POLO RIDGE

PRESIDENTIAL SERIES STANDARD FEATURES

GFO HOME

THE GFO 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 stainless steel appliance package including built-in 30 in. gas cooktop, vent hood, microwave and dishwasher, and built-in electric 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
- Modern double basin 50/50 stainless steel undermount sink with a single lever faucet & pull out sprayer, and garbage disposal for easy clean up
- Pre-installed connection for icemaker
- LED disk lighting (per plan) to create optimal lighting
- Large walk-in pantry with deep shelving (per plan) for added storage and organization

LUXURIOUS PRIMARY SUITES & BATHS

- Spa-like primary bath with a relaxing freestanding tub & separate shower with ceramic tile surround, mud set tile floor, and frameless glass shower enclosure
- Delta satin nickel/stainless steel plumbing fixtures at primary bath and powder bath (per plan)
- Spacious, walk-in closets with seasonal closet rods at primary closet
- Double undermount sink bowls in primary bath and select secondary baths (per plan), and white pedestal sink in powder bathroom
- Elegant granite vanity tops in primary and secondary baths
- 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 colors for endless combinations and a truly distinctive look
- Elegant 8 ft. 6-panel mahogany front door
- 2-Car garage gives you plenty of space for cars, equipment, & storage
- 8 ft. garage doors and remote control openers, includes windows and hardware
- Large covered patios with ceiling fan ideal for outdoor living areas and enjoying time with family (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
- Seamless aluminum gutters on all 4 sides of home for water diversion
- Architectural 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. 2-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
- Stylish Decora rocker light switches
- Elegant 5 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, primary bedroom, & patio
- Brushed nickel light fixtures throughout

SAFETY & ENERGY EFFICIENT FEATURES

- High efficiency tankless hot water heaters for endless hot water and saves space and utility costs
- High efficiency 15.2 SEER2 (seasonal efficiency ratio) air conditioning system with natural gas heating
- Digital programmable thermostat for consistency of heating and cooling
- Homes include energy efficient products such as R8 ducts, R49 attic blown insulation, and natural gas at 96% AFUE
- R-11 fiberglass batts in interior plumbing walls and R-13-19 (per plan) fiberglass batts in exterior walls
- R-38 insulation in all flat ceilings and R-22 in all sloped ceilings
- Smoke and carbon monoxide detectors with battery backup for continuous operation
- Halo Select Smart Lock & Keypad on all front doors for security, safety, and convenience
- 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

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