



COMMUNITY FEATURES LIST

Venezia Estates

Created: Mar-05-2021

"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)**
- ☑ **LiftMaster 8550 Elite Series Garage Belt Drive Garage Door Opener with DC Battery Backup with Security 2.0, MyQ Technology and Timer-to-Close Feature**
- ☑ **NEST Next Generation Learning Thermostat**
- ☑ **Nest Hello Video Door Bell - Wifi Ready**
- ☑ **Schlage Sense Smart Deadbolt - Entry Door**
- ☑ **Rain Bird WaterSense Irrigation Controller - Wifi Ready**

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 County/City Electrical, Water and Sewer Connections

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**
- **Sherwin Williams Loxon Acrylic Exterior Paint on Exterior Walls of Home**
- **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)

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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

Utility Room and Garage

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 Area
- LED Lighting Provided for Garage and Utility Room**
- Garage Floor Concrete Finished Covering - Epoxy with Color Flake**
 - Recessed Dryer Vent Box

Gourmet Kitchens

Kitchen Craft (GHO Level 2 Selections) Kitchen Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers (Dove Tail & Soft Close Not Standard in Painted Cabinet Options)

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)

- Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
- **Stainless Steel Undermount Kitchen Sink 70/30 Split**
- **Whirlpool Stainless Steel Finish Appliance Package**
- Whirlpool 27 cuft Refrigerator French Door, Finger Print Resistant, LED tap touch controls, In Door Ice, 2 Tier Freezer Storage**
- Whirlpool Over the Range Microwave w/Steam Cooking**
- Whirlpool Smart Double Wall Oven, True Convection, Voice Control Technology**
- Whirlpool 30 inch 5 Burner Electric Glass Cooktop**
- Whirlpool 5 Cycle Dishwasher, Stainless Steel Tub, Tap Touch Controls**
 - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Natural finish wood open shelving in Pantry**

Luxury Bathrooms

Kitchen Craft Raised Height Bath Vanity Cabinets, Choice of Colors (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 Roman Showers - per plan

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Built in Shower Seat in Master Shower, Ceramic Tile - per plan

- Built in Shower Soap Niche in all Showers
- Clear Glass Shower Enclosures or Glass Panels - per plan

Drop in Acrylic Master Bath Roman Tub with Tile Tub Deck Top

- 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)

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 Roman Arched or 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

Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - 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

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

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



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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