



BELTERRA

COMMUNITY FEATURES LIST

Community Specific Specifications

- Gated Community with Clubhouse, pool, fitness, billiards, entertainment areas, centralized mail and more
- Tennis Court, Basketball & Pickleball Planned
- Tradition Area Lakes, Parks, Hospitals, Shopping and Amenities
- Easy Access to I-95 North and South
- Natural Gas Community - See Sales Associate for Details
- Virtually Manned Community Guard Gate

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan
- 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
- Alarm Pre-wire for Community Security

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

Exterior Features

- 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' DOUBLE Front Doors - per plan
- 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 Master Irrigation System
- Exterior Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home

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
- Built in Shower Seat in Master Shower, Ceramic Tile Finish - per plan
- Built in Shower Soap Niche in all Showers
- Tile to Ceiling in Master Bathroom Shower
- Drop in Acrylic Master Bath Tub with Tile Tub Deck Top, Per Plan
- Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Wall Tile Packages (GHO Level 2 Selections including Porcelain Tile Options)
- 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 Solid Core Square Top Doors with Oversized Casing & Baseboard
- Crown Molding in Main Living Areas, Den, Dining Room & Master Bedroom (does not include Coffers)
- 10 Foot Sliding Glass Doors in Great Room
- 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
- Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 1 Selections)
- Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 2 Selections including Porcelain Tile Options)

Interior Design Features

- Square Interior Wall Corners and Headers Throughout
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- Two Tone interior paint scheme (white trim, ceilings and doors choice of single wall color)
- Sherwin Williams Interior Trim Paint - Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- 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
- Walk-in Closet LED Lighting - per plan



GHO HOMES

A GREEN BRICK PARTNER

BELTERRA
COMMUNITY FEATURES LIST**Utility Room and Garage**

- White Shaker Style Utility Room cabinets w/ Drop in Laundry Tub
- Granite/Quartz Counter Top on Base Cabinets in Utility Room (Level 1)
- 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

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
- Stainless Steel Finish Appliance Package
- GE 22.1 CuFt French Door Refrigerator with Exterior Water Dispenser
- GE 36" Gas Cooktop
- GE 36" 350 CFM Stainless Steel Hood
- GE 24" - 46DBA Dishwasher
- GE Microwave & Wall Oven Combo
- Natural finish wood shelving in Pantry

Energy Efficient & Safety Features

- 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 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
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code
- Exterior Block Wall R4.1 Rating



To learn more about these homes, please contact
 Jennifer Smith at 561.329.8863 or e-mail JenniferS@ghohomes.com
 Andi Smith at 772.262.6574 or e-mail AndiS@ghohomes.com



Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, Features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist's conceptions, not to scale, and may not accurately depict the homes or lots as they are built. This brochure is for illustrative purposes only and not a part of a legal contract. Lic. #CBC051145