



COMMUNITY FEATURES LIST

Build On Your Lot - Platinum Series

Created: Aug-25-2021

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan, prewired for AT&T or Comcast
- 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 (locations included in Smart Panel description above)
- Automatic Garage Door Opener
- NEST Next Generation Learning Thermostat
- Nest Hello Video Door Bell - Wifi Ready
- Schlage Smart Deadbolt - Entry Door
- Rain Bird WaterSense Irrigation Controller - Wifi Ready

Construction Features

- Structural Design Per Florida Current Building Codes and Design Standards
- 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
- Underground County/City Electrical, Water and Sewer Connections

Exterior Features

- Designer Concrete Flat Tile Roof Featuring a Multiple Layer Underlayment System
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home
- PGT Impact Glass Windows, and Sliding Glass Doors
- Rear Covered Patio with Travertine Pavers
- Fully Sodded Home Site, Floratam Sod - (Allowance \$1,500)
- Fiberglass Raised-Panel 8' Front Double Doors or Single Door with Clear Impact Glass Single Lite Sidelites - per plan
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump
- Exterior Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- Paver Driveway and Front Walks per Community Standard Pavers
- Professionally Designed Landscape Package, per code requirement (allowance \$4,000)

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Utilities & Impact Fees

- Client to Provide Water and Sewer Service to Home Site. (Allowance \$4,400 for Impact Fees, Meter, etc)
- Underground Connection to FPL Supplied Electrical Power, Supplied by Client

Utility Room and Garage

- ✔ **Upper & Lower Laundry/Utility Room Cabinets (GHO Level 1) w/ Drop in Laundry Tub**
- ✔ **Granite/Quartz Counter Top on Base Cabinets in Utility Room**
 - **Drop Down Stairs to Attic Area**
- ✔ **GHO Exclusive Built-in Garage Storage - per plan**
- ✔ **LED Lighting Provided for Garage and Utility Room**
- ✔ **Garage Floor Concrete Finished Covering - Epoxy with Color Flake**

Gourmet Kitchens

- ✔ **Kitchen Cabinets w/ Wood Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)**
- ✔ **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)**
- ✔ **Waterfall Design Kitchen Island with Flat Panel Front and Base Moulding**
 - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
 - **Stainless Steel Undermount Kitchen Sink 70/30 Split**
- ✔ **Whirlpool Stainless Steel Finish Appliance Package**
- ✔ **Whirlpool Refrigerator LED tap touch controls, In Door Ice**
- ✔ **Whirlpool 36" Glass Cooktop**
- ✔ **Whirlpool Wall Oven/Microwave Combination (Convection in Wall Oven Only)**
- ✔ **Whirlpool Dishwasher**
- ✔ **36" Contemporary Stainless Steel Canopy Range Hood**
- ✔ **LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan**
- ✔ **Natural finish wood open shelving in Pantry**

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Luxury Bathrooms

- ☑ **Raised Height Bath Vanity Cabinets, Choice of Colors (GHO Level 2 Selections)**
- ☑ **Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular White Under-Mount Sink - all baths**
- ☑ **Bathroom Faucets and Fixtures 8" Spread (Choice of Brushed or Polished Finish) - All Bathrooms**
- ☑ **Oversized Walk-In Roman Showers - per plan**
 - **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
 - **Built in Shower Soap Niche in all Showers, per plan**
 - **Clear Glass Shower Enclosures or Glass Panels - per plan**
 - **Enamel Steel Tub/Shower combo in Secondary Bathroom(s)**
- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)**
- ☑ **Raised, Comfort Height White Toilets - all Bathrooms**
 - **Full Width Oversized Height Vanity Mirrors**
 - **Clear Glass Windows in all Baths with Frosted Windows Option- per plan**

Interior Appointments

- ☑ **8ft Solid Core Interior Doors with 2 Panel Square Top**
- ☑ **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 & Upper Cabinets with Granite or Quartz CounterTop, on select plans (Match Kitchen)**
 - **Solid Surface White Window Sills Throughout Living Area**
- ☑ **Porcelain Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 3 Selections)**
 - **Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)**
- ☑ **Oversized Flat Stock Door Casings and Baseboards**

Interior Design Features

- ☑ **8 to 10 Ft Tall Impact Glass Sliding Glass Door, per plan**
- ☑ **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**

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- ☑ **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 LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan**
 - **Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio**
 - **Walk-in Closet LED Lighting - per plan**
 - **Decorative Rocker Type Switches**

Energy Efficient & Safety Features

- **Lennox 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**
- ☑ **Attic Spray Foam Insulation**
 - **Energy Efficient R4.1 Concrete Block Wall Insulation**
 - **Energy Efficient R11 Garage to House Wall Insulation**
- ☑ **Dual Pane Low E Coated Impact 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**

Lot Prep and Soil

- **Density Testing by Builder**
- **Basic Site Scraping, Grading and Min. Import Fill Included**
- **Added Import Fill or As Required to Raise Elevation of Home will be Additional Charge**

Buyer's Responsibility

- **Soil Testing/Borings**
- **De-mucking, Compaction or Other Lot Prep Work or Special Circumstances Work if Required**
- **Any specification changes, plan changes, materials or additions required or specific including, bonds, review fees, landscape architects and the like as required by the community association association or architectural review board.**

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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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