

Standard Features – Lone Star | Emory, Bluebonnet, Nelson,

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
- Energy Star rated homes

Chef-Inspired Kitchens

- Reliable, high-quality stainless steel appliance package including **built-in 36 in. gas cook-top**, stainless steel vent hood, microwave, dishwasher and built-in electric oven.
- Modern-looking stainless steel single bowl kitchen sink provides ample space for large pots and pans while having sleek lines.
- Your personal selection of beautiful Granite Countertops with ceramic tile backsplash
- Decorative crown molding on kitchen cabinetry for a classic finishing touch
- Large walk-in pantry with deep shelving (per plan) for added storage and organization
- Oversized kitchen islands at the heart of friends and family gatherings
- **Elegant, clean-lined 42" designer cabinets with soft close doors and drawers for a smooth and quiet close every time**
- Pre-installed connection for icemaker
- LED disk lighting (per plan) to create the optimal lighting

Luxurious Primary Suites & Baths

- **Spa-like Primary Bath with a relaxing freestanding tub & separate shower with ceramic tile surround, mudset tile floor, and glass shower enclosure,**
- Delta chrome plumbing fixtures in Primary Bath
- Spacious, walk-in closets at Primary
- Double, rectangular undermount sink bowls in Primary Bath
- Elegant granite vanity tops in Primary Bath
- **Elongated soft-close 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's first floor (per plan)
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- 8 ft. double entry 3 lite mahogany front door makes a statement with curb appeal
- **3-car garage gives you plenty of space for cars, equipment and storage.**
- 8 ft. garage doors with remote controlled openers
- Large covered patios for outdoor living and gatherings
- Coach light and address plaque at front of home for a finishing touch
- Professional landscape package with premium shrubs (sizes vary), hardwood mulch and two trees
- Fully sodded front, side and 25' from back of home only for rear yards, create lush spaces for pets, recreation and fun
- Automatic irrigation system at all landscaped areas
- 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
- Warm and elegant wood flooring at entry, formal dining and study (per plan)
- Optional rooms and many structured configurations available for flexible living (per plan)
- Dramatic 11 ft. and 12ft. ceilings with stunning tray accents on first floor (per plan)
- **Impressive 8 ft. 6-panel Riverside-Style interior doors with textured finish (first floor only)**
- Structured wiring package which includes: 20 in. networking panel, Cat6e wiring for data / phones and RG-6 cabling for TV in family room, Primary Bedroom, Study & Media Room (per plan) creates a seamlessly connected home
- Stylish Decora rocker light switches and outlets throughout
- Keyless deadbolt allows you to easily install security & peace of mind for your home
- Elegant 5 1/4 in. MDF baseboards and 4 in. door casing
- Luxurious 1/2 in. carpet pad creates comfort throughout your home.
- 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 & study
- Brushed nickel ceiling fan with light kit and speed control at family room, Primary Bedroom, and Patio
- Kichler light fixtures throughout
- Vanity Cabinet with Delta chrome fixtures in powder bath

Safety & Energy Efficient Features

- **Homes include Energy Star products such as R8 ducts and R49 attic blown insulation**
- High Efficiency 16 SEER (seasonal energy efficiency ratio) air conditioning system with heat pump heating
- Digital programmable thermostat for temperature consistency
- On-site septic system on each homesite provides long-term, reliable energy efficient wastewater treatment for your home
- Safe, reliable and environmentally friendly 250 gallon propane tank on each homesite
- R-11 insulation in interior plumbing walls 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
- **Highly efficient Rheem tankless hot water heaters for endless hot water and saves space and utility costs.**
- Professionally engineered foundations and framing.
- 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