COMMUNITY PRICE LIST

Created: Nov-09-2020

Timberlake

Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Brooke	2	2	Yes	2 Bay	1,600	**TBD**
Emma	2	2	Yes	2 Bay	1,716	**TBD**
Emma Contessa	2	2	Yes	2 Bay	1,705	**TBD**

All base prices above include a standard home site in TimberLake.
Lakefront homesites are limited and will have a lot premium.
Contact your salesperson for specific lot information.

* Plans are lot specific.
See your sales team member for details

To Learn More About These Homes Please Contact

A. Nick Presner 772.257.1100 Cell: 772.361.9867 NickP@ghohomes.com

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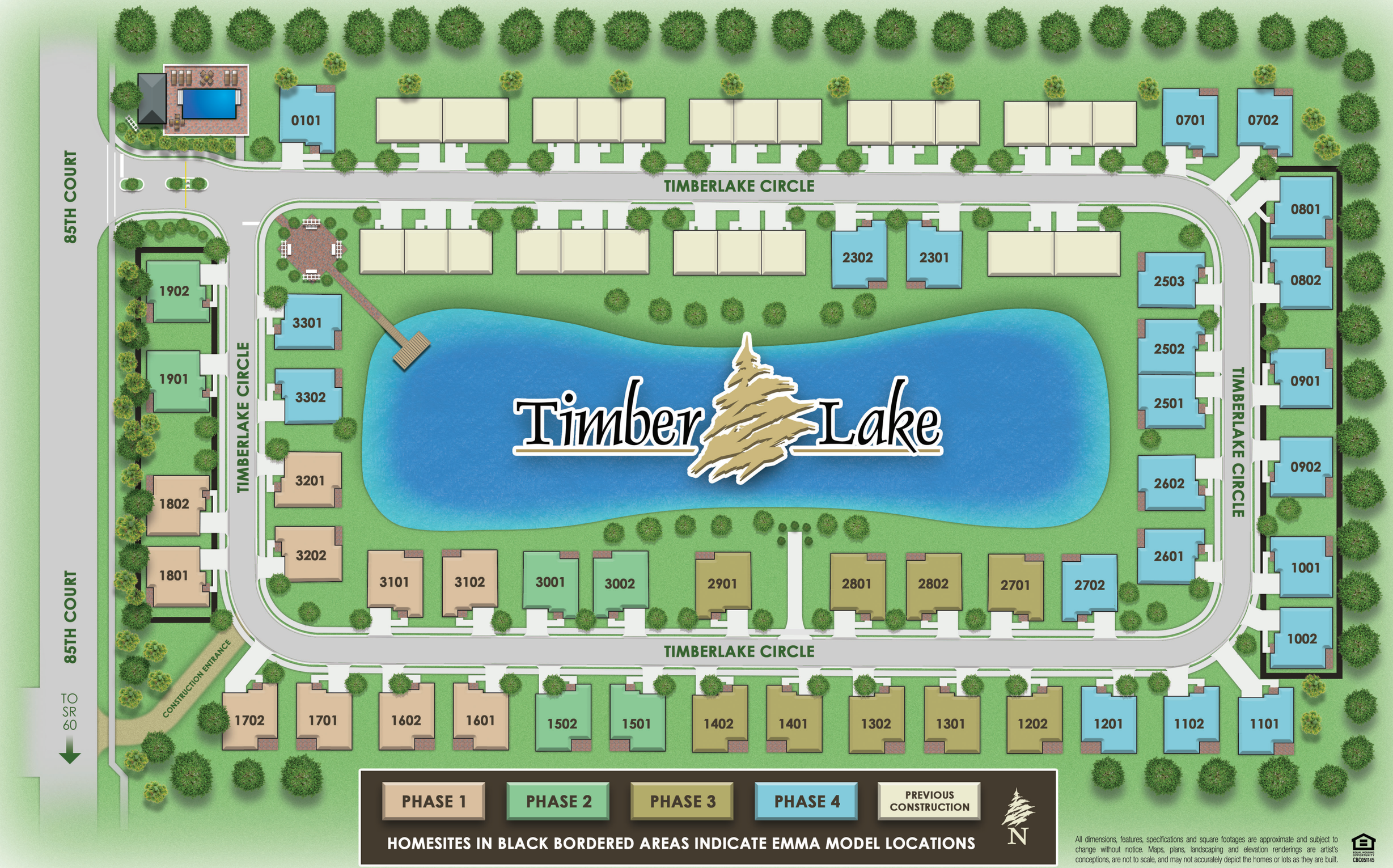

