



# COMMUNITY FEATURES LIST

## 4 Lakes

Created: Mar-23-2020

### 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
- Underground County/City Electrical, Water and Sewer Connections
- ☑ Built In Pest Control Delivery System Installed

### Exterior Features

- Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors
- ☑ Impact Glass - All Windows, Sliders and Glass Doors - all openings
- 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)
- ☑ Fiberglass Raised-Panel 8' Front Doors 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

### Utility Room and Garage

- ☑ White Raised Panel Foil Utility Room cabinets w/ Drop in Laundry Tub
- ☑ Laundry Room Upper Cabinets Utility Room - per plan
- ☑ Granite/Quartz Counter Top on Base Cabinets in Utility Room
- ☑ LiftMaster 8550 Elite Series Garage Belt Drive Garage Door Opener with DC Battery Backup with Security 2.0, MyQ Technology and Timer-to-Close Feature
- Drop Down Stairs to Attic Area
- Lighting Provided for Garage and Utility Room
- ☑ Garage Floor Concrete Finished Covering - Sherwin Williams Xylene Stain

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- Recessed Dryer Vent Box
- Recessed Washing Machine Box with Water Supply

### Gourmet Kitchens

- ☑ **Kitchen Craft (GHO Level 2 Selections) Kitchen Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers (Dove Tail & Soft Close Not Standard in Painted Cabinet Options)**
- ☑ **Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan**
- ☑ **Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)**
  - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
  - **Stainless Steel Undermount Kitchen Sink 70/30 Split**
- ☑ **GE Refrigerator: 27 cft French Door SS Style Profile Series - EStar**
- ☑ **GE Wall Oven: Profile Series Electric Double Oven, Convection Upper**
- ☑ **GE Dishwasher: Profile Series/ Multi-Cycle, Steam - Energy Star Rated**
- ☑ **GE Microwave: Profile Series Installed Over Range**
- ☑ **GE Range: Profile Electric Cook Top- Clean Design**
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
  - Recessed HiHat Lighting - per plan
- ☑ **Natural finish wood open shelving in Pantry**

### Luxury Bathrooms

- ☑ **Kitchen Craft Raised Height Bath Vanity Cabinets, Choice of Colors (GHO Level 2 Selections)**
- ☑ **Granite or Quartz Bath Vanity Top with White Under-Mount Sink - all baths**
  - Decorative Lighting Fixtures for All Bath Vanities (GHO Level 1)
- ☑ **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**
- ☑ **Drop in Acrylic Master Bath Roman Tub with Tile Tub Deck Top**
  - 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**

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- Clear Glass Windows in all Baths with Frosted Windows Option- per plan

### Interior Appointments

- ☑ **8 Ft. Two-Panel Interior Doors with Arched or Square Top, Oversized Door Casing and Baseboard**
- ☑ **Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan**
- ☑ **Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
  - 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

- ☑ **Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets - per plan**
  - Designer Knockdown Texture on Ceilings
  - Air-Conditioned Walk-In Closets - per plan
  - **Designer Arches, Niches and Pot Shelves - per plan**
- ☑ **Designer Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage**
- ☑ **Natural finish wood open shelving in all closets, per plan**

### Electrical Specifications

- **Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio**
- **Wall Mounted TV Package installed at 60 inches above floor in Master Suite and Great Room, includes Wall Backing w/wire pull chase rings, cable and power outlet at 60 inches above floor and below at standard wall height**
- **Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio**
- **Pre-Wire for Foyer Hanging Light**
- **Walk-In Closet Lighting - per plan**
- Decorative Rocker Type Switches
- Pre-Wired for (2) Cable Television Outlets, in addition to the Wall Mounted TV Packages called out
- Pre-Wired for (1) Phone Outlet in Home

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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-40 Attic Insulation over Conditioned Space**
  - 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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