



2026

**Garman**  
BUILDERS



# INCLUDED FEATURES

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Sagebrook Duplexes

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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!



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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

## Small-town Charm, Easy Access, & Convenience

Welcome to Sagebrook Duplexes, a vibrant 55+ community in Dover, PA!

This age-restricted neighborhood offers beautifully designed duplex homes with customizable options to fit your active lifestyle.

Sagebrook combines peace and small-town charm living with easy access to city conveniences, located just 6 miles from downtown York. Plus, with Harrisburg International Airport only 30 minutes away, travel is simple and convenient.

HOA Regulations: Swimming pools, hot tubs, fencing, and outdoor structures are not permitted.

## ABOUT THE AREA



Sagebrook 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

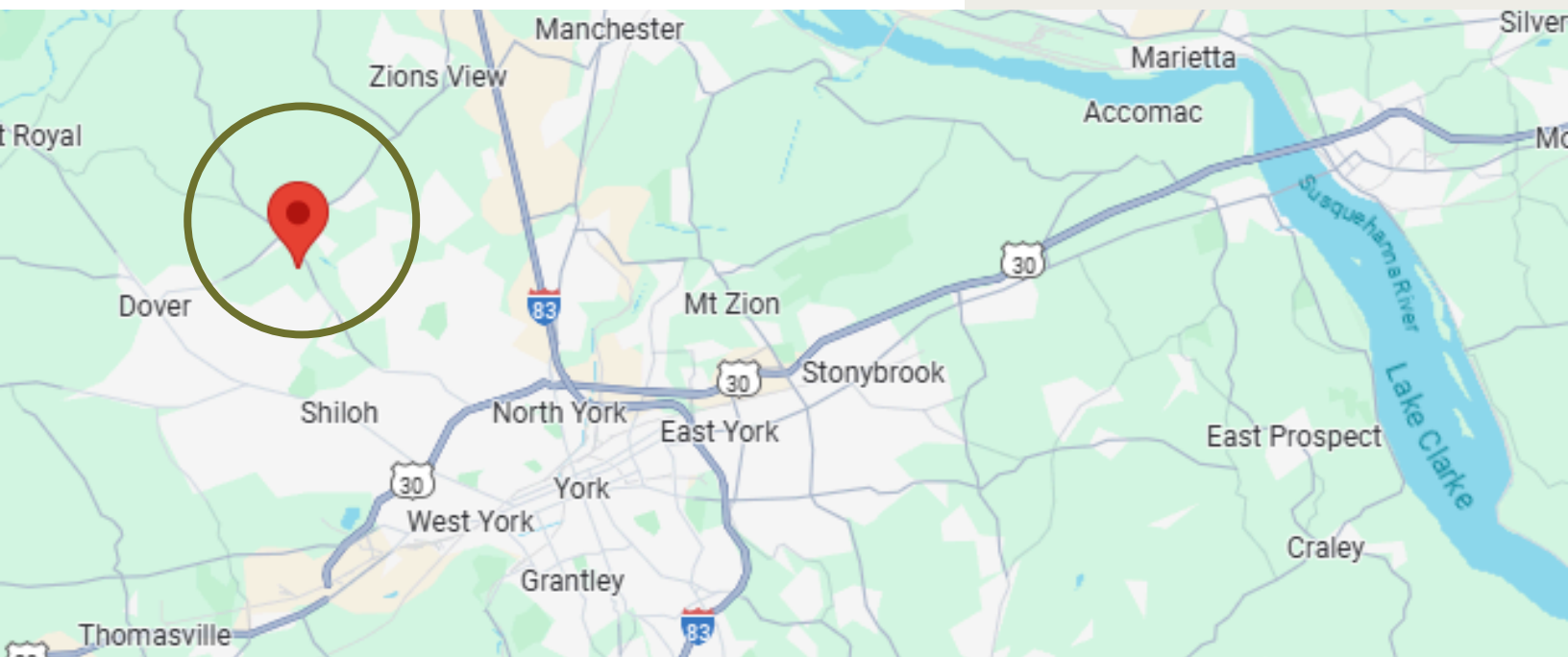
4

Distinct  
Floor Plans

\$

\$133 / month  
HOA Fee

*Easy access to city life while  
maintaining the peace and beauty of  
small town charm!*



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# LOCAL COMMUNITY



## OUTDOOR ACTIVITIES

- Dover Community Park
- Brookside Park
- Roundtop Mountain Resort

## HEALTH

- UPMC Memorial Hospital
- Wellspan York Hospital
- Milton S. Hershey Medical Center

## TRAVEL

- Harrisburg International Airport
- Lancaster Airport
- Reading Regional Airport

