



BELTERRA

MERIDIAN FEATURES LIST

Community Specific Specifications

- Gated Community with Clubhouse, Pool, Fitness, Billiards, Entertainment Areas, Centralized Mail and More
- Tennis Court, Basketball & Pickleball
- Tradition Area Lakes, Parks, Hospitals, Shopping and Amenities
- Easy Access to I-95 North and South
- Natural Gas Community - See Sales Associate for Details
- Virtually Manned Community Guard Gate

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan
- 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)
- Wi-Fi Enabled Belt Driven Automatic Garage Door Opener
- Nest Next Generation Learning Thermostat or Equivalent
- Nest Hello Video Doorbell - Wi-Fi Ready or Equivalent
- Schlage Smart Deadbolt - Entry Door
- Alarm Pre-wire for Community Security

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

Luxury Bathrooms

- Raised Height Bath Vanity Cabinets (GHO Level 1 Selections)
- Bathroom Faucets and Fixtures 8" Spread Brushed Finish in Master Bath, 4" Spread in Secondary Baths
- Tile 96" in Master Bathroom Shower
- Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 1 Selections including Porcelain Tile Options)
- Built-in Shower Seat in Master Shower, Ceramic Tile Finish, per plan
- Built-in Shower Soap Niche in All Showers, per plan
- Raised, Comfort Height White Toilets All Baths
- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in All Baths with Obscure Windows Option, per plan
- Square Shower Drains in All Baths

Interior Appointments

- 8ft Interior Doors Hollow Core Square Top Doors with Oversized Casing & Baseboard
- Sliding Glass Doors in Great Room
- Solid Surface White Windowsills Throughout Living Area
- Wall-to-Wall Carpet in Choice of Designer Colors in All Bedrooms and Den (GHO Level 1 Selections)
- 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 including Porcelain Tile Options)

Interior Design Features

- Square Interior Wall Corners and Headers Throughout
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-in Closets, per plan
- Interior Paint Scheme (white trim, ceilings and doors)
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- Wire Open Shelving in All Closets, per plan

Electrical Specifications

- Flush Mount Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-wired in All Bedrooms, Den, Great Room and Patio
- Walk-in Closet LED Lighting, per plan





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Exterior Features

- Designer Concrete Flat Tile Roof
- Impact Glass - All Windows, Sliders and Glass Doors, All Block Openings
- Wind Rated Garage Doors
- Paver Driveway and Front Walks, per plan
- Fiberglass Raised Panel 8' Double Front Doors, per plan
- Fiberglass 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 Master Irrigation System
- Exterior Garden Hose Connections, per plan
- Exterior GFI Electric Outlets, per plan
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

Gourmet Kitchens

- Kitchen Cabinets with Dove Tail Drawers & Soft-close Drawers (GHO Level 1 Selections)
- Granite or Quartz Kitchen Countertop, with 4" Backsplash, 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
- GE Side-by-Side 25.3CuFt Refrigerator
- GE 30" Gas Cooktop
- GE 1.7 Cu Ft Microwave
- GE 30" Single Wall Oven
- GE 24" - 46DBA Dishwasher
- Wire Shelving in Pantry

Energy Efficient & Safety Features

- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler - Target 16 SEER Efficiency*, Straight Cool, Sized Per Home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Sidewall, per plan
- Blown In Insulations Above A/C Space - R34
- Impact Glass on Windows/Sliding Glass Doors
- Energy Efficient R13 Garage to House Wall Insulation
- Rinnai Gas Tankless Water Heater, Exterior Mount
- Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer
- ARC Fault Electrical Outlets, per code
- Smoke and Carbon Monoxide Detectors, per code
- Exterior Block Wall R4.1 Rating

To learn more about these homes, please contact
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