



# COMMUNITY FEATURES LIST

## The Falls at Grand Harbor

Created: Jul-19-2024

### "GHO Connectivity" Technology/Convenience Features

- ✔ **GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan**
- ✔ **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**
- ✔ **Schlage 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
  - **Sentricon Termite Treatment**

### Exterior Features

- ✔ **Designer Concrete Flat Tile Roof (Phase 1 & 2 Only)**
  - Dimensional Roof Shingles with Limited Lifetime Warranty (Phase 3 Only)
- ✔ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
- ✔ **Fiberglass Raised-Panel 8' Front Double Doors or Single Door 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**
  - Paver Driveway and Front Walks per Community Standard Pavers
- ✔ **Gutters Installed On Exterior Perimeter**

**GHO HOMES** 772.257.1100 | [ghohomes.com](http://ghohomes.com)



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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 (Level 1)
  - Drop Down Stairs to Attic
- ✔ LED Lighting Provided for Garage and Utility Room
- ✔ Garage Floor Concrete Finished Covering - Epoxy with Color Flake

### 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 Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1)
  - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
  - Food Waste Garbage Disposal with Air Switch
  - Stainless Steel Undermount Kitchen Sink 70/30 Split
  - Stainless Steel Finish Appliance Package
- ✔ Refrigerator, LED tap touch controls
- ✔ Whirlpool Dishwasher
- ✔ Phase 1 & 2 Whirlpool Cooking Package: 30" Electric Cook Top, 36" Contemporary Stainless Steel Canopy Range Hood, Microwave & Wall Oven Combo
- ✔ Phase 3 Whirlpool Cooking Package: 30" Electric Cook Top, Microwave/Hood Combo & Double Wall Oven
- ✔ LED Under-Cabinet Lighting in Kitchen, per plan
  - Pantry with Vinyl Clad Ventilated Shelving - per plan - Phase 3 Only
- ✔ Natural finish wood shelving in Pantry Phase 1 & 2

### 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
- ✔ Bathroom Faucets and Fixtures 8" Spread Brushed Finish) - All Bathrooms
- ✔ 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- per plan

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**Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)**

**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

**Square Shower Drains in all Bathrooms**

### Interior Appointments

**8ft Solid Core Interior Doors with 2 Panel Square Top**

- Solid Surface White Window Sills Throughout Living Area
- Vinyl Clad Shelving in all Closets - per plan, Phase 3
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

**Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 2 Selections including Porcelain Tile Options)**

**Oversized Flat Stock Door Casings and Baseboards**

**Flat Stock Coordinated Crown Molding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan**

**Natural finish wood open shelving in all closets, per plan, Phase 1 & 2**

### Interior Design Features

- Square Interior Wall Corners Throughout
- **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage**

### Electrical Specifications

**Recessed LED HiHat Lighting in Kitchen, Halls, Bathrooms, Covered Entry and Patio - Per Plan**

- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Walk-in Closet LED Lighting - per plan
- Decorative Rocker Type Switches

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### Energy Efficient & Safety Features

**☑ Lennox High Efficiency Air Conditioning System Including Multi Speed Air Handler - 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

**☑ Attic Spray Foam Insulation**

- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation

**☑ Dual Pane Low E Coated Impact Glass on Windows / Sliding Glass Doors**

**☑ Rinnai Gas Tankless Water Heater, Exterior Mount with Hot Water Recirculating System**

- 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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