



# COMMUNITY PRICE LIST

Created: Jan-19-2023

## Orchid Cove

### Island Series (lots 1-13) Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Eria</b>	3	3	No	3 Bay	2,052	<b>TBD</b>
<b>Isabella</b>	3	3	No	2 Bay	2,199	<b>TBD</b>
<b>Jacquiniella</b>	2	2	Yes	2+ Bay	2,032	<b>TBD</b>

The Orchid Cove Island Series homes, base price, and features list are different and include many changes that remove noted features from the standard home included in the base price — see GHO Sales Associates for a complete list of these items. Island and Lakefront series lot include a standard home site. Some lot premiums may apply. See your sales representation for specific lot pricing.

### To Learn More About These Homes Please Contact

Lisa Krynski 772.257.1100 Cell: 772.521.0954 [lisak@ghohomes.com](mailto:lisak@ghohomes.com)

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## Lakefront Series (lots 34-57) Floorplans

Floorplan	Bed	Bath	Den	Garage	Sq.Ft.	Priced From
<b>Eria</b>	3	3	No	3 Bay	2,052	<b>TBD</b>
<b>Vanda</b>	3	3	Yes	2 Bay	2,521	<b>TBD</b>

**Island and Lakefront series lot include a standard home site. Some lot premiums may apply.  
See your sales representation for specific lot pricing**

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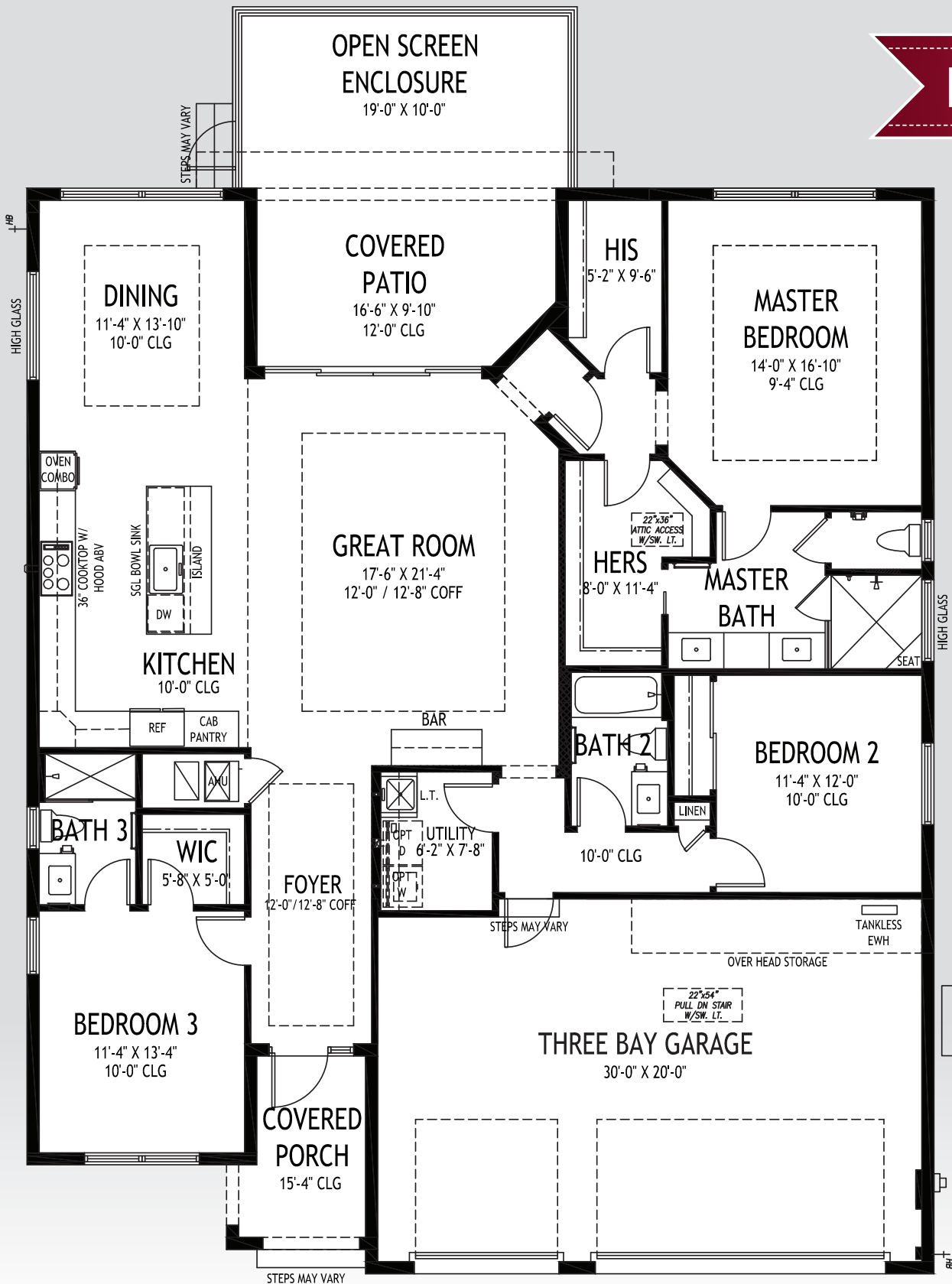


