



# COMMUNITY FEATURES LIST

## Lucaya Pointe

Created: May-21-2024

### "GHO Connectivity" Technology/Convenience Features

- ☑ **GHO Smart Panel with 5 CAT6 data line, per plan, prewired for AT&T**
- ☑ **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(Single Family Homes Only)**

### Exterior Features

- ☑ **Personal Swimming Pool Design with Salt Water Chlorination, Multi-colored LED Pool Lighting, Travertine Paver Pool Deck and Screen Enclosure sized per plan (see sales agent for details)**
  - **Designer Concrete Flat Tile Roof**
- ☑ **Impact Glass - All Windows, Sliders and Glass Doors - all openings**
  - **Wind Rated Garage Doors**
- ☑ **Paver Driveway and Front Walks - Per Plan**
  - Fiberglass Raised Panel 8' Exterior Door (Villas)
  - **Professionally Designed Landscaped Package and Floratam Sod**
  - **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**

**GHO HOMES** 772.257.1100 | ghohomes.com



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### 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)
- ✔ LED Under-Cabinet Lighting in Kitchen
  - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
  - Food Waste Garbage Disposal with Air Switch
  - Stainless Steel Undermount Kitchen Sink 70/30 Split
- ✔ VILLA KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Over the Range Microwave, Double Wall Oven, 30 inch Gas Cooktop, Dishwasher
- ✔ Single Family Homes KitchenAid Stainless Steel Appliance Package Includes: Refrigerator, Microwave & Wall Oven Combo, 36 inch Gas Cooktop, 36" Contemporary Stainless Steel Canopy Range Hood and Dishwasher
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- ✔ Natural finish wood shelving in Pantry

### Luxury Bathrooms

- ✔ 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
- ✔ Bathroom Faucets and Fixtures 8" Spread - In All Single Family Home 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

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- ☑ **Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 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

- ☑ **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
- ☑ **Porcelain Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 3 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)
- ☑ **Raised Panel, Solid Core, 8 Foot Tall Interior Doors**

### Interior Design Features

- Square Interior Wall Corners Throughout
- 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**

### Electrical Specifications

- LED Flush Mount 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

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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**
- ☑ **Natural Gas Supply for Water Heater, Cook Top and Clothes Dryer**
- ☑ **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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