



COMMUNITY PRICE LIST

Created: Jun-27-2022

Meadowood

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Avalon	3	3	No	2+ Bay	2,284	TBD
Renton Jem	3	3	Yes	2+ Bay	2,503	TBD
Tacoma	3	3	Yes	2+ Bay	2,522	TBD

GHO Homes offers a variety of plans throughout Meadowood.
 All base plan pricing includes a standard GHO Homes owned lot.
 See your sales associate for specific lot information.

GHO Homes will build ON YOUR LOT in Meadowood.
 Please contact your sales associate for more information and pricing details.

To Learn More About These Homes Please Contact

Nicole Morris 772.257.1100 Cell: 772.882.8990 nicolem@ghohomes.com

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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, are 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. Picture and floor plan shown above is likely not the actual home being offered, but a similar home/model.



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Grove Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Clementine	3	2	No	2+ Bay	1,812	TBD

Homes in Grove Series are designed to fit the smaller homesites on Grove Court. Please contact your sales associate for more information.

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Conifer Series Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Grenadine Club	2	2	Yes	2+ Bay	1,832	TBD
Grenadine Jem	3	2	No	2 Bay	1,815	TBD

Homes in Conifer Series are designed to fit the smaller homesites on Conifer Drive within the Meadowood. However, these homes are available throughout the entire community, except on Grove Court. Please contact your sales associate for more information.

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Legend:

- GHO SPEC
- GHO SOLD
- GHO AVAILABLE



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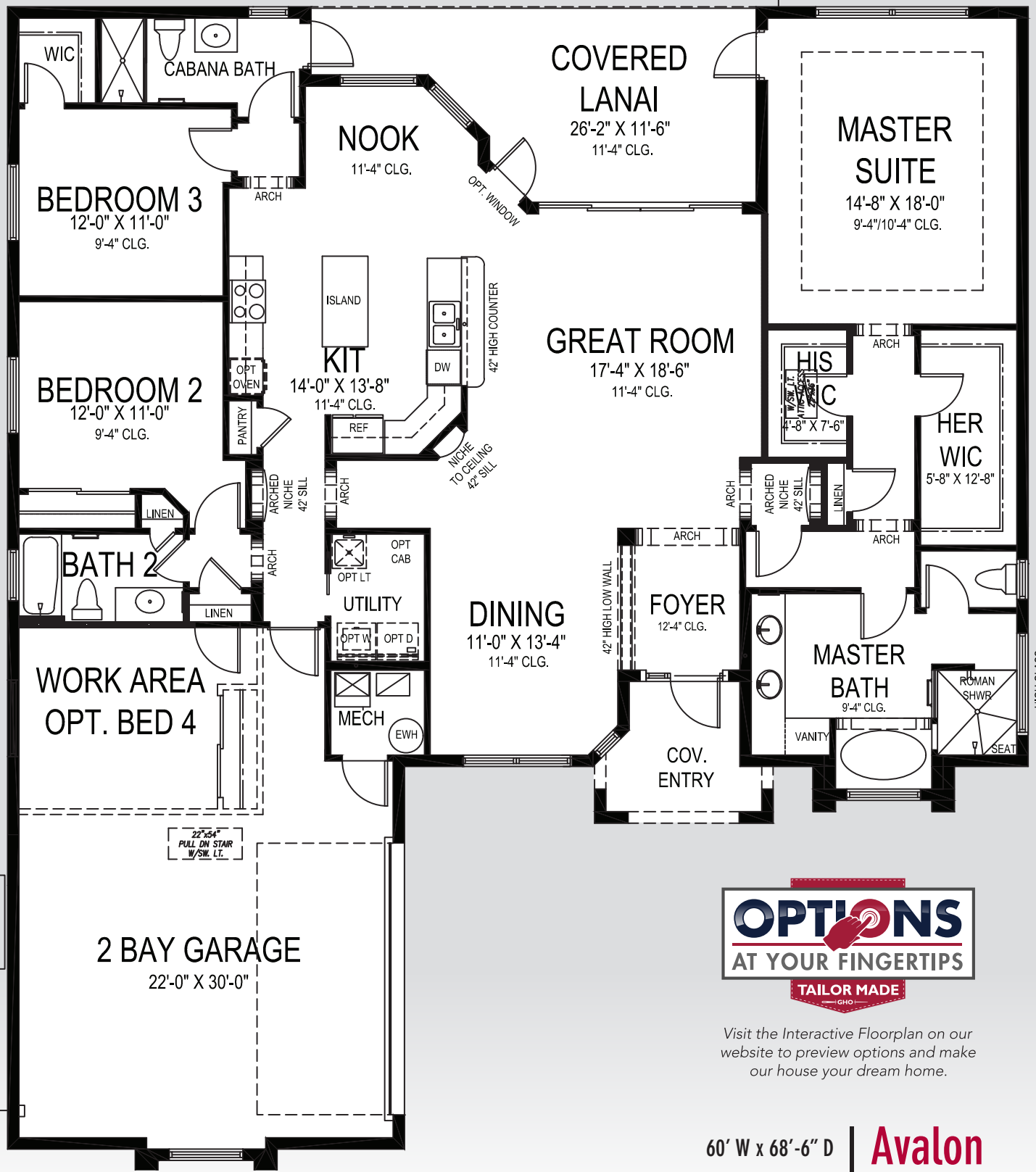
All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built.



