GHO HOMES
A GREEN BRICK PARTNER

SEAGLASS
COMMUNITY FEATURES LIST

Community Specific Specifications
- Beach Club with Fitness Center
- Community Deeded Beach Access
- Boardwalks Through Communities Nature Areas
- Full WiFi Neighborhood & Beach Club
- Natural Gas Community - See Sales Associate for Details
- 300/300 Fiber Internet to Each Residence
- Virtually Manned Community Guard Gate

"GHO Connectivity" Technology/Convenience Features
- GHO Smart Panel with CAT6 drops per plan, prewired for HotWire
- 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)
- Nest Next Generation Learning Thermostat or Equivalent
- Nest Hello Video Doorbell - Wi-Fi Ready or Equivalent
- 3 Access Point CAT 6 pre-wired terminated at Smart Panel, per plan
- 2 Camera CAT6 pre-wired (terminated at smart panel), per plan
- LiftMaster Wi-Fi Enabled Belt Driven Automatic Garage Door Opener

Construction Features
- 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
- Underground County/City Electrical, Water and Sewer Connections
- Underground Natural Gas Service Supply, Standard

Exterior Features
- Professionally Designed Pool, with LED Light, Salt Chlorination, Travertine Paver deck and Screen Enclosure
- Designer Concrete Tile Roof with Copper Drip Edge
- PGT Impact Glass Windows and Sliding Glass Doors
- Concrete Based Sand Smooth Exterior Wall Finish
- Rear Covered Patio with Travertine Pavers
- Paver Driveway and Front Walks, per plan
- Choice of Fiber Classic 5 Lite Stain Grade or Decorative Impact Glass Paint Grade Front Door
- Professionally Designed Landscaped Package, Floratam Sod and Decorative Ground Cover
- Automatic Irrigation System
- Exterior Garden Hose Connections, per plan
- Exterior GFI Electric Outlets, per plan
- Sherwin Williams Duration Coating Exterior Latex Flat Paint

Luxury Bathrooms
- Raised Height Bath Vanity Cabinets (GHO Level 2 Selections)
- Granite or Quartz Bath Vanity Top (GHO Level 4 Selections) with Kohler Rectangular White Under-Mount Sink
- Bathroom Faucets and Fixtures 8" Spread Brushed Finish All Bathrooms
- Toto One-Piece, Elongated, Universal Height Toilets in All Bathrooms. Master Bath Toilet includes Smart Washlet
- Oversized Walk-in Showers, per plan
- Built-in Shower Soap Niche in All Showers, per plan
- Frameless Clear Glass Shower Enclosures, per plan
- Linear Drains in Master Bath Shower
- Porcelain Tile Bathroom Floors with Walls and Shower Floors (Level 4) - Choice of Deco Packages with Listello Features in All Baths (GHO Level 4 Selections)
- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in All Baths with Obscure Windows Option, per plan
- 110 CFM Antimicrobial Exhaust Fan in Master Bath

Interior Appointments
- 8ft Solid Core Interior Doors with 2 Panel Square Top
- Built-in Bar Base & Upper Cabinets with Granite or Quartz Countertop & Backsplash (Match Kitchen)
- Solid Surface White Windowsills Throughout Living Area
- Oversized Flat Stock Door Casings and Baseboards
- Flat Stock Coordinated Crown Moulding in Foyer, Great Room, Kitchen, Dining Room and All Bedrooms, perimeter of room only, per plan
- Porcelain Tile Flooring Throughout The Entire Home (GHO Level 4 Selections)

Interior Design Features
- 10ft Tall PGT Impact Glass Sliding Glass Door, per plan
- Square Interior Wall Corners Throughout
- Smooth Interior Wall and Ceiling Finishes
- Air-Conditioned Walk-in Closets, per plan
- Sherwin Williams Duration Coating Interior Latex and ProClassic Waterborne Interior Acrylic Semi-Gloss Enamel Extra White on Trim - Two Tone Interior Paint Upgrade. Choice of Select Wall Colors (select one).
- Natural Finish Wood Open Shelving in All Closets, per plan

Electrical Specifications
- Surface Mount LED Hi Hat Lighting in Kitchen, Halls, Bathrooms, Closets, Utility Room, Great Room, All Bedrooms, Covered Entry and Patio, per plan
- Ceiling Fan Pre-wired in All Bedrooms, Den, Great Room and Patio
- Decora Rocker Type Switches
- Pre-wired for Future Access Points & Exterior Cameras
- Pre Wired for Future Car Charger in Garage - 50 amp

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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Utility Room and Garage
- Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 2) w/ Drop in Laundry Tub
- Granite/Quartz Countertop on Base Cabinets in Utility Room (GHO Level 4)
- Drop Down Stairs to Attic
- GHO Exclusive Built-in Garage Storage, per plan
- 50 Amp Circuit for Future Car Charging Station, location per plan
- GHO Exclusive Built-in Garage Storage (Villa Only)
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake
- LED Lighting in Garage
- GE Front Load Washer & Gas Dryer with Matching Pedestals
- Profile Front Load Gas Washer and Dryer with Matching Pedestals

Gourmet Kitchens
- Kitchen Cabinets feature Crown Moulding, Glass Doors, Light Valance and Upgraded Layout, per plan
- Granite or Quartz Kitchen Countertop, layout per plan (GHO Level 4 Selections)
- 42 " Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series with Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- Kitchen Island with Flat Panel Front and Base Moulding
- LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan
- Delta Monrovia Kitchen Faucet with Active Touch
- Kohler 60/40 Split Stainless Steel Under Mount Kitchen Sink
- CAFE 42" Built-in Side-by-Side Refrigerator
- CAFE 36" Gas 5 Burner Cooktop
- Profile Stainless 36" Pyramid Style Wall Mount Canopy Hood LED Lighting
- CAFE 30" Microwave/Wall Oven Combo with Convection and Advantium
- CAFE 24" Built-in Under Counter Beverage Center
- CAFE 24" Built-in Dishwasher
- Natural Finish Wood Shelving in Pantry

Energy Efficient & Safety Features
- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler, Air Purifier and UV Light - Target 16 SEER Efficiency*/Straight Cool/Sized per home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Sidewall, per plan
- Upgraded High Performance MERV15 Air Filter with UV Light Above Coils
- Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall 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
- Entry Door Multi Point Lock

To learn more about these homes, please contact
Lisa Krynski at 772.257.1100 or e-mail lisak@ghohomes.com

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