GHO HOMES
A GREEN BRICK PARTNER

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 Heigh 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, walls 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

EQUAL HOUSING OPPORTUNITY

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, 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. GRBK GHO Homes, LLC. Lic. #CBC051145

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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
Jennifer Smith at 772.257.1100 or e-mail JenniferS@ghohomes.com
Andi Smith at 772.257.1100 or e-mail AndiS@ghohomes.com

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