



COMMUNITY FEATURES LIST

Arabella Reserve

Created: Apr-11-2021

"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**
- ☑ **LiftMaster 8165 Garage Chain Drive Wifi Garage Door Opener, MyQ Technology**
- ☑ **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
- ☑ **Built In Pest Control Delivery System Installed**

Exterior Features

- ☑ **Metal Roof System - 5V Crimp Metal Roof Standard / 26GA.**
- ☑ **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**
 - Exterior Garden Hose Connections (2)
 - Exterior GFI Electric Outlets (2)
- ☑ **Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan**
 - **Professionally Designed Landscaped Package and Floratam Sod**
 - **Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump**
 - **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

- Drop Down Stairs to Attic Area
- ☑ **LED Lighting Provided for Garage and Utility Room**

Gourmet Kitchens

- ☑ **Saybrook Series Raised Panel Cabinet Doors 42" Uppers (GHO Level 1)**
- ☑ **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 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**
 - **Food Waste Garbage Disposal with Air Switch**
 - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
 - **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**
 - **Clear Glass Shower Enclosures or Glass Panels - per plan**
- ☑ **Saybrook Series 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)**
 - Bathroom Faucets and Fixtures (Brushed Finish)
- ☑ **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

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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)

- 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

- Flex Plan Design -- offering many possible options for your lifestyle

☑ 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
- Designer Arches, Niches and Pot Shelves - per plan

☑ Designer Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage

- Sherwin Williams Interior Trim Paint - Promar 200 Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling

Electrical Specifications

☑ Recessed LED HiHat Lighting in Kitchen, Halls, 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
- Front Exterior Coach Lights, per plan

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
- 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

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Dual Pane Low E Coated Impact 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. 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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