Johnston Rd.

Johnston Rd.

Johnston Rd.



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

60' W x 68'-6" D | **Avalon**

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APPROXIMATE AREAS	
Air Conditioned	2,284 Sq. Ft.
Covered Entry	70 Sq. Ft.
Covered Patio	226 Sq. Ft.
2 Bay Garage	686 Sq. Ft.
TOTAL	3,266 Sq. Ft.

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Clementine

39'-6" W x 79'-2" D

DRAFT*

*Subject to change

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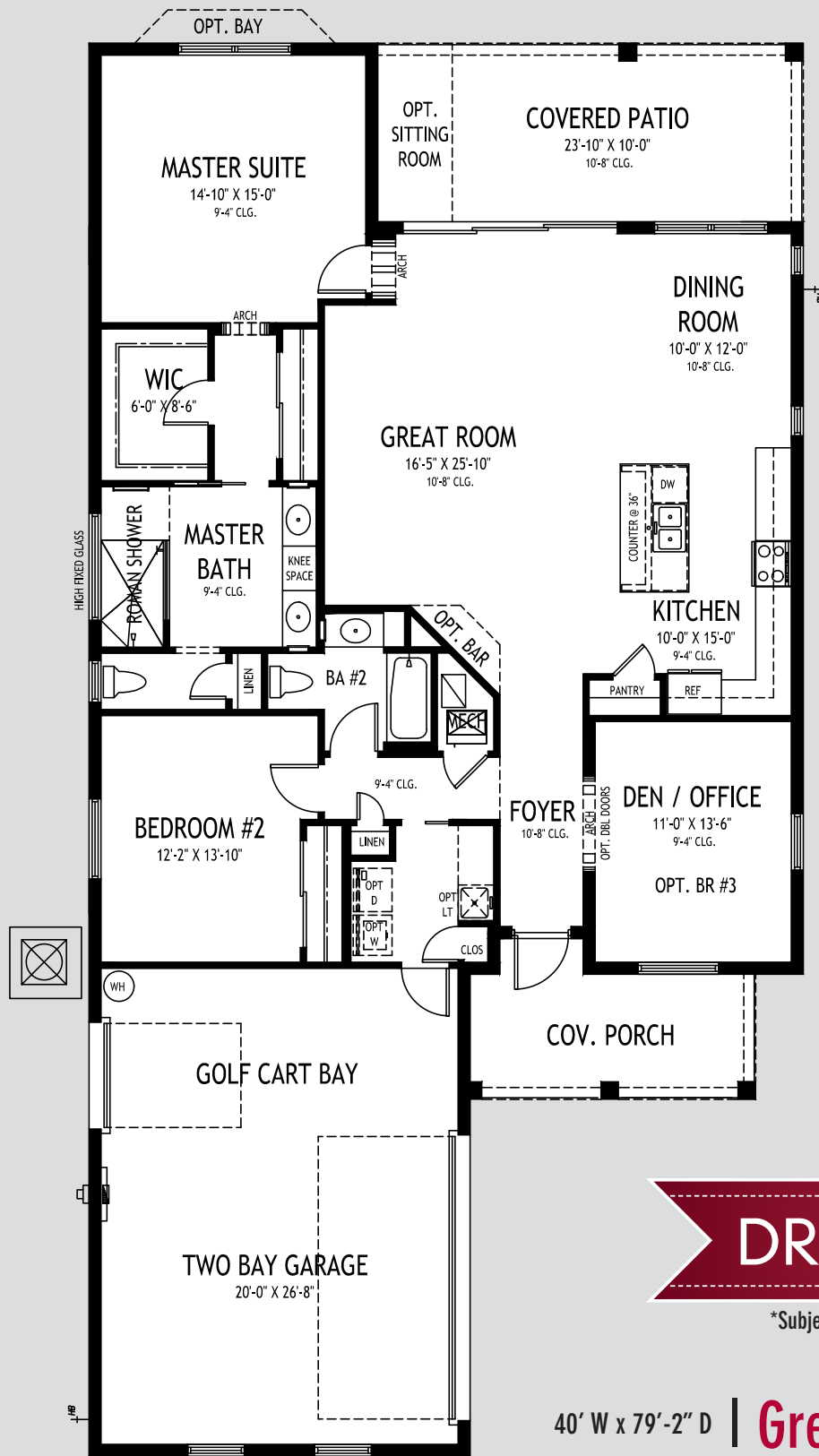
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APPROXIMATE AREAS	
Air Conditioned	1,812 Sq. Ft.
Covered Entry	116 Sq. Ft.
Covered Lanai	233 Sq. Ft.
2 Bay Garage	583 Sq. Ft.
TOTAL	2,744 Sq. Ft.



