

Garman
BUILDERS

INCLUDED FEATURES

Porches of Allenberry

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.

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NEIGHBORHOOD FEATURES

Resort-style Amentities, Easy Access, & Convenience

Leave behind your worries and enjoy carefree living at The Porches of Allenberry.

In our resort-style residential community, every day can feel like a vacation. Surrounded by natural beauty, The Porches of Allenberry boasts beautifully designed single-family style homes, built for the way you live.

At Porches, get a low-maintenance lifestyle with a homeowners' association to take care of landscaping, lawn care, salt, and snow removal.

HOA Regulations: One hot tub per home is permitted in the rear yard. Fences, sheds, and similar structures are permitted with approval.

ABOUT THE AREA

Porches of Allenberry is close to everything you need! For a full listing, scan here.

Entertainment | Healthcare | Shopping

On-Site Fitness Center

On-Site Salt Water Pool

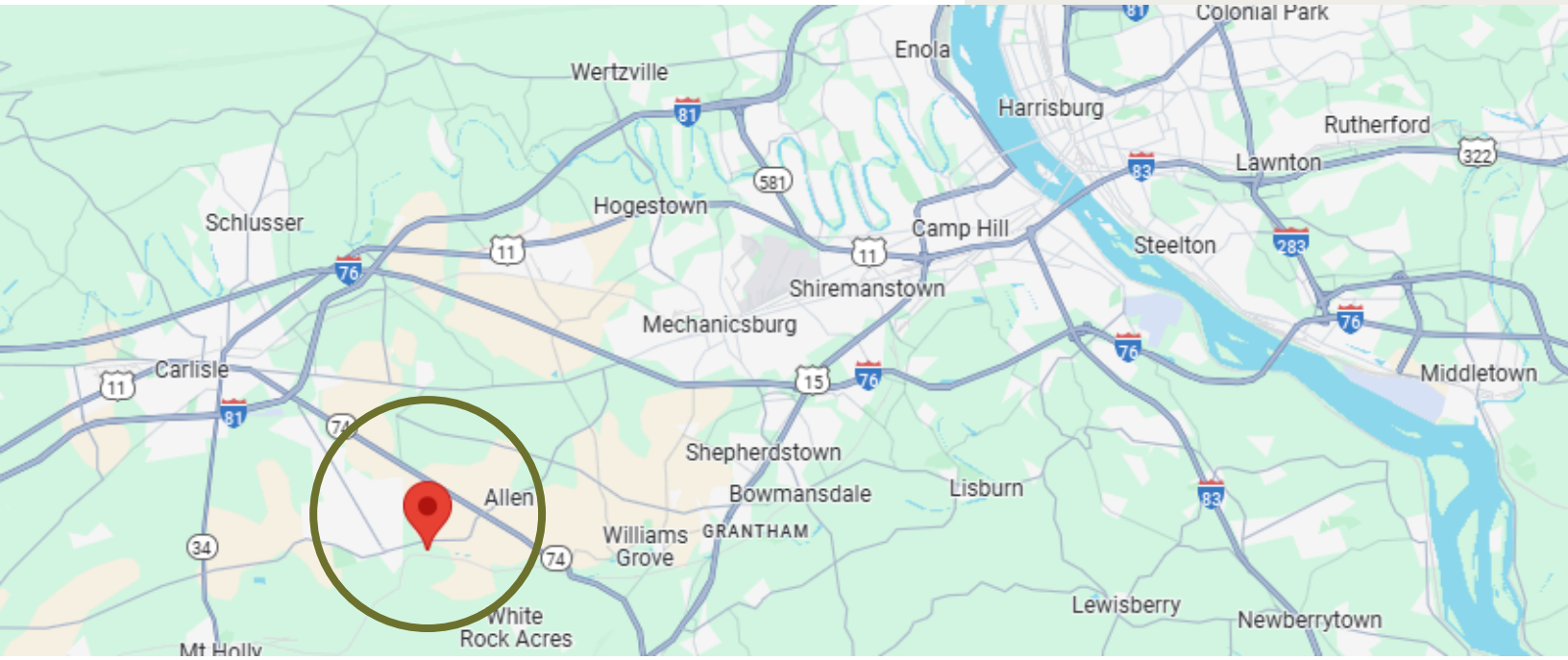
Public Water

Walking Trails

5
Distinct Floor Plans

$
$230 / month HOA Fee

Farmland views and resort-style amenities set the stage for a serene lifestyle!



