



# COMMUNITY PRICE LIST

Created: Jun-27-2022

## Fischer Lake Island

### Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Avalon 19</b>	3	3	No	2+ Bay	2,254	<b>TBD</b>
<b>Tacoma</b>	3	3	Yes	2+ Bay	2,522	<b>TBD</b>
<b>Tavvo</b>	3	3	Yes	2+ Bay	2,594	<b>TBD</b>

All base prices above include a standard home site in Fischer Lake Island and a pool allowance, see sales agent for more information.

If you own in Fischer Lake Island and would like a home built on your lot, please contact the sales agent for pricing and information.

For more information on the available lots, please contact the sales agent.

### To Learn More About These Homes Please Contact

Nicole Morris 772.257.1100 Cell: 772.882.8990 [nicolem@ghohomes.com](mailto:nicolem@ghohomes.com)

**GHO HOMES** 772.257.1100 | [ghohomes.com](http://ghohomes.com)



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Fischer  
Tract  
Conservation  
Area

*Fischer*

# Lake Island

## Community Clubhouse Complex

featuring two tennis courts,  
a swimming pool and a  
scenic dock

## Public Canoe Launch & Park

The facility includes a canoe launch  
on the South Prong of the Sebastian  
River, a pavilion, picnic tables and  
paved parking.

