



BENT PINE PRESERVE

COMMUNITY FEATURES LIST

Community Specific Specifications

- Gated Community with 24 Hour Manned Guard Gate
- 18 Hole Championship Golf Course (Memberships Available)
- Full Golf and Social Club Memberships Available

"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)
- Wi-Fi Enabled Belt Driven Automatic Garage Door Opener
- Nest Next Generation Learning Thermostat or Equivalent
- Nest Hello Video Doorbell - Wi-Fi 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

- Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors
- Impact Glass - All Windows, Sliders and Glass Doors, All Block Openings
- Wind Rated Garage Doors
- 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, per plan
- Exterior GFI Electric Outlets, per plan
- 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 in All Baths
- Oversized Walk-in Showers, per plan
- Built-in Shower Seat in Master Shower, Ceramic Tile Finish, per plan
- Clear Glass Shower Enclosures, per plan
- 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 with Listello Features All Baths (GHO Level 1 Selections)
- Bathroom Faucets and Fixtures (Brushed Finish)
- Raised, Comfort Height White Toilets All Baths
- Full Width Oversized Height Vanity Mirrors
- Clear Glass Windows in All Baths with Obscure Windows Option, per plan
- Square Shower Drains in All Baths

Interior Appointments

- 8ft Two-Panel Interior Doors with Square Top, Oversized Door Casing and Baseboard
- Crown Moulding in Foyer, Great Room, Kitchen, Dining Room and Master Bedroom - perimeter of room only, layout per plan
- Built-in Bar Base Cabinets with Granite or Quartz Countertop, on select plans (Match Kitchen), per plan
- Solid Surface White Windowsills Throughout Living Area
- Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room, layout per plan (GHO Level 1 Selections)
- Designer Flooring Collection - Choice of Select Oversized Ceramic Floor Tile
- Wall-to-Wall Carpet in Choice of Designer Colors in All Bedrooms and Den (GHO Level 1 Selections)

Interior Design Features

- Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets, 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
- Natural Finish Wood Open Shelving in All Closets, per plan

Electrical Specifications

- Recessed Hi-Hat Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-Wire in All Bedrooms, Den, Great Room and Patio
- Pre-Wire for Foyer Hanging Light
- Walk-in Closet Lighting, per plan
- Decora Rocker Type Switches





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Utility Room and Garage

- White Shaker Style Utility Room Cabinets with Drop-in Laundry Tub (Level 1)
- Granite/Quartz Countertop on Base Cabinets in Utility Room (Level 1)
- Shaker Style Laundry Room Upper Cabinets Utility Room, per plan
- Drop Down Stairs to Attic
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake

Gourmet Kitchens

- Kitchen Cabinets with Dove Tail Drawers & Soft-close Drawers (GHO Level 2 Selections)
- Kitchen Cabinets feature Crown Moulding, Glass Doors, Light Valance and Upgraded Layout, per plan
- Granite or Quartz Kitchen Countertop, with 4" Backsplash, layout per plan (GHO Level 1 Selections)
- 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
- Whirlpool French Door 25cf Refrigerator
- Whirlpool Dishwasher
- Whirlpool Over the Range Microwave
- Whirlpool Double Wall Oven
- Whirlpool 30" Electric Glass Cooktop
- Tile Flooring in Kitchen and Breakfast Rooms, per plan
- Natural Finish Wood Shelving in Pantry

Energy Efficient & Safety Features

- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler - Target 16 SEER Efficiency*/ Straight Cool / Sized Per Home
- HVAC AC Filter Access Located at AC Unit or in Adjacent Sidewall for Easy Access, per plan
- Attic Spray Foam Insulation
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R13 Garage to House Wall Insulation
- 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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