

# Valley Vista Freedom Series Standard Features

Madison, Monroe, Taylor, Fillmore, Grant



## 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 gas range, microwave, and dishwasher
- 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 4 sides, per plan
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- **Insulated 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
- 6' cedar privacy fence
- 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)
- **10 ft ceilings with option to raise to 11 ft. ceilings with 8 ft. interior doors**
- 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 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**
- 6'8" 6-panel interior doors with textured finish
- 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

- 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 consistency of heating and cooling
- R-38 insulation in all flat ceilings and R-22 in all sloped ceilings
- R-13-19 (per plan) fiberglass batts in exterior walls
- Natural gas water heater(s)
- 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
- Energy-Saving LED bulbs throughout (locations per plan)

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