



2026

**Garman**  
BUILDERS



# INCLUDED FEATURES

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Wynfield at Annville

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# 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!



**Neighborhood Features** ..... 3

**Community Clubhouse** ..... 4

**Building Science & Efficiency** ..... 5

**Building Structure** ..... 6-7

**Exterior Features** ..... 8

**Interior Features** ..... 9-11

**Electrical** ..... 12

**HVAC & Plumbing** ..... 13-14

**Online Design Studio** ..... 15

**Online Visualizer** ..... 16

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

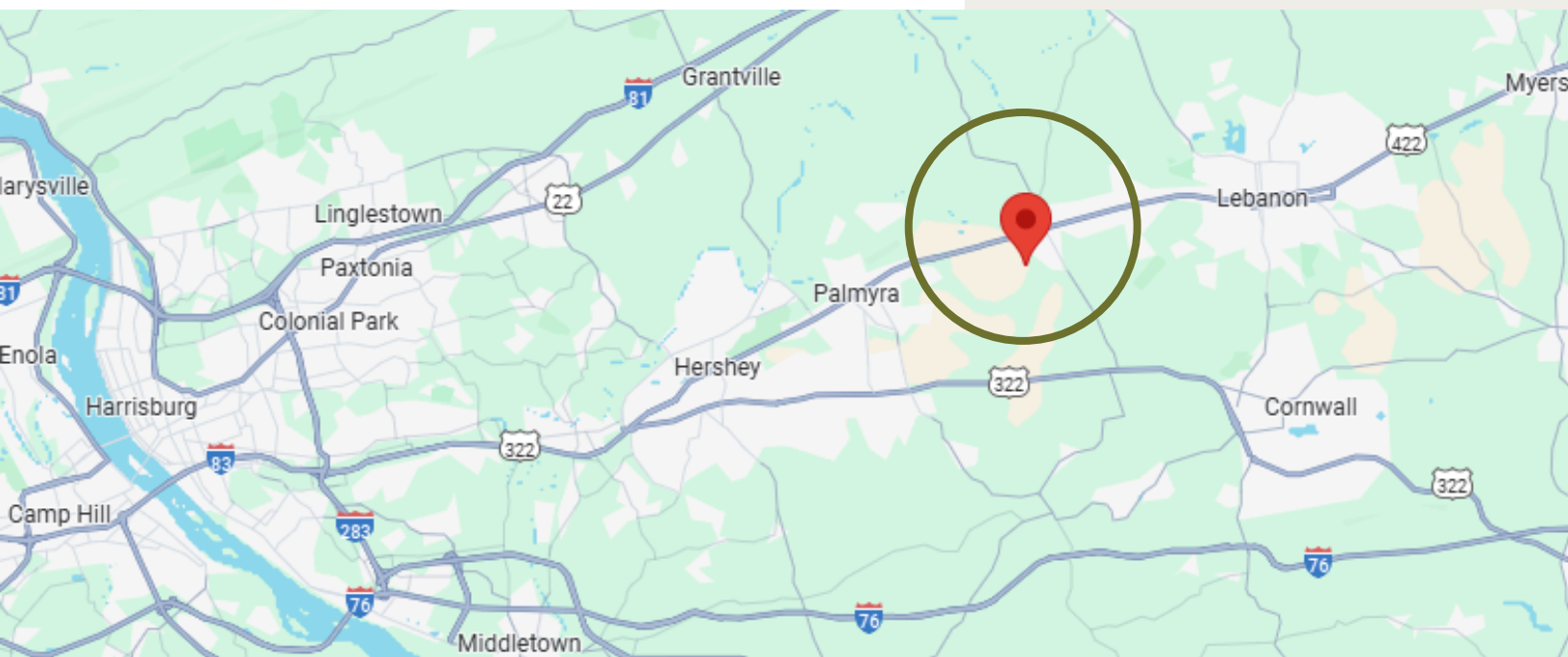
12

Distinct  
Floor Plans

\$

\$225 / month  
HOA Fee

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



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# 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