ALLENBERRY AMENITIES



allenberry
BOILING SPRINGS

ENTERTAINMENT & DINING

- The Playhouse Music Theatre
- Orvis-Endorsed Fly Fishing
- The Barn Restaurant
- The Breeches Cafe
- The Terrace

WELLNESS

- Massage & Facials
- Cold Plunge Experience
- Red Light Therapy
- HALO-IR Halotherapy
- Barrel Sauna
- Hot Tubs

FITNESS

- Swimming Pool
- Pickleball Courts
- Fitness Center





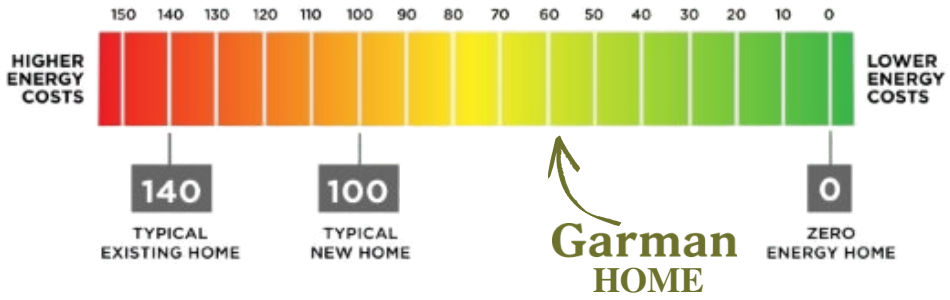


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BUILDING SCIENCE & EFFICIENCY

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.



37% more efficient

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

33% more air-tight

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

10% better insulated

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
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.

**with exception of Breeches plan*

MORE COMFORTABLE HOMES
Humidifiers are standard in every Single-Family Garman Home, decreasing maintenance of walls, paint, and floors, and increasing overall climate comfort.

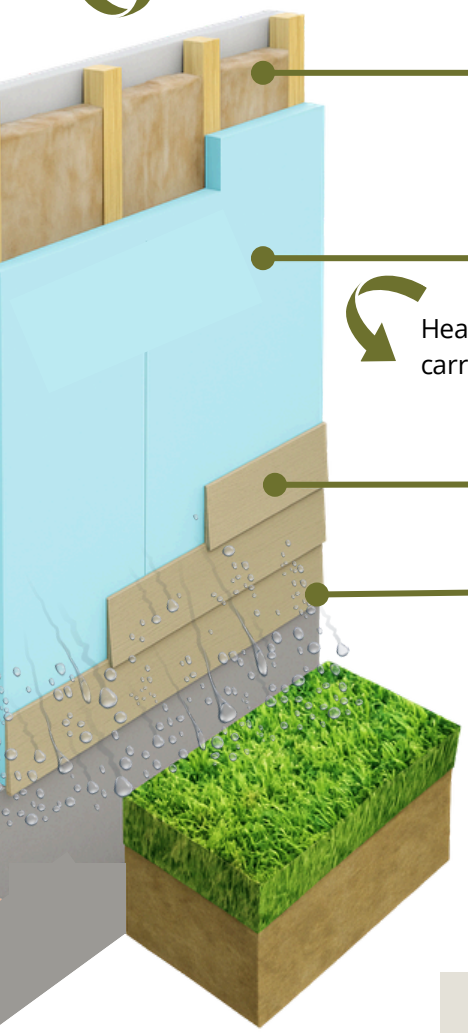
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BUILDING STRUCTURE



