



COMMUNITY FEATURES LIST

Spyglass

Created: Oct-16-2017

Estate Home Sites

✔ Exclusive Community of Only 6 Estate Home Sites

- Private, protected preserve along sides of building area of home site
- Overall 5ac Home Site - including majority of area in adjoining lake and protected preserve area

✔ Extended driveway, 80" from edge of Cambria Court Included

- Swales, banks, shaded and areas of home site to have Bahia sod coverage
- Lot - View Premiums Apply on Select Lots
- Home site irrigation, flortam sod and landscaping an area around the home of approx. 100" wide by 180" deep with home approx. centered

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 Connection to FPL Supplied Electrical Power
- County Water and Septic System Supplied for each Home Site

✔ 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 Low E Coated Impact Resistant Glass on Windows / Sliding Glass Doors

- Sherwin Williams Loxon Acrylic Exterior Paint on Exterior Walls of Home

✔ Impact Glass - All Windows, Sliders and Glass Doors - all openings

- 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

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- 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

- ☑ Kitchen Craft Columbia (GHO Level 3 Selections) Kitchen Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers
- ☑ 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: Moen Arbor Pull Out Spray - Stainless Steel Finish
 - Stainless Steel Undermount Kitchen Sink 70/30 Split
- ☑ GE Stainless Steel Finish Appliance Package
- ☑ 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

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
 - 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 -
- ☑ 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

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Features all Baths (GHO Level 1 Selections)

Moen Brushed Nickel Bathroom Faucets and 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

Colonist Raised Panel 8 Ft Interior Doors

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

Designer Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage

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)

- 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

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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 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



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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