

# THE GARDEN HOMES

*at Orchard Glen*



**ROLAND BUILDER**  
• CUSTOM HOMES •  
**697-8643**

## 2017 Incentives

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1. \$5,000 off Sunroom Upgrade
2. \$1,000 off Owner Ceramic Shower upgrade
3. Free tray ceiling (\$2,000 value)
4. Discounts on 4 Lots, see back cover

*\*Incentives subject to change without notice*

BEAUTIFUL SINGLE FAMILY HOMES WITH THE FINEST AMENITIES  
LAWN CARE AND SNOW REMOVAL INCLUDED

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# STANDARDS LIST

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## General

- 9' first floor ceiling height
- 2 x 6 exterior walls (studs @ 16" o.c.)
- 8' high, 8" thick poured concrete walls
- (1) Egress window in basement
- Engineered I-Beams "Silent Floor System"
- Daikin natural gas furnace with humidifier
- Central A/C
- Navien tankless hot water heater
- Superseal insulation package
- Andersen 200 Series Double hung Windows w/ screens & inner grilles

## Flooring

- Hardwood (Engineered)
  - Foyer, garage entry, interior hallway
  - Kitchen, Dinette
- Carpet
  - Family Room, Dining Room, All bedrooms
- Porcelain Tile (12" x 12")
  - All baths
- Vinyl
  - Laundry

## Kitchen

- Granite countertops (5 standard colors)
- Custom Cabinets by Kountry Kraft, Inc.
  - European style frameless cabinets
  - Full overlay doors & ¾" drawer boxes
  - Soft close drawers and doors
  - (14) Stain colors & (16) paint colors
- Samsung Stainless Steel Appliances
  - Range
  - Microwave above range
  - Dishwasher
  - ½ HP garbage disposal

## Dining Room

- Crown molding

## Dinette

- Andersen Narrowline 6' sliding patio door

## Owner's Suite

- Bump-out for window in bedroom
- 5' fiberglass shower with sliding door

## Laundry

- Hookup for washer & electric dryer

## Interior

- Paint – one color for walls and trim
- Craftsman style trim for doors & windows
- Craftsman header above front door
- Kohler chrome plumbing fixtures
- Kohler comfort height, elongated toilets
- (3) Towel Bars (3) Towel Rings
- (2) Paper holders (1) Shower rod
- Wire closet shelving
- (8) Openings for data and cable
- (1) USB outlet
- (2) Drywall columns with cap and base
- Hollow core interior doors (4 styles)
- Flat mirrors length of vanity
- (17) Recessed (8) Basement Lights
- (3) Baths Fans (6) ceiling lights
- Barrington or Duchess Lighting collection

## Exterior

- Stone & vinyl exterior
- Stained Front door with sidelites and transom
- 30 year architectural shingles
- Regular concrete for porches and walks
- (2) Exterior faucets
- (2) Exterior outlets
- (4) Exterior lanterns
- (1) Recessed light at front porch
- Pole light
- Mailbox
- Blacktop driveway
- Seeding & Landscaping

## Garage

- Finished (Insulated, drywall, trim, & paint)
- 8' tall Garaga Stratton garage door w/ hardware & windows
- Liftmaster belt drive garage door opener
- 9-lite exterior door
- (2) Ceiling lights

## Rear Patio

- 12' x 12' regular concrete patio

# OPTIONS LIST

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Owen (1,900 SF 9' ceiling)	\$250,000
Morgan (2,150 SF 9' ceiling)	\$275,000
Two-Story (2,550 SF 9' & 8' ceilings)	\$305,000

## Exterior

Dormer  
Vertical or Shake siding front gables (Elev. #2)  
Vertical or Shake siding w/ gable roof (Elev. #3)  
Roof overhang/brackets at Den/Bedroom #3  
Gable louvers & bracket detail (3)  
Stamped Concrete Walk & Standard Porch (8'x6')  
Larger Covered Front Porch (17'x6')  
Stamped Concrete Walk & Larger Porch (17'x6')  
Stamped Concrete Rear Patio (12'x12')

## Sunroom

12' x 12' w/ 7 windows, carpet, larger patio  
Vaulted ceiling or Tray ceiling  
Stone Arch  
Stamped concrete patio (12'x20')

