GHO HOMES
A GREEN BRICK PARTNER

BELTERRA
SIGNATURE 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 2 Selections)
- Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular White Under-Mount Sink in All Baths
- Bathroom Faucets and Fixtures 8" Spread Brushed Finish All Bathrooms
- Built-in Shower Seat in Master Shower, Ceramic Tile Finish, per plan
- Built-in Shower Soap Niche in All Showers, per plan
- Tile to Ceiling in Master Bathroom Shower
- Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)
- 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 Solid Core Square Top Doors with Oversized Casing & Baseboard
- Crown Moulding in Main Living Areas, Den, Dining Room & Master Bedroom (does not include Coffers)
- 10ft Sliding Glass Doors in Great Room
- Built-in Bar Base Cabinets with Granite or Quartz Countertop, on select plans (Match Kitchen), per plan
- 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
- Two Tone Interior Paint Scheme (white trim, ceilings and doors choice of single wall color)
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- Natural Finish Wood Open Shelving in All Closets, per plan

Electrical Specifications
- Recessed Hi-Hat 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

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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

Utility Room and Garage
- White Shaker Style Utility Room Cabinets with Drop-in Laundry Tub (Level 1)
- Granite/Quartz Countertop on Base Cabinets in Utility Room (Level 1)
- GHO Exclusive Built-in Garage Storage, per plan
- 50 Amp Circuit for Future Car Charging Station, location per plan
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake

Gourmet Kitchens
- Kitchen Cabinets with Dove Tail Drawers & Soft-close Drawers (GHO Level 2 Selections)
- Kitchen Cabinets feature Crown Moulding, Glass Doors, Light Valance and Upgraded Layout, per plan
- Granite or Quartz Kitchen Countertop, with 4" Backsplash, layout per plan (GHO Level 1 Selections)
- LED Under-Cabinet Lighting in Kitchen
- 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 22.1 CuFt French Door Refrigerator with Exterior Water Dispenser
- GE 36" Gas Cooktop
- GE 36" 350 CFM Stainless Steel Hood
- GE 24" - 46DBA Dishwasher
- GE Microwave & Wall Oven Combo
- Natural Finish Wood 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
- Attic Spray Foam Insulation
- Energy Efficient R13 Garage to House Wall Insulation
- Dual Pane Low-E Coated Impact Glass on Windows/Sliding Glass Doors
- Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer
- Rinnai Gas Tankless Water Heater, Exterior Mount with Hot Water Recirculating System
- ARC Fault Electrical Outlets, per code
- Smoke and Carbon Monoxide Detectors, per code
- Exterior Block Wall R4.1 Rating

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Created: 09/05/2026

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SIGNATURE FEATURES LIST

To learn more about these homes, please contact
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