



# COMMUNITY FEATURES LIST

## Berkley Square

Created: Jun-21-2021

### "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**
- ☑ **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)**
- ☑ **Automatic Garage Door Opener**
- ☑ **NEST Next Generation Learning Thermostat**
- ☑ **Nest Hello Video Door Bell - Wifi Ready**
- ☑ **Schlage Smart Deadbolt - Entry Door**
- ☑ **Rain Bird WaterSense Irrigation Controller - Wifi Ready**

### 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
- ☑ **Built In Pest Control Delivery System Installed**

### Exterior Features

- **Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors**
- ☑ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
- **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**
- **Wind Rated Garage Doors**
- **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 Individual Well and Pump**
- **Exterior GFI Electric Outlets (2)**

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- Exterior Garden Hose Connections (2)

### Utility Room and Garage

- ✔ **White Raised Panel Foil Utility Room cabinets w/ Drop in Laundry Tub**
- ✔ **Laundry Room Upper Cabinets Utility Room - per plan**
- ✔ **Granite/Quartz Counter Top on Base Cabinets in Utility Room**
  - **Drop Down Stairs to Attic Area**
  - Lighting Provided for Garage and Utility Room
- ✔ **Garage Floor Concrete Finished Covering - Sherwin Williams Xylene Stain**
  - Recessed Dryer Vent Box
  - Recessed Washing Machine Box with Water Supply

### Gourmet Kitchens

- ✔ **Kitchen Cabinets w/ Wood 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**
- ✔ **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 Refrigerator LED tap touch controls, In Door Ice**
- ✔ **Whirlpool Over the Range Microwave**
- ✔ **Whirlpool Smart Double Wall Oven**
- ✔ **Whirlpool 30 inch Electric Glass Cooktop**
- ✔ **Whirlpool Dishwasher**
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
  - Recessed HiHat Lighting - per plan
- ✔ **Natural finish wood open shelving in Pantry**

### Luxury Bathrooms

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- ☑ **Raised Height Bath Vanity Cabinets, Choice of Colors (GHO Level 2 Selections)**
- ☑ **Granite or Quartz Bath Vanity Top with White Under-Mount Sink - all baths**
  - Decorative Lighting Fixtures for All Bath Vanities (GHO Level 1)
- ☑ **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**
- ☑ **Drop in Acrylic Master Bath Roman Tub with Tile Tub Deck Top**
  - 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)**
  - Elongated White Toilets in all Bathrooms
  - **Full Width Oversized Height Vanity Mirrors**
  - Clear Glass Windows in all Baths with Frosted Windows Option- per plan

### Interior Appointments

- ☑ **8 Ft. Two-Panel Interior Doors with Roman Arched or Square Top, Oversized Door Casing and Baseboard**
- ☑ **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
- ☑ **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**
  - Designer Knockdown Texture on Ceilings
  - Air-Conditioned Walk-In 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**
- ☑ **Natural finish wood open shelving in all closets, per plan**

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### Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio
- Pre-Wire for Foyer Hanging Light
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches
- Pre-Wired for (1) Phone Outlet in Home
- Pre-Wired for (2) Cable Television Outlets, in addition to the Wall Mounted TV Packages called out

### 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
- ☑ **Attic Spray Foam Insulation**
  - Energy Efficient R4.1 Concrete Block Wall Insulation
  - Energy Efficient R11 Garage to House Wall Insulation
  - 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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