SOLD

1001

SOLD

SOLD

Eagles Circle

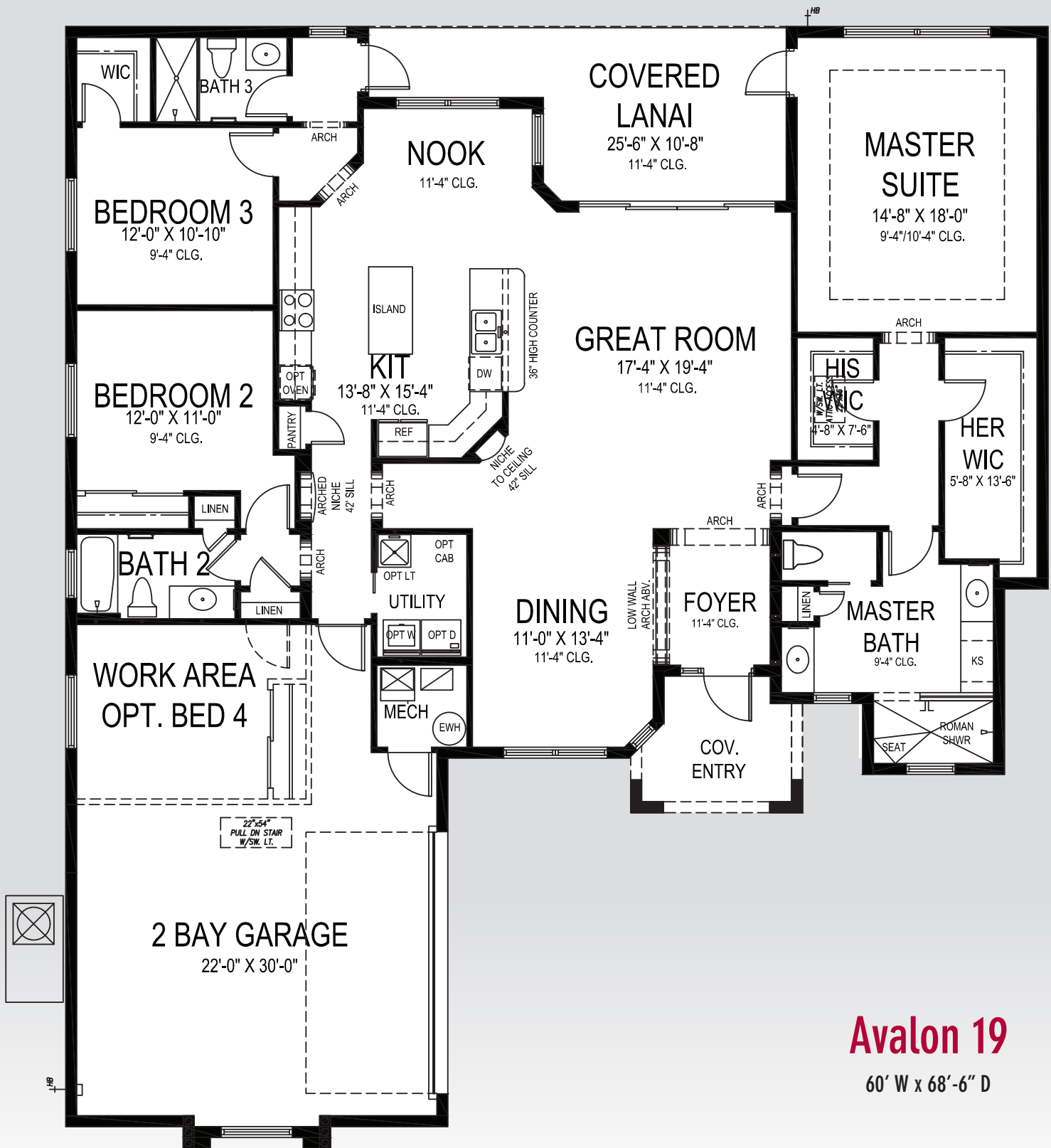
Canoe Launch Cove



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**HOMES**  
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## Avalon 19

60' W x 68'-6" D

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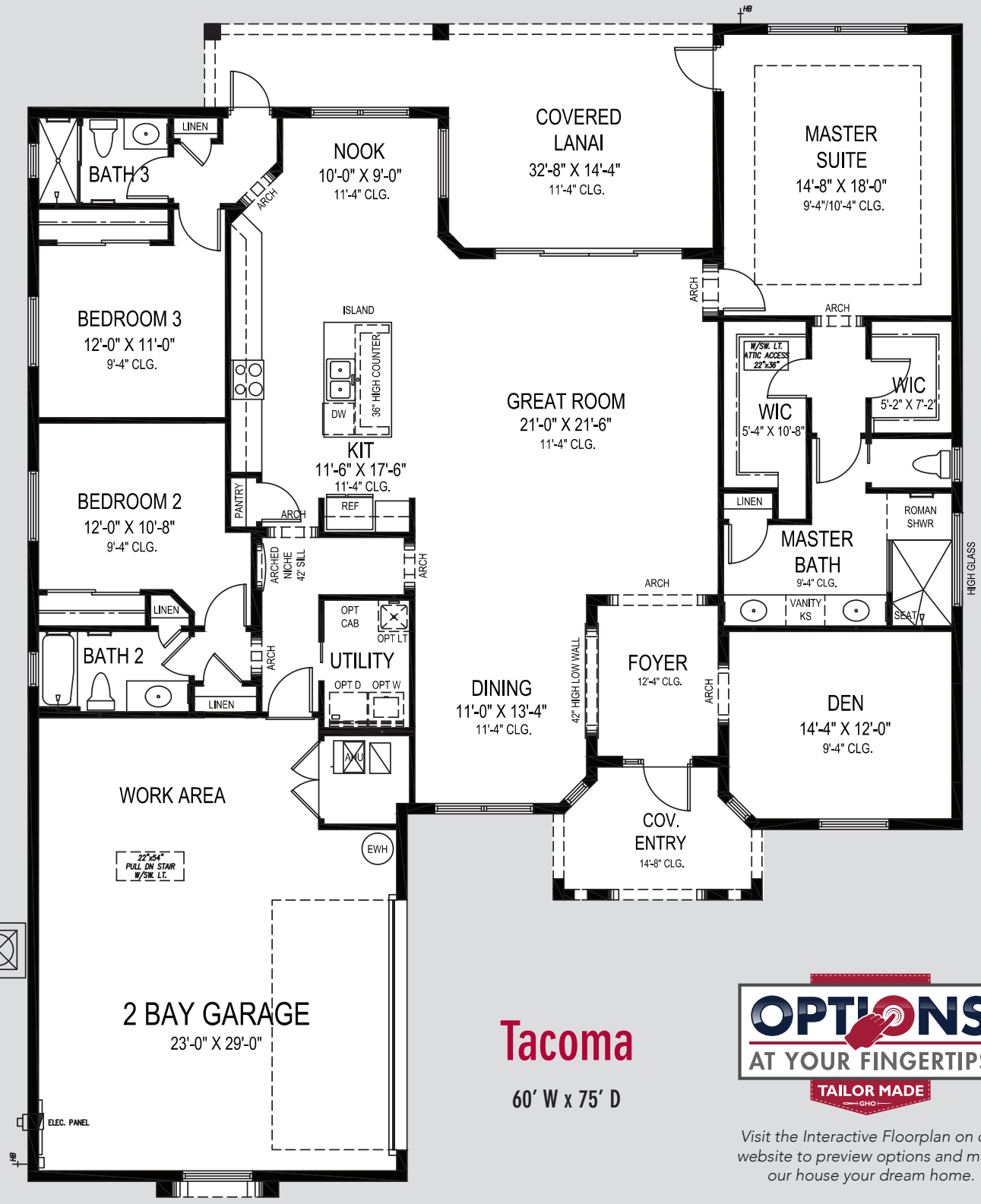
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### APPROXIMATE AREAS

Air Conditioned .... 2,254 Sq. Ft.  
 Covered Entry ..... 76 Sq. Ft.  
 Covered Patio ..... 204 Sq. Ft.  
 3 Bay Garage ..... 687 Sq. Ft.  
**TOTAL ..... 3,221 Sq. Ft.**



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**Tacoma**  
60' W x 75' D



Visit the Interactive Floorplan on our website to preview options and make our house your dream home.

