Mason Hills 50s Standard Features

Washington, Jefferson, Lincoln, Roosevelt

The **GFO** HOME Difference

- Brand new floorplans designed by award-winning architects in 2018 specifically for adapting to today's lifestyles
- Oversized homesites that create more space, more privacy and more room for enjoying your yard in everyway you love.
- Efficient business model and building processes produce affordable prices while still maintaining quality and high end finish-outs.

Chef Inspired Kitchens

- Reliable, high-quality Whirlpool stainless steel appliance package including built-in gas cooktop, vent hood, microwave, electric oven, and dishwasher
- Your personal selection of beautiful Trust Point StainShield-15 Granite Countertops with ceramic tile backsplash
- 42" designer 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

- Relaxing garden tub with ceramic tile surround at master bath
- Spa-like separate shower with ceramic tile surround, mudset tile floor, and glass shower enclosure at master bath
- Moen Dartmoor chrome plumbing fixtures throughout
- 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 4 sides of home
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- Distinctly beautiful cedar garage doors add a natural-looking accent that aesthetically creates a warm, high-end exterior look
- Large covered rear patios (per plan) ideal for outdoor living areas and enjoying time with family
- Professionally landscaped yard with 25 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
- Screens on all operable windows
- 30 year dimensional shingles
- Professionally engineered post tensioned foundation for site specific soil conditions

The **GFO** HOME Experience

- Collaboration with GFO Home's team of real estate veterans
- Enjoying a stream-lined and fresh approach to the homebuying and homebuilding process
- Professional Interior Design consultation to design, plan and bring your inspiration to life.
- Face to face interaction with high-level professionals that are managing the construction of your home

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)
- Medium Monterrey Drag wall texture throughout for a custom finish
- 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: Cat6e wiring for phones and RG-6 cabling for TV in Family Room & Master Bedroom creates a seamlessly connected home
- Elegant 4" colonial baseboards
- 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 PPG 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 1/2" 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 Chateau chrome fixtures in powder bath

Safety & Energy Efficient Features

- High Efficiency 14 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
- Advanced 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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