



COMMUNITY FEATURES LIST

Millstone Landing

Created: Dec-10-2018

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 FPL Supplied Electrical Power
- ☑ **Taexx Built In Pest Control Delivery System Installed**

Exterior Features

- **Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors**
- ☑ **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)
- ☑ **Fiberglass Textured 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

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

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)**

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- ☑ **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 Range: Freestanding Glass Top Range**
- ☑ **GE Microwave: Installed Over Range**
- ☑ **GE Dishwasher: Insulated and Multi-Cycle (Stainless Steel Tub) - Energy Star Rated**
 - **Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan**
 - **Recessed HiHat Lighting - per plan**

Luxury Bathrooms

- ☑ **Granite or Quartz Bath Vanity Top with White Under-Mount Sink - all baths**
 - ☑ **Oversized Walk-In Roman Showers - per plan**
 - ☑ **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
 - **Pressure Balance Control Valves for all Showers**
 - **Clear Glass Shower Enclosures or Glass Panels - per plan**
 - ☑ **Wood Raised Panel Vanity Doors, Raised Height Vanities - Saybrook Series (GHO Level 1)**
 - **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)**
- **Master Roman Tub - drop in white tub with ceramic tile on deck and skirt (per plan)**
 - **Single Lever Chrome Shower and Bathtub Fixtures**
 - **Full Width Oversized Height Vanity Mirrors**
 - **Clear Glass Windows in all Baths with Frosted Windows Option**

Interior Appointments

- ☑ **Colonist Raised Panel 8 Ft Tall Interior Doors**
- ☑ **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)**

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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
- ☑ **Two Tone interior paint scheme (white trim, ceilings and doors choice of single wall color)**

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**

Energy Efficient & Safety Features

- ☑ **High Efficiency Air Conditioning System - Carrier (or Equivalent) 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**
- Quick Recovery Electric Water Heater - 50 Gallon
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

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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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