

THE GARDEN HOMES AT



JACKSON COURT



A new home community brought to you by

ROLAND
BUILDER

**RIGHT SIZE LUXURY LIVING WITH THE FINEST AMENITIES
-LAWN CARE AND SNOW REMOVAL INCLUDED-**

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STANDARDS LIST

General

9' First Floor Ceiling Height
2 x 6 Exterior Walls (Studs @ 16" O.C.)
8' High, 8" Thick Poured Concrete Walls
Sump Pit
(1) Egress Window in Basement
Engineered I-Beams "Silent Floor System"
Daikin Natural Gas Furnace w/ Humidifier
Central A/C
Navien Tankless Hot Water Heater
Superseal Insulation Package
Andersen 200 Series Double Hung Windows w/
Screens & Inner Grilles (White or Sandtone)
Passive Radon System to Attic

Flooring

Hardwood (Engineered)
Foyer, Garage Entry, Interior Hallway, Kitchen,
Dinette
Family Room (Owen & Paige Only)
Carpet
Family Room, Dining Room (Morgan),
All Bedrooms
Porcelain Tile (12" x 12")
All Baths & Laundry

Kitchen

Granite Countertops (15 Standard Colors)
Custom Cabinets by Kountry Kraft, Inc
Craftsman Style Frameless Cabinets
Full Overlay Doors & ¾" Drawer Boxes
Soft Close Drawers and Doors
(14) Stain Colors & (16) Paint Colors
Appliance Allowance Package G.E. Stainless
Steel Appliances
Range
Microwave Above Range
Dishwasher
½ HP Garbage Disposal
Refrigerator

Foyer

Tray Ceiling

Dinette

Andersen Narrowline 6' Sliding Patio Door

Owner's Suite

Bump-out at Window Bedroom (Morgan &
Dryden)
5' Fiberglass Shower w/Sliding Door
Walk-In Closet
Double Bowl Vanity w/Cultured Marble Sink &
Vanity top

Laundry

Hookup for Washer & Electric Dryer

Interior

Paint – One Color for Walls and Trim
Craftsman Style Trim for Doors & Windows
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 & Cable
(1) USB Outlet
(2) Drywall Columns w/ Cap & Base
(Morgan & Dryden)
Solid Core Interior Doors (9 Styles)
Flat Mirrors Length of Vanity
(17) Recessed (8) Basement Lights
(3) Baths Fans (6) Ceiling Lights
Lighting Package Allowance

Exterior

Eldorado Stone & Vinyl Exterior
12" Board & Batten Vertical Front Elevation
Roof Overhang/Brackets at Den/ Bedroom
Small Gable Brackets
8' Stained or Painted Front Door (3) Options
30-Year Architectural Shingles
Regular Concrete for Porches & Walks
(2) Exterior Faucets
(2) Exterior Outlets
(6) Exterior Lanterns
(1) Recessed Light at Front Porch
Pole Light
Mailbox
Blacktop Driveway
Seeding & Landscaping

Garage

Finished (Insulated, Drywall, Trim, & Paint)
16' x 8' Tall Garage Shaker XL Garage Door w/
Hardware & Windows
Liftmaster Belt Drive Garage Door Opener
9-lite Exterior Door
(2) Ceiling Lights

Rear Patio

12'x12' Regular Concrete Patio (Morgan & Dryden)
12' x 19' Regular Concrete Patio (Owen, Ella, Connor & Paige)

OPTIONS LIST

Owen	(1,910 Sq. Ft. 9' Ceiling)	\$505,000
Ella	(2,019 Sq. Ft. 9' Ceiling)	\$525,000
Paige	(2,077 Sq. Ft. 9' Ceiling)	\$530,000
Morgan	(2,150 Sq. Ft. 9' Ceiling)	\$540,000
Connor	(2,477 Sq. Ft. 9' & 8' Ceilings)	\$565,000
Dryden	(2,555 Sq. Ft. 9' & 8' Ceilings)	\$585,000

*Sq. Footage listed above is approximate.

*Pricing listed above as of 11/9/2024 does not include lot prices and are subject to change without notice.

