



Garman
BUILDERS



INCLUDED FEATURES

Wynfield at Annville

INTRODUCTION

The following pages will be your introduction to the Included Features in your Garman Builders home. We encourage you to visit our online design studio to learn more about the options available in your home.

Scan the QR code below to learn more!



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Disclaimer: On-screen and printed colors may vary from actual materials. Photos shown include some optional features or upgrades. All products are subject to manufacturer availability. Some selections, products, materials, color and finishes may not be available for every community and floorplan. All specifications are subject to change without notice. Some restrictions may apply. Please see your Community Sales Agent or Design Team Member for more details.

NEIGHBORHOOD FEATURES

Resort Style Amenities, Quality Finishes, & Convenience

For many, retirement is the start of living the life you wish you always had – surrounded by good friends, invigorated by the top amenities, and inspired by everything this next chapter of life offers.

Wynfield at Annville is the only 55+ community where you can find resort-style amenities and luxury finishes well below market price.

At Wynfield at Annville, get a low-maintenance lifestyle with a homeowners' association to take care of exterior maintenance, lawn care, and snow removal.

HOA Regulations: Fencing, swimming pools, and hot tubs are not permitted.

ABOUT THE AREA



Wynfield at Annville is close to everything you need! For a full listing, scan here.

Entertainment | Healthcare | Shopping



Slanted
Curbing



Community
Shade Trees



Public
Water



Natural Gas
Available

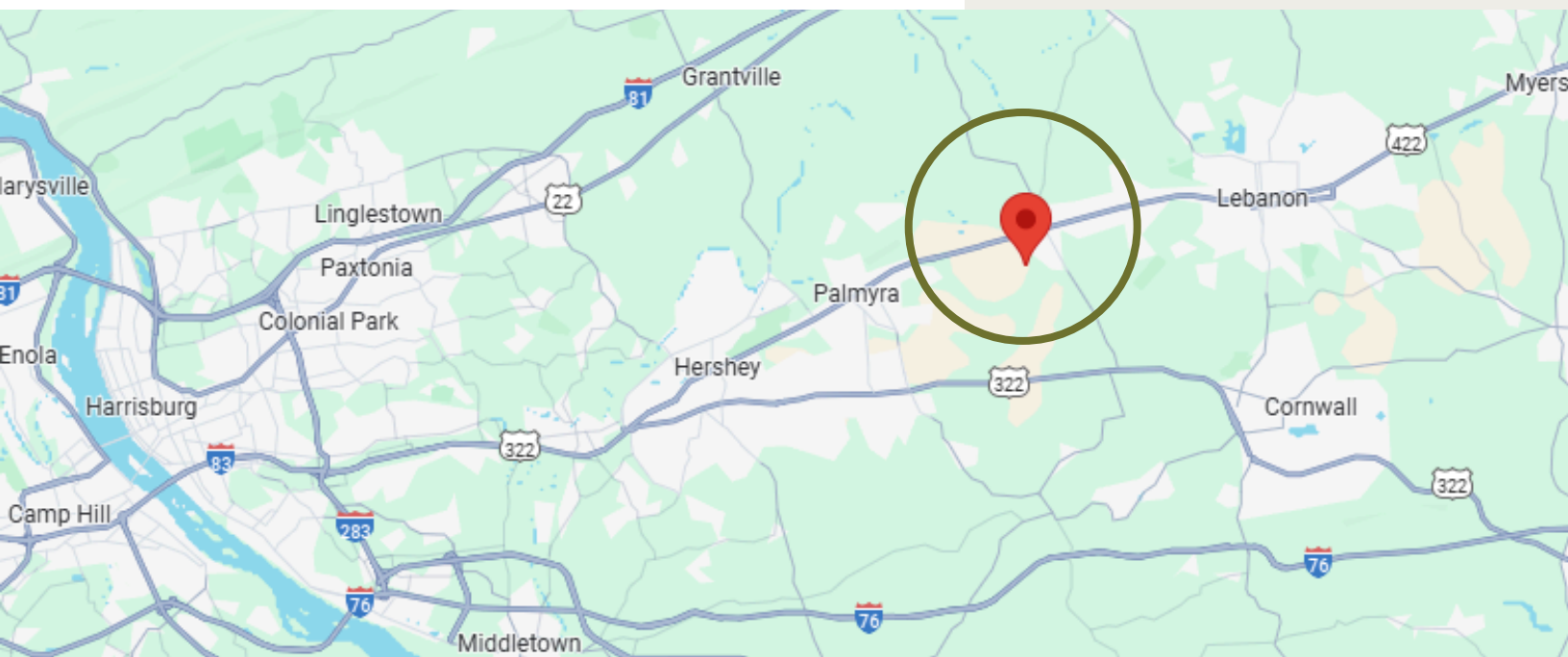
12

Distinct
Floor Plans

\$

\$175 / month
HOA Fee

Rolling hills and farmland views set the stage for a carefree lifestyle!



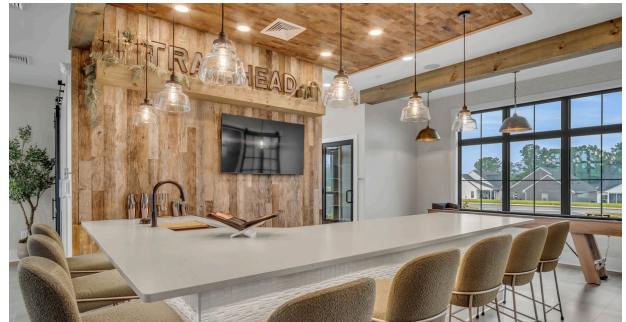
COMMUNITY CLUBHOUSE



Opening in Summer 2025, our exceptional clubhouse at Wynfield of Annville, will be at the heart of the community, serving as a vibrant hub of excitement and relaxation for all residents to enjoy!

AMENITIES

- Clubroom
- Blend & Blossom Cafe
- Bar
- Community Kitchen
- 2 Fitness Areas
- Office
- Covered Patio
- Outdoor Pool & Hot Tub
- Pickleball
- Walking Trails

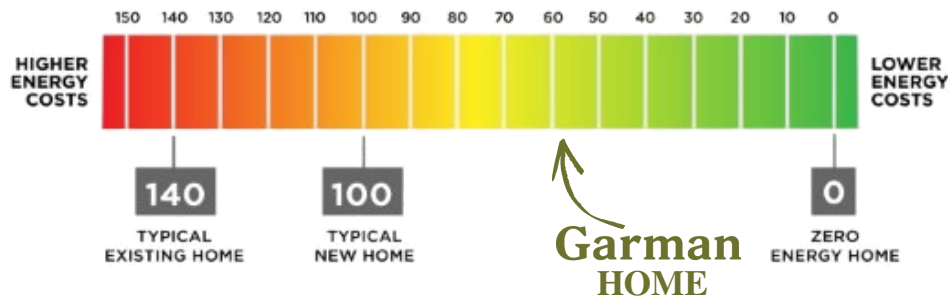


BUILDING SCIENCE & EFFICIENCY

Our Homes are Built on Innovation and Energy Efficiency.

Garman Builders builds a better home with innovative thinking, techniques, and products.

Our plans are meticulously designed with a 'built the way you live' mentality.



Garman homes averages 64 on the HERS scale, making them **37% more efficient than the average home built today.**



Garman's total air leakage score is **33% better than the industry code.**



Our homes feature the Super Seal Air Infiltration Package, delivering **10% higher overall performance compared to standard wall construction.**



BETTER INSULATION

Our continuous insulation outperforms conventional insulation methods, increasing efficiency and longevity.



