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ATMOSPHERE
at home!



2021 Winner
Best Outdoor Project Category

Featured Builder

Garman Builders

(see ad on p. 28)

PROJECT TRADE PARTNERS

- Aquavisions, Inc. (see ad p. 42)
- Cloister's Flooring America (see ad p. 38)
- Crouse Concrete LLC (see ad on p. 44)
- GR Mitchell (see ad on p. 30)
- Groff's Home Comfort Team (see ad on p. 34)
- Hummel's Landscape Inc. (see ad p. 42)
- Martin Appliance (see ad p. 34)
- Musselman Lumber (see ad on p. 36)
- Superior Trusses LLC (see ad p. 44)
- Swartz Kitchens & Baths (see ad p. 32)
- Tri-County Drywall Services, LLC (see ad p. 38)
- TW Construction LLC (see ad on p. 36)



Over the years, homeowners have consistently told R&A that finding a quality builder that they can fully trust is a GREAT find. Not only did Garman Builders build their home, these happy homeowners had them back three other times for various renovations.

So when it came time to build a poolhouse to complete their dreams of creating a resort-type refuge in their own backyard, they chose a trusted source—Garman Builders' Renovations division.

The idea of adding a poolhouse—separate and apart from

their home and operational year round—was a very attractive component of their outdoor renovation plans. In addition to its functionality, the homeowners wanted an aesthetic tie-in to their existing home.

Working closely with the talented design staff at Garman,

Since we live in a Garman home and are very happy with the quality of the home, we decided to look at them again to finish our basement in 2012. We interviewed two other companies but ultimately decided to go with Garman. We were so happy with the finished product, that we now use them for all of our renovations and larger projects. We are always pleased with their quality, timelines, communication, and professionalism.

Homeowner, Melissa

We decided to add a pool house to the outdoor project shortly after deciding on the pool itself. The thought of having a separate space, with a bathroom, kitchen, and living area close to the pool, yet not attached to our main house, was attractive to us.

Homeowner, Melissa

the poolhouse plans included a fully-functioning kitchen, a bright, open-spaced living area with a cathedral ceiling, a sizable full bath/changing room, a loft-space bedroom accessible by a floating ladder, as well as a covered patio and outdoor shower. In total, the poolhouse totals 918-square feet.

Of the many beautiful and functional features of the poolhouse is the large serving window which opens up from the kitchen to an outdoor bar area with a stunning *Ice White* granite countertop spanning both areas. While the pass-through window opens up easily and well out of the way of those sitting at the bar, it is airtight when closed.

Other selections included brass fixtures, wood beam accents, shiplap trim, and sustainable luxury vinyl plank flooring. Vaulted ceilings open to a quaint loft nestled on the right side

of the structure with a cable railing installed for both safety and aesthetics.

The loft is accessible by a sliding wood ladder located in the main living area. The living area includes built-in benches under the windows, which can also be used for storage. There is also a built-in media console with doors below to stow the media equipment.

The spacious bathroom has a fully-tiled shower installed in a fun herringbone pattern, a glass shower enclosure, and of course, plenty of hooks for towels, clothes and bathing suits. For the ease of rinsing off outdoors, an exterior shower head and controls were placed outside, adjacent to a painted cedar fence for privacy.

The exterior features *Hardie Board* siding with shake detailing, standing seam metal accent roof, Azek columns and a cultured stone foundation.

As you'll see in the following pages, the homeowners' dreams of creating a beautiful resort-like atmosphere at home is now reality—and they couldn't be more pleased! So much so that they enthusiastically gave Garman Builders permission to enter their project in the BIA's (Building Industry Association of Lancaster County) 2021 *Pillar Awards* competition. Not surprising, this poolhouse project was the winning entry in the *Best Outdoor Project* in its price category!

Concrete: CROUSE CONCRETE LLC

Trusses: SUPERIOR TRUSSES LLC



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LOVE THE HOME YOU'RE IN

Purchasing a home is tougher than ever. A lack of available homes and high mortgage interest rates are creating a challenging market that have some potential homebuyers shifting their focus from moving to remodeling. But, starting a remodel project can be an intimidating undertaking.

