

# Polo Ridge



Standard Features – Presidential Series | Jefferson, Kennedy, Lincoln, Roosevelt, Johnson, Harrison

## 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 appliance package including **built-in 30 in. gas cooktop**, vent hood, microwave and dishwasher and built-in electric oven.
- Modern-looking stainless steel double bowl kitchen sink provides ample space for large pots and pans while sleek lines.
- 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 family gatherings
- **Elegant, clean-lined 42" designer cabinets.**
- Pre-installed connection for icemaker
- LED disk lighting (per plan) to create the optional lighting.

### Luxurious Primary Suites & Baths

- **Spa-like Primary bath with a relaxing garden tub. Separate shower with ceramic tile surround, mudset tile floor, and glass shower enclosure with optional luxurious free standing tub available (per plan)**
- Delta chrome plumbing fixtures in Primary Bath
- Spacious, walk-in dual closets at Primary bath (per plan)
- Double oval 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 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
- 8 ft. Fiberglass front door makes a statement with curb appeal
- 8 ft. garage doors and remote control openers, includes windows and hardware
- Large covered patios ideal for outdoor living and gatherings (per plan)
- Coach light and address plaque at front of home
- 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 and 1-3' gate.
- 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)
- Dramatic 10 ft. and 11ft. ceilings with stunning tray accents on first floor (per plan)
- **Impressive 8 ft. 6-panel 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, master bedroom, Study & Media Room (per plan) creates a seamlessly connected home
- Keyless deadbolt allows you to easily install security & peace of mind for your home
- Elegant 4 1/4 in. MDF baseboards and 4 1/4 in. door casing
- Luxurious 3/8 in. carpet pad creates comfort throughout your home.
- Hand-laid ceramic tile flooring in foyer, mud room, kitchen/breakfast room, utility, and all baths
- 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
- 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 & master bedroom
- Kichler light fixtures throughout
- White pedestal sink with Delta chrome fixtures in powder bath

### Safety & Energy Efficient Features

- **Homes include Energy Star products such as R8 ducts, R49 attic blown insulation, and natural gas at 96% AFUE**
- High efficiency 16 SEER (seasonal efficiency ratio) air conditioning system with natural gas heating
- Digital programmable thermostat for consistency of heating and cooling
- R-11 insulation in interior plumbing walls and R-22 in all sloped ceilings
- R-13-19 (per plan) fiberglass batts in exterior walls
- **High efficiency Rheem tankless hot water heaters for endless hot water and saves space and utility costs.**
- Smoke and carbon monoxide detectors with battery backup for continuous operation
- Professionally engineered foundations and frame designs
- Weather-conscious measures around windows and exterior doors to reduce air infiltration
- Vinyl Low-E double pane insulated windows lets light in but keeps heat out

Rev. 2.16.24



GFO Home reserves the right to change plans, specifications and pricing without notice in its sole discretion. Standard features may vary as supply, vendors and pricing changes. Please see Sales Representative for additional information and to confirm current specs. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.