STRONGER FOUNDATION

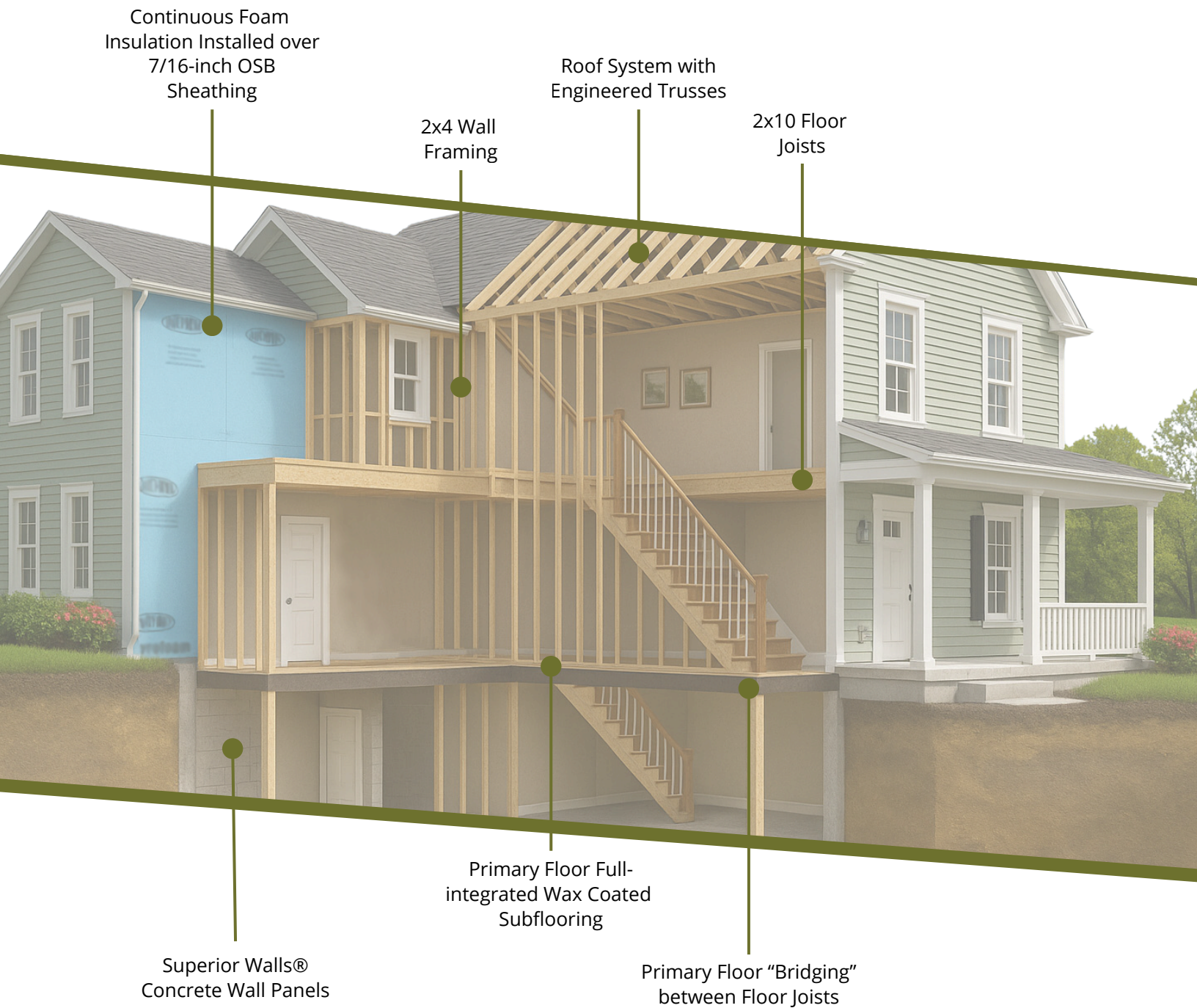
Our homes are built with revolutionary, precision pre-cast foundations using The Superior Wall System to provide insulation and easy expansion capabilities.



MORE COMFORTABLE HOMES

Humidifiers are standard in every Garman Home, decreasing maintenance of walls, paint, and floors, and increasing overall climate comfort.

BUILDING STRUCTURE



BUILDING STRUCTURE

Conditioned air stays
inside structure



Interior
Insulation Covered
with 7/16-inch OSB
Sheathing

1" Continuous
Foam Insulation

Heat & cold prevented from
carrying out of home

Siding

Dew Point Occurs
Outside of Wall Cavity

EXTERIOR WALL INSULATION

Every Garman home is externally
wrapped in a continuous insulated
sheathing panel.

This not only provides energy
efficiency but also allows for
insulation across wall 2x4s.