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DRAFT\*

\*Subject to change



Eria

50' W x 59'-10" D

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APPROXIMATE AREAS

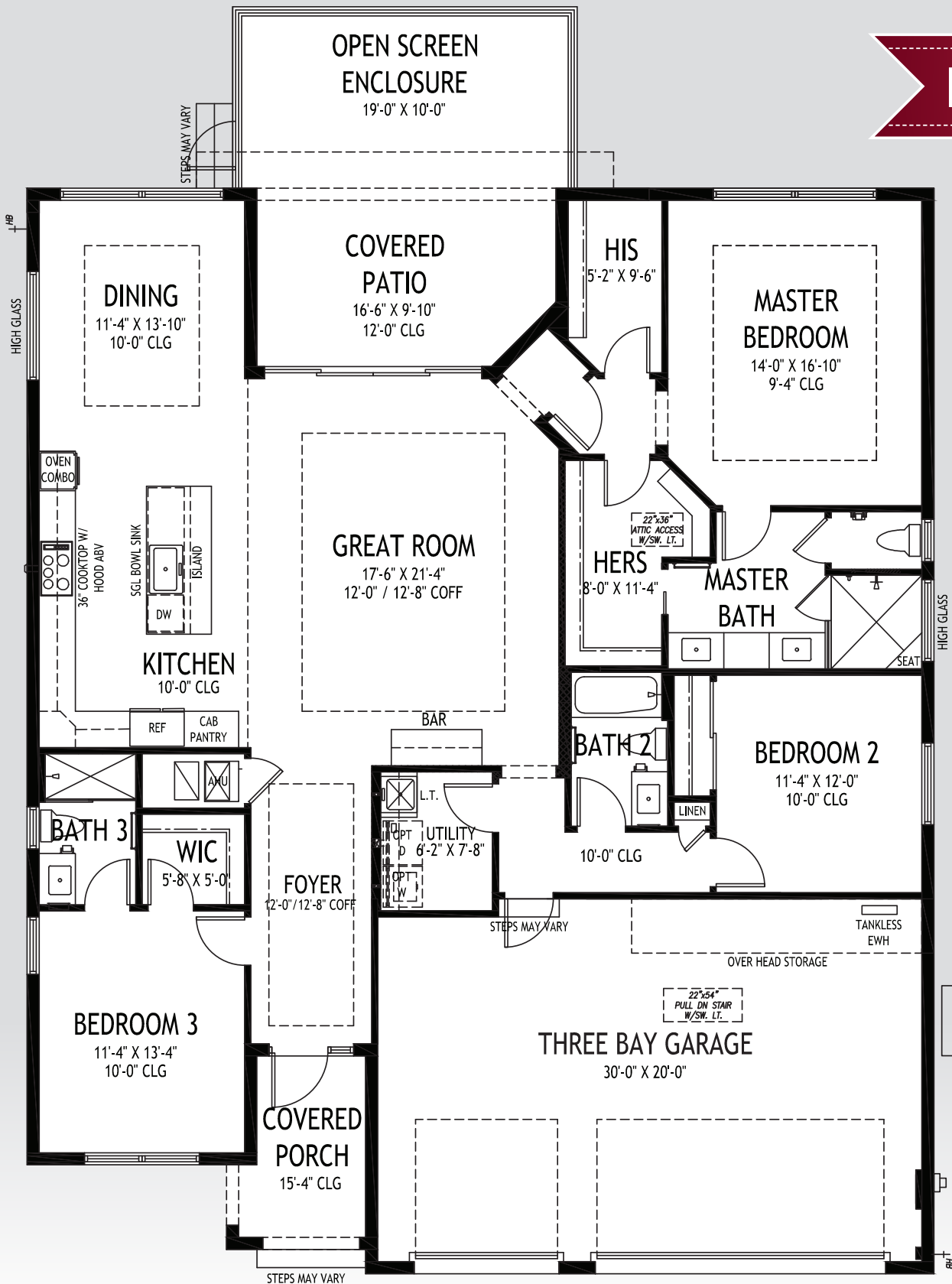
- Air Conditioned .... 2,052 Sq. Ft.
- Covered Entry ..... 72 Sq. Ft.
- Covered Lanai ..... 154 Sq. Ft.
- 3 Bay Garage ..... 635 Sq. Ft.
- TOTAL ..... 2,913 Sq. Ft.