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DRAFT*

*Subject to change

40' W x 79'-2" D | **Grenadine Club**

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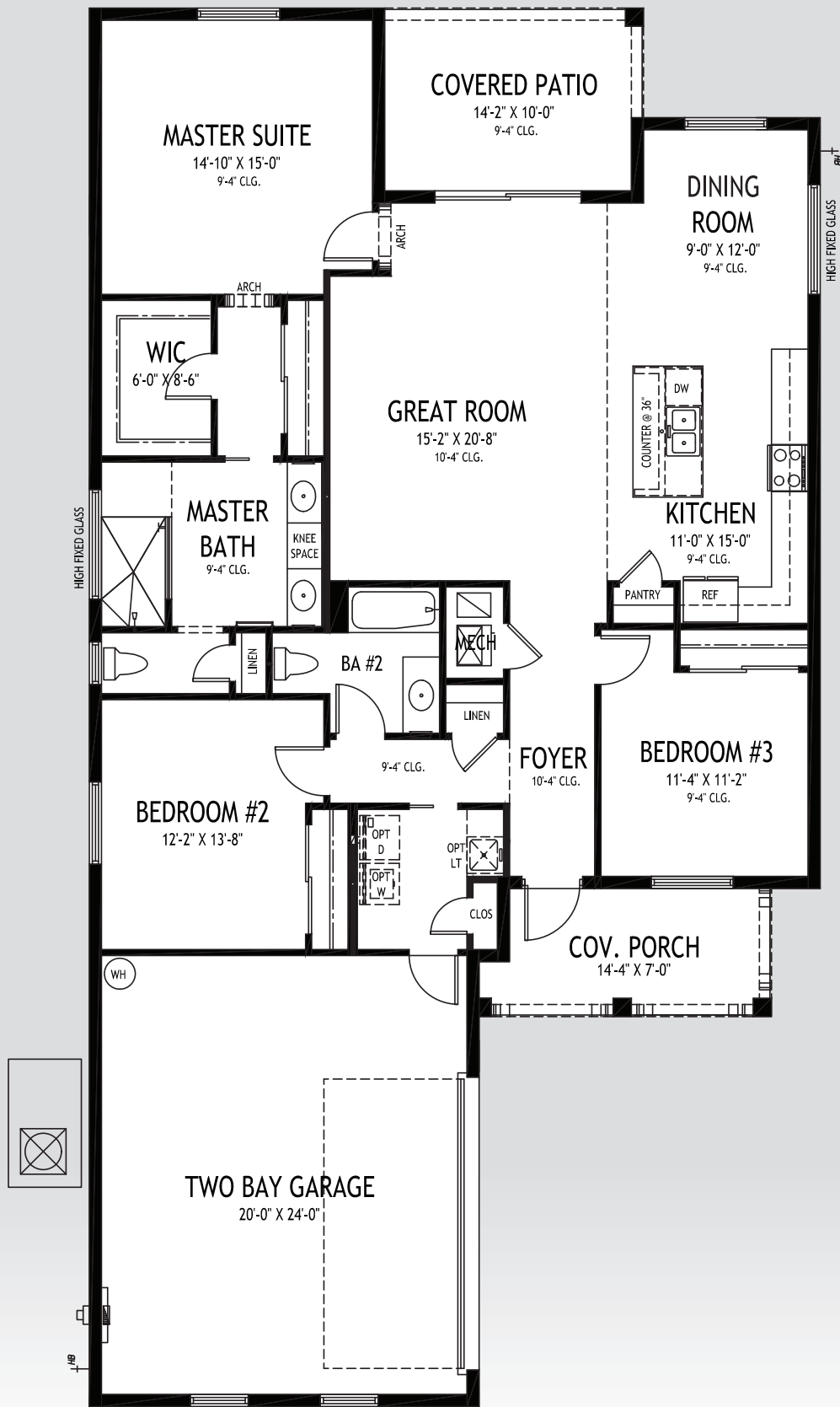
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APPROXIMATE AREAS

