



# COMMUNITY PRICE LIST

Created: May-08-2024

## Laurel Reserve

### Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
Camino Royale	3	2	No	2+ Bay	2,022	TBD
Redmond LR	3	2.5	Yes	2+ Bay	2,608	TBD
Tacoma LR	3	3	Yes	2+ Bay	2,514	TBD

### Inventory Homes

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Camino Royale</b> 101 Bald Eagle Way, Sebastian, FL 32958 Lot: 67	3	2	No	2 Bay	2,022	<b>621,209</b>
<b>Redmond LR</b> 109 Bald Eagle Way Sebastian Florida 32958 Lot: 71	3	3.5	Yes	2 Bay	2,608	<b>749,000</b>

Laurel Reserve offers oversized lakefront lots. All are unique and will have a lot premium associated.

Not all plans are designed to fit on every homesite.  
Contact your salesperson for specific lot information.

## To Learn More About These Homes Please Contact

Nicole Morris 772.257.1100 Cell: 772.882.8990 [nicolem@ghohomes.com](mailto:nicolem@ghohomes.com)

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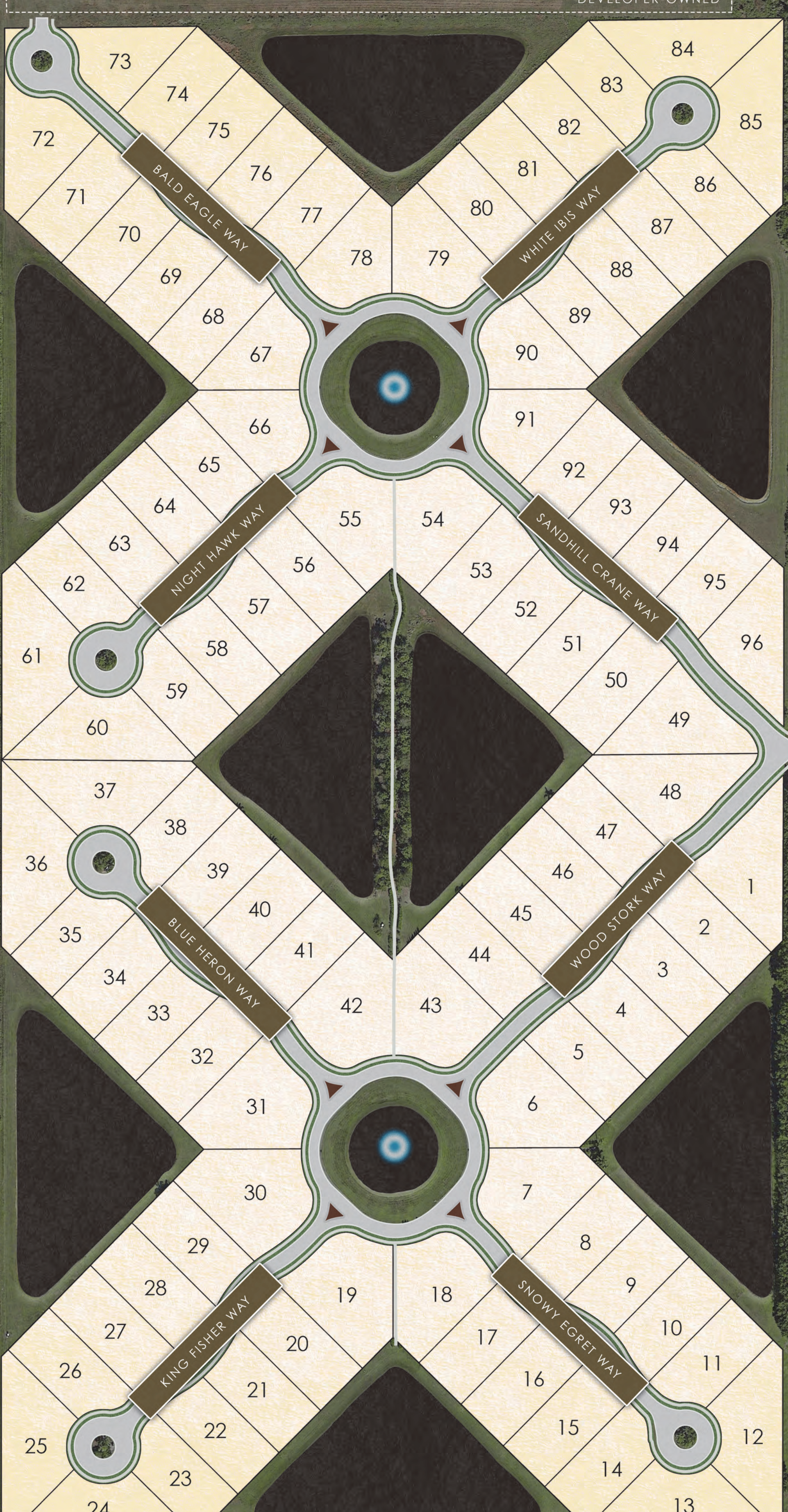
LAUREL RESERVE DRIVE



