

# Walsh



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
- Energy Star rated homes

### Chef-Inspired Kitchens

- Reliable, high-quality stainless steel appliance package including **built-in 30 in. gas cook-top**, stainless steel vent hood, microwave, dishwasher and built-in electric oven.
- Modern-looking stainless steel double 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 and drawers**
- 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 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 dual closets at Primary (per plan)
- Double oval 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 and elevations with stone, stucco and brick masonry on all 4 sides of home's first floor
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- Elegant 6-panel mahogany front door
- 2-car garage gives you plenty of space for cars, equipment and storage.
- 8 ft. garage doors with remote controlled openers (per plan)
- Large covered patios for outdoor living and gatherings**
- Coach light and address plaque at front of home for a finishing touch
- Upgraded professional landscape package with premium shrubs (sizes vary), hard-wood mulch and two trees
- Fully sodded front, side and rear yards, create lush spaces for pets, recreation and fun
- 6' Board on Board Cedar fence with Steel post, 2x8 cap and 1x4 trim, stained
- Automatic irrigation system at front, side, and rear yards
- Seamless aluminum gutters on all 4 sides 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 (first floor only)**
- Walsh Ranch Home Automation System
- Stylish 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 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
- Kichler light fixtures throughout
- White pedestal sink with Delta chrome fixtures in powder bath

### Safety & Energy Efficient Features

- Homes include energy efficient products such as R8 ducts, R49 attic blown insulation, and natural gas at 96% AFUE**
- High Efficiency 16 SEER (seasonal energy efficiency ratio) air conditioning system with natural gas heating
- Digital programmable thermostat for temperature consistency
- 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 framing techniques for structural integrity
- 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