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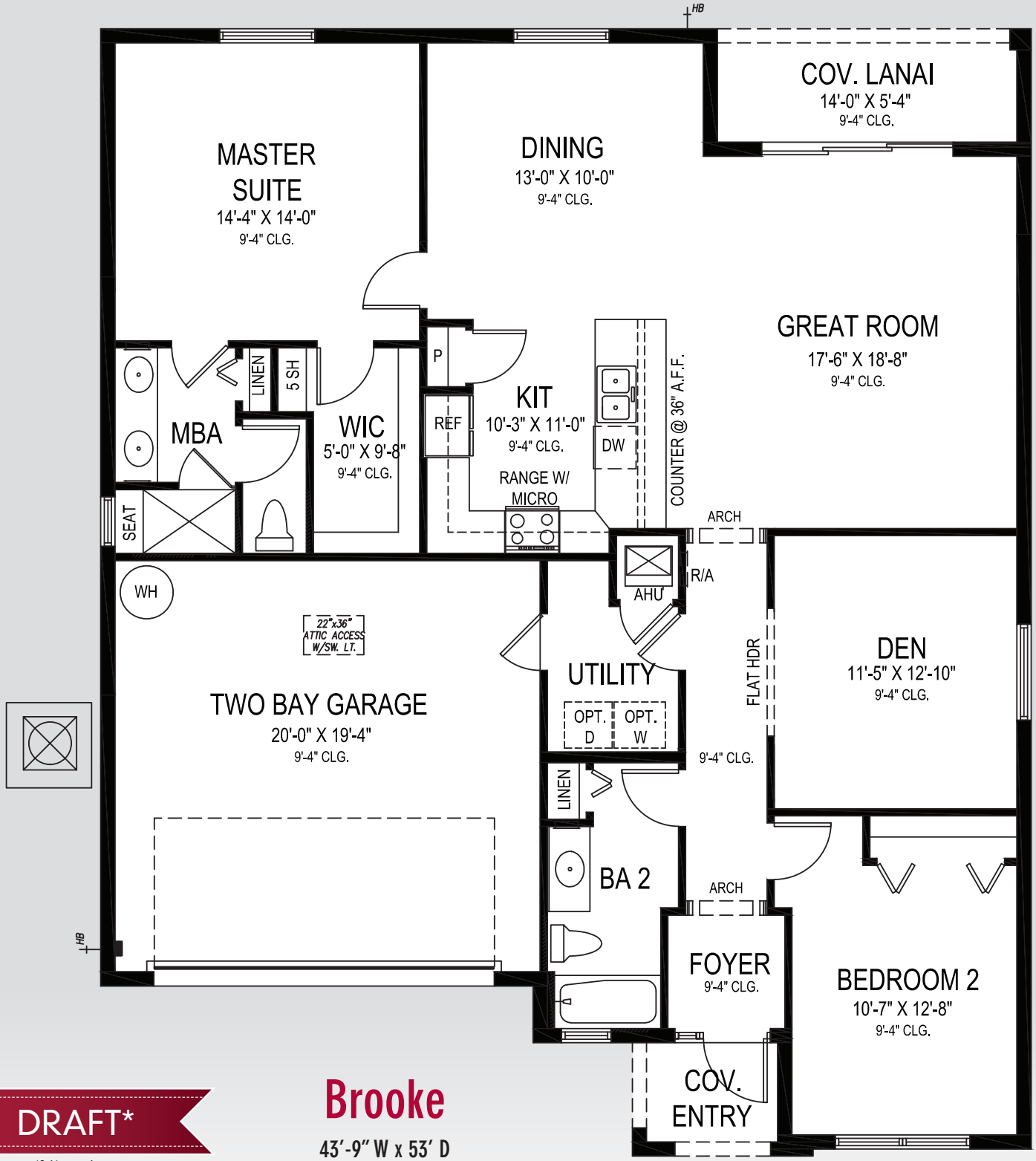

DRAFT*

*Subject to change

Brooke

43'-9" W x 53' D

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APPROXIMATE AREAS

Air Conditioned	1,600 Sq. Ft.
Covered Entry	36 Sq. Ft.
Covered Patio	78 Sq. Ft.
2 Bay Garage	413 Sq. Ft.
TOTAL	2,127 Sq. Ft.