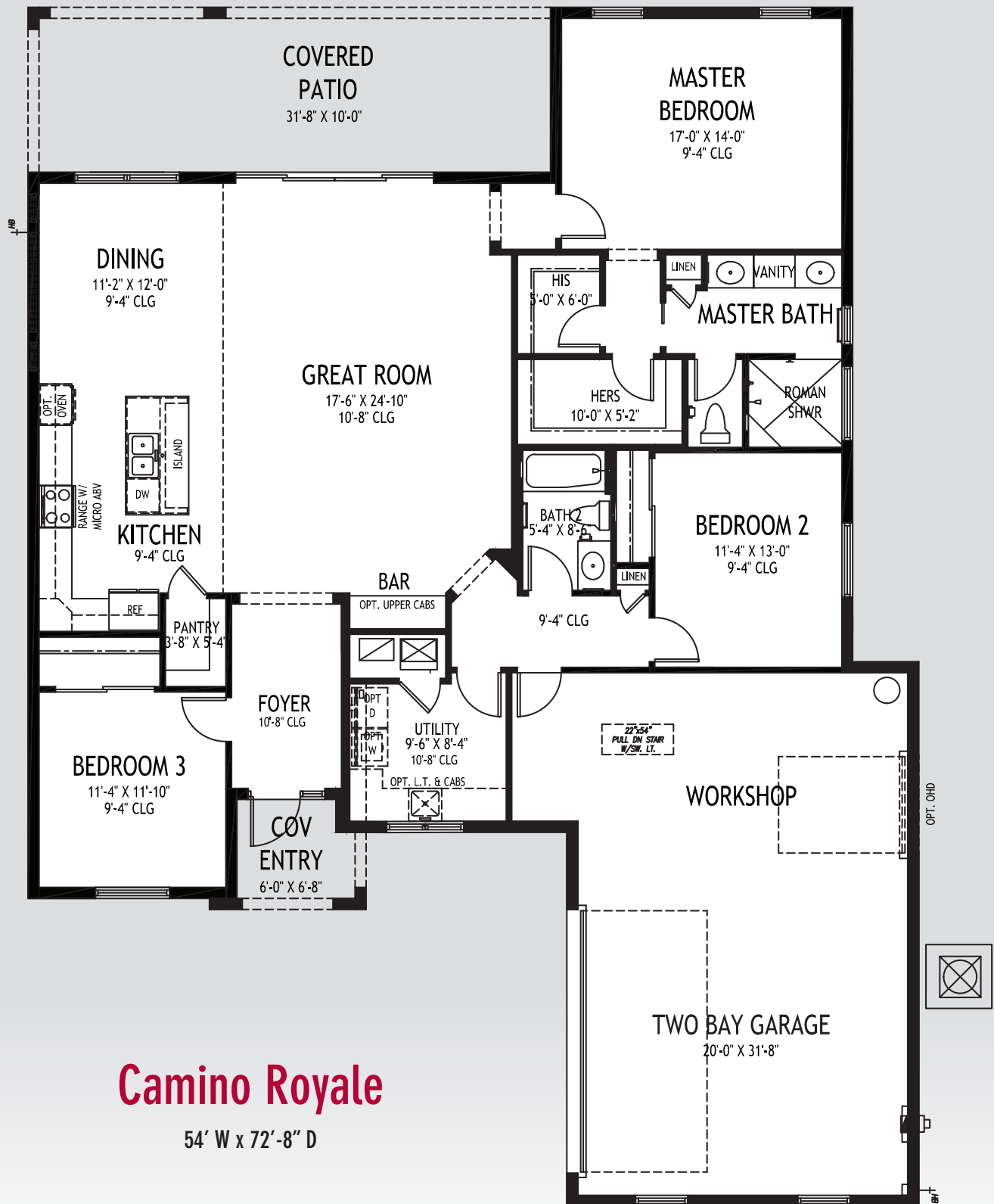
PARK



A GREEN BRICK PARTNER







## Camino Royale

54' W x 72'-8" D

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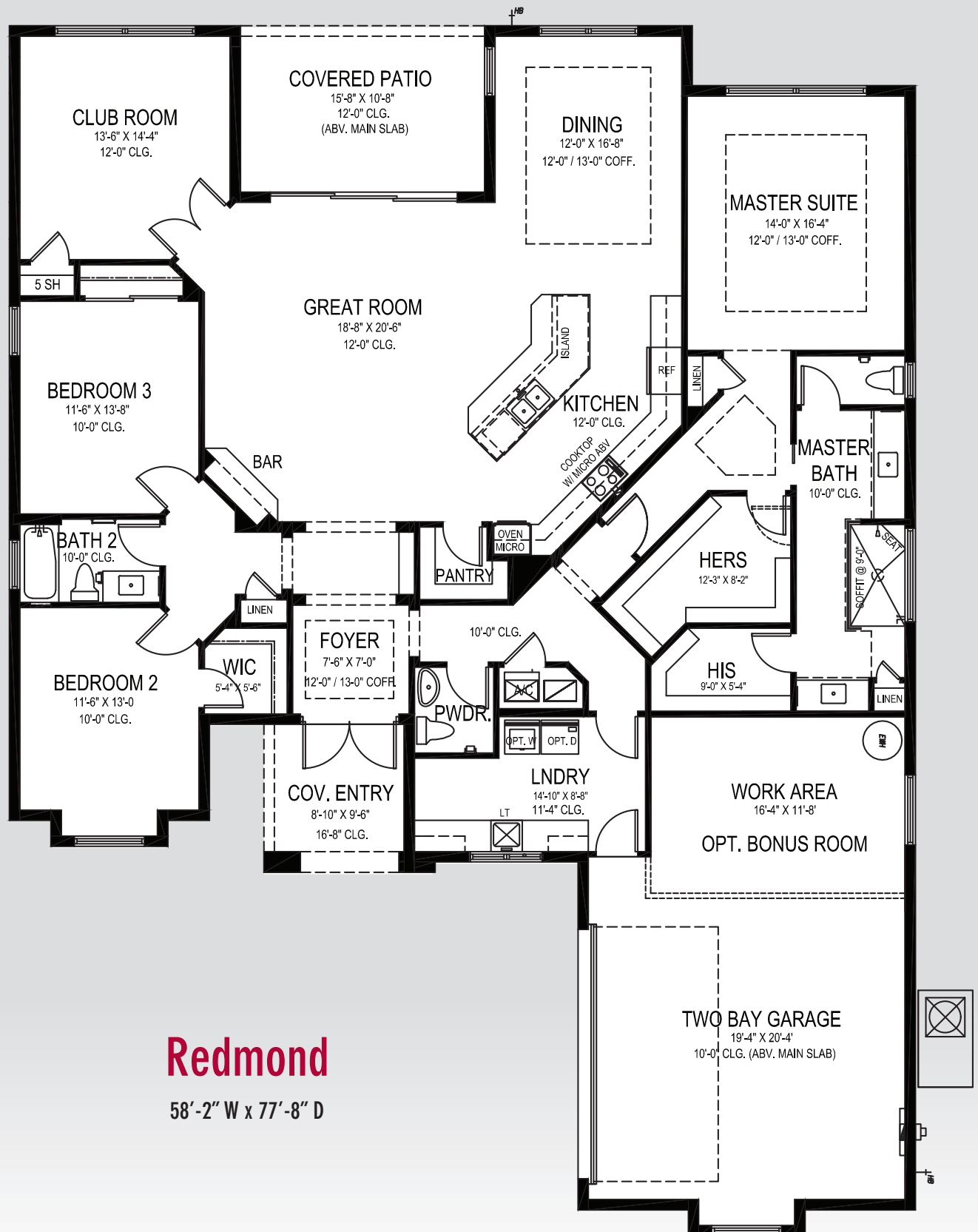
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### APPROXIMATE AREAS

Air Conditioned .... 2,022 Sq. Ft.  
Covered Entry ..... 50 Sq. Ft.  
Covered Lanai ..... 317 Sq. Ft.  
Garage ..... 725 Sq. Ft.  
**TOTAL ..... 3,114 Sq. Ft.**



