



2026

**Garman**  
BUILDERS



# INCLUDED FEATURES

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Morgan's Crossing Townhomes

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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 Garman's newest multi-family community near Carlisle, offering quality finishes.

With a balance of small-town charm and easy access to exciting cities like Carlisle and Harrisburg, Morgan's Crossing offers the best of both worlds.

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

HOA Regulations: Decks and patios are permitted. Fencing is permitted; however no fencing over 6' in height and no chain-link fencing is permitted.

## ABOUT THE AREA



Morgan's Crossing 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

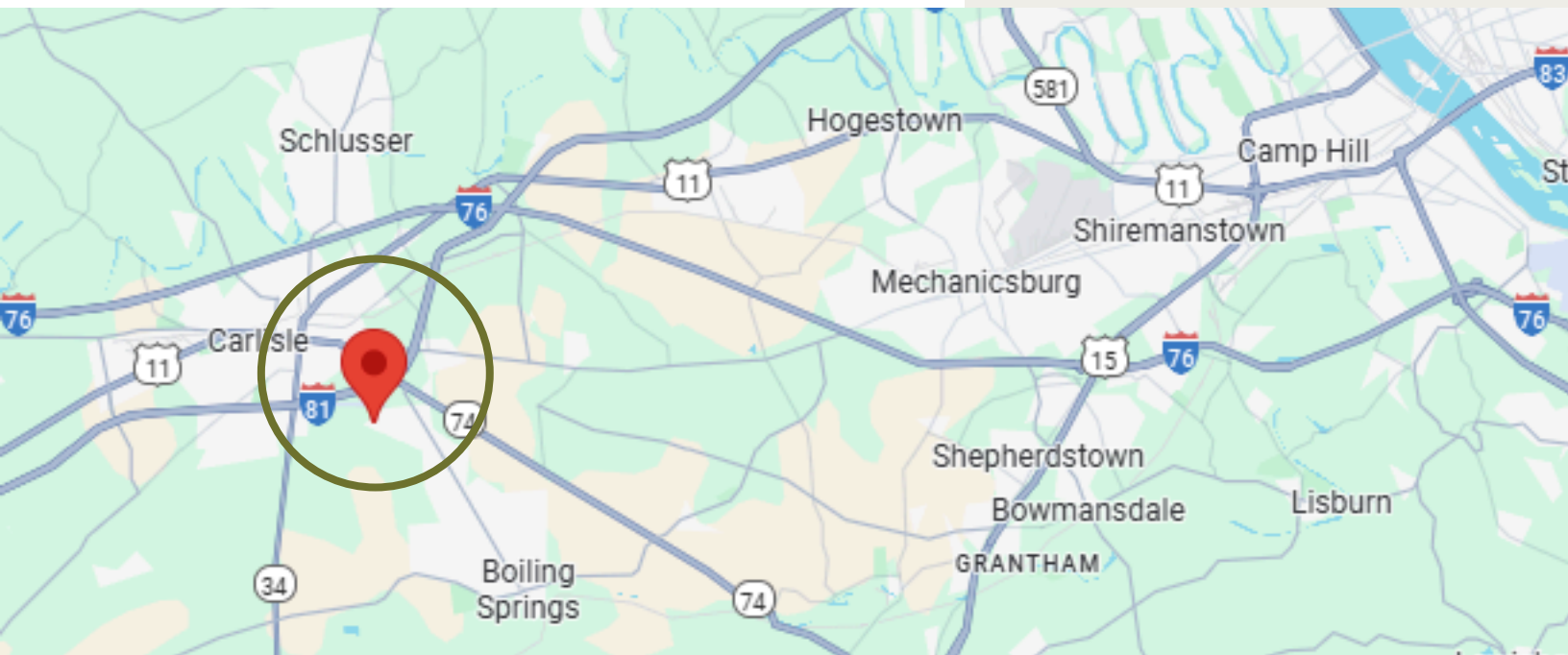
2

Distinct Floor Plans

\$

\$125 / year HOA Fee

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



# LOCAL COMMUNITY



## OUTDOOR ACTIVITIES

- 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

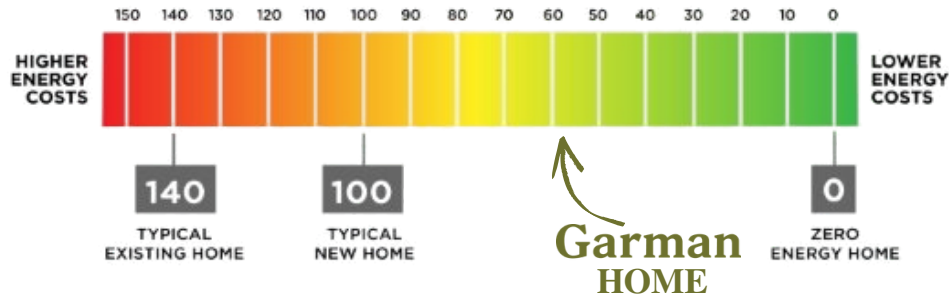
- Dave & Busters
- Hershey Outlets
- Hersheypark



