



2025

Garman
BUILDERS



INCLUDED FEATURES

Sagebrook Duplexes

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

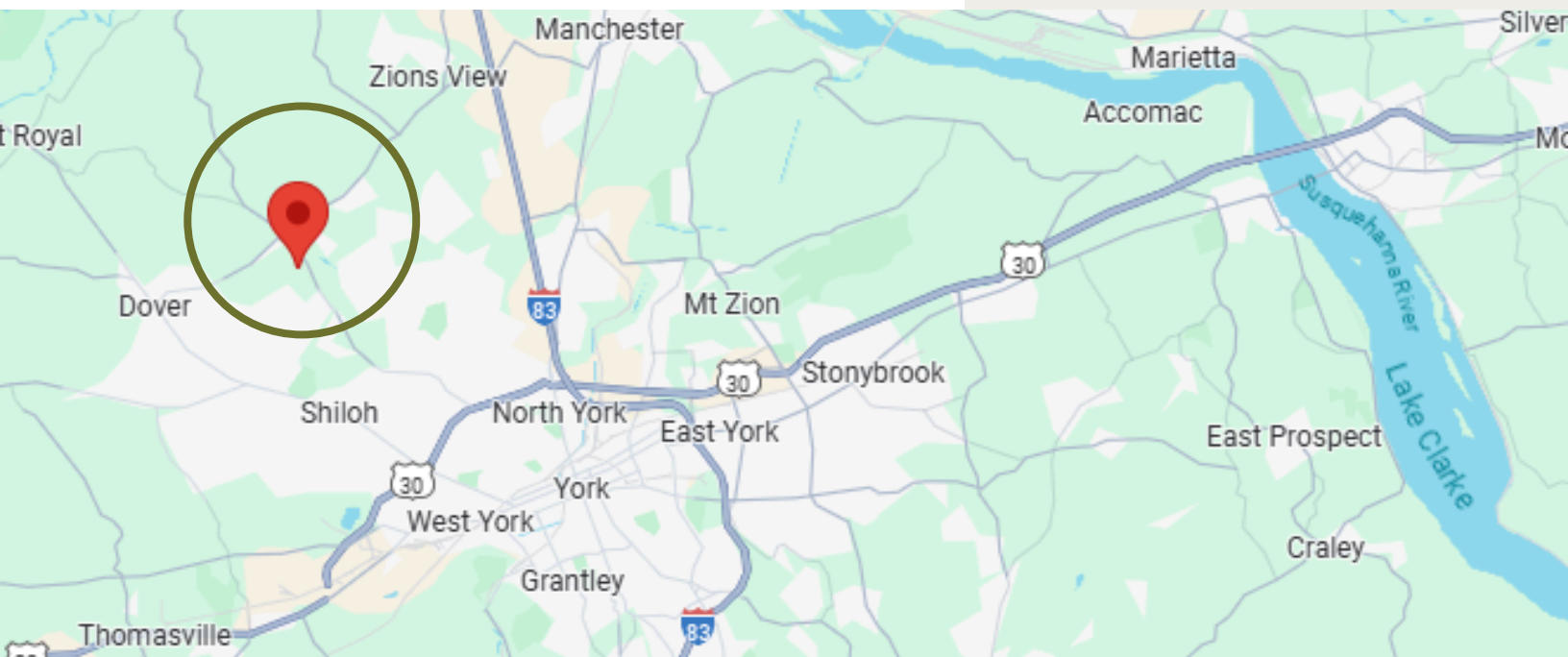
4

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

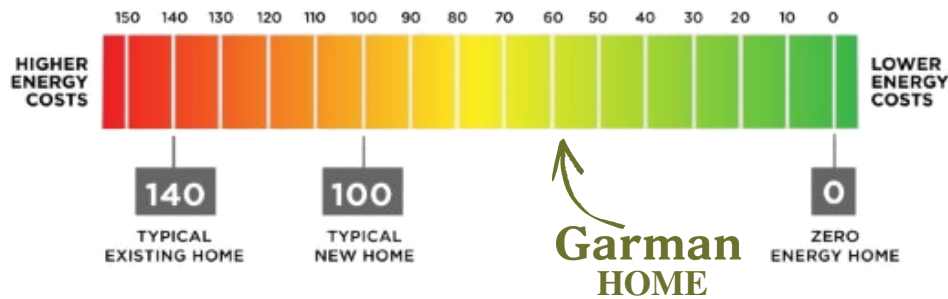


BUILDING SCIENCE & EFFICIENCY

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

Continuous Foam
Insulation Installed over
7/16-inch OSB
Sheathing

2x4 Wall
Framing

Roof System with
Engineered Trusses

2x10 Floor
Joists

Primary Floor Full-
integrated Wax Coated
Subflooring

Superior Walls®
Concrete Wall Panels

Primary Floor "Bridging"
between Floor Joists

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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