All dimensions, features, specifications and square footages are approximate and subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. © GHO Homes 2019. Revised April 22, 2019.

DRAFT\*

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Eria

50' W x 59'-10" D

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## APPROXIMATE AREAS

- Air Conditioned .... 2,052 Sq. Ft.
- Covered Entry ..... 72 Sq. Ft.
- Covered Lanai ..... 154 Sq. Ft.
- 3 Bay Garage ..... 635 Sq. Ft.
- TOTAL ..... 2,913 Sq. Ft.



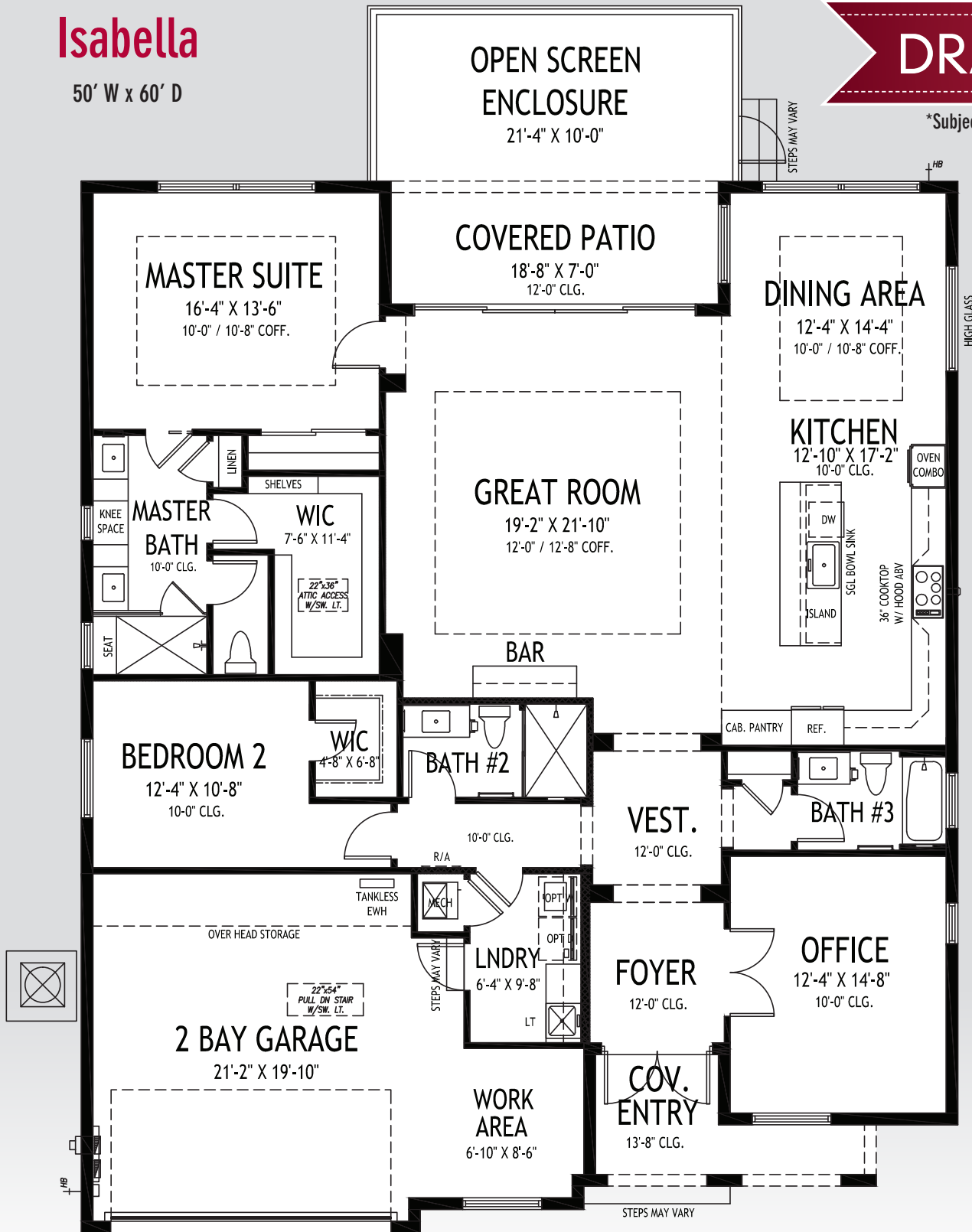
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# Isabella