# 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.

**Garman**  
BUILDERS



*Built for the way you live.*



### STRONGER FOUNDATION

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

# BUILDING STRUCTURE

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

2x4 Wall  
Framing

Roof System with  
Engineered Trusses

2x10 Floor  
Joists



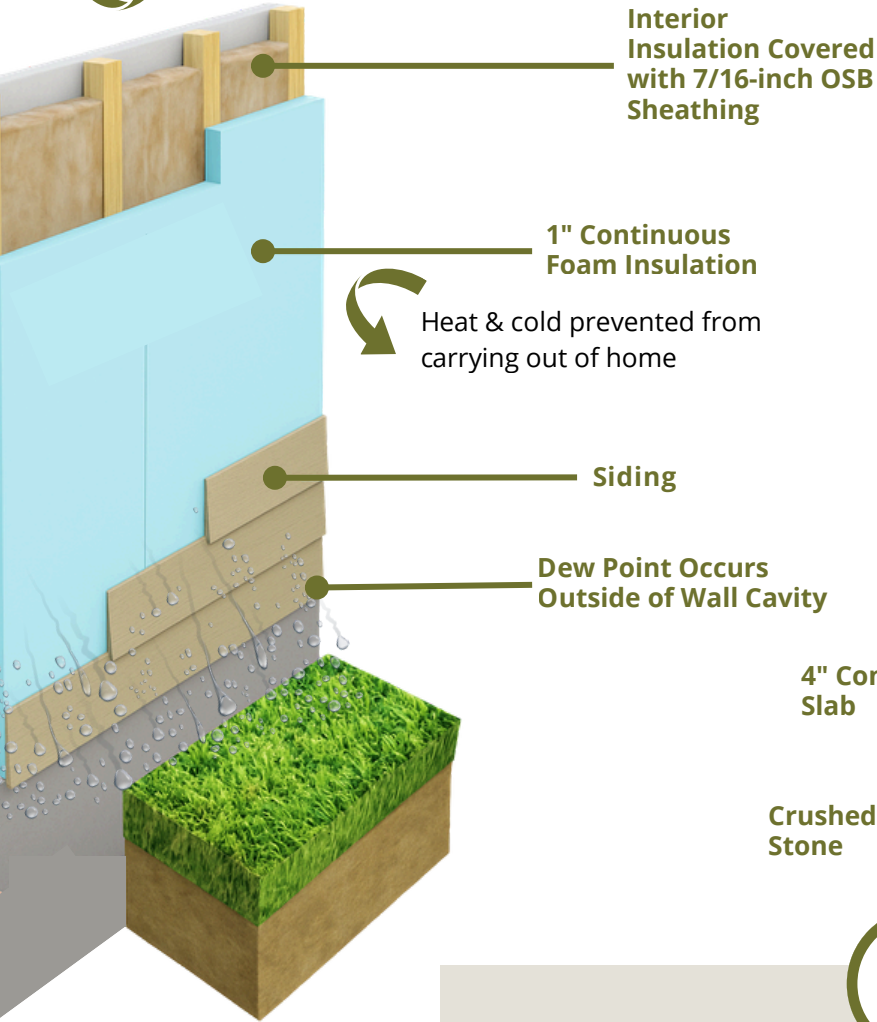
Superior Walls®  
Concrete Wall Panels