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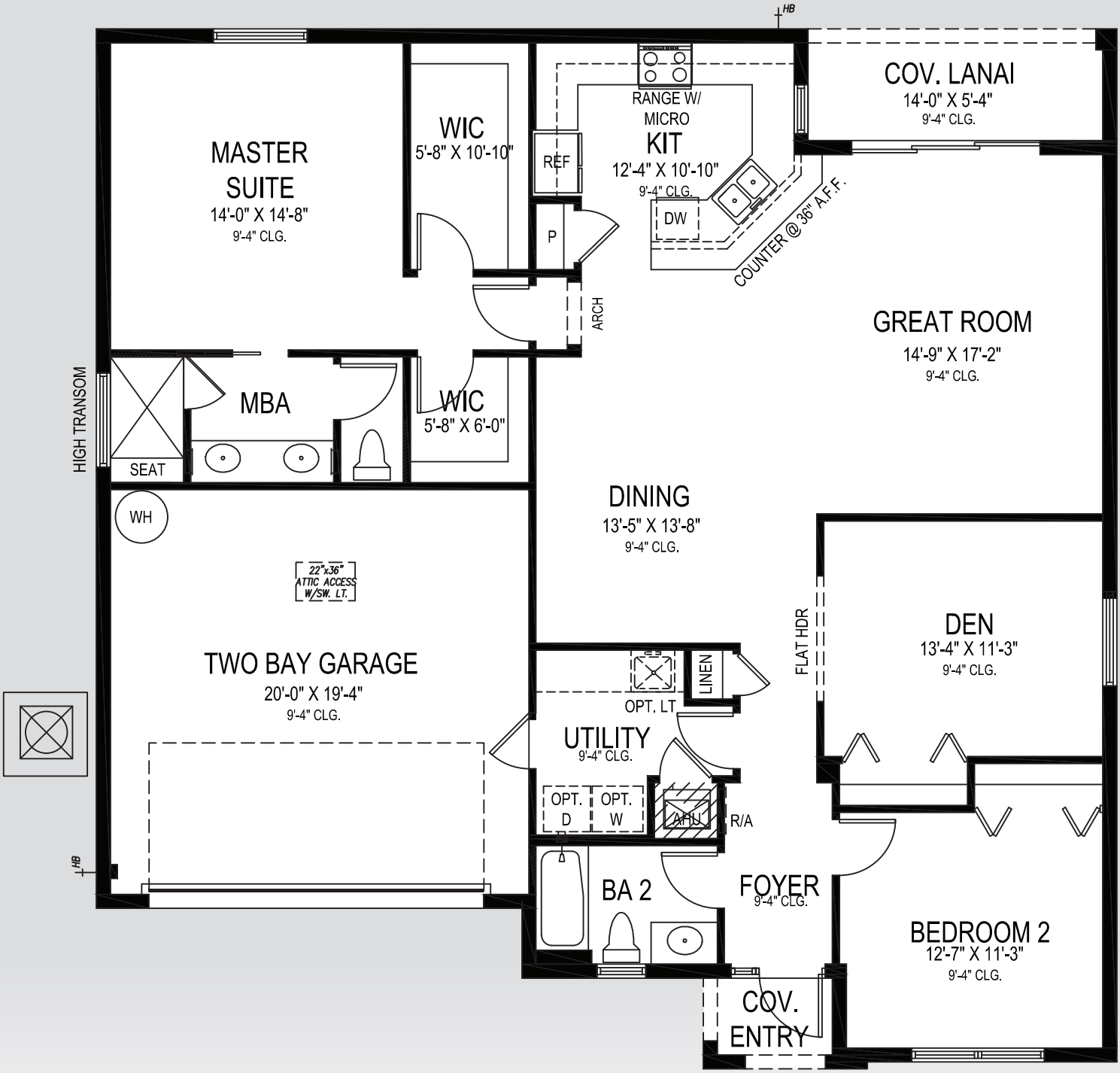

