



# COMMUNITY FEATURES LIST

## The Reserve at Grand Harbor

Created: May-09-2024

### "GHO Connectivity" Technology/Convenience Features

- ☑ GHO Smart Panel with CAT6 drops per plan, prewired for HotWire
- ☑ 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
- ☑ 2 Camera CAT6 Pre Wires (terminated at smart panel), per plan
- ☑ 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan

### 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
  - Underground County/City Electrical, Water and Sewer Connections
- ☑ Underground Natural Gas Service Supply, Standard

### Exterior Features

- ☑ Professionally Designed Pool, with LED Light, Salt Chlorination, Travertine Paver deck and Screen Enclosure
- ☑ PGT Impact Glass Windows, and Sliding Glass Doors
- ☑ Concrete Based Sand Smooth Exterior Wall Finish
- ☑ Rear Covered Patio with Travertine Pavers
- ☑ Paver Driveway and Front Walks - Per Plan
- ☑ Choice of Fiber Classic 5 Lite Stain Grade or Decorative Impact Glass Paint Grade Front Door
- ☑ Professionally Designed Landscaped Package, Floratam Sod and Decorative Ground Cover
  - Automatic Irrigation System
  - Automatic Irrigation System, Master Community Water Supply
  - Exterior Garden Hose Connections (2)
  - Exterior GFI Electric Outlets (2)
- ☑ Sherwin Williams Duration Coating Exterior Latex Flat Paint

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### Utility Room and Garage

- ✔ Shaker Style Upper & Lower Laundry/Utility Room Cabinets (GHO Level 2) w/ Drop in Laundry Tub
- ✔ Granite/Quartz Counter Top on Base Cabinets in Utility Room (GHO Level 4)
  - Drop Down Stairs to Attic
- ✔ GHO Exclusive Built-in Garage Storage - per plan
- ✔ 50 Amp Circuit for Future Car Charging Station, Located Per Plan
- ✔ LED Lighting Provided for Garage and Utility Room
- ✔ Garage Floor Concrete Finished Covering - Epoxy with Color Flake
- ✔ GE Front Load Washer & Gas Dryer with Matching Pedestals
  - LED Lighting in Garage

### Gourmet Kitchens

- ✔ Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- ✔ Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 4 Selections)
- ✔ 42 " Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- ✔ Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- ✔ Kitchen Island with Flat Panel Front and Base Moulding
- ✔ LED Under-Cabinet Lighting in Kitchen & Bar Area, per plan
- ✔ Delta Monrovia Kitchen Faucet with Active Touch
- ✔ Kohler 60/40 Split Stainless Steel Under Mount Kitchen Sink
- ✔ CAFE 42" Built-in Side-by-Side Refrigerator
- ✔ CAFE 36" Gas 5 Burner Cooktop
- ✔ Profile Stainless 36" Pyramid Style Wall Mount Canopy Hood LED Lighting
- ✔ CAFE 30" Microwave/Wall Oven Combo with Convection and Advantium
- ✔ CAFE 24" Built-in Under Counter Beverage Center
- ✔ CAFE 24" Built-in Dishwasher
- ✔ 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 4 Selections) with Kohler Rectangular White Under-Mount Sink

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- ☑ 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- per plan
- ☑ Ceramic Tile Bathroom Floors with Walls and Shower Floors (Level 4) - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)
- ☑ Kohler Raised, Comfort Height, Elongated Soft Close 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
- ☑ 110 CFM Antimicrobial Exhaust Fan in Master Bath

### Interior Appointments

- ☑ 8ft Solid Core Interior Doors with 2 Panel Square Top
- ☑ Built-In Bar Base & Upper Cabinets with Granite or Quartz CounterTop & Backsplash (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 4 Selections)
  - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 2 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 PGT Impact Glass Sliding Glass Door, per plan
  - Square Interior Wall Corners Throughout
- ☑ Smooth Interior Wall and Ceiling Finishes
  - Air-Conditioned Walk-In Closets - per plan
- ☑ Sherwin Williams Duration Coating Interior Latex and ProClassic Waterborne Interior Acrylic Semi-Gloss Enamel Extra White on Trim - Two Tone Interior Paint Upgrade. Choice of Select Wall Colors (select one).
- ☑ Natural finish wood open shelving in all closets, per plan

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### Electrical Specifications

- ☑ **Surface Mount LED HiHat Lighting in Kitchen, Halls, Bathrooms, Closets, Utility Room, Covered Entry and Patio - Per Plan**
- Ceiling Fan Pre-Wire in all Bedrooms, Den, Great Rooms and Patio
- Decorative Rocker Type Switches
- ☑ **Pre Wired for Future Access Points & Exterior Cameras**
- ☑ **Pre Wired for Future Car Charger in Garage - 50 amp**

### 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
- ☑ **Upgraded High Performance MERV16 Air Filter with Built In UV Light**
- ☑ **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
- ☑ **Entry Door Multi Point Lock**



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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