BUILDING STRUCTURE

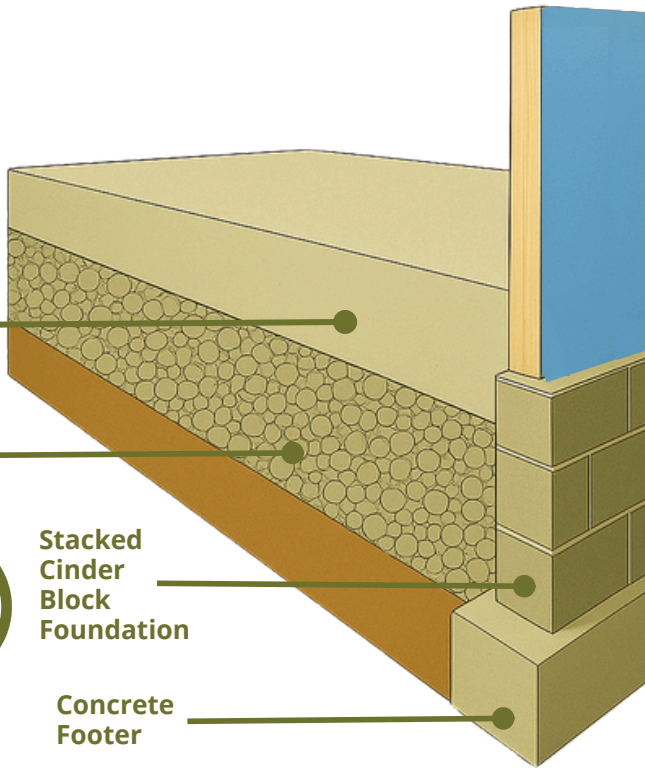
Conditioned air stays inside structure



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.



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



Tamko® Dimensional Shingles with Limited Lifetime Warranty

James Hardie Siding

Optional, metal roofing

CHI® carriage-style insulated garage door with LiftMaster® electric garage door opener including push button and remote control