## GOLF CLUBS

- Outdoor Country Club
- Heritage Hills Golf Resort
- Grandview Golf Club



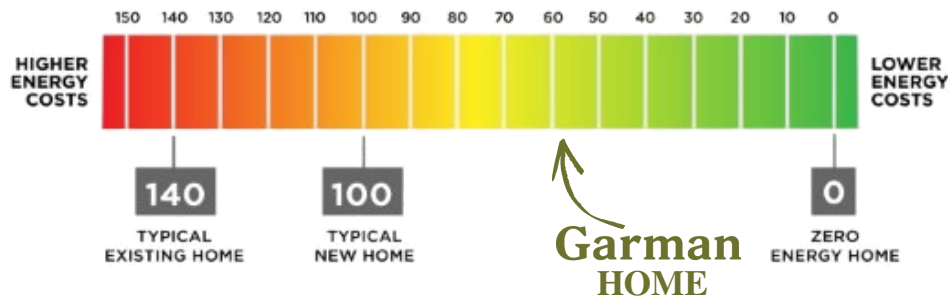


# BUILDING SCIENCE & EFFICIENCY

## 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

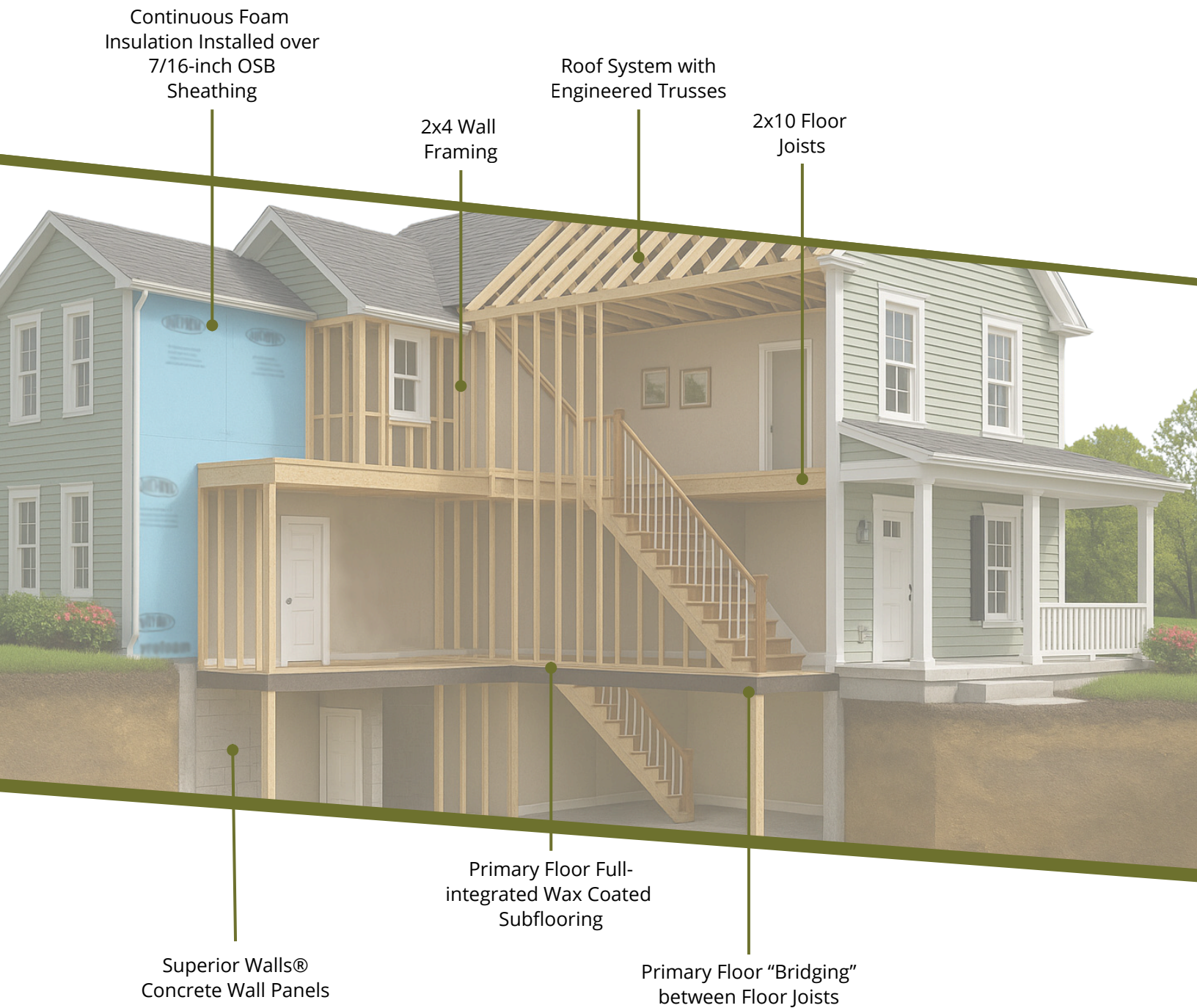
Our homes are built with revolutionary, precision pre-cast foundations using The Superior Wall System to provide insulation and easy expansion capabilities.