## Basement

9 ft. x 10" poured concrete walls  
Walkout (Right Side only: Lots 1,2,3, 4)  
Walkout (Left side and Rear: Lots 22, 23, 24, 25)  
6' Fiberglass door (walkout on side)  
6' Andersen slider (walkout on side)  
3' Window (walkout on side)  
Sump Pump

## Foyer & Hall Bath

Transom window  
Arch over tub in Hall Bath  
Double Pocket Doors  
Kohler tub/shower upgrade  
Shower Door - (sliding, clear glass)

## Study

Vaulted ceiling or Tray ceiling

## Bedroom #2

Vaulted ceiling or Tray ceiling

## Dining Room

Upgrade to Hardwood  
Tray Ceiling  
Weinscotting (outlets in baseboard)  
Drywall arch

## Great Room

Gas Fireplace with wood and stone surround  
*(other Fireplace options available)*  
Coffered ceiling (Drywall with Crown)  
Square recessed panel column

## Owner's Suite

Tray ceiling  
Rope light with crown  
Linen Closet  
Ceramic shower with listello or mural  
Hand-held faucet in shower  
Soaking tub or whirlpool with tile surround

## Kitchen

Backsplash (6" x 6" or 3" x 6")  
Gas Range

## Laundry

Laundry Tub

## Custom Choices

Add HVAC zone for 2nd floor (2-story)  
Security System  
Central Vac  
Vac Dust Pan  
Window candles, each  
Faucet finish ORB or Brushed Nickel  
"Advanced" water heater with buffer tank  
Rough-in bath in basement  
Capri Ceiling Fan wiring, switch, install  
Estate Ceiling Fan wiring, switch, install  
Additional Recessed lights  
Floor outlet  
Additional Data Opening  
Lighting upgrade (Perry Collection)  
Exterior Soffit lights, each  
Additional Exterior lantern, each  
Additional Exterior electrical outlet, each  
Upgraded trim (2-piece casing like model)  
Crown moulding first floor except closets  
Solid Core Doors  
Pocket Doors  
Paint upgrade, white trim (1) wall color  
Additional Paint colors (per room)  
Gas line for grill  
Bilco door  
--- Cabinet & Flooring options available ---