Finding an advocate that can help you select contractors, set project expectations, and identify the best products for the job is an excellent way to overcome initial hurdles. And while they might not feel like the most obvious partner, developing a relationship with your local building material supplier can provide the support you need to seamlessly kick off your project.

GR Mitchell, located just 5 minutes south of Lancaster city, has been offering guidance to

homeowners for over 50 years. Their equally long relationships with independent contractors and builders in the area have given GR Mitchell insight into which professionals excel at each type of remodel project, giving you the inside track on who to trust in your home.

Their direct connection to a wide network of product manufacturers also allows them to easily pair your project with the right brand, style and price point. This can be particularly helpful if you're looking for the latest designs and technologies.

So whether you're looking to replace drafty windows, remodel an existing kitchen, bath or basement, or even planning to construct an addition, checking-in with your local supplier can be a time/hassle/money saving first call.

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Framing Material & Housewrap:
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The design staff at Garman are incredibly talented. They are extremely helpful with guiding you on decisions that make sense for your project and really work with your personal style.

Homeowner, Melissa



Appliance Specifications from Martin Appliance

- XO Appliance 24" Wine Cellar 2 Zone SS Glass RH
- Fisher & Paykel Double DishDrawer™ Dishwasher, Tall, Sanitize
- Frigidaire Professional 30" Built-In Convection Microwave Oven with Drop-Down Door



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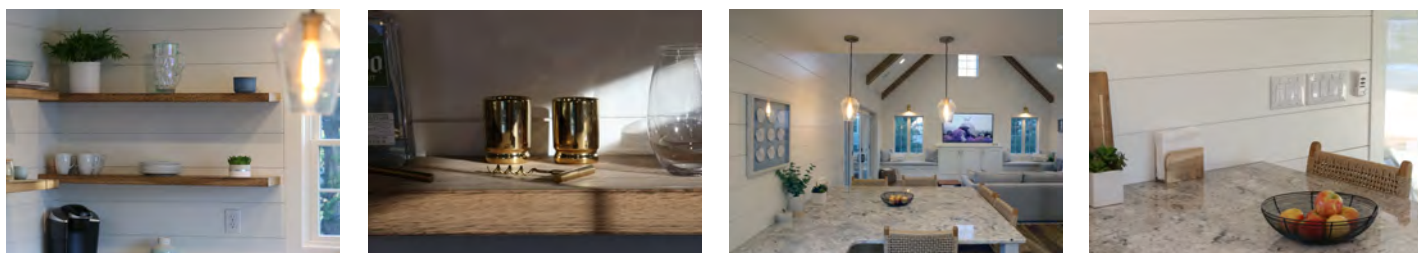


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Flooring and Tile Specifications from CLOISTER'S FLOORING AMERICA

Vinyl Plank Flooring: Shaw Barrel Oak Plus (color Buff Oak)

Wall Tiles: Shaw Caracalla 3"x 6" (color Calacatta with Mapei Alabaster grout)



“One of the top reasons we choose Garman over and over again is how well they handle things during construction. Everything goes relatively smoothly. For the poolhouse project, it didn't take much longer than originally planned (due to some minor weather-related delays), changes were quickly executed, and the jobsite was always cleaned up at the end of each day. Most importantly, the quality of their work is exceptional.”

