



# LAKE PARK AT TRADITION

## COMMUNITY FEATURES LIST

### "GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 1 CAT6 data line & 4 RG6 cable TV locations, per plan
- 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
- 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
- Underground Connection to FPL Supplied Electrical Power

### Exterior Features

- Designer Concrete Flat Tile Roof
- 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
- Rear Covered Patio with Brick Pavers w/Footer and Screen Enclosure
- 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 Community Master Pump
- 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

### Luxury Bathrooms

- 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
- Clear Glass Shower Enclosures- per plan
- 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)
- 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
- Backing Installed in Baths for Future Grab Bars (Per Plan)

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

### Interior Design Features

- Square Interior Wall Corners Throughout
- 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, 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
- Front Exterior Coach Lights, per plan





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### Gourmet Kitchens

- Level 2 Decorator Cabinet Doors with 36" Uppers
- Crown Molding and Designer Details with Kitchen Cabinets - per plan
- Granite or Quartz Kitchen Counter Top, layout per plan (GHO Level 1 Selections)
- Full Kitchen Tile Backsplash (GHO Level 1)
- 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
- Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

### 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
- 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 Impact Glass on Windows / Sliding Glass Doors
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code



To learn more about these homes, please contact  
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