



# COMMUNITY FEATURES LIST

## Lake Park at Tradition

Created: Apr-11-2021

### "GHO Connectivity" Technology/Convenience Features

- ☑ **GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan**
- ☑ **LiftMaster 8165 Garage Chain Drive Wifi Garage Door Opener, MyQ Technology**
- ☑ **NEST Next Generation Learning Thermostat**
- ☑ **Nest Hello Video Door Bell - Wifi Ready**
- ☑ **Schlage Smart Deadbolt - Entry Door**
- ☑ **Alarm Pre-wire for Community Security**

### 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
- Underground Connection to FPL Supplied Electrical Power

### Exterior Features

- **Designer Concrete Flat Tile Roof Featuring a Multiple Layer Underlayment System**
- ☑ **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**
- ☑ **Rear Covered Patio with Brick Pavers w/Footer and Screen Enclosure**
- **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 Underground Irrigation System, Irrigation Water supplied by Community Master Pump**
- **Sherwin Williams Exterior Doors and Garage Door Paint - A100 Exterior Acrylic Latex**
- **Sherwin Williams Loxon Exterior Paint - Acrylic Primer and Top Coat**

**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

## Lake Park at Tradition

Created: Apr-11-2021

### Utility Room and Garage

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

### Gourmet Kitchens

- ☑ Level 2 Decorator Cabinet Doors with 36" Uppers
- ☑ Crown Molding and Designer Details with Kitchen Cabinets - per plan
- ☑ Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 1 Selections)
- ☑ Full Kitchen Tile Backsplash (GHO Level 1)
  - 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
- ☑ 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
- 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
- ☑ Bathroom Faucets and Fixtures 8" Spread (Choice of Brushed or Polished Finish) - All Bathrooms
- ☑ 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

**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

## Lake Park at Tradition

Created: Apr-11-2021

### Features all Baths (GHO Level 1 Selections)

- ☑ **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
- ☑ **Backing Installed in Baths for Future Grab Bars (Per Plan)**
- ☑ **Backing Installed in Baths for Future Grab Bars (Per Plan)**

### Interior Appointments

- ☑ **8 Ft Interior Doors with 2 Panel Square 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)**
  - Designer Knockdown Texture on Ceilings
  - Vinyl Clad Shelving in all 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
  - 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

## Lake Park at Tradition

Created: Apr-11-2021

### 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**
  - 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.

**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.