



# COMMUNITY FEATURES LIST

## Laurel Reserve

Created: May-21-2024

### Community Specific Specifications

- Gated Community
- All Homes Will Feature A Side Load Garage & Courtyard Driveway

### "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
- ☑ Rain Bird WaterSense Irrigation Controller - Wifi Ready

### 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
  - Underground Connection to FPL Supplied Electrical Power

### Exterior Features

- Option to Upgrade to Metal Roof & Flat Tile Roof Community Selections
- ☑ 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

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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 Irrigation System
- Exterior Garden Hose Connections (2)
- Exterior GFI Electric Outlets (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

### **Kitchen Cabinets w/ Dove Tail Drawers & Soft-close Drawers. Dove Tail & Soft Close Not Standard in Painted Cabinet Options - (GHO Level 2 Selections)**

### **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 22.1cf Refrigerator**
  - GE Over the Range Microwave
- GE Double Wall Oven**
- GE 30 inch Electric Cooktop**
  - 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
  - Built in Shower Soap Niche in all Showers, per plan
  - Clear Glass Shower Enclosures- per plan

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### **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)**

### **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)**

- 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 Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage**

- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling

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### 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

### 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 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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