



COMMUNITY FEATURES LIST

Fischer Lake Island

Created: Apr-11-2021

Community Specific Specifications

- **All Homes Will Feature A Side Load Garage & Courtyard Driveway**
- Soffit Minimum 24" Overhang - Stucco
- Front Yard Pole Light with Photocel
- Fascia 2" x 6" Rough Sawn Cedar

"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**
- ✔ **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 Connection to FPL Supplied Electrical Power
- **County Water and Septic System Supplied for each Home Site**

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Exterior Features

- ✔ **12' x 24' Customizable Swimming Pool Design with Salt Chlorination System, Cool Deck and Screen Enclosure - \$55,000 Allowance**
 - Dimensional Roof Shingles with Limited Lifetime Warranty
 - Option to Upgrade to Metal Roof & Flat Tile Roof Community Selections
- ✔ **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 Irrigation System
 - Sherwin Williams Exterior Doors and Garage Door Paint - A100 Exterior Acrylic Latex
 - Sherwin Williams Loxon Exterior Paint - Acrylic Primer and Top Coat
- ✔ **Gutters Installed On Exterior Perimeter**

Utility Room and Garage

- Drop Down Stairs to Attic Area
- ✔ **LED Lighting Provided for Garage and Utility Room**
 - Recessed Washing Machine Box with Water Supply
 - 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)**
- ✔ **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 Smart Double Wall Oven, Voice Control Technology

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Whirlpool 30 inch 5 Burner Electric Glass Cooktop

- Whirlpool 5 Cycle Dishwasher, Stainless Steel Tub, Sensor/Memory Cycles
- Food Waste Garbage Disposal with Air Switch
- 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)

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 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)

- 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)

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- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all Closets - per plan
- 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**
- **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
- **Sherwin Williams Interior Trim Paint - Promar 200 Semi-Gloss Latex**

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**
- **Walk-in Closet LED 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 Glass on Windows / Sliding Glass Doors**
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

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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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