Garman
BUILDERS

INCLUDED FEATURES

Autumn Chase

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

Small-town Charm, Easy Access, & Convenience

Welcome to Autumn Chase, where community meets convenience in a family-friendly lifestyle.

With a balance of small-town charm and easy access to exciting cities like Harrisburg, Mechanicsburg, and Lancaster, Autumn Chase offers the best of both worlds.

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

HOA Regulations: Outdoor storage buildings (i.e. sheds etc.) and fencing must be approved by the HOA. No chain-link, wire, net, or stockade fencing permitted. In-ground swimming pools are permitted; however, must be approved by the HOA.

ABOUT THE AREA

Autumn Chase is close to everything you need! For a full listing, scan here.

Entertainment | Healthcare | Shopping

Slanted Curbing

Community Shade Trees

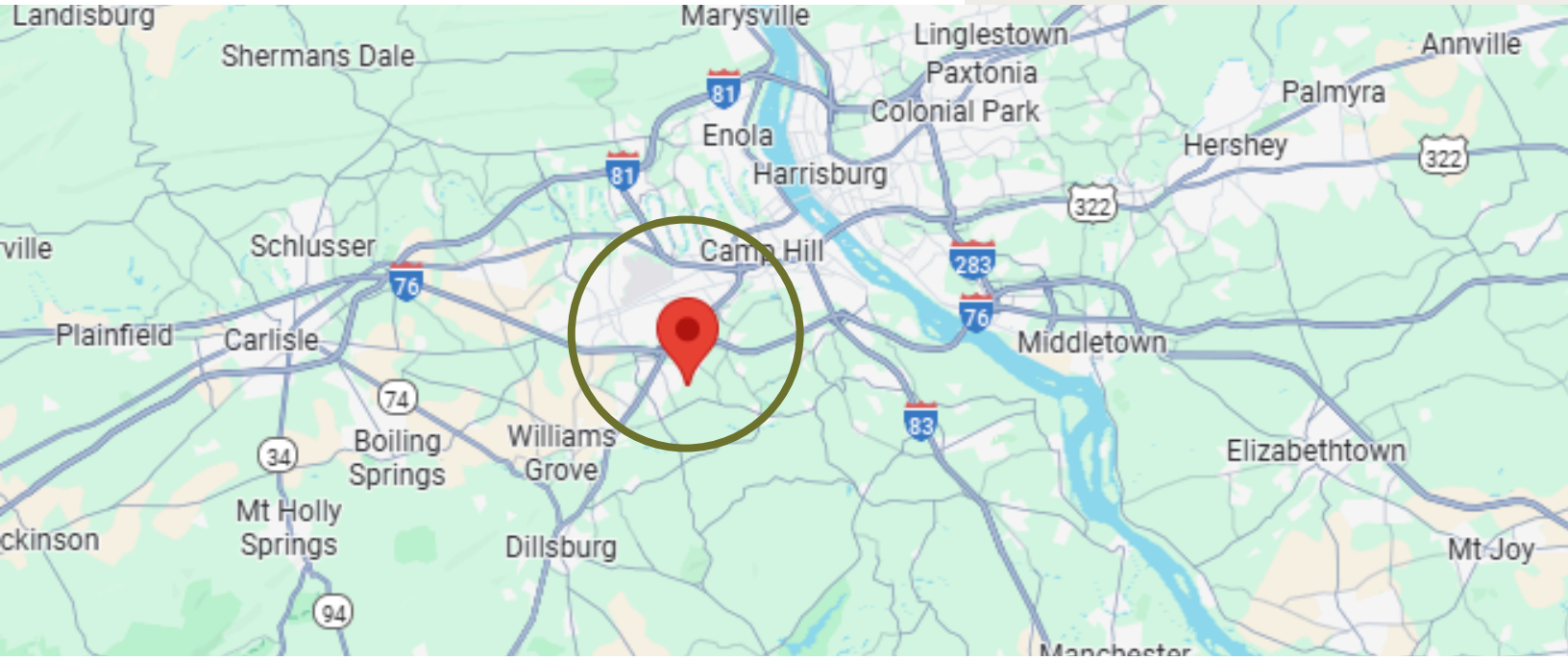
Public Water

Natural Gas Available

19
Distinct Floor Plans

$
$27 / month HOA Fee

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



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LOCAL COMMUNITY

OUTDOOR ACTIVITES

- McCormick Park
- Liberty Forge Golf Course
- Lower Allen Community Park

CULTURAL & EDUCATIONAL

- Whitaker Center for Science & the Arts
- Harrisburg Midtown Arts Center
- Climenhaga Fine Arts Center

