HEIGHTS AT SAN GABRIEL

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 gas cooktop, vent hood, microwave, 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 and elevations with stone, stucco, brick masonry, and board & batten on 3 sides of home (per elevation)
- Wide selection of exterior colors for endless combinations and a truly distinctive look
- Elegant 6-panel mahogany front door
- Insulated 8 ft. finished garage doors with remote controlled openers
- Large covered rear 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 for a finishing touch
- Upgraded professional landscape package with premium shrubs (sizes vary), hardwood mulch and two trees
- Fully sodded front, side, 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 at sodded areas conveniently cares for your lawn
- Seamless aluminum gutters on front 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 11 ft. ceilings with stunning tray accents on first floor (per plan)
- Impressive 8 ft. 2-panel interior doors on first floor
- Structured wiring package which includes: 20 in. networking panel, Cat6e wiring for data / phones and RG-6 cabling for TV in family room, primary bedroom, study & media room (per plan) creates a seamlessly connected home
- Stylish Decora rocker light switches
- Elegant 5 1/4 inch colonial baseboards and 4 inch door casing
- Durable soil resistant carpet on ⅜ " in. pad for ultimate comfort
- 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
- Hand-laid ceramic tile flooring in kitchen, utility, mud room, and all baths
- Blocking and wiring for future ceiling fans at all bedrooms & game rooms
- Ceiling fan with light kit and speed control at family room, primary bedroom, study, and patio (per plan)
- Brushed nickel light fixtures throughout

SAFETY & ENERGY EFFICIENT FEATURES

- High Efficiency 15.2 SEER2 (seasonal energy efficiency ratio) air conditioning system with electric heating
- Safe, reliable and environmentally friendly 120 gallon propane tank on each homesite (for gas cooktop)
- Digital programmable thermostat for temperature consistency
- 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
- Pre-plumbed for water softener system to allow for convenient future installation and improved water quality
- Professionally engineered framing techniques for structural integrity
- Weatherization measures around foundation, 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
- Tanked Electric Water Heater

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