



COMMUNITY FEATURES LIST

Stoney Brook Farm

Created: Jan-17-2023

"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)**
- ☑ **Wifi Enabled Belt Driven Automatic Garage Door Opener**
- ☑ **NEST Next Generation Learning Thermostat Or Equivalent**
- ☑ **Nest Hello Video Door Bell - Wifi Ready - Or Equivalent**
- ☑ **Smart Deadbolt - Entry Door**

Construction Features

- ☑ **Double Row Steel & Concrete Bond Beam**
- ☑ **Plywood 5/8" (19/32) Roof Sheathing (no particle board)**
 - **Professionally Engineered Roof Trusses with Hurricane Straps**
 - Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
 - **Concrete Block Construction with Concrete and Steel Reinforcement**
 - Concrete Based Textured Exterior Wall Finish
 - Underground County/City Electrical, Water and Sewer Connections
 - Underground Connection to FPL Supplied Electrical Power
 - **Sentricon Termite Treatment and Control System - 1 year service included**

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**
- **Wind Rated Garage Doors**
- **Paver Driveway, Front Walks and Rear Covered Patio Floor**
- ☑ **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, Master Community Water Supply**
- Exterior GFI Electric Outlets (2)
- Exterior Garden Hose Connections (2)
- **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**

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Utility Room and Garage

- ☑ **Shaker Style 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**
- ☑ **LED Lighting Provided for Garage and Utility Room**
- ☑ **Garage Floor Concrete Finished Covering - Epoxy**

Gourmet Kitchens

- ☑ **Kitchen Cabinets w/ Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)**
- ☑ **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)**
- ☑ **GHO Gourmet Kitchen Layout Featuring a 30" Cook Top**
 - **Kitchen Faucet: Pull Out Spray - Stainless Steel Finish**
 - **Stainless Steel Undermount Kitchen Sink 70/30 Split**
 - **Stainless Steel Finish Appliance Package**
 - **Refrigerator, LED, Glass Shelves**
 - **Over the Range Microwave**
- ☑ **Double Wall Oven**
- ☑ **30 inch Electric Glass Cooktop**
 - **Dishwasher**
 - **Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan**
- ☑ **Natural finish wood shelving in Pantry**

Luxury Bathrooms

- ☑ **Raised Height Bath Vanity Cabinets (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 Showers - per plan**
 - **Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan**
 - **Built in Shower Soap Niche in all Showers, per plan**
 - **Clear Glass Shower Enclosures or Glass Panels - per plan**
- ☑ **Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan**
 - **Enamel Steel Tub/Shower combo in Secondary Bathroom(s)**

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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)

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**

Interior Appointments

8 Ft. Two-Panel Interior Doors with 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

- **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**

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

- **Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio**

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- 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 - Target 16 SEER Efficiency*/ 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-38 Minimum 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



GHO Homes sets a higher standard in appointing our homes. Our Ultimate Features - denoted by the check mark icon - set us apart from other builders and come standard in every GHO Home.

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. *Overall system efficiency minimum 15 SEER, based on individual equipment available and sized per each home.

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