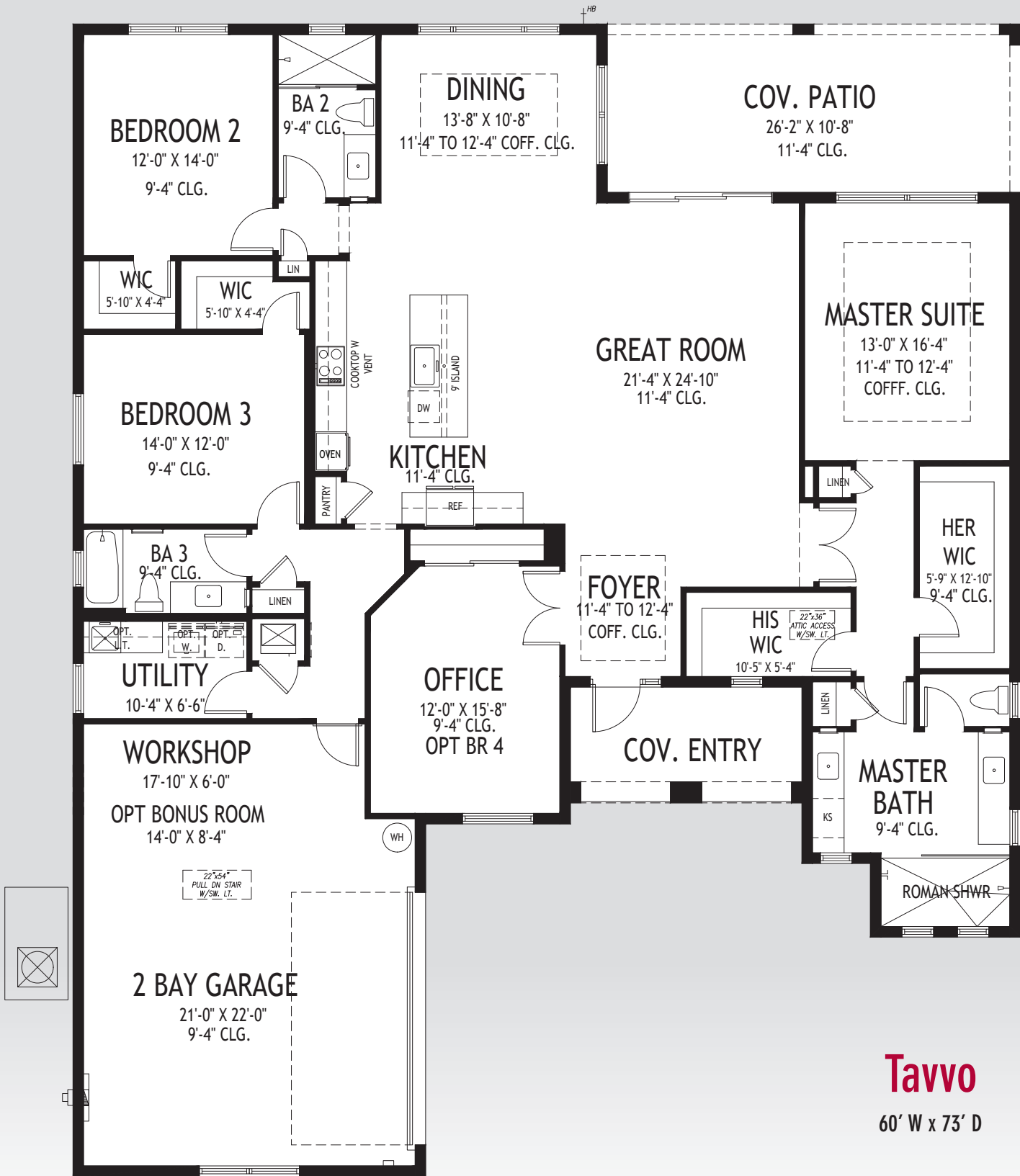
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APPROXIMATE AREAS	
Air Conditioned .....	2,522 Sq. Ft.
Covered Entry .....	98 Sq. Ft.
Covered Patio .....	326 Sq. Ft.
2 Bay Garage .....	689 Sq. Ft.
<b>TOTAL .....</b>	<b>3,635 Sq. Ft.</b>



