



# THE FALLS AT GRAND HARBOR

## COMMUNITY FEATURES LIST

### "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

### 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 (Phase 1 & 2 Only)
- Dimensional Roof Shingles with Limited Lifetime Warranty (Phase 3 Only)
- Impact Glass - All Windows, Sliders and Glass Doors - all openings
- 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 Garden Hose Connections (2)
- Exterior GFI Electric Outlets (2)
- Sherwin Williams Acrylic Exterior Paint on Exterior Walls of Home
- Paver Driveway and Front Walks per Community Standard Pavers
- Gutters Installed On Exterior Perimeter

### 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- 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

- 8ft Solid Core Interior Doors with 2 Panel Square Top
- Vinyl Clad Shelving in all Closets - per plan, Phase 3
- 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)
- Flat Stock Coordinated Crown Molding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- Oversized Flat Stock Door Casings and Baseboards
- Natural finish wood open shelving in all closets, per plan, Phase 1 & 2

### Interior Design Features

- 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
- Sherwin Williams Two Tone Interior Paint Upgrade - Choice of Select Colors (select one) and White for Trim, Ceiling & Garage

### 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





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### Utility Room and Garage

- 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 (Level 1)
- Drop Down Stairs to Attic
- 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 Kitchen Counter Top, with 4 inch back splash, layout per plan (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
- Refrigerator, LED tap touch controls
- Whirlpool Dishwasher
- Phase 1 & 2 Whirlpool Cooking Package: 30" Electric Cook Top, 36" Contemporary Stainless Steel Canopy Range Hood, Microwave & Wall Oven Combo
- Phase 3 Whirlpool Cooking Package: 30" Electric Cook Top, Microwave/Hood Combo & Double Wall Oven
- Pantry with Vinyl Clad Ventilated Shelving - per plan - Phase 3 Only
- LED Under-Cabinet Lighting in Kitchen, per plan
- Natural finish wood shelving in Pantry Phase 1 & 2

### 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 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
- 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



To learn more about these homes, please contact  
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