

# HIGHLAND VILLAGE

## FREEDOM SERIES STANDARD FEATURES



### 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 appliance package including stainless steel gas range, microwave and dishwasher
- Your personal selection of 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 for inviting atmosphere for family and friend 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
- Large walk-in pantry with deep shelving (per plan) for maximum storage and organization
- LED disk lighting (per plan) to create 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 frameless glass shower enclosure
- Delta satin nickel/stainless steel plumbing fixtures at primary bath and powder bath (per plan)
- Spacious, walk-in closets in primary suite
- 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 with stone, stucco, and brick masonry on all 4 sides (per plan)
- Wide selection of exterior colors for endless combinations and a truly distinctive look
- Elegant 6-panel mahogany front door and 8' front and patio doors
- Garage doors with remote controlled openers
- Disc lights throughout home to provide lighting for everyday needs
- Large covered patios with ceiling fan 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 mulch, and two trees
- Fully sodded front, side, and rear yards create lush spaces for pets, recreation, and fun
- Automatic irrigation system at front, side, and rear yards that conveniently care for your lawn
- 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)
- 10 ft. ceilings with option to raise to 11 ft. ceiling with 8 ft. interior doors (per plan)
- 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, and media room (per plan) creates a seamlessly connected home
- Stylish Decora rocker light switches
- Elegant 5 1/4 in. colonial baseboards and 4in door casing
- 6'8" 2-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, primary bedroom and patio
- Brushed nickel light fixtures throughout home

### SAFETY & ENERGY EFFICIENT FEATURES

- High efficiency tankless hot water heaters for endless hot water and saves space and utility costs
- High efficiency 15.2 SEER2 (seasonal energy efficiency ratio) air conditioning system with natural gas heating
- R-38 insulation in all flat ceilings and R-22 in all sloped ceilings
- R-11 fiberglass batts in interior plumbing walls and R-13-19 (per plan) fiber-glass batts in exterior walls
- 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
- 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)

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