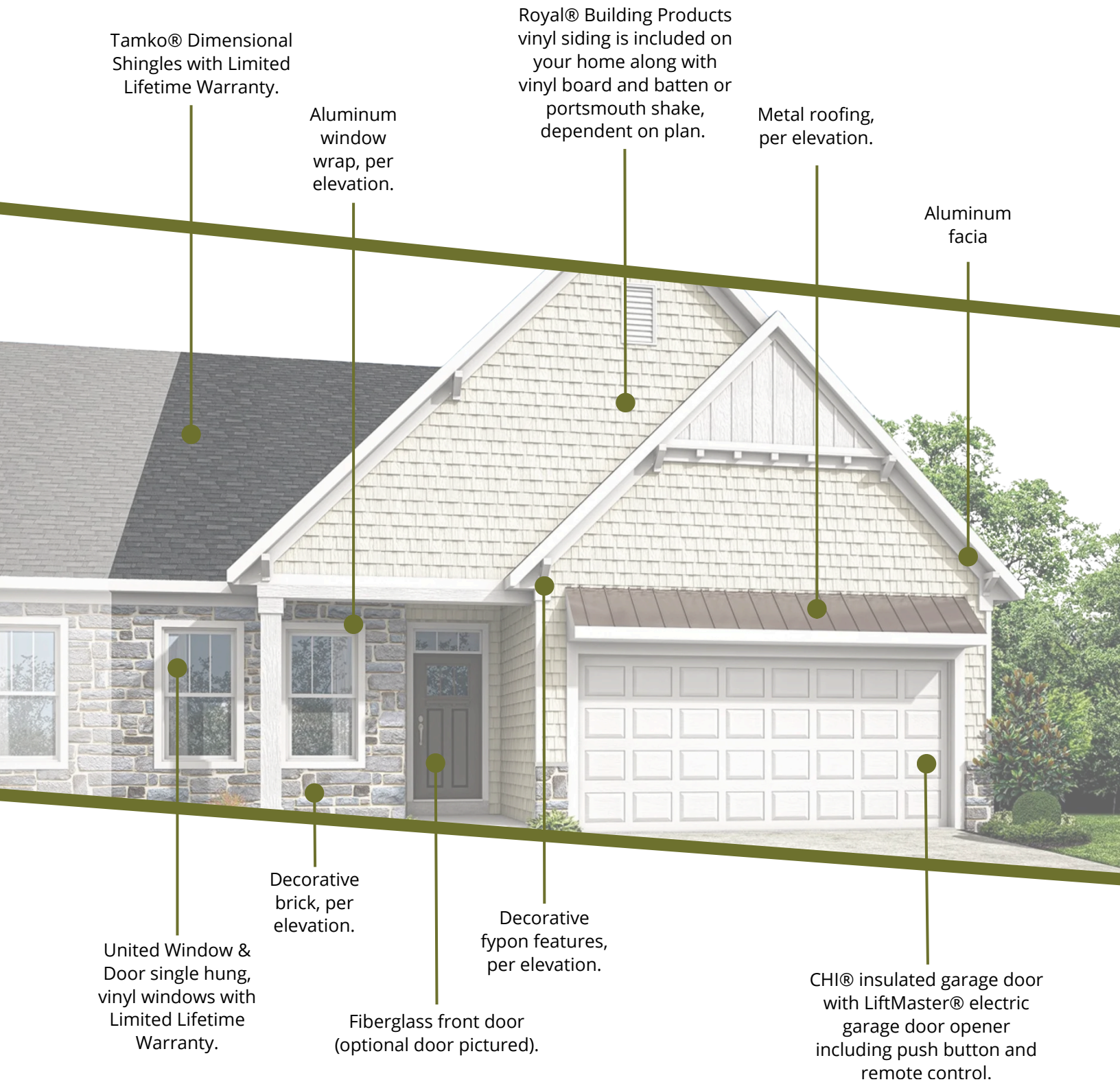
Stacked
Cinder
Block
Foundation

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



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



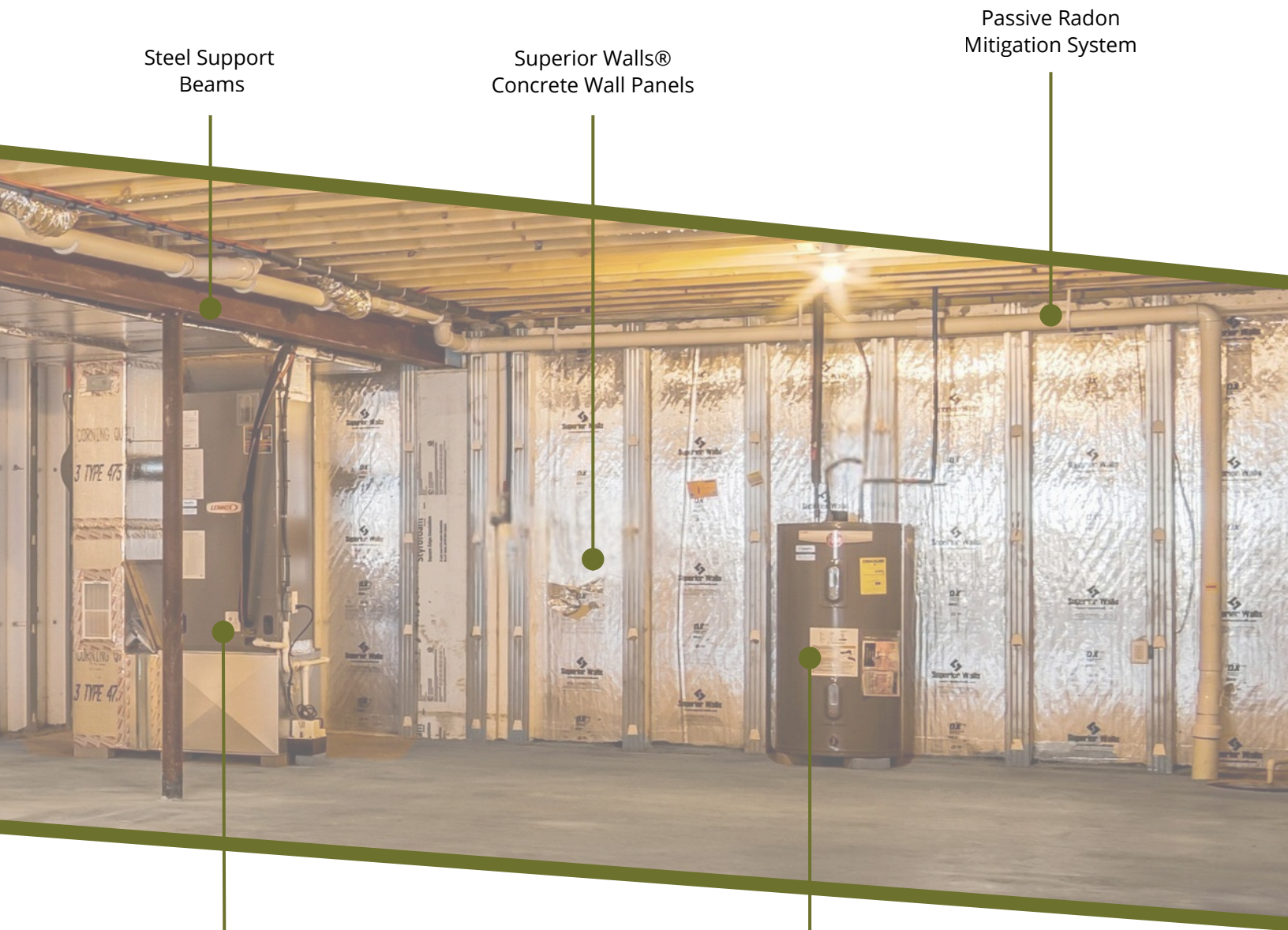
Exterior



- 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!



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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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