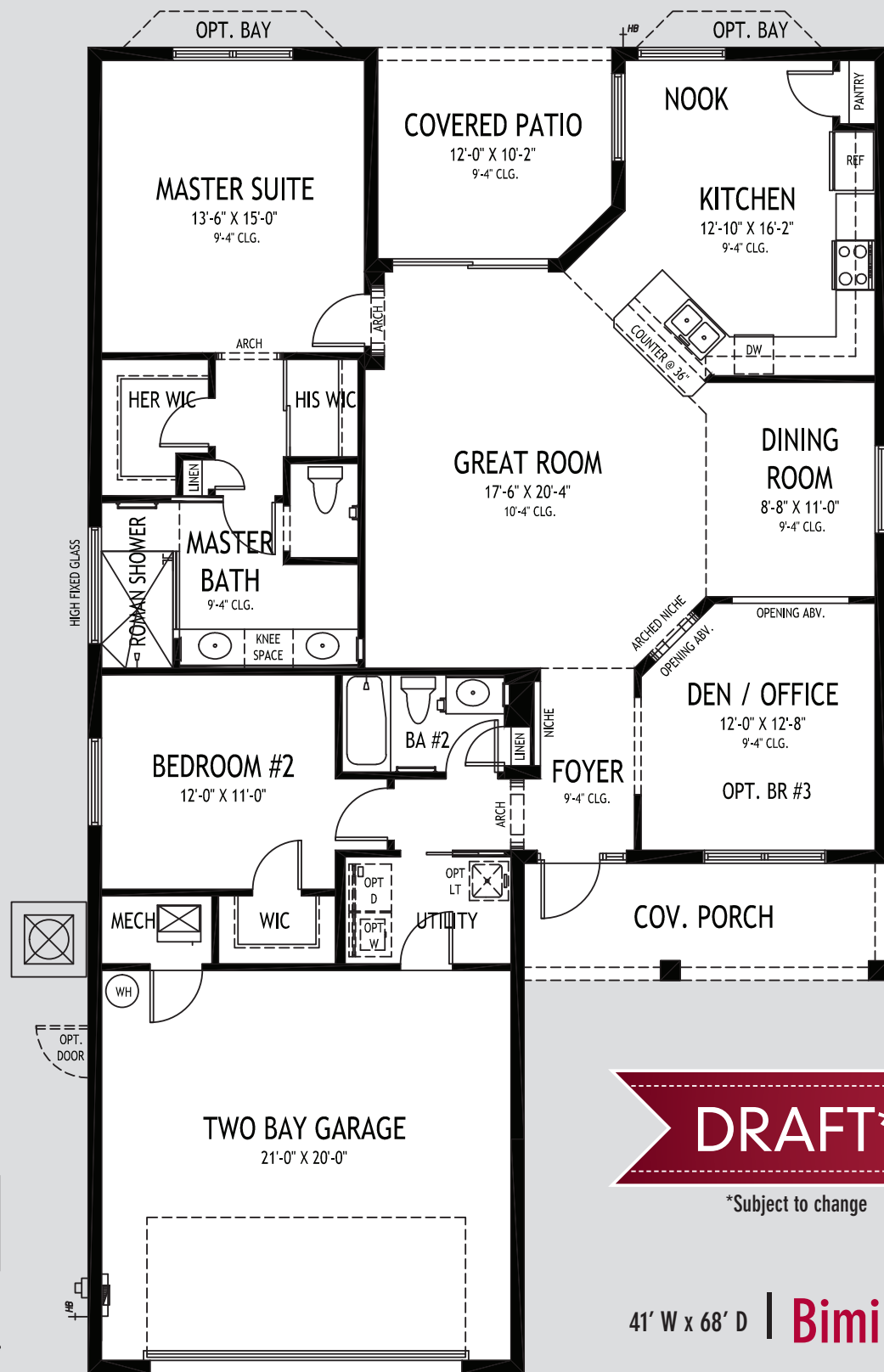


Victoria Parc



Gold lot colors denote GHO Homes-available properties

AT TRADITION



DRAFT*

*Subject to change

41' W x 68' D | **Bimini**



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