Aluminum window wrap, per elevation

Fiberglass 3080 Paint Grade Door

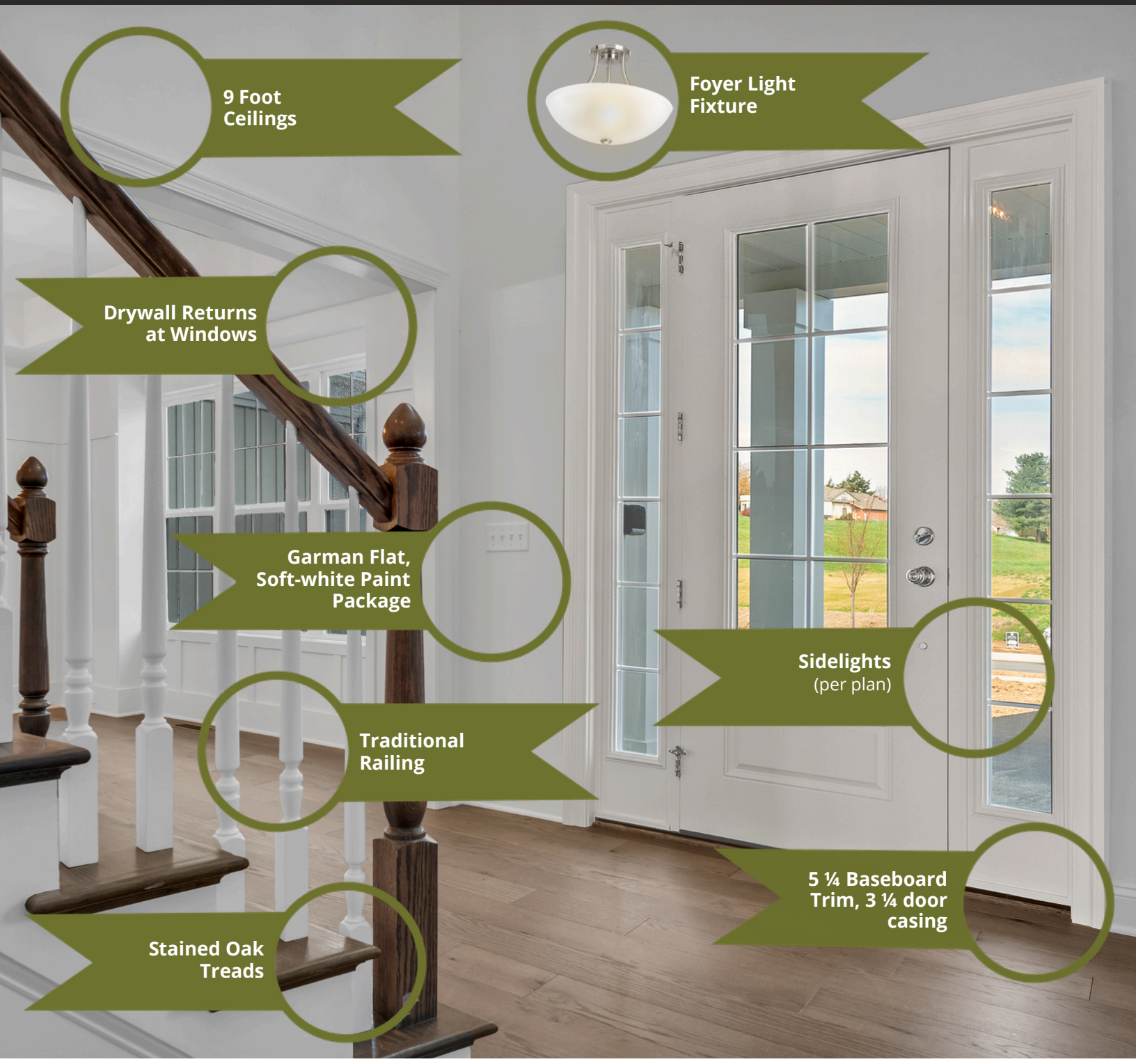
Front porch (design varies per plan)

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

*included brick/ stone around the foundation

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INCLUDED ENTRY FEATURES



*Please note image includes optional features.

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INCLUDED KITCHEN FEATURES



*Cabinetry from Medallion Cabinetry along with granite countertops, hardware included. Soft close doors and drawers included.

*Please note image includes optional features.

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INCLUDED BATH FEATURES



INCLUDED ELECTRICAL



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









- Exhaust fans in every bathroom
- Interior LED recessed can lights in Kitchen
- Recessed lights over kitchen island (per plan)
- Foyer light
- Exterior lights at garage (per plan)
- Progress® light fixtures
- 3 phone or cable jacks
- Photocell Post Light