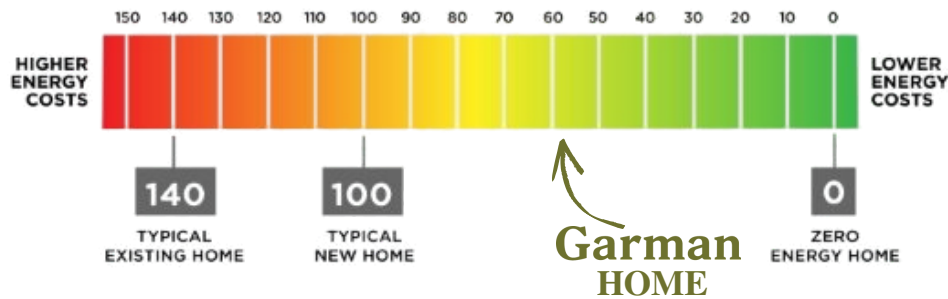


# BUILDING SCIENCE & EFFICIENCY

## 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

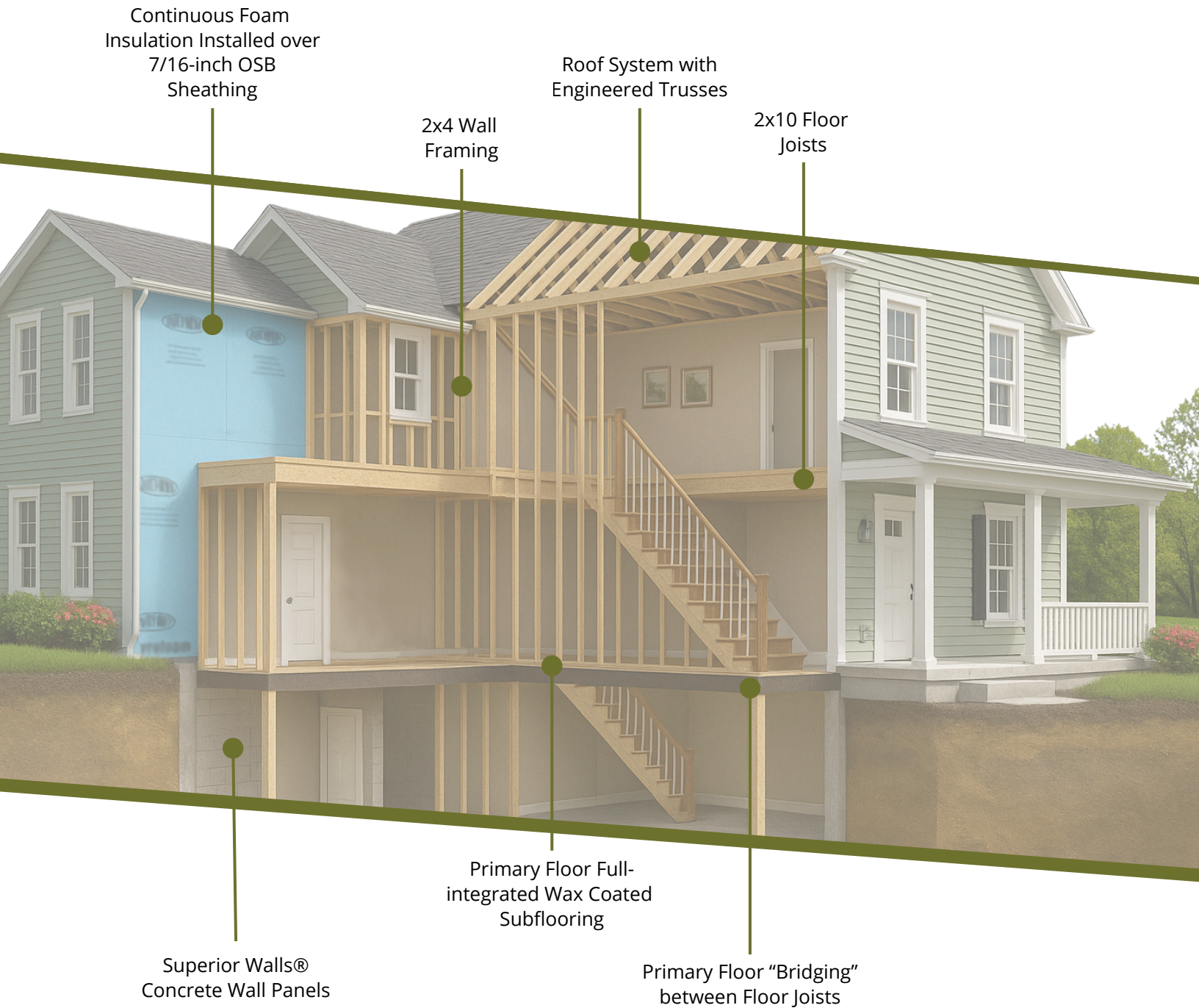
Humidifiers are standard in every Garman Home, decreasing maintenance of walls, paint, and floors, and increasing overall climate comfort.