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## Tavvo

60' W x 73' D

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### APPROXIMATE AREAS

Air Conditioned .... 2,594 Sq. Ft.  
 Covered Entry ..... 108 Sq. Ft.  
 Covered Patio ..... 279 Sq. Ft.  
 2 Bay Garage ..... 617 Sq. Ft.  
**TOTAL ..... 3,598 Sq. Ft.**



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# COMMUNITY FEATURES LIST

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### Community Specific Specifications

- All Homes Will Feature A Side Load Garage & Courtyard Driveway
- Soffit Minimum 24" Overhang - Stucco
- Front Yard Pole Light with Photocel
- Fascia 2" x 6" Rough Sawn Cedar

### "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)
- ☑ Wifi Enabled Automatic Garage Door Opener
- ☑ NEST Next Generation Learning Thermostat
- ☑ Nest Hello Video Door Bell - Wifi Ready
- ☑ Smart Deadbolt - Entry Door
- ☑ Rain Bird WaterSense Irrigation Controller - Wifi Ready

### 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 Connection to FPL Supplied Electrical Power
- County Water and Septic System Supplied for each Home Site

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### Exterior Features

- ☑ **12' x 24' Customizable Swimming Pool Design with Salt Chlorination System, Cool Deck and Screen Enclosure - \$55,000 Allowance**
  - Dimensional Roof Shingles with Limited Lifetime Warranty
  - Option to Upgrade to Metal Roof & Flat Tile Roof Community Selections
- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan**
- ☑ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
  - Paver Driveway, Front Walks and Rear Covered Patio Floor
- ☑ **Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan**
  - Professionally Designed Landscaped Package and Floratam Sod
  - Automatic Irrigation System
  - Exterior GFI Electric Outlets (2)
  - Exterior Garden Hose Connections (2)
  - Sherwin Williams Exterior Doors and Garage Door Paint Exterior Acrylic Latex
  - Sherwin Williams Exterior Paint - Acrylic Primer and Top Coat
- ☑ **Gutters Installed On Exterior Perimeter**

### Utility Room and Garage

- Drop Down Stairs to Attic Discontinued 6/6/22 - this statement overrides plans
- ☑ **LED Lighting Provided for Garage and Utility Room**
  - Recessed Washing Machine Box with Water Supply
  - Recessed Dryer Vent Box

### 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)**
- ☑ **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, Glass Shelves**
  - Whirlpool Over the Range Microwave
- ☑ **Whirlpool Double Wall Oven**

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- Whirlpool 30 inch Electric Glass Cooktop
- Whirlpool Dishwasher
- Food Waste Garbage Disposal with Air Switch
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

### Luxury Bathrooms

- ☑ **Granite or Quartz Bath Vanity Top (GHO Level 1 Selections) with Rectangular 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
- ☑ **Vanity Doors, Raised Height Vanities (GHO Level 1)**
  - His and Her Separate Vanities and Sinks - per plan
  - Enamel Steel Tub/Shower combo in Secondary Bathroom(s)
- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello Features all Baths (GHO Level 1 Selections)**
- ☑ **Raised, Comfort Height White Toilets - all Bathrooms**
- ☑ **Bathroom Faucets and Fixtures (Brushed Finish)**
  - Full Width Oversized Height Vanity Mirrors
  - Clear Glass Windows in all Baths with Frosted Windows Option- per plan

### Interior Appointments

- ☑ **8 Ft Interior Doors with 2 Panel Square or Arch Top**
  - Solid Surface White Window Sills Throughout Living Area
- ☑ **Ceramic 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)**
  - 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**
  - Flat Volume Ceilings - Minimum over 9feet High (per plan)
  - Designer Knockdown Texture on Ceilings

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- Vinyl Clad Shelving in all Closets - per plan
- 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**
- **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
- **Sherwin Williams Interior Trim Paint - Semi-Gloss Latex**

### Electrical Specifications

- ☑ **Recessed LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan**
- **Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio**
- **Walk-in Closet LED Lighting - per plan**
- Decorative Rocker Type Switches

### Energy Efficient & Safety Features

- ☑ **High Efficiency Air Conditioning System - Target 16 SEER Efficiency\*/ Straight Cool / Sized Per Home**
- **HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan**
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- ☑ **Energy Efficient R-38 Minimum Attic Insulation over Conditioned Space**
- ☑ **Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors**
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code



GHO Homes sets a higher standard in appointing our homes. Our Ultimate Features - denoted by the check mark icon - set us apart from other builders and come standard in every GHO Home.

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. \*Overall system efficiency minimum 15 SEER, based on individual equipment available and sized per each home.

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