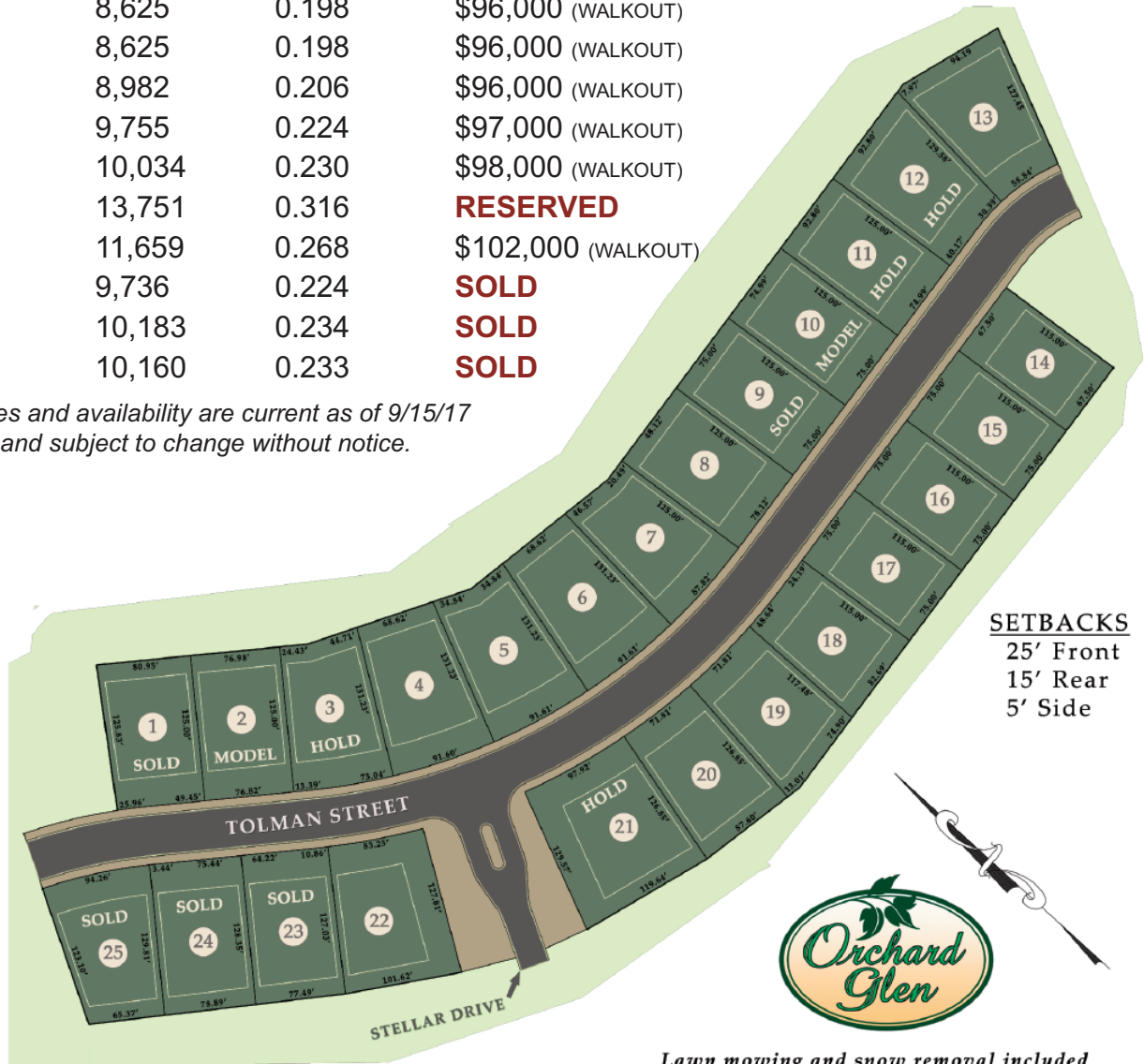


Homesite	Sq. Ft.	Acres	Price
V-1	9,780	0.225	<b>SOLD</b>
V-2	9,603	0.220	<b>MORGAN MODEL</b>
V-3	9,870	0.227	<b>RESERVED</b>
V-4	10,587	0.243	\$96,000
V-5	10,380	0.238	\$98,000
V-6	10,588	0.243	\$98,000
V-7	9,820	0.225	\$95,000
V-8	9,766	0.224	\$95,000
V-9	9,375	0.215	<b>RESERVED</b>
V-10	9,375	0.215	<b>OWEN MODEL</b>
V-11	9,374	0.215	<b>RESERVED</b>
V-12	10,257	0.235	<b>RESERVED</b>
V-13	10,192	0.234	\$90,000
V-14	7,763	0.178	\$90,000 (WALKOUT)
V-15	8,625	0.198	\$90,000 (WALKOUT)
V-16	8,625	0.198	\$96,000 (WALKOUT)
V-17	8,625	0.198	\$96,000 (WALKOUT)
V-18	8,982	0.206	\$96,000 (WALKOUT)
V-19	9,755	0.224	\$97,000 (WALKOUT)
V-20	10,034	0.230	\$98,000 (WALKOUT)
V-21	13,751	0.316	<b>RESERVED</b>
V-22	11,659	0.268	\$102,000 (WALKOUT)
V-23	9,736	0.224	<b>SOLD</b>
V-24	10,183	0.234	<b>SOLD</b>
V-25	10,160	0.233	<b>SOLD</b>

**Directions:**

RT 15 S to Cumberland Parkway Exit  
 Turn Left onto Gettysburg Pike  
 Take the 1st Left toward Mt Allen Dr.  
 Turn Left onto Mt Allen Dr.  
 Continue onto E Winding Hill Rd  
 Orchard Glen will be on the Left  
 Model Home is on the Right

\*Prices and availability are current as of 9/15/17  
 and subject to change without notice.



**SETBACKS**  
 25' Front  
 15' Rear  
 5' Side

Lawn mowing and snow removal included