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# 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

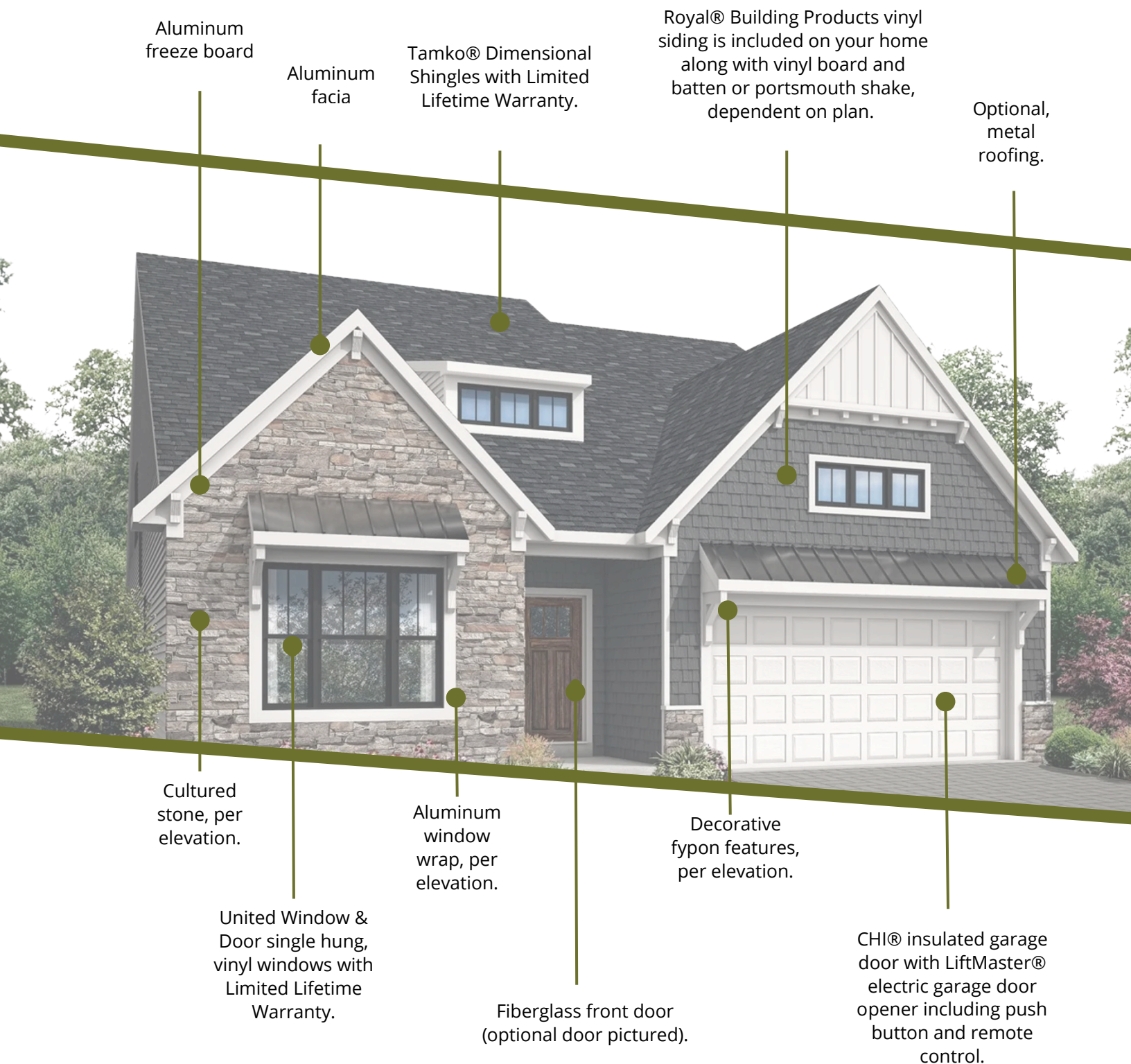
Concrete  
Footer

## 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.

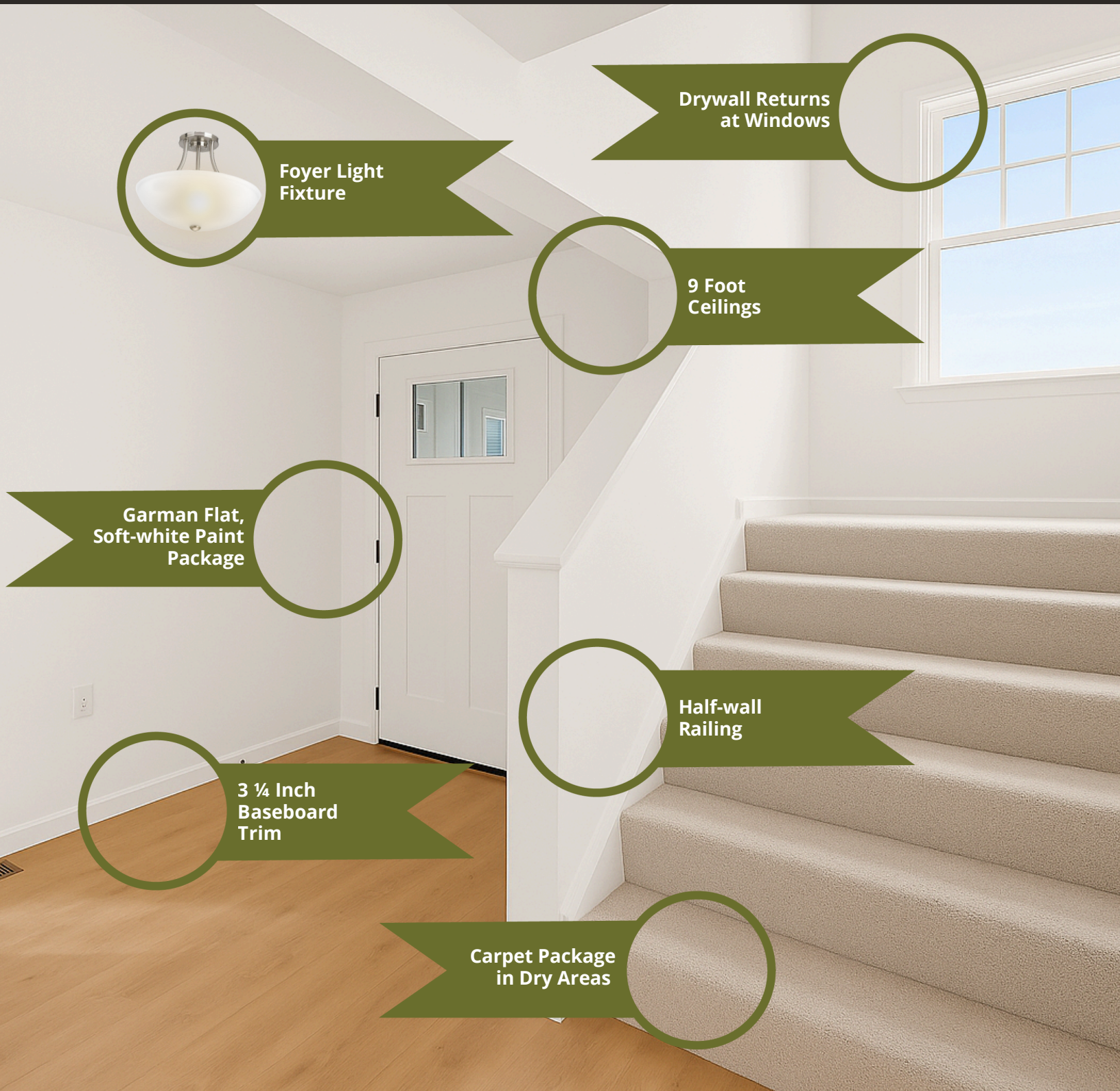


# INCLUDED EXTERIOR FEATURES





# INCLUDED ENTRY FEATURES



**Foyer Light  
Fixture**

**Drywall Returns  
at Windows**



**9 Foot  
Ceilings**

**Garman Flat,  
Soft-white Paint  
Package**



**3 ¼ Inch  
Baseboard  
Trim**



**Half-wall  
Railing**



**Carpet Package  
in Dry Areas**



\*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



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



- 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

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[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!**



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# 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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