- Air Conditioned1,832 Sq. Ft.
- Covered Entry121 Sq. Ft.
- Covered Patio238 Sq. Ft.
- 2 Bay Garage583 Sq. Ft.
- TOTAL2,774 Sq. Ft.**



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Grenadine Jem

40' W x 76'-6" D

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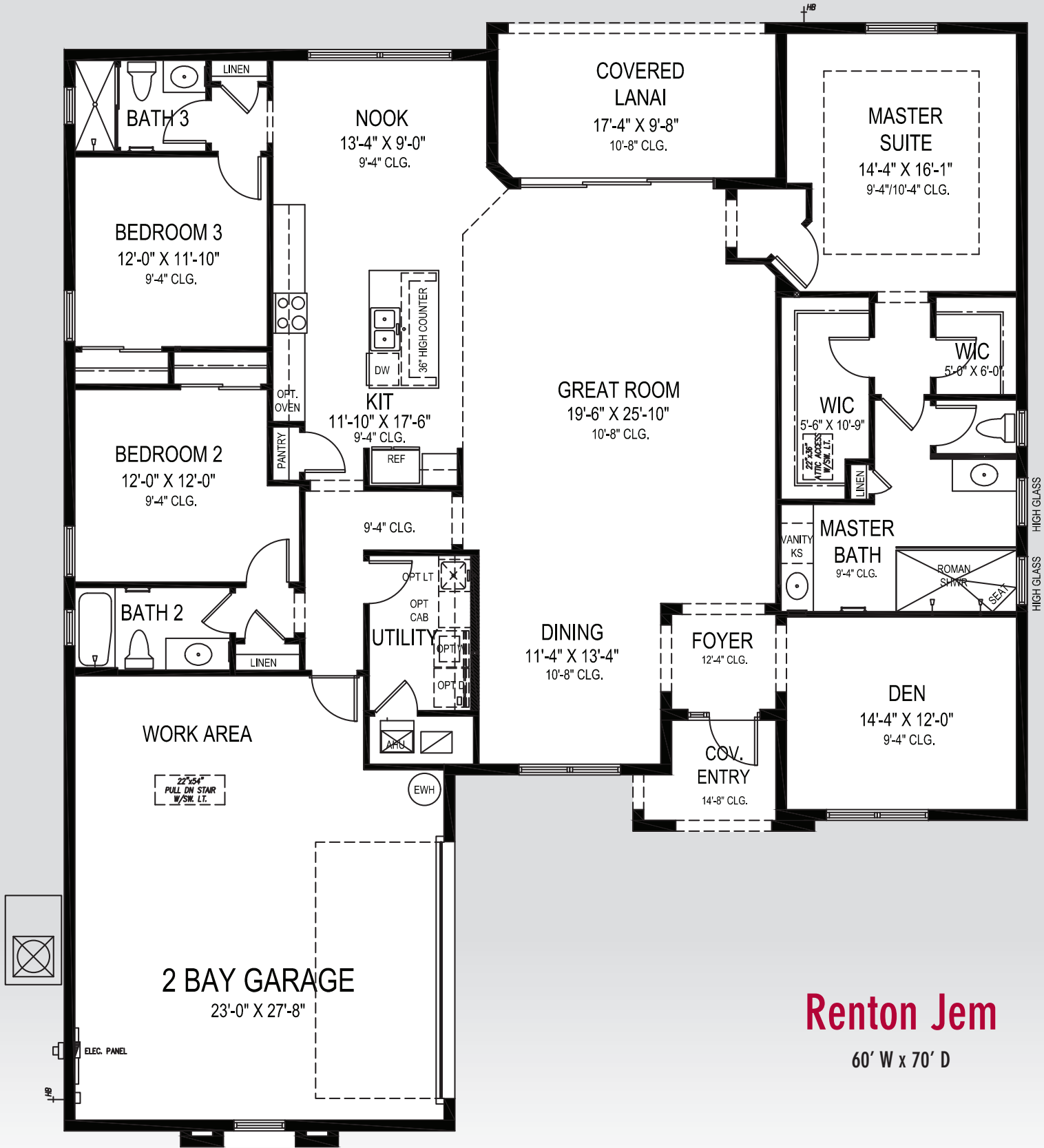
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APPROXIMATE AREAS