Primary Floor Full-  
integrated Wax Coated  
Subflooring

Primary Floor "Bridging"  
between Floor Joists

# 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.

4" Concrete Slab

Crushed Stone

Stacked Cinder Block Foundation

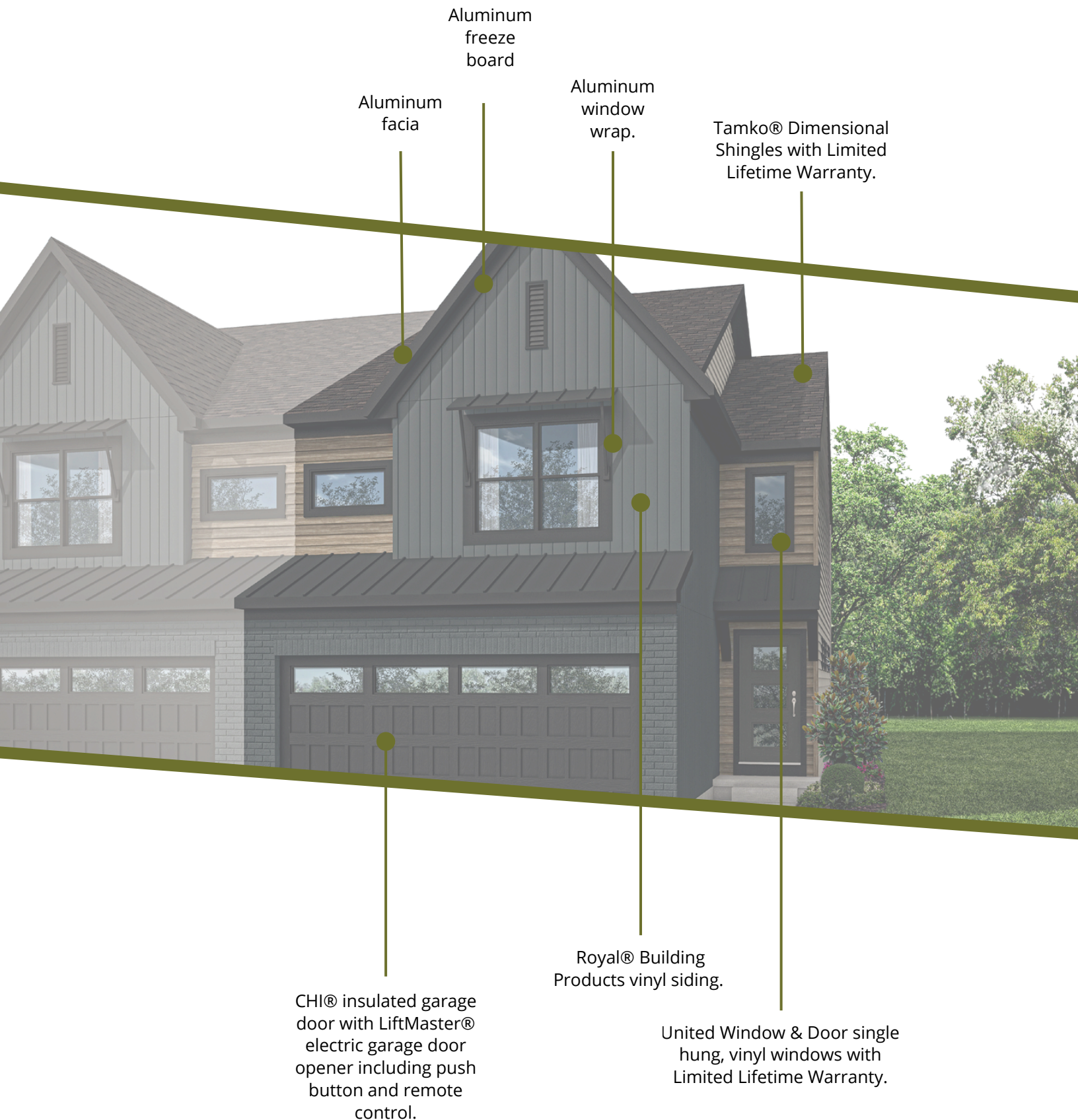
Concrete Footer



## 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



Aluminum  
freeze  
board

Aluminum  
fascia

Aluminum  
window  
wrap.