INCLUDED HVAC & PLUMBING

Passive Radon Mitigation System

Lennox® 14 SEER Heat Pump & Air Handler, included



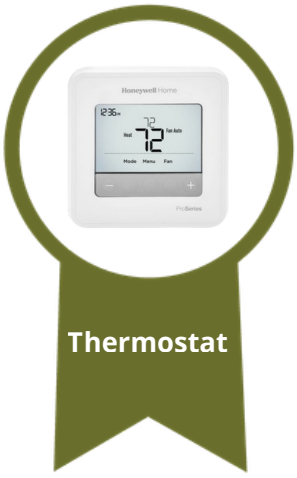
Whole House Humidifer

50-gallon Electric Water Heater

INCLUDED HVAC & PLUMBING



Bath Faucet



Thermostat



Powder Bath Sink



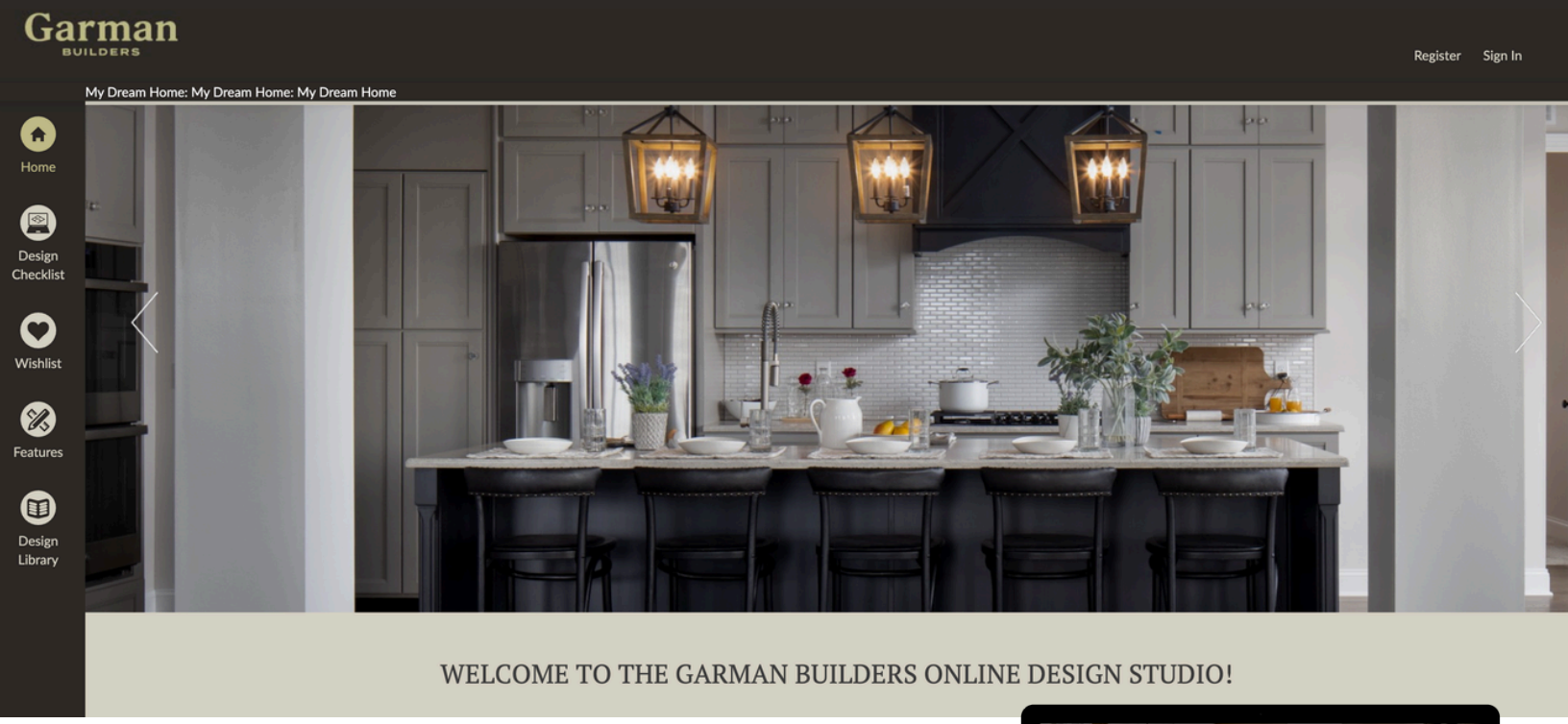
Kitchen Faucet



Toilets

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

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!

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VISUALIZER TOOL



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

Available on Breeches Plan Only

Garman BUILDERS

The Garman EDGE

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.

E — EFFICIENCY

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

D — DESIGN

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

G — GUARANTEE

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

E — EXCELLENCE

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

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

garmanbuilders.com
717-733-4383