4" Concrete
Slab

Crushed
Stone

Stacked
Cinder
Block
Foundation

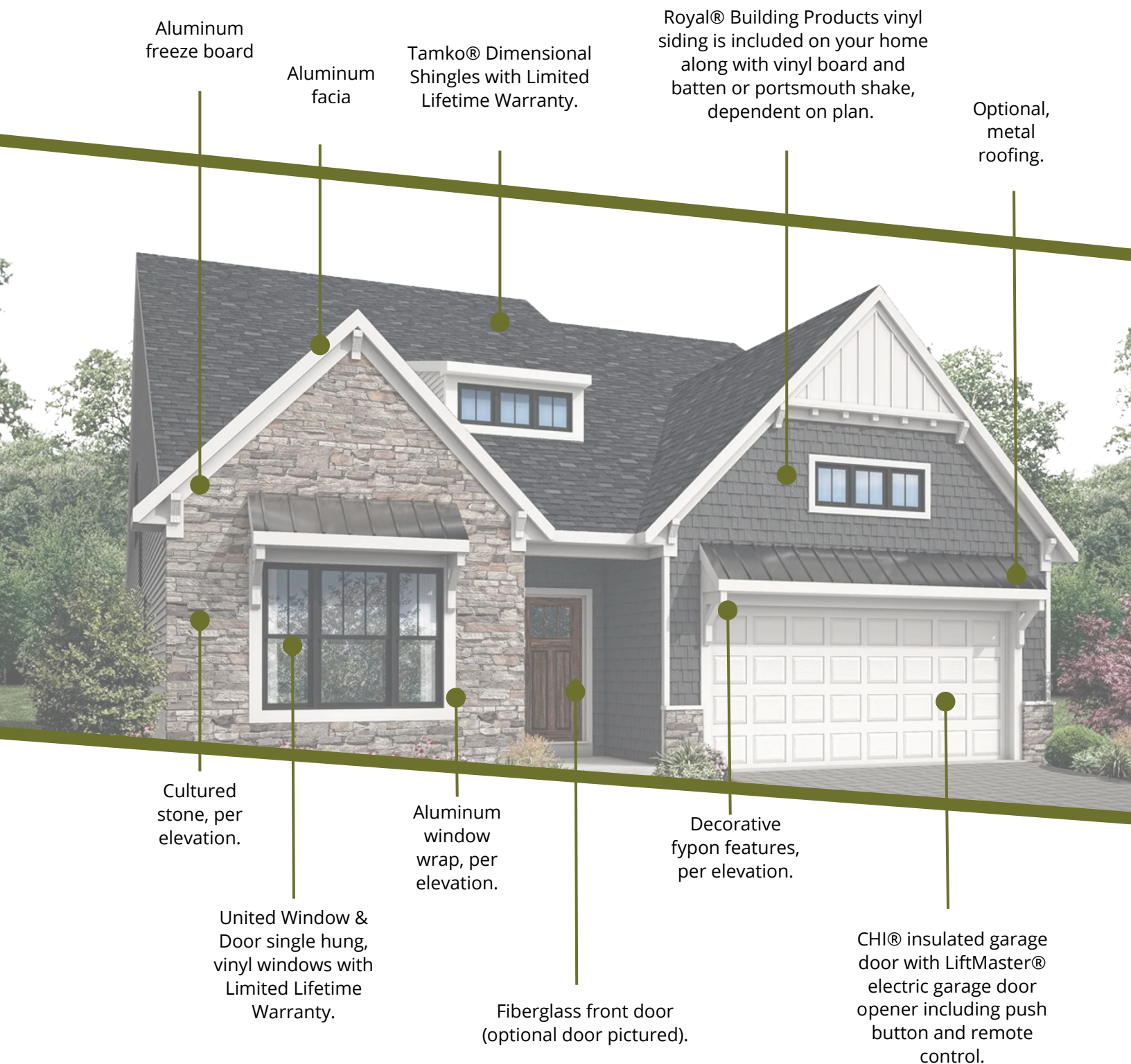
Concrete
Footer

SLAB FOUNDATION

Reinforced concrete footing and pre-cast block walls carry the structural load. Followed by a crushed-stone layer, rigid foam insulation, and 4-inch concrete slab to manage moisture and thermal flow.



INCLUDED EXTERIOR FEATURES



Aluminum
freeze board

Aluminum
fascia

Tamko® Dimensional
Shingles with Limited
Lifetime Warranty.

