



COMMUNITY FEATURES LIST

St. Lucie Collection

Created: Aug-15-2023

Community Specific Specifications

- ☑ **\$75,000 Lot Allowance**
- ☑ **Construction Impact Fees Paid By Builder**
- ☑ **Permit Fees Paid By Builder**
- ☑ **Underground City Water and Sewer Connection with Grinder Station**
- Lot preparation - including lot clearing, fill dirt and all other lot preparation fees are the responsibility of buyer.

"GHO Connectivity" Technology/Convenience Features

- ☑ **Wifi Enabled 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**
- ☑ **Rain Bird WaterSense Irrigation Controller - Wifi Ready**

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
 - Connection to FPL Supplied Electrical Power
 - Underground Connection to Cable Service (per area)
- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Impact Resistant Windows and Sliding Glass Doors (per plan)**
 - **Sentricon Termite Treatment**

Exterior Features

- **Dimensional Roof Shingles with Limited Lifetime Warranty**
- **Mailbox - Classic Collection**
- **Wind Rated Garage Doors**
- **Paver Driveway, Front Walks and Rear Covered Patio Floor**

GHO HOMES 772.257.1100 | ghohomes.com



Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.



COMMUNITY FEATURES LIST

St. Lucie Collection

Created: Aug-15-2023

- ✓ **Fiberglass Raised Panel 8' Front Doors with Clear Glass Single Lite Sidelites - per plan**
- ✓ **Professionally Designed Landscaped Package with Floratam Sod (Up to an 80 x 125 lot)**
- ✓ **Automatic Underground Irrigation System, Irrigation Water supplied by Individual Well and Pump (Up to an 80 x 125 lot)**
- Exterior GFI Electric Outlets (2)
- Exterior Garden Hose Connections (2)
- **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**
- **Sherwin Williams Exterior Doors and Garage Door Paint Exterior Acrylic Latex**

Utility Room and Garage

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

Gourmet Kitchens

- ✓ **42" Upper Kitchen Cabinets (GHO Level 1 Selections)**
- ✓ **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 Side by Side Refrigerator**
- **Whirlpool Over the Range Microwave**
- **Whirlpool Freestanding Electric Range**
- **Whirlpool Dishwasher**
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- **Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan**
- Recessed HiHat Lighting - per plan

Luxury Bathrooms

- ✓ **Oversized Walk-In Showers - per plan**
- **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
- **Clear Glass Shower Enclosures- per plan**
- ✓ **Raised Height Vanities (GHO Level 1 Selections)**

GHO HOMES 772.257.1100 | ghohomes.com



Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.



COMMUNITY FEATURES LIST

St. Lucie Collection

Created: Aug-15-2023

Granite Vanity Tops in all bathrooms with white under-mount sinks (GHO Level 1)

- Cultured Marble Roman Tub with Deck Mounted Valve - per plan
- 6" x 6" Ceramic Tile Bathroom Walls and Shower Floors (white or beige)
- Elongated White Toilets in all Bathrooms

Bathroom Faucets and Fixtures (Brushed Finish)

- **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

Colonist Raised Panel 8 Foot Interior Doors

- 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

- **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all Closets - per plan
- Air-Conditioned Walk-In Closets - per plan
- **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
- **Sherwin Williams Interior Trim Paint - Semi-Gloss Latex**

GHO HOMES 772.257.1100 | ghohomes.com



Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.



COMMUNITY FEATURES LIST

St. Lucie Collection

Created: Aug-15-2023

Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches
- Pre-Wired for (3) Cable Television Outlets
- Front Exterior Coach Lights, per plan

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
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation

☑ **Energy Efficient R-38 Minimum Attic Insulation over Conditioned Space**

☑ **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



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.

GHO HOMES 772.257.1100 | ghohomes.com



Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.