50' W x 60' D

**DRAFT\***

\*Subject to change



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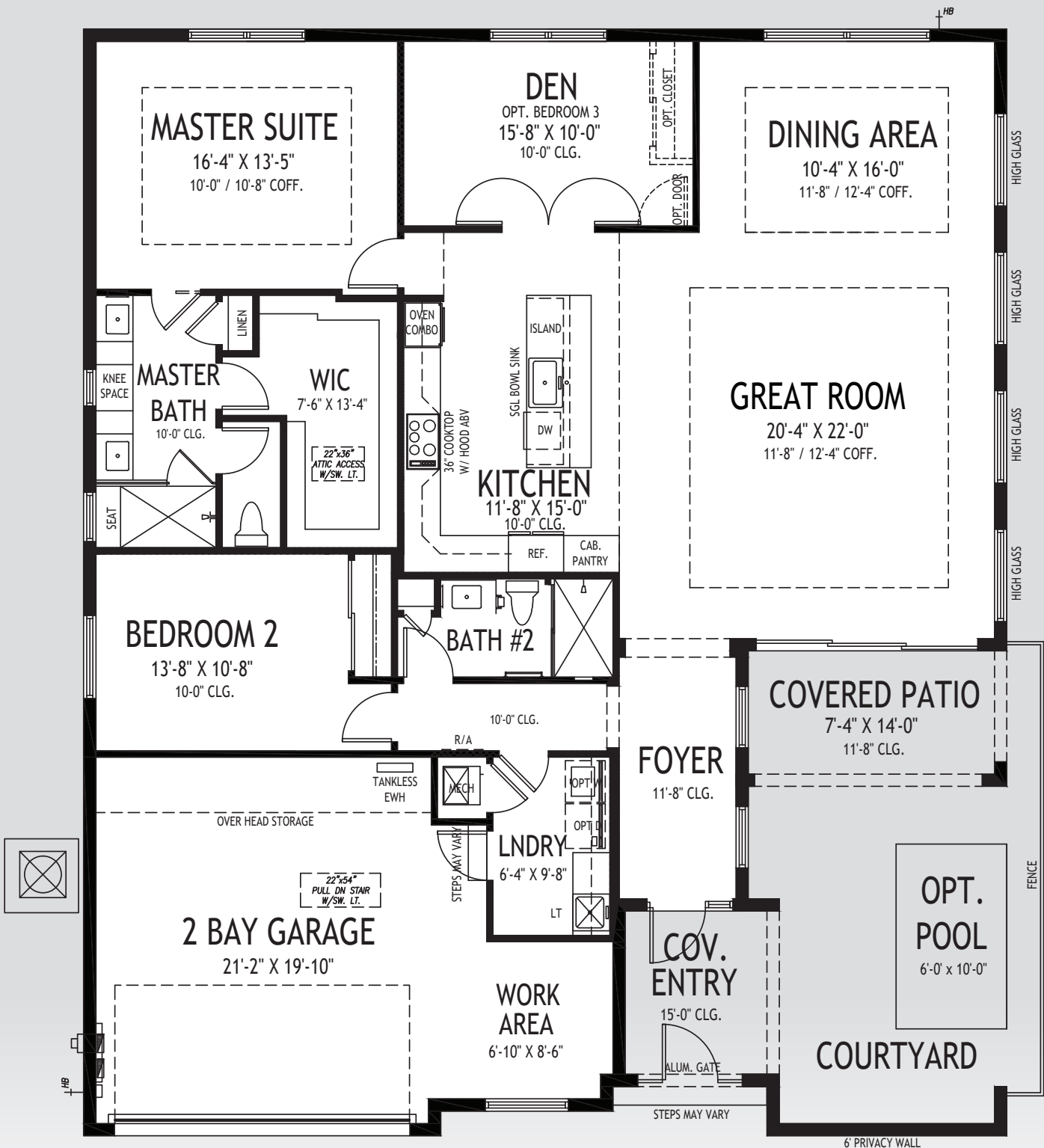
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## APPROXIMATE AREAS

