



COMMUNITY FEATURES LIST

Bella Rosa

Created: May-21-2024

Community Specific Specifications

- **Vehicle Access Controlled Gated Community**
- **Community Pool with Covered Pool House Porch**
- **Community Managed Landscaping Maintenance**
- **Italian Fountain with Paver Roundabout at Community Entrance**
- **Natural Gas Community - See Sales Associate for Details**

"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**
- ☑ **Wifi Enabled Automatic Garage Door Opener**
- ☑ **NEST Next Generation Learning Thermostat Or Equivalent**
- ☑ **Nest Hello Video Door Bell - Wifi Ready - Or Equivalent**
- ☑ **Smart WiFi 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 Connection to FPL Supplied Electrical Power**

Exterior Features

- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan**
 - **Dimensional Roof Shingles with Limited Lifetime Warranty**
- ☑ **Paver Driveway and Front Walks - Per Plan**
 - **Paver Driveway, Front Walks and Rear Covered Patio Floor**
- ☑ **Fiberglass Raised Panel 8' Exterior Door**
 - **Professionally Designed Landscaped Package and Floratam Sod**
 - **Automatic Irrigation System, Master Community Water Supply**
 - **Exterior GFI Electric Outlets (2)**

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- Exterior Garden Hose Connections (2)
- Sherwin Williams Exterior Doors and Garage Door Paint Exterior Acrylic Latex
- Sherwin Williams Exterior Paint - Acrylic Primer and Top Coat

Utility Room and Garage

- Drop Down Stairs to Attic
- Impact Rated Garage Doors
- LED Lighting Provided for Garage and Utility Room
- Rough In For Future Gas Dryer

Gourmet Kitchens

- Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)
 - Level 1 Decorator Cabinet Doors with 36" Uppers
 - 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
 - GE Over the Range Microwave
 - GE Freestanding Gas Range
 - GE Dishwasher
 - Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

Luxury Bathrooms

- 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
 - Clear Glass Shower Enclosures- per plan
- Raised Height Vanities (GHO Level 1 Selections)
- 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

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- ☑ **Square Shower Drains in all Bathrooms**
- ☑ **Double Row Vinyl Clad Shelving in Master Closet**

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

- ☑ **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
 - Vinyl Clad Shelving in all Closets - per plan
 - Air-Conditioned Walk-In Closets - per plan
 - **Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling**
 - **Sherwin Williams Interior Trim Paint - Semi-Gloss Latex**

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 Lighting - per plan**
 - Decorative Rocker Type Switches
 - Front Exterior Coach Lights, per plan
 - **Pre-Wired for Pendant Lights over Kitchen Island (fixtures not included)**

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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
- 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**
- ☑ **Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors**
- ☑ **Gas Tankless Water Heater, exterior mount - Energy Star**
- 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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