- Air Conditioned 1,815 Sq. Ft.
- Covered Porch..... 105 Sq. Ft.
- Covered Patio 139 Sq. Ft.
- 2 Bay Garage 526 Sq. Ft.
- TOTAL 2,585 Sq. Ft.**



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Renton Gem

60' W x 70' D

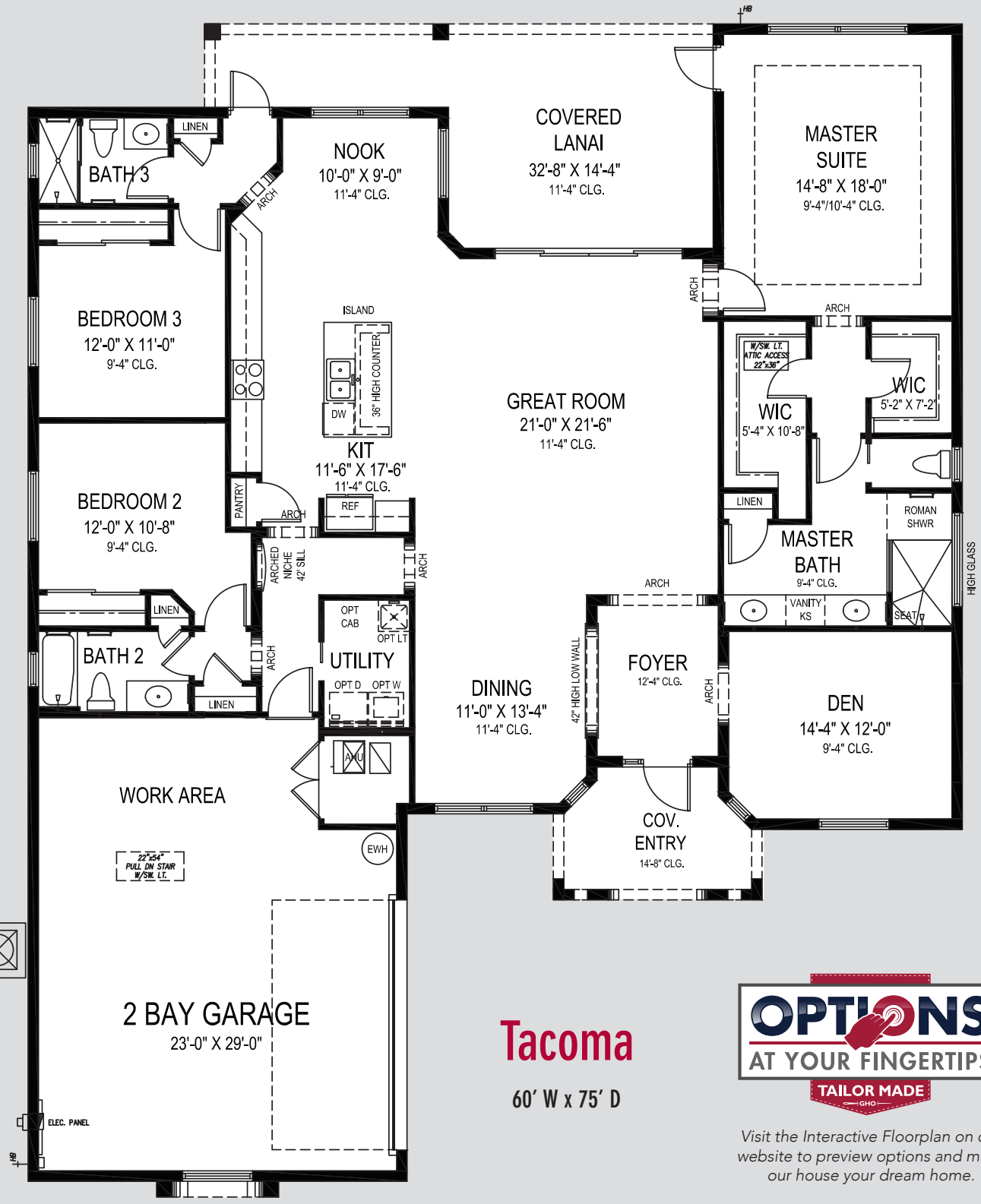
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APPROXIMATE AREAS	
Air Conditioned	2,503 Sq. Ft.
Covered Entry	55 Sq. Ft.
Covered Patio	168 Sq. Ft.
2 Bay Garage	661 Sq. Ft.
TOTAL	3,387 Sq. Ft.

