



# COMMUNITY FEATURES LIST

## Arabella Reserve

Created: Jun-22-2023

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

### Construction Features

- ☑ **Double Row Steel & Concrete Bond Beam**
- ☑ **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**
  - Concrete Based Textured Exterior Wall Finish
  - Underground County/City Electrical, Water and Sewer Connections
  - **Sentricon Termite Treatment and Control System - 1 year service included**
  - Underground Connection to FPL Supplied Electrical Power

### 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**
- ☑ **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**
  - 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**

### Utility Room and Garage

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



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.



# COMMUNITY FEATURES LIST

## Arabella Reserve

Created: Jun-22-2023

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

### Gourmet Kitchens

- ☑ 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
  - Food Waste Garbage Disposal with Air Switch
  - Stainless Steel Undermount Kitchen Sink 70/30 Split
  - Stainless Steel Finish Appliance Package
  - GE Side by Side 25.3cf Refrigerator
  - GE Over the Range Microwave
  - GE Freestanding Electric Range
  - GE Dishwasher
  - 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 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- per plan
- ☑ Vanity Doors, Raised Height Vanities (GHO Level 1)
  - His and Her Separate Vanities and Sinks - per plan
- ☑ 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
- ☑ Square Shower Drains in all Bathrooms

### Interior Appointments

**GHO HOMES** 772.257.1100 | ghohomes.com



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.



# COMMUNITY FEATURES LIST

## Arabella Reserve

Created: Jun-22-2023

### 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

### 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

### Sherwin Williams 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, Covered Entry and Patio - Per Plan

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

**GHO HOMES** 772.257.1100 | ghohomes.com



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.



# COMMUNITY FEATURES LIST

## Arabella Reserve

Created: Jun-22-2023

### Energy Efficient & Safety Features

- ☑ **Lennox 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 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. 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.

**GHO HOMES** 772.257.1100 | ghohomes.com



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.