



# COMMUNITY FEATURES LIST

## Serenoa

Created: Nov-18-2020

### 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
- ☑ **Impact Glass Front Windows and Front Door Sidelight**
  - Steel Hurricane Shutters for all Non-Impact Glass Windows and Doors
- Underground County/City Electrical, Water and Sewer Connections
- Underground Connection to FPL Supplied Electrical Power
- **Underground Natural Gas Service**
- ☑ **Built In Pest Control Delivery System Installed**

### Exterior Features

- ☑ **Metal Roof System - 5V Crimp Metal Roof Standard / 26GA.**
  - **Optional Concrete Tile Roof Choice of Select Colors / Flat Tile**
- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan**
  - **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 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**
  - **Sherwin Williams Exterior Doors and Garage Door Paint - A100 Exterior Acrylic Latex**
  - **Sherwin Williams Loxon Exterior Paint - Acrylic Primer and Top Coat**

### Utility Room and Garage

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

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### Gourmet Kitchens

- ☑ **Wood Raised Panel Cabinet Doors 42" Uppers - "Saybrook Series" (GHO Level 1)**
- ☑ **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**
  - Recessed HiHat 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 Raised Panel Vanity Doors, Raised Height Vanities - Saybrook Series (GHO Level 1)**
  - **His and Her Separate Vanities and Sinks - per plan**
  - Cultured Marble Vanity Tops with Integral Sink - choice of designer colors
- ☑ **Granite or Quartz Bath Vanity Top with White Under-Mount Sink - all baths - GHO Level 1 Selections (Serenoa Pointe ONLY)**
- ☑ **Drop in Acrylic Master Bath Roman Tub with Tile Tub Deck Top (Serenoa Pointe ONLY)**
  - 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

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### Interior Appointments

**Colonist Raised Panel 8 Ft Tall 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
- **Designer Arches, Niches and Pot Shelves - per plan**
- Vinyl Clad Shelving in all Closets - per plan

**Designer Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim and Ceiling (Serenoa Pointe ONLY)**

- **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
- **Sherwin Williams Interior Trim Paint - Promar 200 Semi-Gloss Latex**

### 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**

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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 Glass on Windows / Sliding Glass Doors**
  - ARC Fault Electrical Outlets Per Code
  - Smoke and Carbon Monoxide Detectors per code
- ✔ **Schlage Sense Smart Deadbolt - Entry Door**
  - Natural Gas Available, see sales associate for details



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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