



# COMMUNITY FEATURES LIST

## Bent Pine Preserve

Created: May-21-2024

### Community Specific Specifications

- Gated Community with 24 Hour Manned Guard Gate
- 18 Hole Championship Golf Course (memberships available)
- Full Golf and Social Club Memberships Available

### "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
- ☑ 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

- 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

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- Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump
- Exterior Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

### Utility Room and Garage

- ☑ White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub
- ☑ Shaker Style Laundry Room Upper Cabinets Utility Room - per plan
- ☑ 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 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
  - Food Waste Garbage Disposal with Air Switch
  - Stainless Steel Undermount Kitchen Sink 70/30 Split
  - Stainless Steel Finish Appliance Package
  - ☑ Whirlpool French Door 25cf Refrigerator
  - ☑ Whirlpool Dishwasher
  - ☑ Whirlpool Over the Range Microwave
  - ☑ Whirlpool Double Wall Oven
  - ☑ Whirlpool 30 inch Electric Glass Cooktop
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
  - ☑ Natural finish wood shelving in Pantry

### Luxury Bathrooms

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- ☑ **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**
  - **Clear Glass Shower Enclosures- per plan**
- ☑ **Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan**
- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages with Listello Features all Baths (GHO Level 1 Selections)**
- ☑ **Raised, Comfort Height White Toilets - all Bathrooms**
- ☑ **Bathroom Faucets and Fixtures (Brushed Finish)**
  - **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

- ☑ **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**
- ☑ **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**
  - **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**
- ☑ **Natural finish wood open shelving in all closets, per plan**

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### Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Pre-Wire for Foyer Hanging Light
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches

### 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**

- 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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