

Parmer Ranch



STANDARD FEATURES — Freedom Series | Monroe, Taylor, Adams, Wilson, McKinley, Harding

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 Kitchens

- Reliable, high-quality appliance package including stainless steel gas range, microwave and dishwasher
- **Your personal selection of 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 for inviting atmosphere for family and friend gatherings
- Double basin 50/50 stainless steel undermount sink with single lever faucet, vegetable sprayer, and garbage disposal for easy clean up
- Large walk-in pantry with deep shelving (per plan) for maximum storage and organization

Luxurious Primary Suites & Baths

- **Spa-like Primary bath with a stunning free-standing 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 in Primary Suite (per plan)
- Double undermount sink bowls in Primary Bath & Secondary Bath (per plan)
- Elegant granite vanity tops in Primary Bath
- **Elongated, soft-close commodes in all baths**

Striking Exteriors

- Professionally designed, architecturally unique exteriors with stone, stucco and brick masonry on 3 sides (per plan)
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- Elegant 6-panel mahogany front door and 8' front and patio doors
- Garage doors with remote controlled openers
- Disc lights throughout home to adjust lighting for everyday needs
- **Large covered patios ideal for outdoor living and gatherings (per plan)**
- 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 that conveniently care for your lawn
- 6' Cedar privacy fence
- Seamless gutters at front of home for water diversion (per plan)
- Architectural dimensional shingles

Sophisticated Interiors

- Thoughtfully designed floorplans and options to allow for personalization
- Optional bonus rooms and many second floor configurations available for flexible living (per plan)
- **10ft ceilings with option to raise to 11ft ceiling with 8ft 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, study and media room (per plan) creates a seamlessly connected home
- Prewire for security system allows you to easily install security and peace of mind for your home
- **Elegant 5 1/4 in. colonial baseboards and 4in 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 bathrooms
- Durable soil resistant carpet on 3/8 inch pad for ultimate comfort
- Blocking and wiring for future ceiling fans at all bedrooms & gameroom
- Ceiling fan with light kit and speed control in family room, master bedroom and patio
- Brushed nickel Kichler light fixtures throughout home
- **White pedestal sink with Delta chrome fixtures in powder bathroom**
- R-11 batt insulation at plumbed walls

Safety & Energy Efficient Features

- High efficiency 16 SEER air conditioning system with natural gas heating
- 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 foundations and frame
- Weather-conscious measures around the foundation, windows and exterior doors to reduce air infiltration
- Vinyl Low-E double pane insulated windows lets light in but keeps heat out
- Energy-Saving LED bulbs throughout home (locations per plan)

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