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**Redmond**

58'-2" W x 77'-8" D

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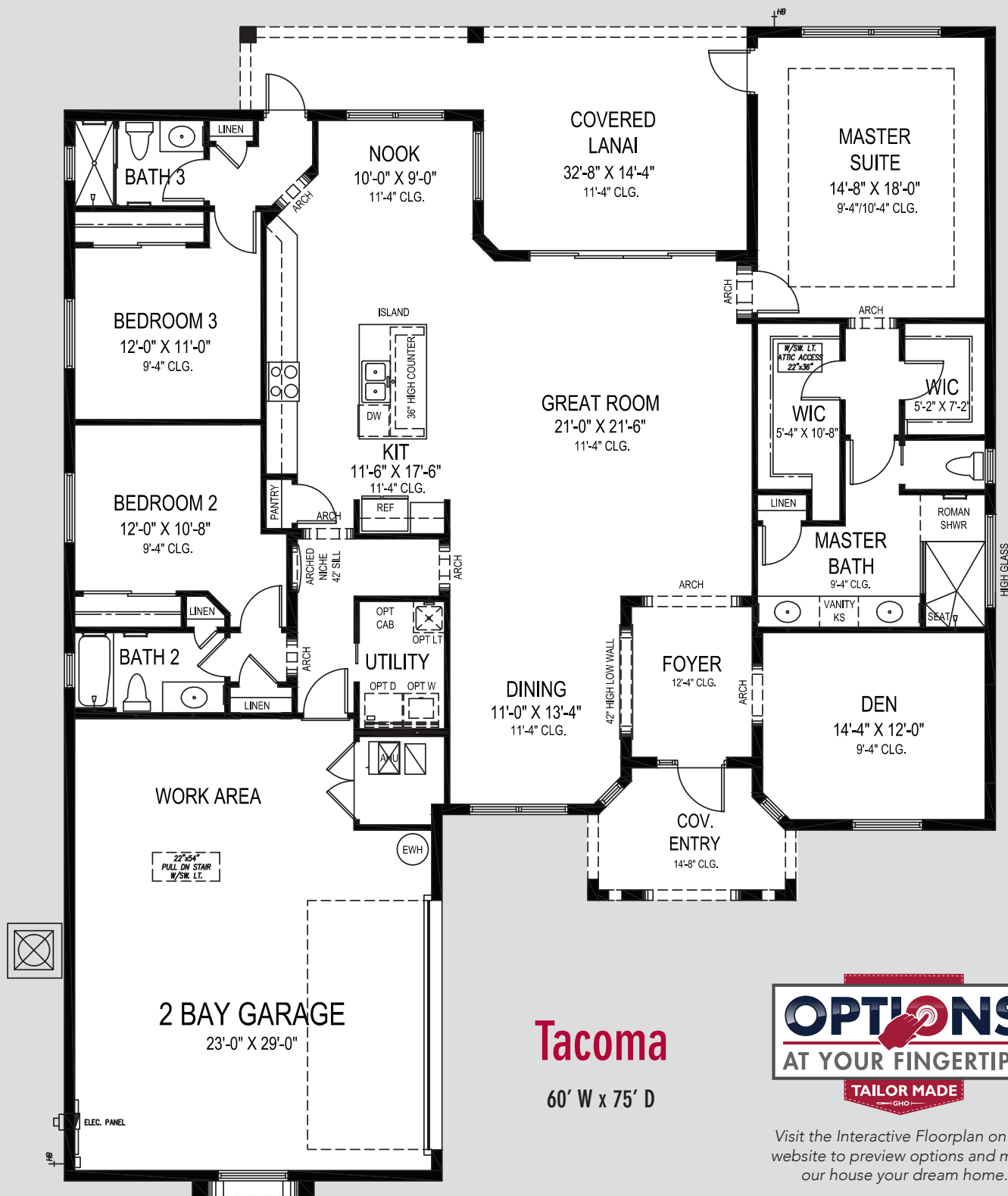
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**APPROXIMATE AREAS**

Air Conditioned .... 2,608 Sq. Ft.  
 Covered Entry ..... 86 Sq. Ft.  
 Covered Lanai ..... 167 Sq. Ft.  
 2 Bay Garage ..... 666 Sq. Ft.  
**TOTAL ..... 3,527 Sq. Ft.**



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Visit the Interactive Floorplan on our website to preview options and make our house your dream home.

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## APPROXIMATE AREAS

Air Conditioned .... 2,522 Sq. Ft.  
Covered Entry ..... 98 Sq. Ft.  
Covered Patio ..... 326 Sq. Ft.  
2 Bay Garage ..... 689 Sq. Ft.  
**TOTAL ..... 3,635 Sq. Ft.**



# COMMUNITY FEATURES LIST

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### 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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