



THE STRAND COMMUNITY FEATURES LIST

"GHO Connectivity" Technology/Convenience Features

- GHO Smart Panel with 5 CAT6 data line, per plan, prewired for AT&T
- 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)
- Nest Next Generation Learning Thermostat or Equivalent
- Nest Hello Video Doorbell - Wi-Fi Ready or Equivalent
- 3 Access Point CAT 6 Prewired terminated at Smart Panel, per plan
- 2 Camera CAT6 Pre Wires (terminated at smart panel), per plan
- LiftMaster Wifi Enabled Belt Driven Automatic Garage Door Opener

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

- 14' x 28' Professionally Designed Pool with LED Light, Salt Chlorination, Travertine Paver Deck and Screen Enclosure
- Summer Kitchen with Gas Grill, per plan
- Designer Concrete Tile Roof with Copper Drip Edge
- 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
- 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 Underground Irrigation System, Irrigation Water supplied by Community Master Pump
- Exterior Garden Hose Connections, per plan
- Exterior GFI Electric Outlets, per plan
- Sherwin Williams Duration Coating Exterior Latex Flat Paint

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
- Bathroom Faucets and Fixtures 8" Spread Brushed Finish All Bathrooms
- Shower Head and Handheld in Master Bath
- Toto One-Piece, Elongated, Universal Height toilets in All bathrooms. Master Bath Toilet includes Smart Washlet
- Full Width Oversized Height Vanity Mirrors
- Oversized Walk-in Showers, per plan
- Built-in Shower Soap Niche in All Showers, per plan
- Clear Glass Shower Enclosures, per plan
- Linear Drains in Master Bath Shower
- Porcelain Tile Bathroom Floors with Walls and Shower Floors (Level 4) - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)
- Clear Glass Windows in All Baths with Obscure Windows Option, per plan
- 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 Windowsills Throughout Living Area
- Porcelain Tile Flooring Throughout The Entire Home (GHO Level 4 Selections)
- Oversized Flat Stock Door Casings and Baseboards
- Flat Stock Coordinated Crown Moulding in Foyer, Great Room, Kitchen, Dining Room and All Bedrooms, perimeter of room only, per plan

Interior Design Features

- 10ft 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

Electrical Specifications

- Surface Mount LED Hi Hat Lighting in Kitchen, Halls, Bathrooms, Closets, Utility Room, Great Room, All Bedrooms, Covered Entry and Patio, per plan
- Ceiling Fan Pre-Wire in All Bedrooms, Den, Great Room and Patio
- Decora Rocker Type Switches
- Pre Wired for Future Access Points & Exterior Cameras





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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 Countertop 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, location per plan
- LED Lighting Provided for Garage and Utility Room
- Garage Floor Coating System with Color Flake
- LED Lighting in Garage
- GE Front Load Washer & Gas Dryer with Matching Pedestals

Gourmet Kitchens

- Kitchen Cabinets feature Crown Moulding, Glass Doors, Light Valance and Upgraded Layout, per plan
- Granite or Quartz Kitchen Countertop, layout per plan (GHO Level 4 Selections)
- 42" Upper Kitchen with Stacked Cabinets Above, Base Cabinet Series with Wood Dove Tail Drawers & Soft-close Drawers & Doors (GHO Level 3 Selections)
- Waterfall Design Kitchen Island with Flat Panel Front and Base Moulding
- Full Kitchen Tile Backsplash (GHO Level 4 Selections)
- LED Under- and Above-Cabinet Lighting in Kitchen & Bar Area, per plan
- Delta Monrovia Kitchen Faucet with Active Touch
- Single Bowl Granite Composite Kitchen Sink
- SubZero 42" French Door Refrigerator Stainless Steel or Cabinet Panel Front
- Wolf 48" 6 Burner Gas Range Top
- 54" Cabinet Wood Hood
- Wolf 30" Single Wall Oven with Separate Microwave Above
- SubZero 24" Built-in Under Counter Beverage Center Stainless Steel or Cabinet Panel Front at Bar, per plan
- Cove 24" Built-in Dishwasher Stainless Steel or Cabinet Panel Front
- Natural Finish Wood Shelving in Pantry

Energy Efficient & Safety Features

- HVAC AC Filter Access Located at AC Unit or in Adjacent Sidewall for Easy Access, per plan
- Upgraded High Performance MERV15 Air Filter with UV Light Above Coils
- 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
- 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
- Entry Door Multi Point Lock
- Carrier High Efficiency Air Conditioning System Including Variable Speed Air Handler, Air Purifier and UV Light - Target 16 SEER Efficiency*/ Straight Cool / Sized Per Home
- 26KW Whole House Natural Gas Generac Generator

To learn more about these homes, please contact
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