

Crescent Bluff



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 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
- Pre-installed connection for icemaker
- Option to upgrade to a gas cooktop with 120 gallon propane tank

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 closets in Primary Suite (per plan)
- Double 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 3 sides (per plan)
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- 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 much, and one tree
- Fully sodded front and rear yards create lush spaces for pets, recreation, and fun, with beautiful river rock on sides (per lot conditions)
- 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 & game room
- 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 electric 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)

REV 3.19.24



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.