TRAVEL

- Harrisburg International Airport
- Lancaster Airport
- Capital City Airport

ENTERTAINMENT & SHOPPING

- Dave & Busters
- Hershey Outlets
- Hersheypark

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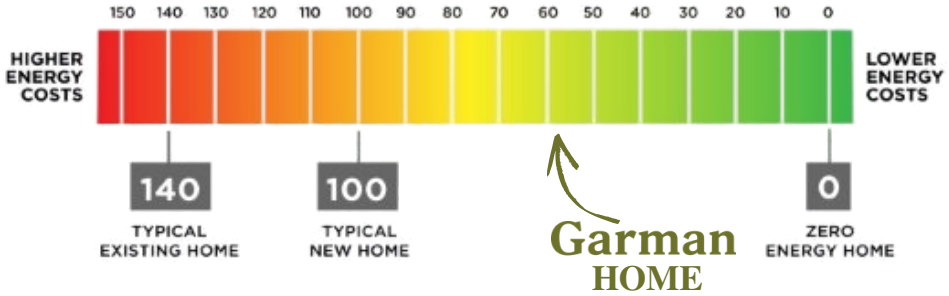
BUILDING SCIENCE & EFFICIENCY

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
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 Single-Family Garman Home, decreasing maintenance of walls, paint, and floors, and increasing overall climate comfort.

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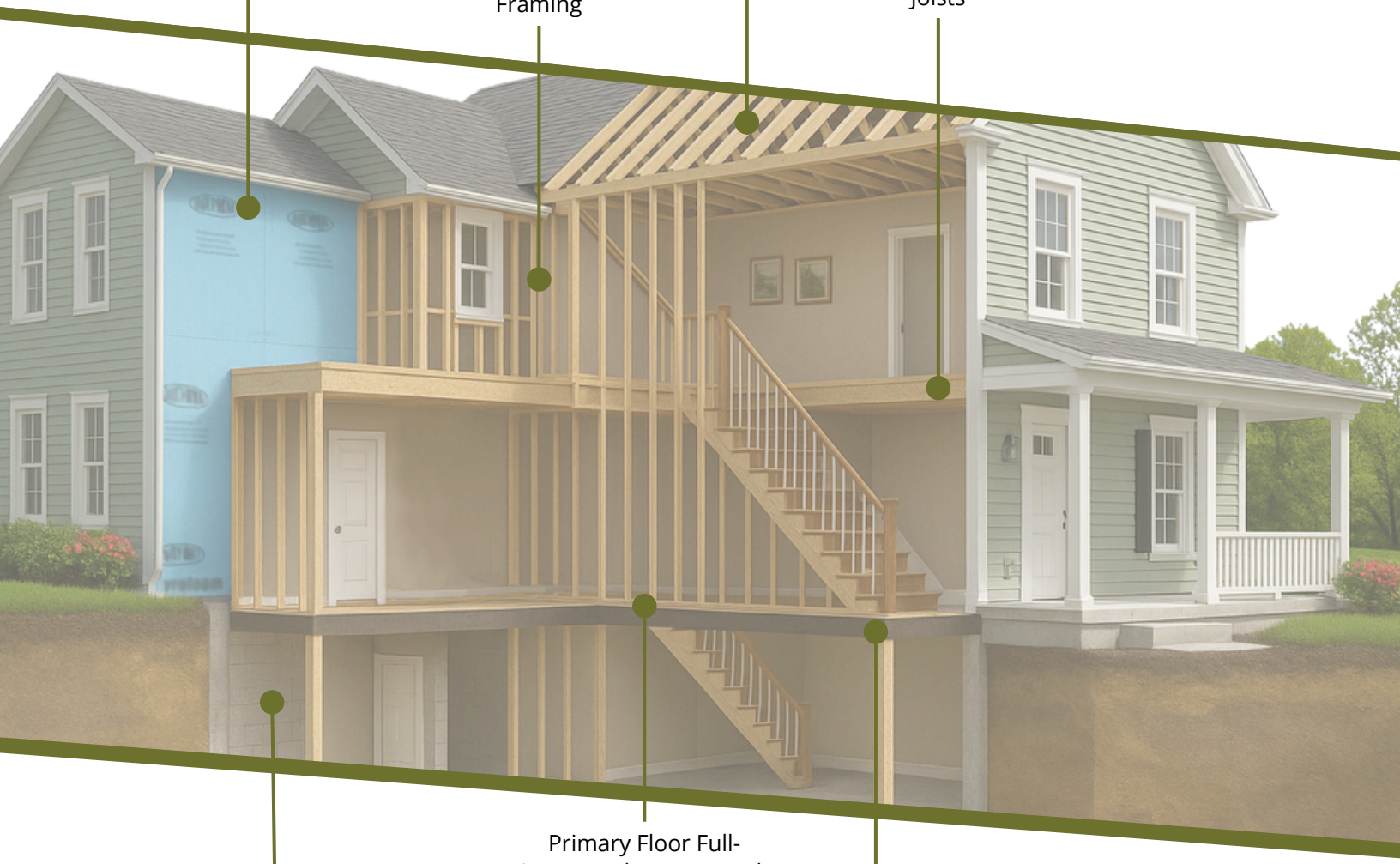
BUILDING STRUCTURE



