



# COMMUNITY PRICE LIST

Created: Jan-17-2023

## Oak Harbor

### Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Essex OH</b>	2	2	Yes	2 Bay	1,628	<b>TBD</b>
<b>Magnolia</b>	3	3	Yes	3 Bay	2,612	<b>TBD</b>
<b>Suffolk OH</b>	2	2	Yes	2 Bay	1,961	<b>TBD</b>

Lakefront, oversized and select homesites are limited and will have a lot premium associated. Not all plans are designed to fit on every homesite. Contact your salesperson for specific lot information.

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### To Learn More About These Homes Please Contact

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# OAK HARBOR

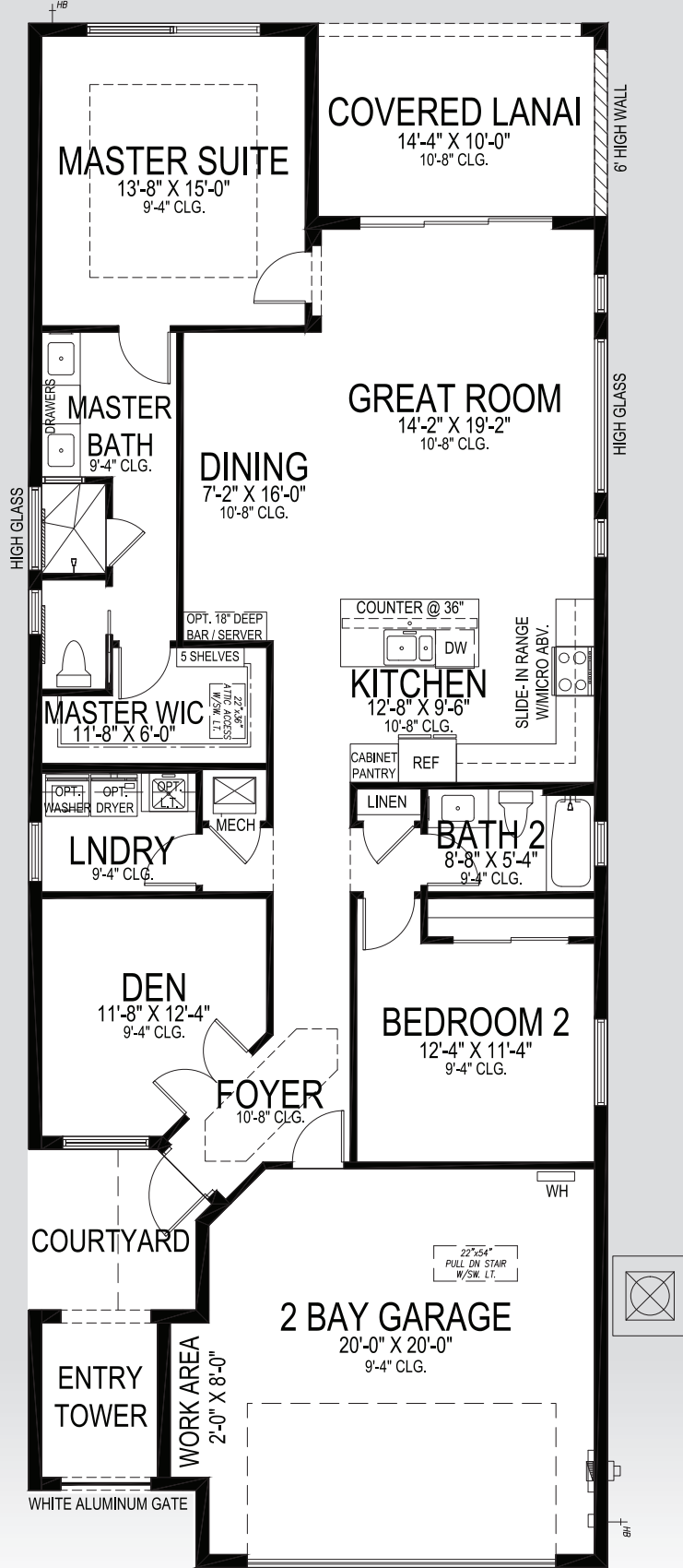


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45th STREET

45th STREET





## Essex OH

30' W x 80' D

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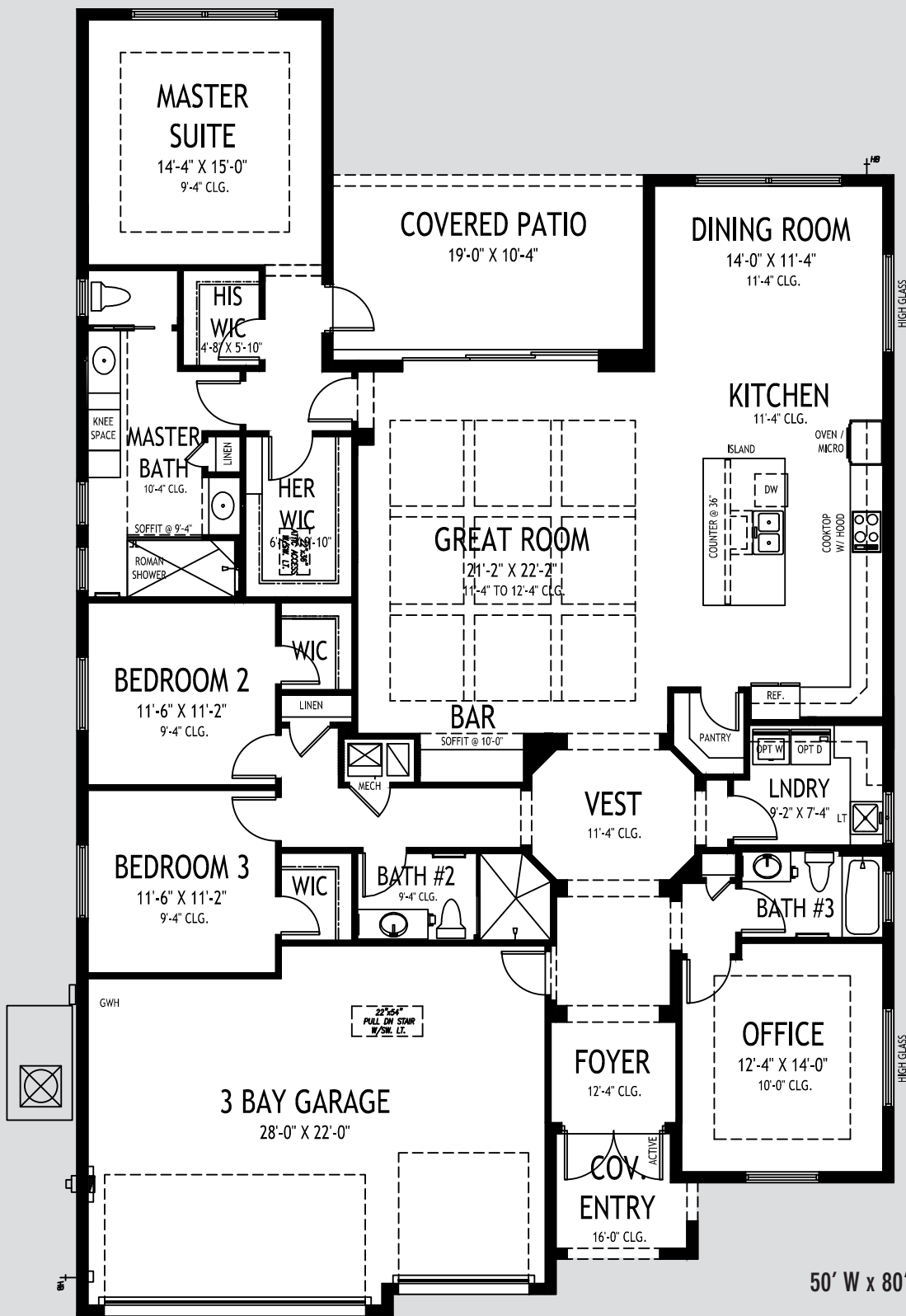
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### APPROXIMATE AREAS

Air Conditioned .....	1,628 Sq. Ft.
Entry Tower .....	63 Sq. Ft.
Covered Lanai .....	150 Sq. Ft.
Courtyard .....	71 Sq. Ft.
Garage .....	454 Sq. Ft.
<b>TOTAL .....</b>	<b>2,366 Sq. Ft.</b>



