



# COMMUNITY FEATURES LIST

## Sommers Place

Created: May-21-2024

### "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**
- ☑ **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 and Water
- ☑ **Private Lift Station**
  - Underground Connection to FPL Supplied Electrical Power
  - **Sentricon Termite Treatment**

### Exterior Features

- ☑ **Metal Roof System - 5V Crimp Metal Roof Standard / 26GA.**
- ☑ **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**
  - **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 Individual Well and Pump**
  - Exterior GFI Electric Outlets (2)
  - 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**

**GHO HOMES** 772.257.1100 | ghohomes.com



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### 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 2)
- ☑ 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
  - Whirlpool Stainless Steel Finish Appliance Package
  - Whirlpool Side by Side Refrigerator
  - Whirlpool Over the Range Microwave
  - Whirlpool Freestanding Electric Range
  - Whirlpool 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)
  - ☑ 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
    - Full Width Oversized Height Vanity Mirrors
  - ☑ Square Shower Drains in all Bathrooms

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### Interior Appointments

#### 8 Ft Interior Doors with 2 Panel Square 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

#### 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

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

- 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
- Front Exterior Coach Lights, per plan

### 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

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- 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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