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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.
TOTAL	3,635 Sq. Ft.



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Community Specific Specifications

- Gated Community With 24 Hr Manned Entry & Roaming Security
- All Homes Will Feature A Side Load Garage & Courtyard Driveway
- Community ARB Approves Elevation
- Community Specified Enhanced Landscape Package
- Complete ARB Documents Posted on GHOHOMES.com
- 18 Hole Championship Golf Course (memberships available)
- Tennis Complex with 5 Professional Har-Tru Courts (included 3 lighted for night play) and full-time Tennis Professional
- Clubhouse with pro shop, locker rooms, exercise room, banquet facilities and dining facility
- Multiple Club Membership Opportunities - including equity & non-equity golf or sports memberships, tennis, social, dining only, seasonal or summer options

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
- Concrete Block Construction with Concrete and Steel Reinforcement
- Professionally Engineered Roof Trusses with Hurricane Straps
- Concrete Based Textured Exterior Wall Finish
- Steel Hurricane Shutters for all Non-Impact Glass Windows and Doors
- Underground Connection to FPL Supplied Electrical Power
- ☑ Built In Pest Control Delivery System Installed

Exterior Features

- Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors
- ☑ White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home
- Wind Rated Garage Doors
- 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

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- Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump (Phase 1, only) or Individual Well and Pump
- Exterior GFI Electric Outlets (2)
- Exterior Garden Hose Connections (2)

Utility Room and Garage

- **Drop Down Stairs to Attic Discontinued 6/6/22 - this statement overrides plans**
- Lighting Provided for Garage and Utility Room

Gourmet Kitchens

- ☑ **Saybrook Series Raised Panel Cabinet Doors 42" Uppers**
- ☑ **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**
 - **GE Stainless Steel Finish Appliance Package**
 - **GE Refrigerator, LED, Glass Shelves**
 - **GE Over the Range Microwave**
 - **GE Electric Slide-in Range**
 - **GE Dishwasher**
 - **Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan**
 - Recessed HiHat Lighting - per plan

Luxury Bathrooms

- ☑ **Oversized Walk-In Roman Showers - per plan**
 - **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
 - **Clear Glass Shower Enclosures or Glass Panels - per plan**
- ☑ **Vanity Doors, Raised Height Vanities (GHO Level 1)**
 - Cultured Marble Vanity Tops with Integral Sink - choice of designer colors
 - Cultured Marble Roman Tub with Deck Mounted Valve - per plan
 - Enamel Steel Tub/Shower combo in Secondary Bathroom(s)
 - Ceramic Tile Bathroom Floors with Walls and Shower Floors - White Wall Tile, Guest Baths
- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello Features, Master Bath**
 - Bathroom Faucets and Fixtures (Brushed Finish)

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Raised, Comfort Height White Toilets - all Bathrooms

- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in all Baths with Frosted Windows Option- per plan

Interior Appointments

Colonist Raised Panel 8 Ft Tall Interior Doors

Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)

- 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)

- 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

- Flat Volume Ceilings - Minimum over 9feet High (per plan)
- Designer Knockdown Texture on Ceilings
- 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

Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches
- Pre-Wired for (3) Cable Television Outlets

Energy Efficient & Safety Features

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- ☑ **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
- ☑ **NEST Next Generation Learning Thermostat**
 - 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**
 - Quick Recovery Electric Water Heater - 50 Gallon
 - ARC Fault Electrical Outlets Per Code
 - Smoke and Carbon Monoxide Detectors per code
- ☑ **Smart Deadbolt - Entry Door**



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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