



COMMUNITY FEATURES LIST

Lake Sapphire

Created: Dec-22-2021

"GHO Connectivity" Technology/Convenience Features

- ☑ GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan, prewired for AT&T or Comcast
- ☑ 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)
- ☑ Automatic Garage Door Opener
- ☑ NEST Next Generation Learning Thermostat
- ☑ Nest Hello Video Door Bell - Wifi Ready
- ☑ Schlage Smart Deadbolt - Entry Door

Construction Features

- Structural Design Per Florida Current Building Codes and Design Standards
- ☑ Double Row Steel & Concrete Bond Beam
- ☑ Plywood 5/8" (19/32) Roof Sheathing (no particle board)
- Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
- Sentricon Termite Treatment and Control System - 1 year service included
- Concrete Block Construction with Concrete and Steel Reinforcement
- Professionally Engineered Roof Trusses with Hurricane Straps
- Concrete Based Textured Exterior Wall Finish
- Underground County/City Electrical, Water and Sewer Connections
- Underground Connection to FPL Supplied Electrical Power
- ☑ Underground Natural Gas Service Supply, Standard
- ☑ Built In Pest Control Delivery System Installed

Exterior Features

- ☑ 12' x 24' Customizable Swimming Pool Design, Overflow protection, Swimout at Pool Entry, multi-colored LED Pool Lighting, Travertine Paver Pool Deck and covered patio and Square Edge Coping and Screen Enclosure sized per plan (see sales agent for details)
- Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors
- ☑ Impact Glass - All Windows, Sliders and Glass Doors - all openings
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home
- Wind Rated Garage Doors

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Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan

- **Professionally Designed Landscaped Package and Floratam Sod**
- Exterior GFI Electric Outlets (2)
- Exterior Garden Hose Connections (2)
- Paver Driveway and Front Walks per Community Standard Pavers

Utility Room and Garage

White Raised Panel Foil Utility Room cabinets w/ Drop in Laundry Tub

Granite/Quartz Counter Top on Base Cabinets in Utility Room

- **Drop Down Stairs to Attic Area**
- Garage Floor Concrete Finished Covering - Epoxy**
- Recessed Dryer Vent Box
- Recessed Washing Machine Box with Water Supply

Gourmet Kitchens

Kitchen Cabinets w/ Wood Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)

Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan

Kitchen Island Wood Panel Wrapped - per plan

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
- **Stainless Steel Undermount Kitchen Sink 70/30 Split**

Whirlpool Stainless Steel Finish Appliance Package

Whirlpool Refrigerator LED tap touch controls, In Door Ice

Whirlpool Wall Oven/Microwave Combination (Convection in Wall Oven Only)

Whirlpool 30" Gas Cooktop w/ EZ Lift Hinged Grates, SpeedHeat Burner, AccuSimmer Burner and Unswept SpillGuard

Whirlpool Dishwasher

36" Contemporary Stainless Steel Canopy Range Hood

- Recessed HiHat Lighting - per plan

Natural finish wood open shelving in Pantry

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Luxury Bathrooms

- ☑ **Granite or Quartz Bath Vanity Top with White Under-Mount Sink - all baths**
- ☑ **Oversized Walk-In Roman Showers - per plan**
 - **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
 - **Built in Shower Soap Niche in all Showers, per plan**
 - **Clear Glass Shower Enclosures or Glass Panels - per plan**
- ☑ **Raised Height Vanities (GHO Level 2 Selections)**
- ☑ **Drop in Acrylic Master Bath Roman Tub with Wood Wrap and Granite Tub Deck Top**
 - **Enamel Steel Tub/Shower combo in Secondary Bathroom(s)**
- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)**
 - **Elongated White Toilets in all Bathrooms**
- ☑ **Bathroom Faucets and Fixtures (Brushed Finish)**
 - **Choice of Master Bath Faucets 8" Spread**
 - **Full Width Oversized Height Vanity Mirrors**
 - **Clear Glass Windows in all Baths with Frosted Windows Option- per plan**

Interior Appointments

- ☑ **Interior Doors Solid Core with 2 Panel Square or Arch Top Doors with Oversized Casing & Baseboard**
- ☑ **Crown Molding in Main Living Areas, Den, Dining Room & Master Bedroom (does not include Coffers)**
- ☑ **Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
- ☑ **Porcelain Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 3 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**
 - **Designer Knockdown Texture on Ceilings**
 - **Air-Conditioned Walk-In Closets - per plan**
- ☑ **Designer Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage**
- ☑ **Natural finish wood open shelving in all closets, per plan**

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Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- ☑ Under-Cabinet Lighting in Kitchen, per plan
- Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches
- ☑ Phone Outlets in all Bedrooms, Kitchen and Den - CAT 5
- ☑ Pre-Wired Outlets for Cable Television in Great Room or Family Room & All Bedrooms
- ☑ AT&T U-verse Available and Supported
- Ceiling Mounted Light Fixtures in Garage, Laundry and Walk In Closets

Energy Efficient & Safety Features

- ☑ High Efficiency Air Conditioning System - 16 SEER / Straight Cool / Sized Per Home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan
- ☑ Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- ☑ Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer
- ☑ Gas Tankless Water Heater, exterior mount - Energy Star
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- Home Wired Security System. All Doors, 1 Keypad, 1 Motion Sensor, 1 Year Monitoring



GHO Homes sets a higher standard in appointing our homes. The features that set us apart from other builders are our Ultimate Features - denoted by the check mark icon - which come standard in each of our homes.

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.

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