COTTEN CREEK

LONE STAR 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 GE Café stainless steel appliance package including built-in 36 in. gas cooktop, 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 65" 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 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, rectangular undermount sink bowls in primary bath and select secondary baths (per plan)
- 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 of home's first floor (per plan).
- Wide selection of exterior 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
- Insulated 8 ft. finished garage doors with remote controlled openers
- Large covered rear patios with ceiling fan equipped with light kit and speed control, ideal for out-door living areas and enjoying time with family
- Elegant 15 ft. glass slider patio doors for a modern, elevated look
- 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
- Full sod and irrigation package for the front & side yards, and extending 20' ft from the rear of the home in the backyard, create lush spaces for pets, recreation, and fun
- Seamless aluminum gutters on all 4 sides of home for water diversion
- Architectural dimensional shingles

SOPHISTICATED INTERIORS

- Thoughtfully designed floor plans and options allow personalization of your home
- Warm and elegant Revwood flooring at entry, formal dining, and study (per plan)
- Optional rooms and various structural configurations available for flexible living (per plan)
- Dramatic 11 ft. and 12 ft. ceilings with stunning tray accents on first floor (per plan)
- Impressive 8 ft. Riverside-Style interior doors (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
- Chic, modern 60" in Electric Fireplace in the Great Room, elevating the space and providing a beautiful focal point
- Stylish Decora rocker light switches and outlets throughout
- Elegant 5 ¼ in. MDF baseboards and 4 ¼ in. door casing
- Luxurious 1/2 in. carpet pad creates comfort throughout your home
- 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, study, and patio (per plan)
- Brushed nickel light fixtures throughout
- Vanity Cabinet with Delta satin nickel fixture in powder bath

SAFETY & ENERGY EFFICIENT FEATURES

- High Efficiency 15.2 SEER2 (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 120 gallon propane tank on each homesite (for gas cooktop)
- Homes include energy efficient products such as R8 ducts and R49 attic blown insulation
- 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
- 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
- Tanked Electric Water Heater

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