



# COMMUNITY FEATURES LIST

## Build On Your Lot - Luxury Series

Created: Mar-05-2021

### "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)**
- ☑ **LiftMaster 8550 Elite Series Garage Belt Drive Garage Door Opener with DC Battery Backup with Security 2.0, MyQ Technology and Timer-to-Close Feature**
- ☑ **NEST Next Generation Learning Thermostat**
- ☑ **Schlage Sense Smart Deadbolt - Entry Door**
- ☑ **Nest Hello Video Door Bell - Wifi Ready**
- ☑ **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

### 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 Loxon Acrylic Exterior Paint on Exterior Walls of Home**
- **Wind Rated Garage Doors with Remote-Controlled Openers (2 remotes)**
- **Paver Driveway, Front Walks and Rear Covered Patio Floor**
- Exterior Garden Hose Connections (2)
- **Fully Sodded Home Site, Floratam Sod - (Allowance \$1,500)**
- Exterior GFI Electric Outlets (2)
- ☑ **Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan**

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- Professionally Designed Landscaped Package and Floratam Sod
- Automatic Underground Irrigation System, Irrigation Water supplied by Individual Well and Pump
- Professionally Designed Landscape Package, per code requirement (allowance \$4,000)

### Utilities & Impact Fees

- Client to Provide Water and Sewer Service to Home Site. (Allowance \$4,400 for Impact Fees, Meter, etc)
- Underground Connection to FPL Supplied Electrical Power, Supplied by Client

### Utility Room and Garage

- ☑ Upper & Lower Laundry/Utility Room Cabinets (GHO Level 1) w/ Drop in Laundry Tub
- ☑ Granite/Quartz Counter Top on Base Cabinets in Utility Room
  - Drop Down Stairs to Attic Area
- ☑ LED Lighting Provided for Garage and Utility Room
- ☑ Garage Floor Concrete Finished Covering - Epoxy with Color Flake
  - Recessed Dryer Vent Box

### Gourmet Kitchens

- ☑ Kitchen Craft (GHO Level 2 Selections) Kitchen Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers (Dove Tail & Soft Close Not Standard in Painted Cabinet Options)
- ☑ 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 27 cuft Refrigerator French Door, Finger Print Resistant, LED tap touch controls, In Door Ice, 2 Tier Freezer Storage
- ☑ Whirlpool Over the Range Microwave w/Steam Cooking
- ☑ Whirlpool Smart Double Wall Oven, True Convection, Voice Control Technology
- ☑ Whirlpool 30 inch 5 Burner Electric Glass Cooktop
- ☑ Whirlpool 5 Cycle Dishwasher, Stainless Steel Tub, Tap Touch Controls
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- ☑ Natural finish wood open shelving in Pantry

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### Luxury Bathrooms

- ☑ Kitchen Craft Raised Height Bath Vanity Cabinets, Choice of Colors (GHO Level 2 Selections)
- ☑ 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 - per plan
  - Built in Shower Soap Niche in all Showers
  - 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)
- ☑ Raised, Comfort Height White Toilets - all Bathrooms
- ☑ Bathroom Faucets and Fixtures (Brushed Finish)
  - 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
  - Flat Volume Ceilings - Minimum over 9feet High (per plan)
  - Designer Knockdown Texture on Ceilings
  - Air-Conditioned Walk-In Closets - per plan

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- ✔ **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**

### Electrical Specifications

- ✔ **Recessed LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan**
  - **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**

### 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**
- ✔ **Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors**
  - **Quick Recovery Electric Water Heater - 50 Gallon**
  - **ARC Fault Electrical Outlets Per Code**
  - **Smoke and Carbon Monoxide Detectors per code**

### Lot Prep and Soil

- **Density Testing by Builder**
- **Basic Site Scraping, Grading and Min. Import Fill Included**
- **Added Import Fill or As Required to Raise Elevation of Home will be Additional Charge**

### Buyer's Responsibility

- **Soil Testing/Borings**
- **De-mucking, Compaction or Other Lot Prep Work or Special Circumstances Work if Required**
- **Any specification changes, plan changes, materials or additions required or specific including, bonds, review fees, landscape architects and the like as required by the community association association or architectural review board.**

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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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