### 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.

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

Tamko® Dimensional Shingles with Limited Lifetime Warranty.

Aluminum window wrap, per elevation.

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

Metal roofing, per elevation.

Aluminum fascia

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

Decorative brick, 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

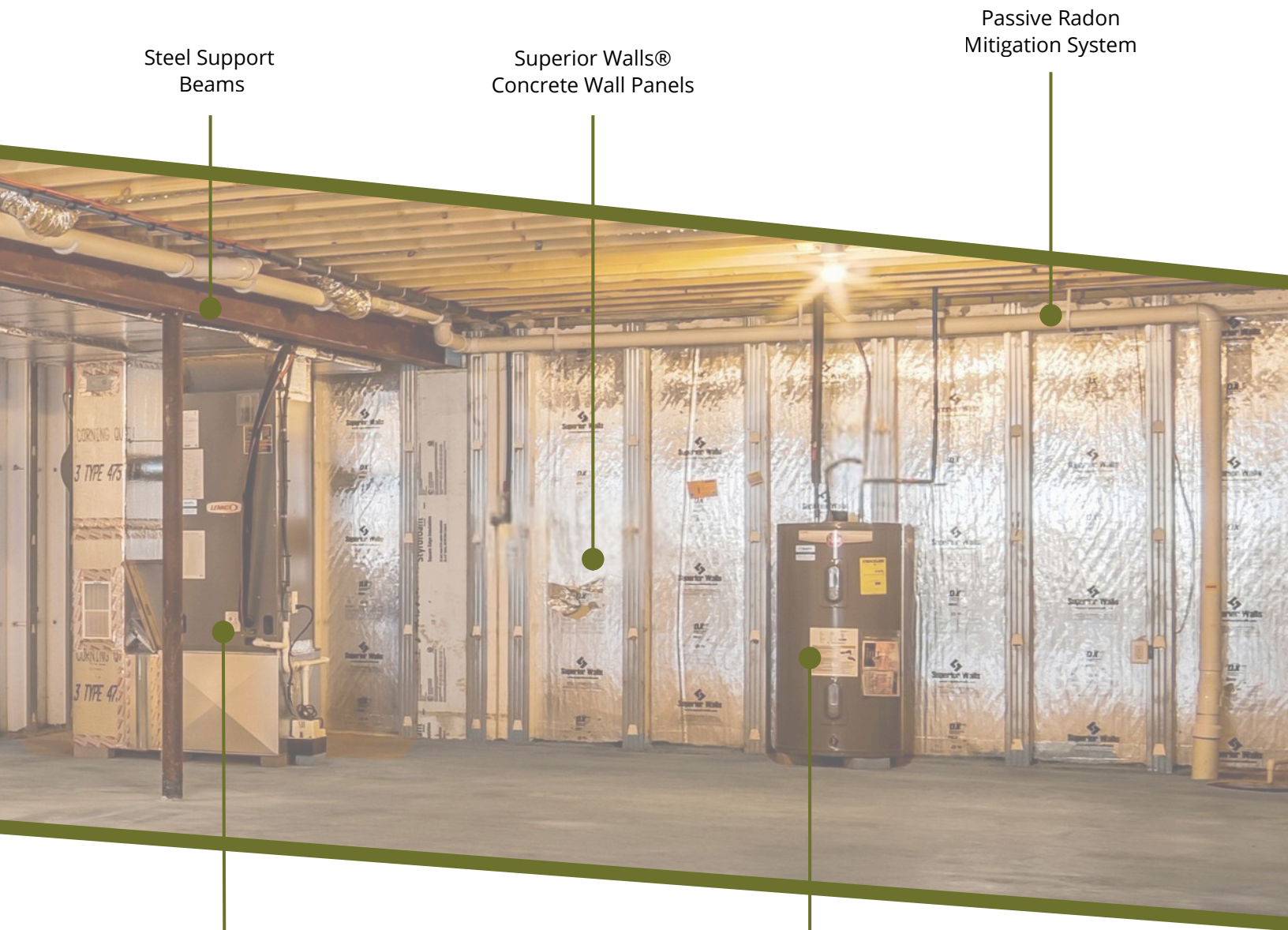


- Exhaust fans in every bathroom
- 4 recessed can lights in kitchen
- 3 recessed lights over kitchen island (per plan)
- 1 flush-mount light at front door
- Exterior lights at garage (per plan)
- Progress® light fixtures
- 3 phone or cable jacks
- GFI-protected over the counter outlets





# 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

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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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