- Air Conditioned ..... 2,199 Sq. Ft.
- Covered Entry ..... 84 Sq. Ft.
- Covered Lanai ..... 131 Sq. Ft.
- 2 Bay Garage ..... 501 Sq. Ft.
- TOTAL ..... 2,915 Sq. Ft.**



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# Jacquiniella

59'-11" W x 50' D

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## APPROXIMATE AREAS

Air Conditioned ....	2,032 Sq. Ft.
Covered Entry .....	80 Sq. Ft.
Covered Lanai .....	102 Sq. Ft.
Courtyard .....	294 Sq. Ft.
Garage .....	501 Sq. Ft.
<b>TOTAL .....</b>	<b>3,009 Sq. Ft.</b>



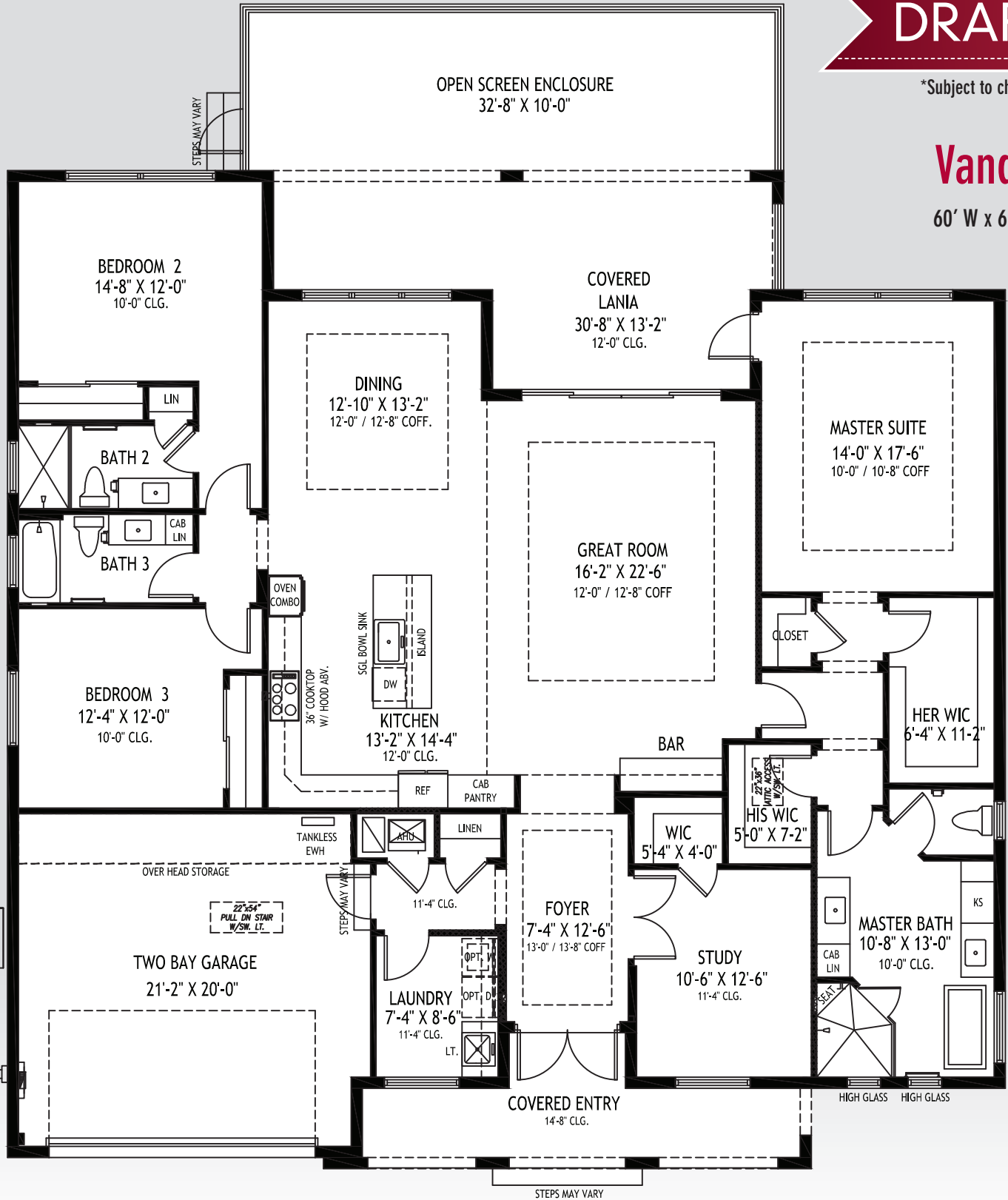
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**Vanda**

