COMMUNITY FEATURES LIST

Build On Your Lot - Luxury Series

Created: May-18-2024

"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)**
- ☑ **Wifi Enabled Belt Driven Automatic Garage Door Opener**
- ☑ **NEST Next Generation Learning Thermostat Or Equivalent**
- ☑ **Nest Hello Video Door Bell - Wifi Ready - Or Equivalent**
- ☑ **Schlage Smart Deadbolt - Entry Door**

Construction Features

- ☑ **Double Row Steel & Concrete Bond Beam**
- ☑ **Plywood 5/8" (19/32) Roof Sheathing (no particle board)**
- **Professionally Engineered Roof Trusses with Hurricane Straps**
- Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
- **Concrete Block Construction with Concrete and Steel Reinforcement**
- Concrete Based Textured Exterior Wall Finish
- Underground County/City Electrical, Water and Sewer Connections
- **Sentricon Termite Treatment**

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**
- **Paver Driveway Up To 40' In Length Included (additional charges to apply on longer driveways or any special conditions), Front Walks and Under Covered Patio**
- **Sodded, Irrigated Homesite Including Private Well and Pump (based on lot size of up to 13,500 total sf, additional charges for larger homesites or special conditions)**
- **Professionally Designed Landscape Package, per code requirement (allowance $6,000). Oversized lots or ARB requirements above allocation or additional municipality requirements will be subject to additional charges**
- ☑ **Fiberglass Raised-Panel 8' Front Double Doors or Single Door - per plan**
- Exterior GFI Electric Outlets (2)
- Exterior Garden Hose Connections (2)
- **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**

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Utilities & Impact Fees

- Client to Provide Water and Sewer Service to Home Site
- Underground Connection to FPL Supplied Electrical Power, Supplied by Client

Utility Room and Garage

- ☑ **White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub**
- ☑ **Shaker Style Laundry Room Upper Cabinets Utility Room - per plan**
- ☑ **Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)**
- **Drop Down Stairs to Attic**
- ☑ **LED Lighting Provided for Garage and Utility Room**
- ☑ **Garage Floor Concrete Finished Covering - Epoxy with Color Flake**

Gourmet Kitchens

- ☑ **Kitchen Cabinets w/ 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)**
- **Kitchen Faucet: Pull Out Spray - Stainless Steel Finish**
- **Food Waste Garbage Disposal with Air Switch**
- **Stainless Steel Undermount Kitchen Sink 70/30 Split**
- **Stainless Steel Finish Appliance Package**
- ☑ **Whirlpool French Door 25cf Refrigerator**
- ☑ **Whirlpool Dishwasher**
- ☑ **Whirlpool Over the Range Microwave**
- ☑ **Whirlpool Double Wall Oven**
- ☑ **Whirlpool 30 inch Electric Glass Cooktop**
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- ☑ **Natural finish wood shelving in Pantry**

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Luxury Bathrooms

- **Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)**
- **Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular White Under-Mount Sink - all baths**
- **Oversized Walk-In Showers - per plan**
  - **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
  - **Clear Glass Shower Enclosures- per plan**
- **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)**
- **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
- **Square Shower Drains in all Bathrooms**

Interior Appointments

- **8 Ft. Two-Panel Interior Doors with 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
- **Sherwin Williams 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**

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Electrical Specifications

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

Energy Efficient & Safety Features

- **Lennox High Efficiency Air Conditioning System Including Multi Speed Air Handler - Target 16 SEER Efficiency*/ 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**
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

Buyer's Responsibility

- Soil Testing/Borings (If Required)
- 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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ULTIMATE features

GHO Homes sets a higher standard in appointing our homes. Our Ultimate Features - denoted by the check mark icon - set us apart from other builders and come standard in every GHO Home.

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. *Overall system efficiency minimum 15 SEER, based on individual equipment available and sized per each home.

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