Royal® Building Products vinyl
siding is included on your home
along with vinyl board and
batten or portsmouth shake,
dependent on plan.

Optional,
metal
roofing.

Cultured
stone, per
elevation.

United Window &
Door single hung,
vinyl windows with
Limited Lifetime
Warranty.

Aluminum
window
wrap, per
elevation.

Fiberglass front door
(optional door pictured).

Decorative
fypon features,
per elevation.

CHI® insulated garage
door with LiftMaster®
electric garage door
opener including push
button and remote
control.

INCLUDED ENTRY FEATURES



*Please note image includes optional features.

INCLUDED KITCHEN FEATURES



*Cabinetry from Woodmont Cabinetry along with granite countertops, hardware included.

*Please note image includes optional features.

INCLUDED BATH FEATURES



Interior Six
Panel Doors

Plate Glass
Mirror

Fiberglass Tub /
Shower Combo

Delta®
Plumbing
Fixtures

Cultured
Marble
Countertops

INCLUDED ELECTRICAL



Half
Bath

SMOKE DETECTORS
Combination carbon
monoxide/smoke
detectors are
hardwired throughout
the home, per code.



Interior
Recessed



Primary
Bath



Dining
Room



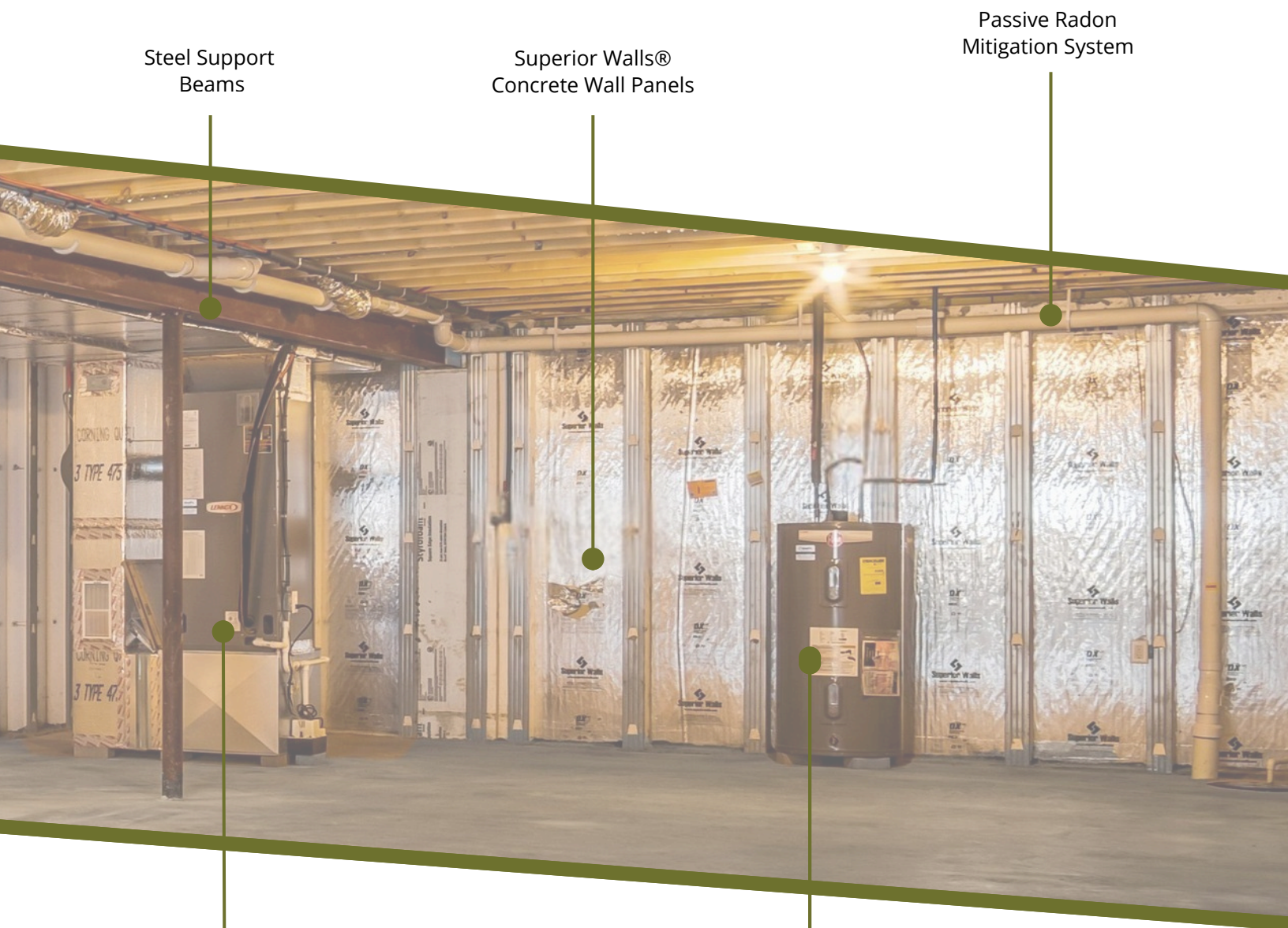
Exterior



- Exhaust fans in every bathroom
- 4 recessed can lights in kitchen
- 3 recessed lights over kitchen island (per plan)
- 1 flush-mount light at front door
- Exterior lights at garage (per plan)
- Progress® light fixtures
- 3 phone or cable jacks
- GFI-protected over the counter outlets



INCLUDED HVAC & PLUMBING



Steel Support
Beams

Superior Walls®
Concrete Wall Panels

Passive Radon
Mitigation System

Lennox® 95% Efficiency
Gas Furnace & Air
Handler, included.

50-gallon
Water Heater

INCLUDED HVAC & PLUMBING



**Bath
Faucet**



Thermostat



**Powder
Bath Sink**



**Kitchen
Faucet**



Toilets



- Frost-free exterior house bibb
- Round front toilets
- 50 gallon electric water heater
- Programmable thermostat
- Efficient MERV 8 air filters
- Passive radon mitigation system

ONLINE DESIGN STUDIO

Garman
BUILDERS

[Register](#) [Sign In](#)

My Dream Home: My Dream Home: My Dream Home

- Home
- Design Checklist
- Wishlist
- Features
- Design Library



