

# Bluffview Reserve



**STANDARD FEATURES** – Presidential Series | Jefferson, Johnson, Lincoln, Harrison, Roosevelt, Kennedy

## The GFO Home Experience

- Experienced Interior Design consultation to bring your inspiration to life
- Newly designed floorplans designed for adapting to today's lifestyles by award-winning architects
- Collaboration with GFO Home's team of real estate professionals

### Chef-Inspired Gourmet Kitchens

- Reliable, high-quality stainless steel appliance package including **built-in gas cooktop**, vent hood, microwave, dishwasher and built-in gas oven.
- Your personal selection of beautiful Granite Countertops with ceramic tile back-splash
- **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
- Pre-installed connection for icemaker
- Large walk-in pantry with deep shelving (per plan) for added storage and organization

### Luxurious Primary Suites & Baths

- **Spa-like Primary bath with a stunning free-standing tub. Separate shower with ceramic tile surround, mud set tile floor, and glass shower enclosure**
- Delta chrome plumbing fixtures in all baths
- Spacious, walk-in dual closets at Primary Suite (per plan)
- Double undermount sink bowls in Primary Bath & Secondary Bath (per plan)
- Elegant granite vanity tops in all baths
- **Elongated, soft-close commodes in all baths**

### Striking Exteriors

- Professionally designed, architecturally unique exteriors and elevations with board & batten, stone, stucco and brick masonry on front & sides of home (per elevation)
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- Elegant 6-panel mahogany front door
- Insulated 8 ft. finished garage doors with remote controlled openers
- Large covered rear patios with disc lights and ceiling fan ideal for outdoor living areas and enjoying time with family (per plan)
- Coach light and address plaque at front of home for a finishing touch
- Upgraded professional landscape package with premium shrubs (sizes vary), hardwood mulch and one tree
- 2/3 sod & 1/3 planting beds and river rock create lush spaces for pets, recreation and fun.
- Automatic irrigation system at front, side, and rear yards at sodded areas conveniently cares for your lawn with drip line at rock areas to maintain moisture in soil around foundation
- Seamless aluminum gutters on 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 on first floor**
- 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 4in door casing
- Durable soil resistant carpet on 3/8in pad for ultimate comfort
- 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 kitchen, utility, mud room, and all baths
- Blocking and wiring for future ceiling fans at all bedrooms & game rooms
- Ceiling fan with light kit and speed control at family room, master bedroom, patio and study (per plan)
- Brushed nickel Kichler light fixtures throughout
- **White pedestal sink with Delta chrome fixtures in powder bath**
- R-11 batt insulation at plumbed walls

### Safety & Energy Efficient Features

- High Efficiency 16 SEER (seasonal energy efficiency ratio) air conditioning system with natural gas heating
- 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
- Space and energy saving tankless water heater
- Smoke and carbon monoxide detectors with battery backup for continuous operation
- Professionally engineered framing techniques for structural integrity
- Weatherization measures around foundation, 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

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