

# THE GARDEN HOMES

*at Orchard Glen and Grayhawk Landing*



## 2017 Incentives

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1. \$5,000 off Sunroom Upgrade
2. \$1,000 off Master 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

[www.rolandbuilder.com](http://www.rolandbuilder.com)

# 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

## Master 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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One-Story (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

## Master 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, esach

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>SPEC</b>
V-3	9,870	0.227	\$94,000
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>SOLD</b>
V-10	9,375	0.215	\$95,000
V-11	9,374	0.215	\$95,000
V-12	10,257	0.235	<b>\$90,000</b>
V-13	10,192	0.234	<b>\$90,000</b>
V-14	7,763	0.178	<b>\$90,000</b>
V-15	8,625	0.198	<b>\$90,000</b>
V-16	8,625	0.198	\$96,000
V-17	8,625	0.198	\$96,000
V-18	8,982	0.206	\$96,000
V-19	9,755	0.224	\$97,000
V-20	10,034	0.230	\$98,000
V-21	13,751	0.316	<b>RESERVED</b>
V-22	11,659	0.268	\$102,000
V-23	9,736	0.224	<b>SOLD</b>
V-24	10,183	0.234	<b>MODEL</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 subject to change without notice.



Lawn mowing and snow removal included