



GFO HOME

Morningstar Presidential Series Standard Features

Washington, Jefferson, Lincoln, Roosevelt, Kennedy

The GFO HOME Experience

- Professional Interior Design consultation to design, plan and bring your inspiration to life.
- Brand new floorplans designed by award-winning architects specifically for adapting to today's lifestyles.
- Collaboration with GFO Home's team of real estate veterans

Chef Inspired Kitchens

- Reliable, high-quality Whirlpool stainless steel appliance package including built-in gas cooktop, vent hood, microwave, dishwasher and built-in electric oven.
- Your personal selection of beautiful Granite Countertops with ceramic tile backsplash
- **42" designer Birch cabinetry with adjustable shelves for ultimate storage**
- Decorative crown molding on kitchen cabinetry for a classic finishing touch
- Oversized kitchen islands at the heart of friends and family gatherings
- Double basin 50/50 stainless steel undermount sink with single lever faucet, vegetable sprayer, and garbage disposal provides for easy clean up
- Large walk-in pantry with deep shelving (per plan) for added storage and organization
- Pre-installed connection for icemaker
- Recessed can lighting (per plan) to create the optimal lighting

Luxurious Master Suites & Baths

- Spa-like master bath with a relaxing garden tub & separate shower with ceramic tile surround, mudset tile floor, and glass shower enclosure, optional luxurious free standing tub available
- Moen Dartmoor chrome plumbing fixtures in Master Bath
- Spacious, walk-in dual closets at master (per plan)
- Double undermount sink bowls in master bath
- Elegant granite vanity tops in Master Bath
- **Elongated commodes in all baths**

Striking Exteriors

- Professionally designed, architecturally unique exteriors and elevations with stone, stucco and brick masonry on all 3 sides of home
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- **Insulated 8 ft. finished garage doors with remote controlled Genie openers**
- **Large covered rear patios ideal for outdoor living areas and enjoying time with family**
- Coach light and address plaque at front of home for a finishing touch
- Professionally landscaped yard with shrubs (sizes vary), hardwood mulch and two trees
- Fully sodded front, side, and rear yards create lush spaces for pets, recreation and fun.
- Automatic irrigation system at front, side, and rear yards conveniently cares for your lawn
- Seamless aluminum gutters at front of home for water diversion
- 30 year dimensional shingles

Sophisticated Interiors

- Thoughtfully designed floor plans and options allow personalization of your home
- Optional bonus rooms and many second floor configurations available for flexible living (per plan)
- **Dramatic 10 ft. and 11ft. ceilings with stunning tray accents on first floor (per plan)**
- **Impressive 8 ft. 6-panel interior doors with textured finish**
- Structured wiring package which includes: 20 in. networking panel, Cat6e wiring for data / phones and RG-6 cabling for TV in family room, master bedroom, Study & Media Room (per plan) creates a seamlessly connected home
- Pre-wired for security system allows you to easily install security & peace of mind for your home
- **Elegant 5 1/4 in. colonial baseboards and 4 in. door casing**
- Choice of wood or iron balusters at open-rail locations (per plan)
- Kwikset Satin Nickel door hardware throughout home adds a modern finishing touch.
- Designer, low VOC paint in a variety of decorative color selections
- Hand-laid ceramic tile flooring in entry, kitchen, utility, mud room, and all baths
- Durable soil resistant carpet on 3/8" pad for ultimate comfort
- Blocking and wiring for future ceiling fans at all bedrooms, game rooms, study & patios
- Brushed nickel ceiling fan with light kit and speed control at family room & master bedroom
- Brushed nickel Seagull light fixtures throughout
- **White pedestal sink with Moen Dartmoor chrome fixtures in powder bath**
- R-11 batt insulation at plumbed walls for noise reduction

Safety & Energy Efficient Features

- **Highly efficient Rheem tankless hot water heaters for endless hot water using the most energy efficient method that saves space, maintenance costs.**
- High Efficiency 16 SEER (seasonal energy efficiency ratio) air conditioning system with natural gas heating
- 80% AFUE (annual fuel utilization efficiency) furnace
- Digital programmable thermostat for temperature consistency
- R-38 insulation in all flat ceilings and R-22 in all sloped ceilings
- R-13-19 (per plan) fiberglass batts in exterior walls
- Smoke and carbon monoxide detectors with battery backup for continuous operation
- Professionally engineered framing techniques for structural integrity
- Weatherization measures around slab, windows, and exterior doors to reduce air infiltration into the home
- Vinyl Low-E double pane insulated windows lets light in but keeps heat out
- Radiant barrier roof decking for reduced ambient temperature in the attic

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