WELCOME TO THE GARMAN BUILDERS ONLINE DESIGN STUDIO!

Making all of the choices of your new home is exciting but can also be an overwhelming task.

To help prepare you for your Design Selections Appointment, scan the below QR code.

You can browse inspirational photos, view our online catalog, add your favorite items(s) to your Wish List and collect product ideas!



- Browse design features for all areas of the home
- Explore your home's Included Features in the design library
- Selections will be automatically shared with your design expert



GET STARTED!



Garman
BUILDERS

VISUALIZER TOOL

FLOOR PLANS MY PROJECTS SAVE SHARE FEEDBACK HELP

57% COMPLETE

< Front Door >

[All Surfaces](#)

APPLIED PRODUCT:
Pewter Green

[VIEW ALL APPLIED](#)



Bryson K-15

3 Beds 1880 Sq Ft
2 Full Baths 0 Half Baths
3 Car Garage 1 Stories

[MORE INFO](#)



[SWITCH TO A-10](#)



[SWITCH TO G-10](#)



[SWITCH TO H-10](#)

Design Your Home with Garman's New Visualizer!

[GET STARTED!](#)



With our new visualizer platform, view exterior options for our most popular models, try out elevation, save your project, and even send to family and friends!



- Try out various floor plans & elevations
- Explore different color and material palettes
- Save and share your projects
- Create a account for easy access to your designs



GET AN **EDGE** WITH GARMAN

At Garman Builders, we set the standard in home construction — combining over 50 years of expertise with innovative building science to deliver better-built, more efficient homes.



EFFICIENCY

Garman homes are HERS tested and proven to be 37% more energy-efficient than today's average home.



DESIGN

By using cutting-edge building science and design, we deliver high-performance homes built for lasting value.



GUARANTEE

We guarantee your settlement date—on time, every time. If we're late, we'll pay you \$150 for every day of delay.



EXCELLENCE

From the ground up, we deliver quality craftsmanship resulting in a home you'll be proud to call your own.





**BUILDING HOMES, COMMUNITIES,
AND CONNECTIONS THAT
POSITIVELY IMPACT THE
LIVES OF OTHERS**



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