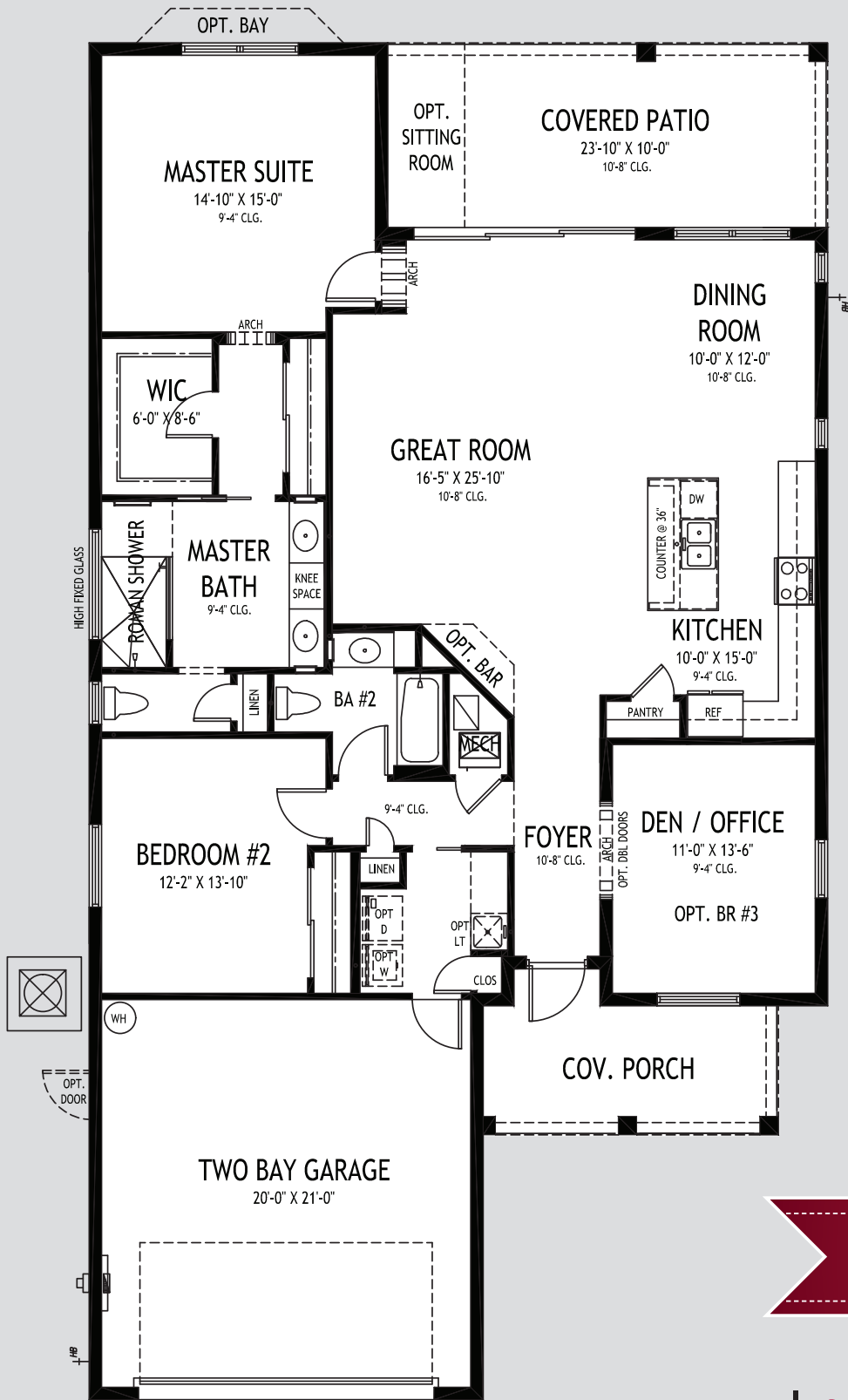
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APPROXIMATE AREAS	
Air Conditioned	1,712 Sq. Ft.
Covered Entry	112 Sq. Ft.
Covered Patio	126 Sq. Ft.
2 Bay Garage	462 Sq. Ft.
TOTAL	2,412 Sq. Ft.