Exterior

- Dormer
- Shake Siding Front Gables
- Shake Siding w/ Gable Roof
- Additional Stone
- Gable Louvers and/or Bracket Detail (3)
- Stamped Concrete Walk & Standard Porch (8' x 6')
- Larger Covered Front Porch (17' x 6')
- Stamped Concrete Walk & Larger Porch (17' x 6')
- Stamped Concrete Rear Patio
- Covered Patio or Screened Patio
- Anderson 400 Series Windows Black

Sunroom (Morgan & Dryden)

- 12' x 12' w/ 7 Windows, Carpet, Larger Patio
- Vaulted Ceiling, Tray Ceiling, or Wood Ceiling
- Stone Arch
- Stamped Concrete Options

Basement

- 9 ft. x 10" Poured Concrete Walls
- Walkout (Rear: Lots 12, 13, 14, 15)
- 6' Fiberglass Door (Walkout)
- 6' Andersen Slider (Walkout)
- 3' Window (Walkout)
- Sump Pump

Deck (Lots 12, 13, 14, 15)

- Composite Decking with Aluminum Railing
- Otter-Tech Underdecking

Foyer & Hall Bath

- Transom Window
- Double Pocket Doors
- Kohler Tub/Shower Upgrade
- Shower Door (Sliding, Clear Glass)

Study and/or Bedroom #2

- Vaulted Ceiling or Tray Ceiling

Dining Room

- Upgrade to Hardwood
- Tray Ceiling
- Wainscoting (Outlets in Baseboard)

Great Room

- Gas Fireplace w/ Wood & Stone Surround (Other Fireplace Options Available)
- Vaulted or Tray Ceiling
- Wood or Drywall Beams
- Coffered Ceiling (Drywall w/ Crown Moulding)
- Square Recessed Panel Column (Morgan & Dryden)
- Transom Windows
- Skylights w/ Shades

Owner's Suite

- Tray Ceiling
- Rope Lighting w/ Crown Moulding
- Ceramic Shower w/ Listello or Mura
- Zero Threshold Shower
- Hand-held Faucet in Shower
- Soaking Tub or Whirlpool w/ Tile Surround
- Dual Vanities

Kitchen

- Backsplash
- Gas Range
- Range Hood/ Double Wall Ovens
- Quartz Countertops

Laundry

- Laundry Tub

Custom Choices

- Cubbies and Built-In's
- Add HVAC Zone for 2nd Floor (2-story)
- Security System
- Central Vac and/or Vac Dust Pan
- Window Candles, Each
- Faucet Finish Black, ORB, Brushed Nickel, Brass
- "Advanced" Water Heater w/ Buffer Tank
- Rough-in Bath in Basement
- Interior Ceiling Fan Wiring, Switch, Install
- Exterior Ceiling Fan Wiring, Switch, Install
- Additional Recessed Lights
- Floor Outlet
- Additional Data Opening
- Exterior Soffit Lights, Each
- Additional Exterior Lantern, Each
- Additional Exterior Electrical Outlet, Each
- Upgraded Trim
- Crown Moulding First Floor Except Closets
- Pocket Doors
- Paint Upgrade, White Trim (1) Wall Color
- Additional Paint Colors (Per Room)
- Gas Line for Grill
- Bilco Door