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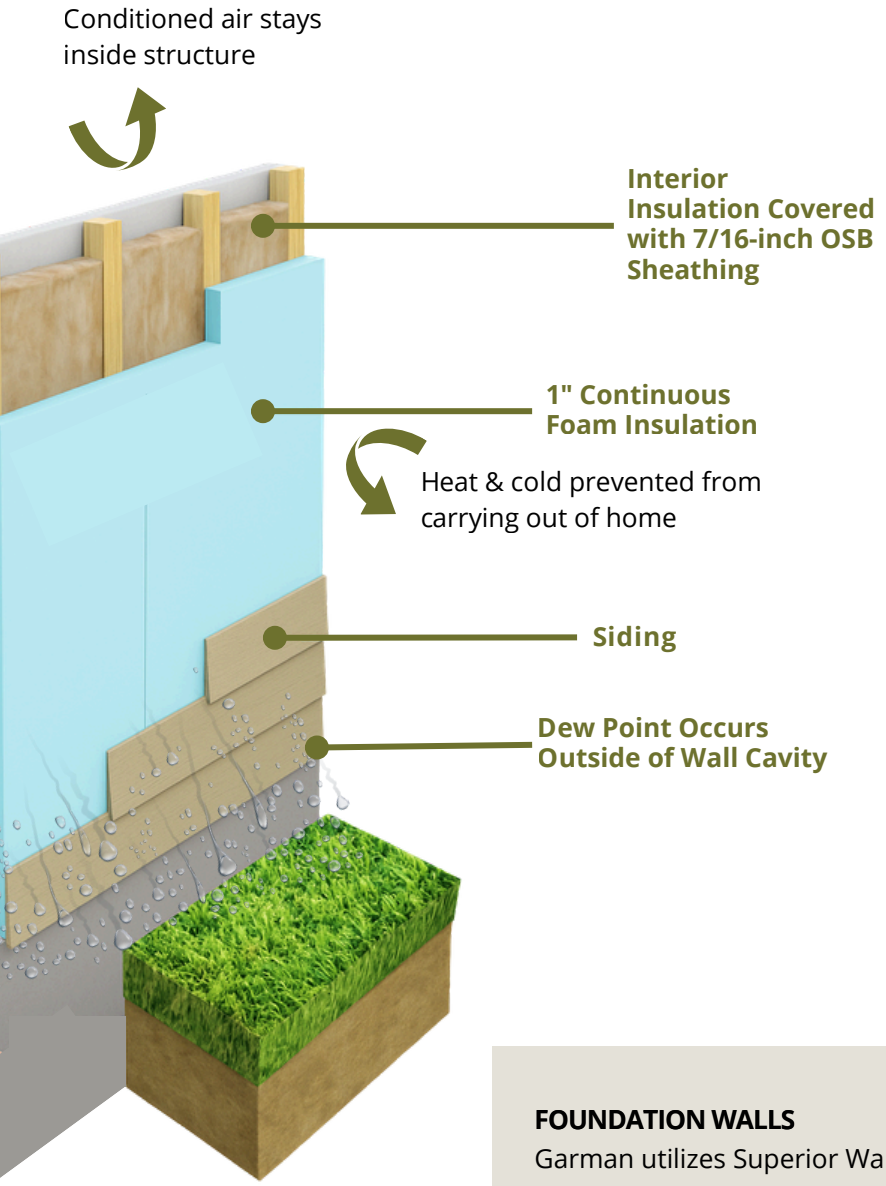
BUILDING STRUCTURE



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.