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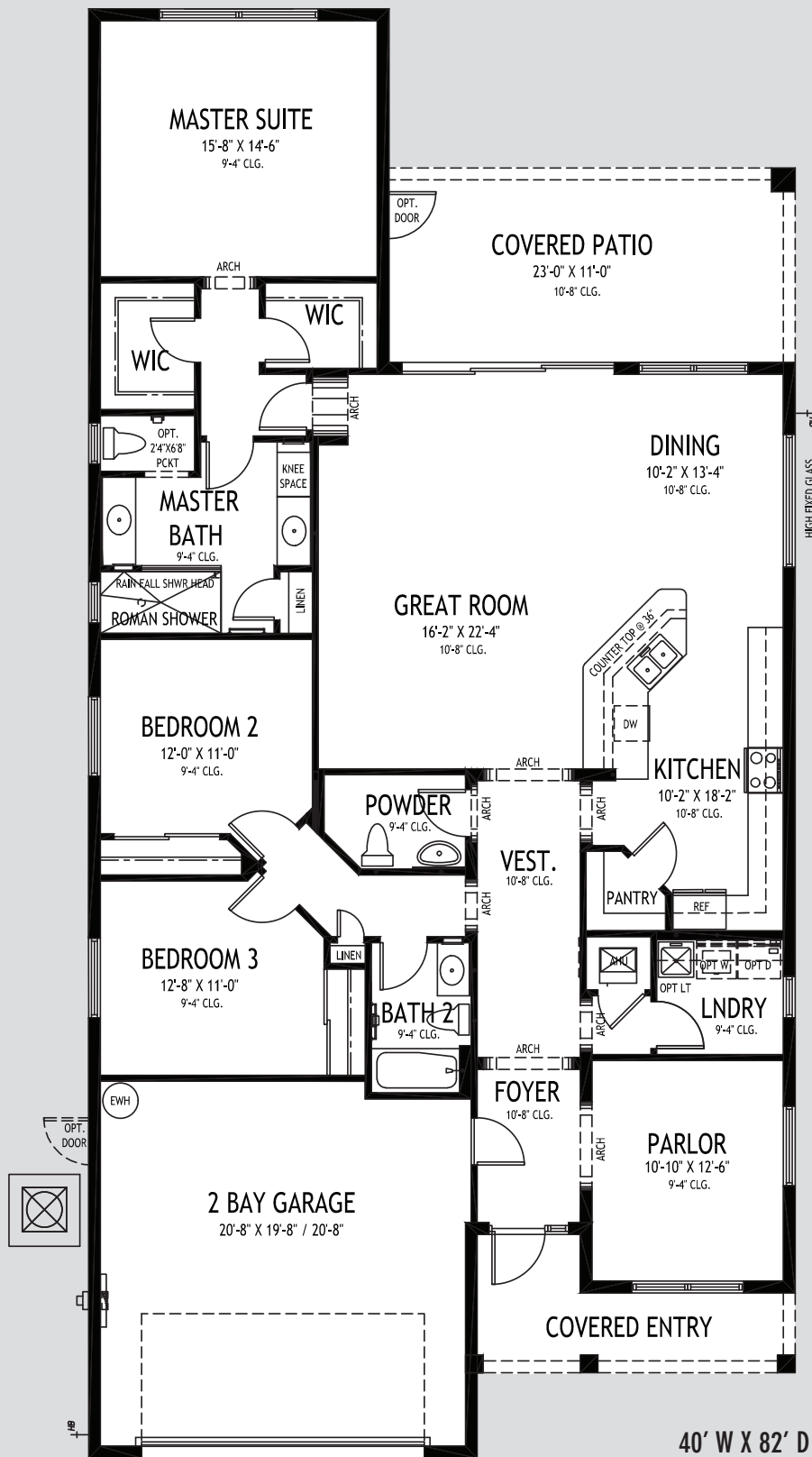
40' W X 73'6" D | **Grenadine**

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APPROXIMATE AREAS	
Air Conditioned	1,832 Sq. Ft.
Covered Entry	121 Sq. Ft.
Covered Patio	238 Sq. Ft.
2 Bay Garage	462 Sq. Ft.
TOTAL	2,653 Sq. Ft.



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40' W X 82' D | **Nassau VP**

