

Feathergrass

Standard Features



Pinnacle Series | 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

Chef-Inspired Kitchens

- Reliable, high-quality appliance package including a built-in **gas cook-top** with 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 friend and family gatherings
- Elegant, clean-lined 42" designer cabinets with 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 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 Suite (per plan)
- Double rectangular 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 with stone, stucco on 3 sides (per plan)
- Wide selection of exterior trim colors for endless combinations and a truly distinctive look
- Elegant 6-panel mahogany front door
- 3-car garage gives you plenty of space for cars, equipment and storage
- Insulated 8ft finished garage doors with remote controlled openers
- Large covered rear patios with LED lights and ceiling fan ideal for outdoor living areas and enjoying time with family
- 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 three 65 gallon trees
- Full sod on 50% of the lot creates lush spaces for pets, recreation, and fun
- Automatic irrigation system at sodded areas conveniently cares for your lawn
- Seamless aluminum gutters at front of home for water diversion
- 30 year dimensional shingles

Sophisticated Interiors

- Thoughtfully designed floorplans and options
- Optional bonus rooms and many second floor configurations available for flexible living (per plan)
- **Impressive 8 ft. 6-panel Riverside-Style interior doors with textured finish on 1st floor of home**
- 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
- Stylish Decora rocker light switches and outlets throughout
- Pre-wired for security system allows you to easily install security & peace of mind for your home
- Elegant 5 1/4 in. colonial 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, game rooms
- Brushed nickel ceiling fan with light kit and speed control at family room, Primary bedroom, and study
- Brushed nickel Kichler light fixtures throughout
- White pedestal sink with Delta chrome fixtures in powder bath
- R-11 batt insulation at plumbed walls for noise reduction

Safety & Energy Efficient Features

- **High efficiency Rheem gas tankless water heater for endless hot water that saves space and utility costs**
- High Efficiency air conditioning system with electric heating
- 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
- Digital programmable thermostat for temperature consistency
- 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 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

REV 5.9.25



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