

Standard Features – Lone Star Series | Emory, Bluebonnet, Nelson,

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 stainless steel appliance package including **built-in 36 in. gas cook-top**, stainless steel vent hood, microwave, dishwasher and built-in electric oven.
- Modern-looking stainless steel single 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 featuring stacked upper cabinets, soft close doors, and drawers for a smooth and quiet close every time.
- 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 relaxing freestanding tub & separate shower with ceramic tile surround, mud set tile floor, and glass shower enclosure.**
- Delta chrome plumbing fixtures in primary bath.
- Spacious, walk-in closets in primary bath.
- Double, rectangular undermount sink bowls in all baths.
- 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 all 4 sides of home's first floor (per plan).
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look.
- 8 ft. double entry 3 lite mahogany front door makes a statement with curb appeal.
- **3-car garage gives you plenty of space for cars, equipment and storage.**
- 8 ft. garage doors with remote controlled openers.
- Large covered patios for outdoor living and gatherings.
- Coach light and address plaque at front of home for a finishing touch.
- Professional landscape package with premium shrubs (sizes vary), hardwood mulch and two trees.
- Full sod and irrigation package for your front, side, and a generous portion of your backyard up to 50% of the lot, create lush spaces for pets, recreation and fun.
- Automatic irrigation system at all landscaped areas.
- 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.
- Warm and elegant wood flooring at entry, formal dining, and study (per plan).
- Optional rooms and many structured configurations available for flexible living (per plan).
- Dramatic 11ft. and 12ft. ceilings with stunning tray accents on first floor (per plan).
- **Impressive 8 ft. 6-panel Riverside-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, Primary Bedroom, Study & Media Room (per plan) creates a seamlessly connected home.
- Stylish Decora 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 1/2 in. carpet pad creates comfort throughout your home.
- 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 and game rooms.
- Brushed nickel ceiling fan with light kit and speed control at family room, primary bedroom, and study (per plan), matte black ceiling fan with light kit and speed control at back patio.
- Kichler light fixtures throughout.
- Vanity Cabinet with Delta chrome fixtures in powder bath.

Safety & Energy Efficient Features

- High Efficiency 16 SEER (seasonal energy efficiency ratio) air conditioning system with heat pump heating.
- Digital programmable thermostat for temperature consistency.
- On-site septic system on each homesite provides long-term, reliable energy efficient wastewater treatment for your home.
- Safe, reliable, and environmentally friendly 500 gallon propane tank on each homesite.
- 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.**
- Pre-plumbed for water softener system to allow for convenient future installation and improved water quality
- Professionally engineered foundations and framing.
- 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.