60' W x 60' D



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**APPROXIMATE AREAS**

- Air Conditioned ..... 2,521 Sq. Ft.
- Covered Entry ..... 155 Sq. Ft.
- Covered Lanai ..... 313 Sq. Ft.
- 2 Bay Garage ..... 447 Sq. Ft.
- TOTAL ..... 3,436 Sq. Ft.**



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# COMMUNITY FEATURES LIST

## Orchid Cove

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### "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**
- ☑ **Smart Deadbolt - Entry Door**

### Construction Features

- ☑ **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

### Exterior Features

- **Designer Concrete Flat Tile Roof**
- ☑ **PGT Impact Glass Windows, and Sliding Glass Doors**
- ☑ **Rear Covered Patio with Travertine Pavers**
- ☑ **Fiberglass Raised-Panel 8' Front Double Doors or Single Door with Clear Impact Glass Single Lite Sidelites - per plan**
  - **Professionally Designed Landscaped Package and Floratam Sod**
  - **Automatic Irrigation System, Master Community Water Supply**
  - Exterior GFI Electric Outlets (2)
  - Exterior Garden Hose Connections (2)
  - **Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home**
  - Paver Driveway and Front Walks per Community Standard Pavers

### Utility Room and Garage

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- ✔ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 1) w/ Drop in Laundry Tub
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room
  - Drop Down Stairs to Attic
- ✔ GHO Exclusive Built-in Garage Storage - per plan
- ✔ 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)
- ✔ Waterfall Design Kitchen Island with Flat Panel Front and Base Moulding
- ✔ LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan
  - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
  - Stainless Steel Undermount Kitchen Sink 70/30 Split
  - Stainless Steel Finish Appliance Package
  - Refrigerator, LED, Glass Shelves
- ✔ Double Wall Oven
  - GE 36 inch Glass Cooktop
  - Dishwasher
- ✔ 36" Contemporary Stainless Steel Canopy Range Hood
- ✔ 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 Brushed Finish) - All Bathrooms
- ✔ 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 or Glass Panels - per plan
  - Enamel Steel Tub/Shower combo in Secondary Bathroom(s)

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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)**

**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

### Interior Appointments

**8ft Solid Core Interior Doors with 2 Panel Square Top**

**Built-In Bar Base & Upper Cabinets with Granite or Quartz CounterTop, on select plans (Match Kitchen)**

- 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)**

- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)

**Oversized Flat Stock Door Casings and Baseboards**

**Flat Stock Coordinated Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan**

### Interior Design Features

**10 Ft Tall Impact Glass Sliding Glass Door, per plan**

- Square Interior Wall Corners Throughout
- **Flat Volume Ceilings - Minimum over 9feet High (per plan)**
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan

**Designer 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

**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

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- Lennox High Efficiency Air Conditioning System - 16 SEER / 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**
- ☑ **Tankless Water Heater - Electric**
  - ARC Fault Electrical Outlets Per Code
  - Smoke and Carbon Monoxide Detectors per code

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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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