



# COMMUNITY FEATURES LIST

## Sebastian Collection

Created: Mar-04-2020

### Community Specific Specifications

- ☑ **\$25,000 Lot Allowance**
- ☑ **Construction Impact Fees Paid By Builder**
- ☑ **Permit Fees Paid By Builder**
- ☑ **Underground City Water & Sewer Connection or Septic Tank, per lot**
  - Lot preparation - including lot clearing, fill dirt and all other lot preparation fees are the responsibility of buyer.

### 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 Cable Service (per area)
  - Connection to FPL Supplied Electrical Power
- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Impact Resistant Windows and Sliding Glass Doors (per plan)**
- ☑ **Built In Pest Control Delivery System Installed**

### Exterior Features

- **Dimensional Roof Shingles with Limited Lifetime Warranty**
- Sherwin Williams Exterior Paint
- **Wind Rated Garage Doors with Remote-Controlled Openers (2 remotes)**
- **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 Glass Single Lite Sidelites - per plan**
  - Professionally Designed Landscape & Sod Package
  - **Automatic Underground Irrigation System, Irrigation Water supplied by Individual Well and Pump**

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### Utility Room and Garage

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

### Gourmet Kitchens

- ☑ **Wood Panel Cabinet Doors 42" Uppers (GHO Level 1 Selections)**
- ☑ **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 Electric Range, Dual Radiant, Self Cleaning and Frozen Bake Technology**
  - **Whirlpool 5 Cycle Dishwasher, Stainless Steel Tub, Sensor/Memory Cycles**
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
  - **Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan**
  - 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**
- ☑ **Wood Panel Vanity Doors, Raised Height Vanities (GHO Level 1 Selections)**
- ☑ **Granite Vanity Tops in all bathrooms with white under-mount sinks (GHO Level 1)**
  - Cultured Marble Roman Tub with Deck Mounted Valve - per plan
  - Enamel Steel Tub/Shower combo in Secondary Bathroom(s)
  - 6" x 6" Ceramic Tile Bathroom Walls and Shower Floors (white or beige)
  - Chrome Bathroom Sink, Shower and Bathtub Fixtures
  - Elongated White Toilets in all Bathrooms
  - **Full Width Oversized Height Vanity Mirrors**
  - Clear Glass Windows in all Baths with Frosted Windows Option- per plan

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### Interior Appointments

**Colonist Raised Panel 8 Foot 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

- **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
- Air-Conditioned Walk-In Closets - per plan
- Vinyl Clad Shelving in all Closets - per plan
- **Designer Arches, Niches and Pot Shelves - per plan**

### 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**
- **Walk-In Closet Lighting - per plan**
- Decorative Rocker Type Switches
- **Pre-Wired for (1) Phone Outlets in Home**
- **Pre-Wired for (3) Cable Television Outlets**
- Front Exterior Coach Lights, per plan

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### 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
- ✔ **NEST Next Generation Learning Thermostat**
  - 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
- ✔ **Schlage Sense Smart Deadbolt - Entry Door**



**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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