THE GARDEN HOMES AT

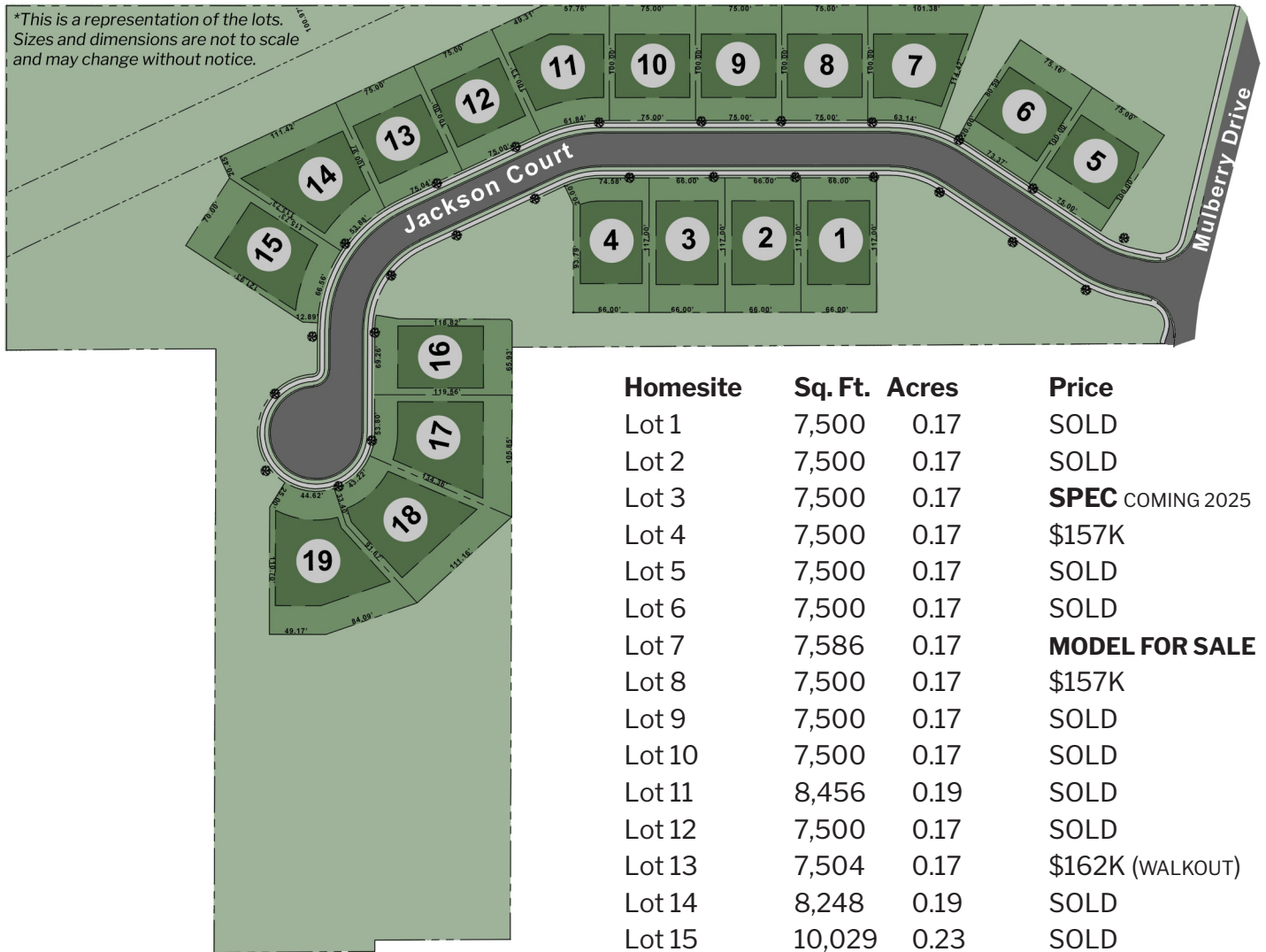
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JACKSON COURT

Directions:

From Rt. 11 (Carlisle Pike), turn South onto Rt 114 (Hogestown Rd). Drive 1.63 miles headed South until Mulberry Drive. Turn left onto Mulberry Drive. Jackson Court is on the left. Model Address: 6 Jackson Court, Mechanicsburg, PA 17050

*This is a representation of the lots. Sizes and dimensions are not to scale and may change without notice.



Homesite	Sq. Ft.	Acres	Price
Lot 1	7,500	0.17	SOLD
Lot 2	7,500	0.17	SOLD
Lot 3	7,500	0.17	SPEC COMING 2025
Lot 4	7,500	0.17	\$157K
Lot 5	7,500	0.17	SOLD
Lot 6	7,500	0.17	SOLD
Lot 7	7,586	0.17	MODEL FOR SALE
Lot 8	7,500	0.17	\$157K
Lot 9	7,500	0.17	SOLD
Lot 10	7,500	0.17	SOLD
Lot 11	8,456	0.19	SOLD
Lot 12	7,500	0.17	SOLD
Lot 13	7,504	0.17	\$162K (WALKOUT)
Lot 14	8,248	0.19	SOLD
Lot 15	10,029	0.23	SOLD
Lot 16	7,652	0.18	SOLD
Lot 17	7,517	0.17	SOLD
Lot 18	9,564	0.22	SOLD
Lot 19	11,575	0.27	SOLD

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