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**DRAFT\***

\*Subject to change

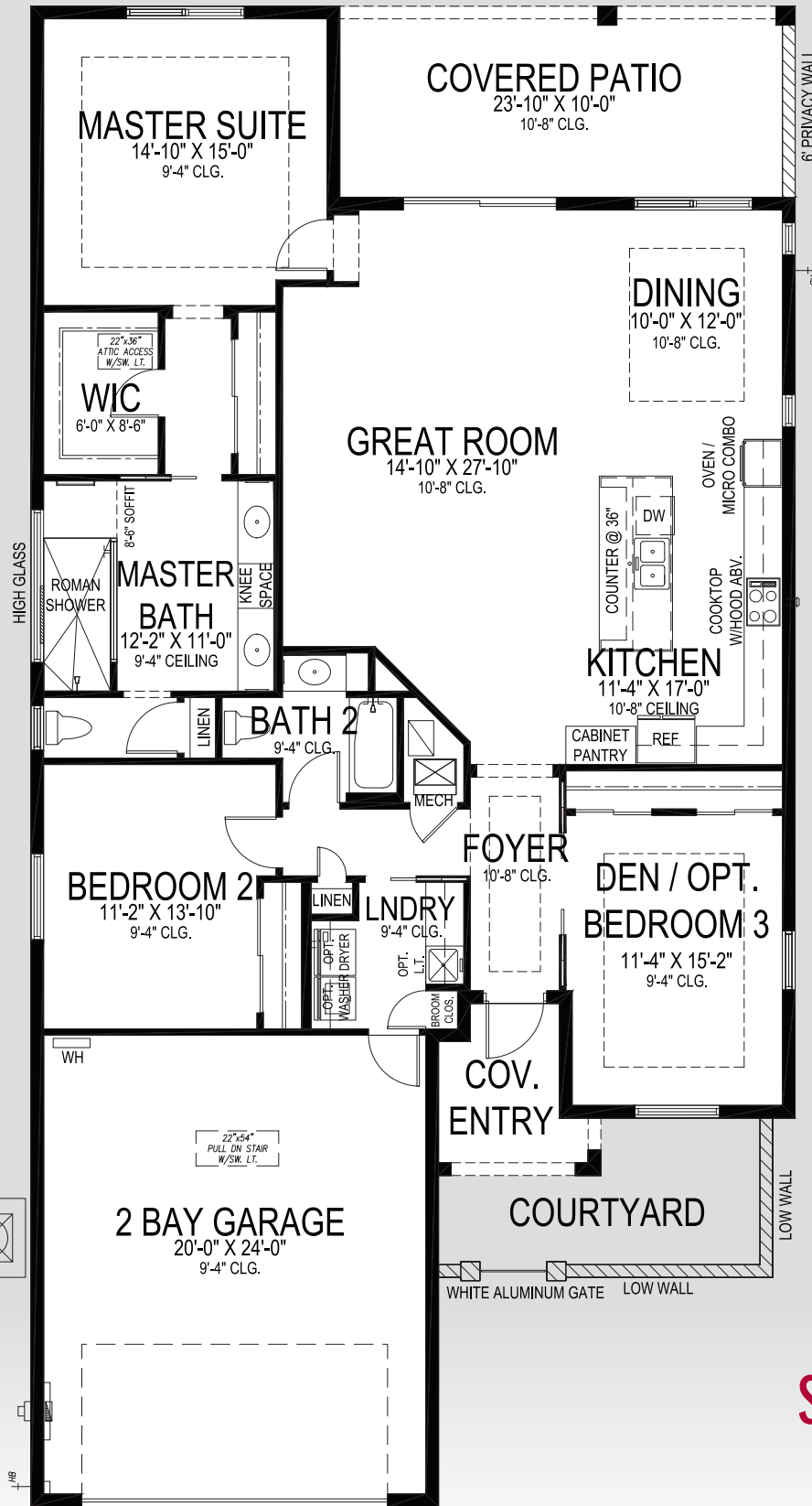
50' W x 80' D | **Magnolia**

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APPROXIMATE AREAS	
Air Conditioned .....	2,612 Sq. Ft.
Covered Entry .....	61 Sq. Ft.
Covered Patio .....	216 Sq. Ft.
3 Bay Garage .....	619 Sq. Ft.
<b>TOTAL .....</b>	<b>3,508 Sq. Ft.</b>