FOUNDATION WALLS

Garman utilizes Superior Walls® to construct exterior concrete wall panels for each of our homes.

Each wall panel is reinforced with steel rebar for added strength and has full-length insulation built in.

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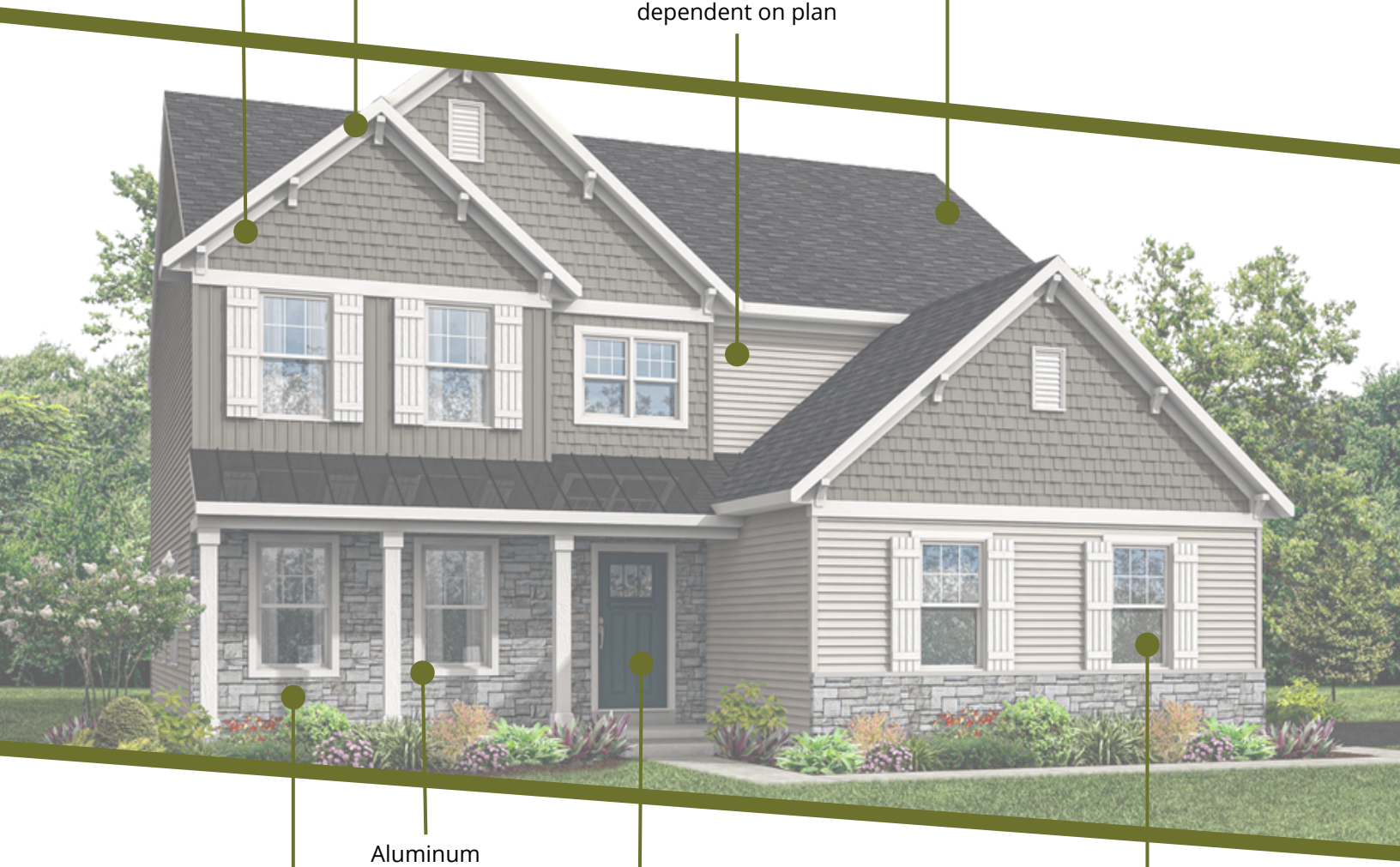
INCLUDED EXTERIOR FEATURES



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INCLUDED ENTRY FEATURES

*Select plans offer 8 foot ceilings

*Please note image includes optional features.