Emma

48'-9" W x 49'-8" D

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APPROXIMATE AREAS

Air Conditioned	1,705 Sq. Ft.
Covered Entry	27 Sq. Ft.
Covered Patio	78 Sq. Ft.
2 Bay Garage	413 Sq. Ft.
TOTAL	2,223 Sq. Ft.

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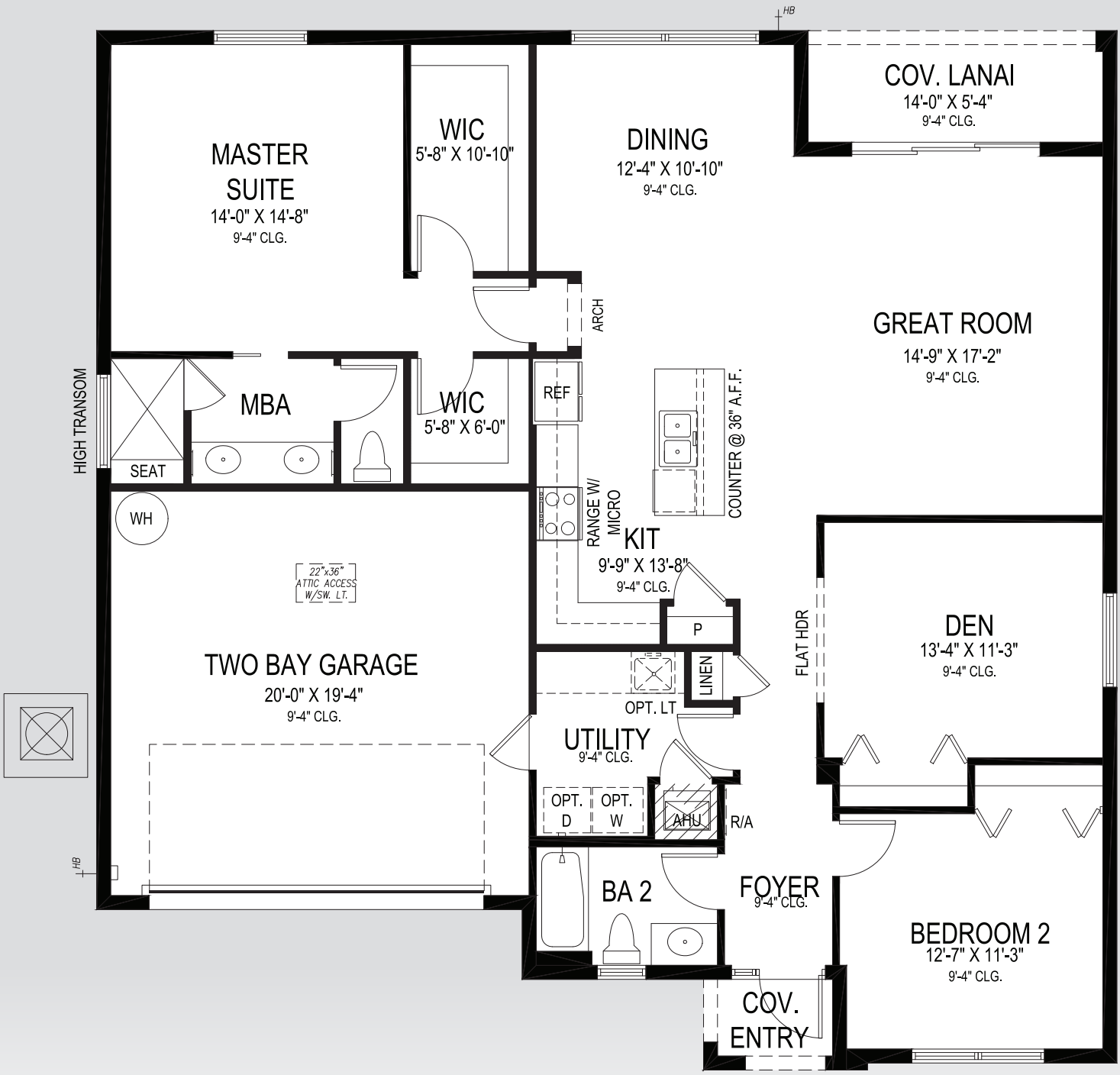