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## Suffolk OH

40' W x 78'-6" D

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### APPROXIMATE AREAS

Air Conditioned .....	1,961 Sq. Ft.
Covered Porch.....	60 Sq. Ft.
Covered Patio .....	238 Sq. Ft.
Courtyard .....	120 Sq. Ft.
Garage .....	526 Sq. Ft.
<b>TOTAL .....</b>	<b>2,905 Sq. Ft.</b>



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# COMMUNITY FEATURES LIST

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### "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 Belt Driven Automatic Garage Door Opener**
- ☑ **NEST Next Generation Learning Thermostat Or Equivalent**
- ☑ **Nest Hello Video Door Bell - Wifi Ready - Or Equivalent**
- ☑ **Smart Deadbolt - Entry Door**

### 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**

### Exterior Features

- **Designer Concrete White Flat Tile Roof Featuring a Multiple Layer Underlayment System**
- ☑ **White Aluminum Gates At Home Entry, Per Plan, Per Elevation**
- ☑ **Concrete Based Sand Smooth Exterior Wall Finish**
- ☑ **Rear Covered Patio with Travertine Pavers**
- ☑ **Fiberglass Raised-Panel 8' Front Double Doors or Single Door with Clear Impact Glass Single Lite Sidelites - per plan**
  - **Professionally Designed Landscaped Package and Floratam Sod**
  - **Automatic Irrigation System, Master Community Water Supply**
  - **Exterior GFI Electric Outlets (2)**
  - **Exterior Garden Hose Connections (2)**
  - **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**
  - **Paver Driveway and Front Walks per Community Standard Pavers**

### Utility Room and Garage

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- ☑ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 1) w/ Drop in Laundry Tub
- ☑ Granite/Quartz Counter Top on Base Cabinets in Utility Room
  - Drop Down Stairs to Attic
- ☑ LED Lighting Provided for Garage and Utility Room
- ☑ Garage Floor Concrete Finished Covering - Epoxy with Color Flake

### Gourmet Kitchens

- ☑ Kitchen Cabinets w/ 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)
- ☑ LED Under-Cabinet Lighting in Kitchen
  - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
  - Stainless Steel Undermount Kitchen Sink 70/30 Split
- ☑ Refrigerator, LED tap touch controls
- ☑ Whirlpool Over the Range Microwave - Essex Plan Only
- ☑ Whirlpool Slide-In Electric Range -Essex Plan Only
- ☑ 30 inch Electric Glass Cooktop
- ☑ Single Wall Oven with Built In Microwave Above
- ☑ Whirlpool Dishwasher - All Plans
- ☑ 36" Contemporary Stainless Steel Canopy Range Hood
- ☑ Natural finish wood shelving in Pantry

### 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 - all baths
- ☑ Bathroom Faucets and Fixtures 8" Spread Brushed Finish - All Bathrooms
- ☑ Oversized Walk-In 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
  - Enamel Steel Tub/Shower combo in Secondary Bathroom(s)

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- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)**
- ☑ **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
- ☑ **Wood Trim Framed Mirrors to Match Vanity Cabinets - all bathrooms (per plan)**

### Interior Appointments

- ☑ **Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan**
- ☑ **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
- ☑ **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)**
  - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)
- ☑ **Raised Panel, Solid Core, 8 Foot Tall Interior Doors**
- ☑ **3 1/2" Oversized Door Casings and 7 1/4" Oversized Baseboards**

### Interior Design Features

- ☑ **8 to 10 Ft Tall Impact Glass Sliding Glass Door, per plan**
- ☑ **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
  - 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**

### Electrical Specifications

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### Recessed LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio

### Wall Mounted TV Package installed at 60 inches above floor in Master Suite and Great Room, includes Wall Backing w/ wire pull chase, additional cable outlet included

- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-in Closet LED Lighting - per plan
- Decorative Rocker Type Switches
- Coach Lights, per plan - Photo Cell Activation

### 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

### Attic Spray Foam Insulation

- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation

### Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors

### Tankless Water Heater - Electric

- 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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