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INCLUDED KITCHEN FEATURES

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

*Please note image includes optional features.

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INCLUDED BATH FEATURES

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

INCLUDED HVAC & PLUMBING

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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

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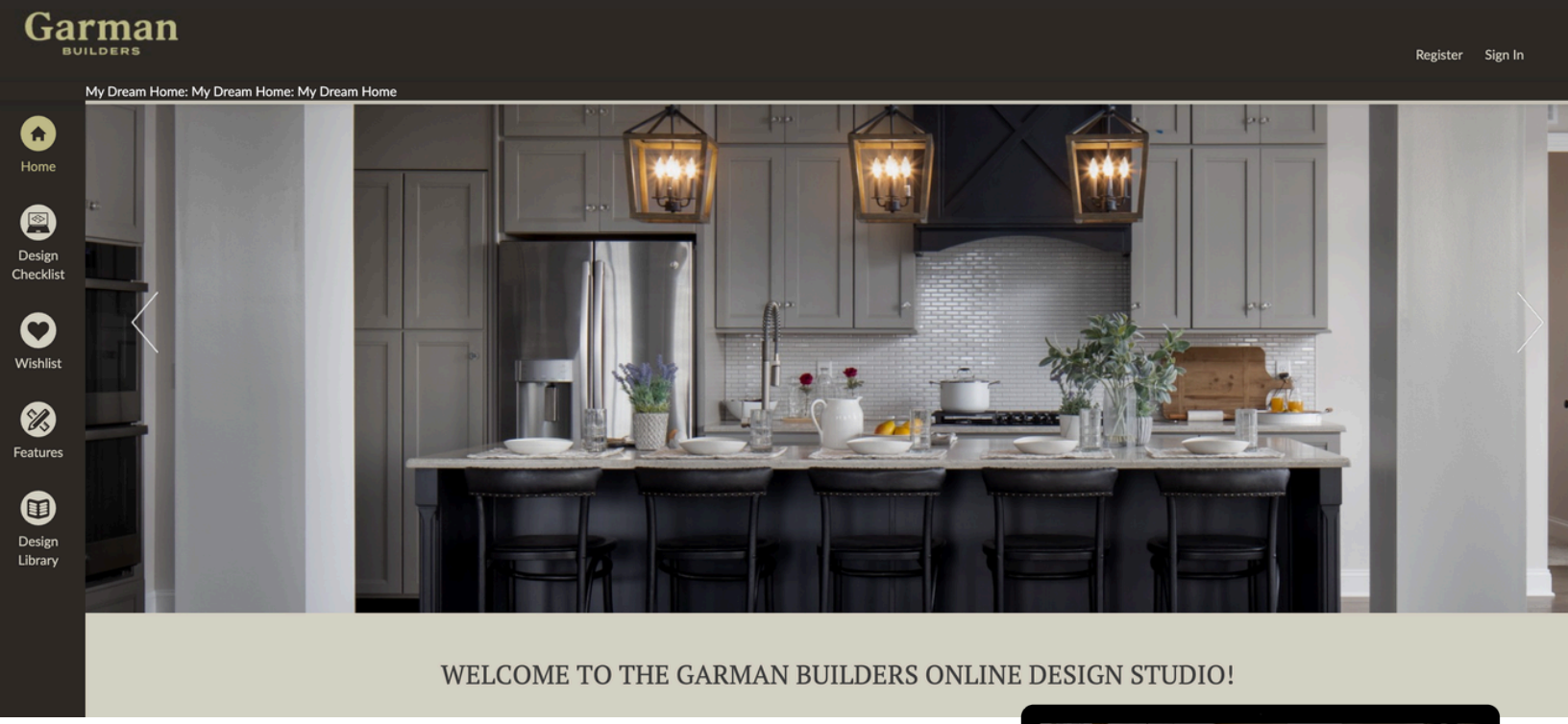
ONLINE DESIGN STUDIO



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

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
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