



COMMUNITY FEATURES LIST

Bella Vista Isles

Created: Jun-27-2022

Community Specific Specifications

- Gated Community
- Community Pool
- Central Mail Area
- Community Managed Landscaping Maintenance

"GHO Connectivity" Technology/Convenience Features

- ☑ Wifi Enabled Automatic Garage Door Opener
- ☑ NEST Next Generation Learning Thermostat
- ☑ Nest Hello Video Door Bell - Wifi Ready
- ☑ 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
- Concrete Block Construction with Concrete and Steel Reinforcement
- Professionally Engineered Roof Trusses with Hurricane Straps
- Concrete Based Textured Exterior Wall Finish
- ☑ Impact Glass Front Windows (Facing Road)
- Garage Attic Access
- 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
- ☑ Fiberglass Raised Panel 8' Exterior Door
- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Irrigation System, Master Community Water Supply

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- 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

- **Impact Rated Garage Doors**
- ☑ **LED Lighting Provided for Garage and Utility Room**

Gourmet Kitchens

- ☑ **"Saybrook Series" Cabinet Doors 36" Uppers - (GHO Level 1)**
- ☑ **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 Single Bowl Kitchen Sink**
- ☑ **Whirlpool Stainless Steel Finish Appliance Package**
- ☑ **Whirlpool Refrigerator, LED, Glass Shelves**
 - **Whirlpool Over the Range Microwave**
 - **Whirlpool Electric Slide-in Range**
 - **Whirlpool Dishwasher**
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- **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
 - 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)

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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

- 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
- 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

- 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 Pendant Lights over Kitchen Island (fixtures not included)

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
- 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

- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- 100% Compact Fluorescent Light Bulbs



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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