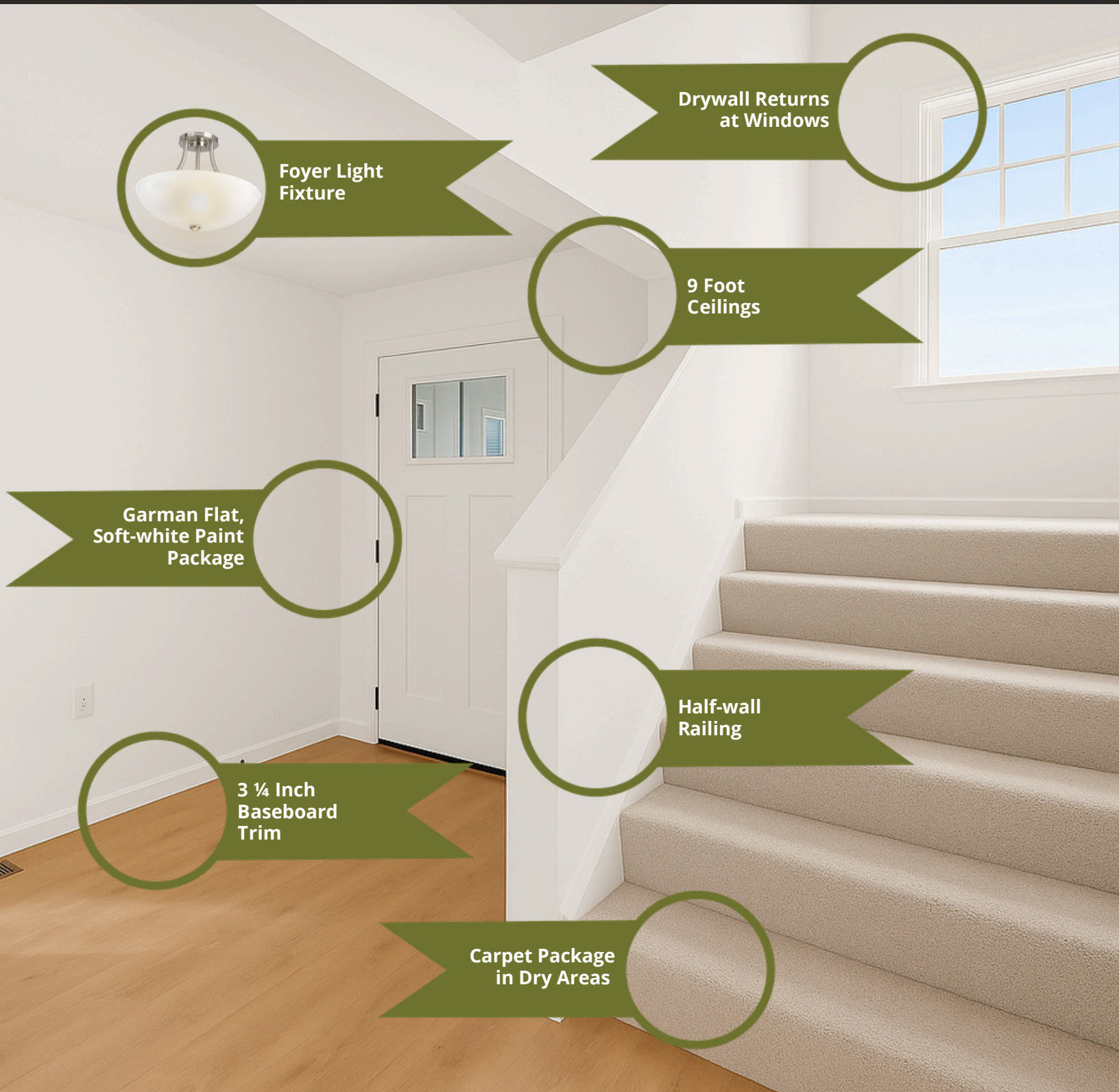
Tamko® Dimensional  
Shingles with Limited  
Lifetime Warranty.

CHI® insulated garage  
door with LiftMaster®  
electric garage door  
opener including push  
button and remote  
control.

Royal® Building  
Products vinyl siding.

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

# INCLUDED ENTRY FEATURES



**Foyer Light  
Fixture**



**Drywall Returns  
at Windows**



**9 Foot  
Ceilings**



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



**3 1/4 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



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

My Dream Home: My Dream Home: My Dream Home



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!**



# VISUALIZER TOOL

FLOOR PLANS MY PROJECTS SAVE SHARE FEEDBACK HELP



## 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**



garmanbuilders.com  
717-733-4383