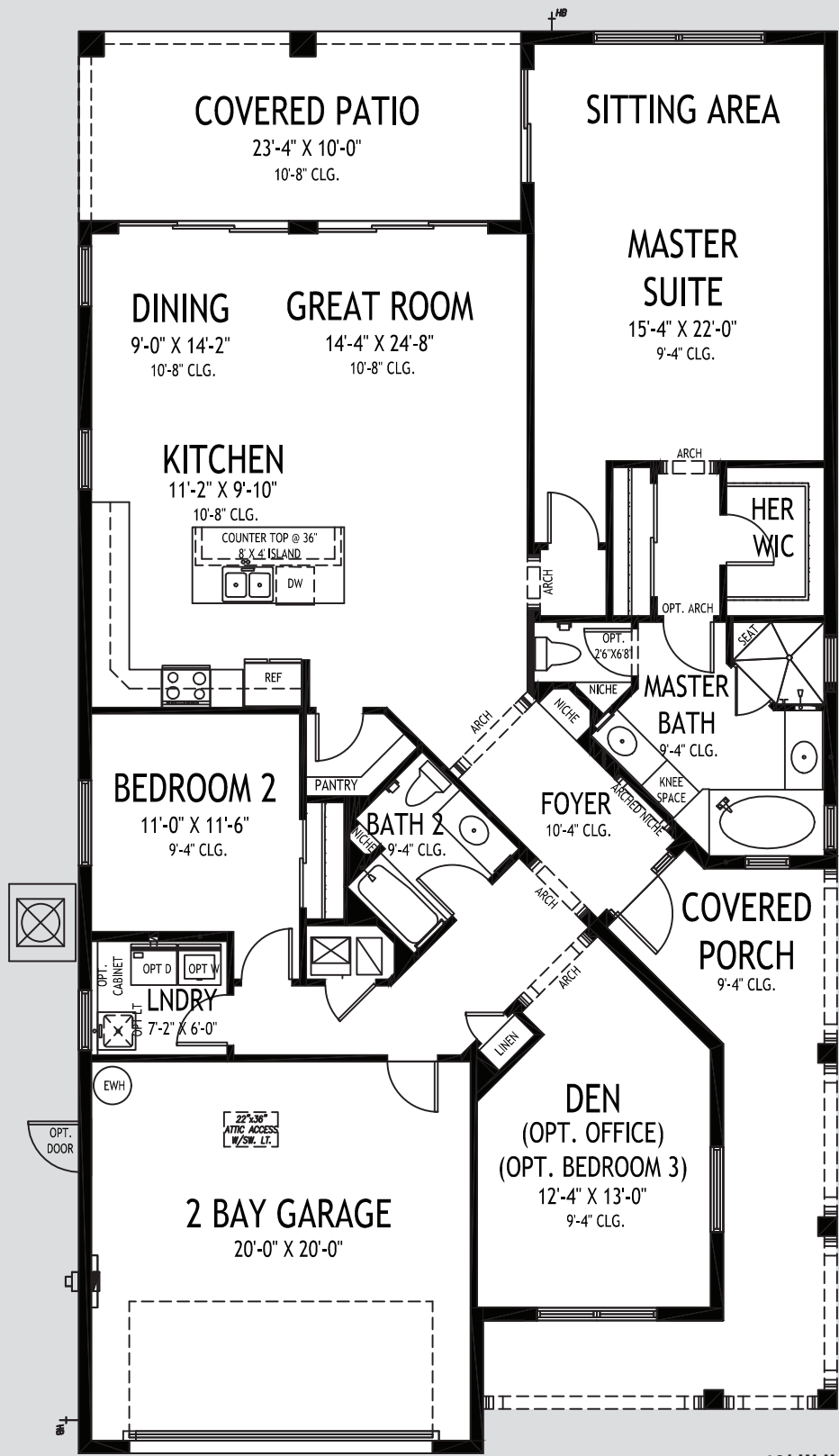
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APPROXIMATE AREAS	
Air Conditioned	2,172 Sq. Ft.
Covered Entry	100 Sq. Ft.
Covered Patio	253 Sq. Ft.
2 Bay Garage	460 Sq. Ft.
TOTAL	2,985 Sq. Ft.



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DRAFT*

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40' W X 75' D

Windermere

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APPROXIMATE AREAS

Air Conditioned 2,026 Sq. Ft.
Covered Entry 264 Sq. Ft.
Covered Patio 233 Sq. Ft.
2 Bay Garage 432 Sq. Ft.
TOTAL 2,955 Sq. Ft.



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Construction Features

- Structural Design Per Florida Current Building Codes and Design Standards
- Concrete Tile Roof System, Choice of community approved flat tile in select colors
- ☑ **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
- ☑ **Taexx Built In Pest Control Delivery System Installed**

Exterior Features

- ☑ **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 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**
 - **Sherwin Williams Exterior Doors and Garage Door Paint - A100 Exterior Acrylic Latex**
 - **Sherwin Williams Loxon Exterior Paint - Acrylic Primer and Top Coat**

Utility Room and Garage

- ☑ **Drop Down Stairs to Attic Area**
 - Lighting Provided for Garage and Utility Room

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Gourmet Kitchens

- ☑ **Wood Raised Panel Cabinet Doors 42" Uppers - "Saybrook Series" (GHO Level 1)**
- ☑ **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 Range: Freestanding Glass Top Range**
- ☑ **GE Microwave: Installed Over 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

- ☑ **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
 - 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)**
- Moen Single Lever Chrome 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

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Colonist Raised Panel 8 Ft 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 Paint - Flat Latex Walls and Ceiling**
- **Sherwin Williams Interior Trim Paint - Promar 200 Semi-Gloss Latex**
- Orange Peel Texture on Interior Walls

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 Cable Television Outlets (3), per HomeTown Cable Specs**

USB Charging Outlet in kitchen or drop zone - per plan

Energy Efficient & Safety Features

- High Efficiency Air Conditioning System - Carrier 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**

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- 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



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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