Emma Contessa

48'-9" W x 49'-8" D

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APPROXIMATE AREAS

Air Conditioned	1,705 Sq. Ft.
Covered Entry	27 Sq. Ft.
Covered Patio	78 Sq. Ft.
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COMMUNITY FEATURES LIST

Timberlake

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Community Specific Specifications

- **Gated Community**
- **Community Pool**
- **Central Mail Area**
- **Community Management Landscaping Maintenance**

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
- Garage Attic Access (Pull Down Stairs Optional)
- **Impact Glass Front Windows (Facing Road)**
- Steel Hurricane Shutters for all Non-Impact Glass Windows and Doors
- Underground Connection to FPL Supplied Electrical Power

Exterior Features

- **Dimensional Roof Shingles with Limited Lifetime Warranty**
- **White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan**
- **Paver Driveway, Front Walks and Rear Covered Patio Floor**
- Exterior Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- **Fiberglass Raised Panel 8' Exterior Door**
- **Professionally Designed Landscaped Package and Floratam Sod**
- **Automatic Irrigation System, Master Community Water Supply**
- **Sherwin Williams Exterior Doors and Garage Door Paint - A100 Exterior Acrylic Latex**
- **Sherwin Williams Loxon Exterior Paint - Acrylic Primer and Top Coat**

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Utility Room and Garage

LED Lighting Provided for Garage and Utility Room

Gourmet Kitchens

- Wood Flat Panel Cabinet Doors 36" Uppers - Sinclair Series (GHO Base Level)

Granite Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1)

- Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
- **Stainless Steel Undermount Kitchen Sink 70/30 Split**
- **Whirlpool Stainless Steel Finish Appliance Package**
- **Whirlpool 25 cuft Side by Side Refrigerator, LED, Glass Shelves**
- **Whirlpool Over the Range Microwave with Electric Touch Controls**
- **Whirlpool Electric Range, Dual Radiant, Self Cleaning and Frozen Bake Technology**
- **Whirlpool 5 Cycle Dishwasher, Stainless Steel Tub, Sensor/Memory Cycles**
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Pantry with Vinyl Clad Ventilated Shelving - per plan

Luxury Bathrooms

- **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
- **Wood Flat Panel Vanity Doors, Raised Height Vanities - Sinclair Series (GHO Base Level)**
- Cultured Marble Vanity Tops with Square Integrated Sink - choice of designer colors
- Enamel Steel Tub/Shower combo in Secondary Bathroom(s)
- 6" x 6" Ceramic Tile Bathroom Walls and Shower Floors (white or beige)
- Bathroom Faucets and Fixtures (Brushed Finish)

Raised, Comfort Height White Toilets - all Bathrooms

- 42" Vanity Mirrors - All bathrooms
- Clear Glass Windows in all Baths

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Interior Appointments

- Colonist Raised Panel 6'8" Tall Interior Doors
- 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
- Air-Conditioned Walk-In Closets - per plan
- Vinyl Clad Shelving in all Closets - per plan
- **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
- **Sherwin Williams Interior Trim Paint - Promar 200 Semi-Gloss Latex**

Electrical Specifications

- LED Flush Mount HiHat Lighting in Kitchen, Halls, Covered Entry, and Patio

Recessed LED 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 (2) Phone Outlets in Home**
- **Pre-Wired for (2) Cable Television Outlets**
- **Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)**

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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**
- **NEST Next Generation Learning Thermostat**
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- **Energy Efficient R-40 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
- **Schlage Sense Smart Deadbolt - Entry Door**

ULTIMATE features GHO HOMES

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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