



# COMMUNITY FEATURES LIST

## High Pointe

Created: May-21-2024

### Community Specific Specifications

- ☑ **Virtually Manned Community Guard Gate**
- ☑ **300/300 Fiber Internet to Each Residence**
- **Natural Gas Community - See Sales Associate for Details**

### "GHO Connectivity" Technology/Convenience Features

- ☑ **GHO Smart Panel with CAT6 drops per plan, prewired for HotWire**
- ☑ **Wifi Enabled 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**
- **Underground Connection to FPL Supplied Electrical Power**
- **Sentricon Termite Treatment**

### Exterior Features

- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Windows and Sliding Glass Doors - per plan**
- ☑ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
- **Dimensional Roof Shingles with Limited Lifetime Warranty**
- **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**
- **Automatic Underground Irrigation System, Irrigation Water supplied by Community Master Pump**
- **Exterior GFI Electric Outlets (2)**

**GHO HOMES** 772.257.1100 | ghohomes.com



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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
- ☑ LED Lighting Provided for Garage and Utility Room

### Gourmet Kitchens

- ☑ Raised Panel Cabinet Doors 42" Uppers (GHO Level 1)
- ☑ 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
  - GE Side by Side 25.3cf Refrigerator
  - GE Over the Range Microwave
- ☑ GE Freestanding Gas Range
  - GE Dishwasher
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
  - 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
    - Built in Shower Soap Niche in all Showers, per plan
    - Clear Glass Shower Enclosures- per plan
  - ☑ Vanity Doors, Raised Height Vanities (GHO Level 1)
    - His and Her Separate Vanities and Sinks - 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)**
- Bathroom Faucets and Fixtures (Brushed Finish)

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### ☑ **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

### ☑ **8 Ft Interior Doors with 2 Panel Square or Arch Top**

- 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

- Square Interior Wall Corners Throughout
- **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
- Designer Knockdown Texture on Ceilings
- Vinyl Clad Shelving in all Closets - per plan
- ☑ **Two Tone interior paint scheme (white trim, ceilings and doors choice of single wall color)**
- **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, 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
- Front Exterior Coach Lights, per plan

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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 - 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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