COMMUNITY FEATURES LIST

The Falls at Grand Harbor

Created: Oct-12-2024

"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**

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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

ULTIMATE features

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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