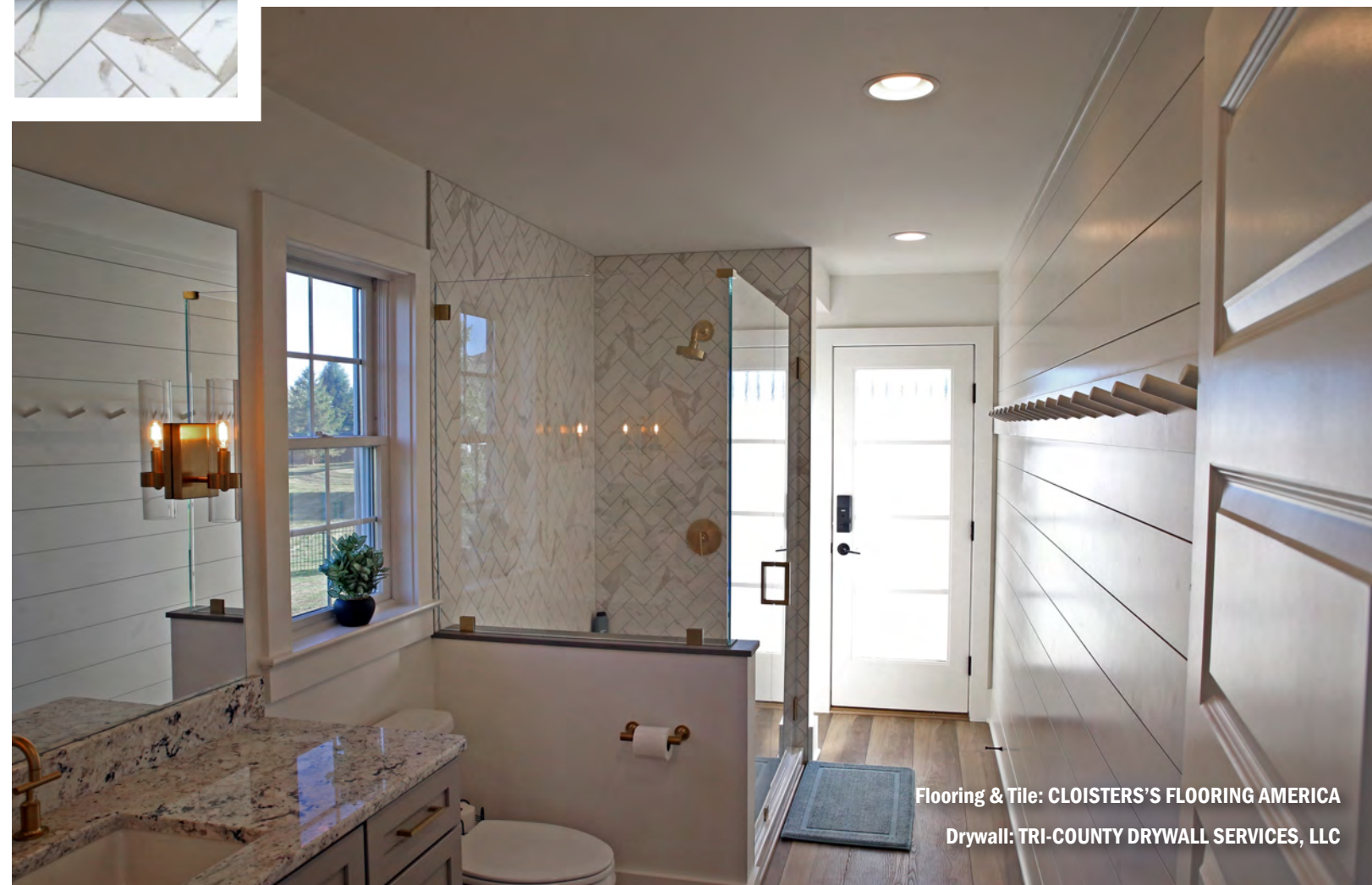
Homeowner, Melissa

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Garman BUILDERS

Garman Builders' Renovations division is an award-winning design-build firm serving homeowners throughout central Pennsylvania. For 50 years, Garman has been in the business of building better homes. Whether constructing from the ground up or remodeling an existing home, Garman Builders brings seasoned craftsmanship, reliable service, and

personal care to every project. Satisfying customers has been the foundation for Garman's success through multiple generations of family leadership.

Garman Builders is ready to take on any challenge to make your renovation dreams become reality. Even the largest projects are a breeze with Garman's in-house drafting and design team, who carefully craft custom spaces to fit customers' needs and lifestyles. Garman's expert team is ready to guide you through each step of our streamlined process of renovating your home or business. From the first phases of planning your design to the day you walk through your completed project, the Garman Renovations team will be alongside you at every step. After the date of your project closing, support continues through the dedicated Customer Care team.

Above all, Garman is committed to delivering a top-quality product that will enrich clients' day-to-day lives for many years to come. **We can't wait to continue our tradition of excellence with you!**

meet the team



Pictured above (left to right): **Steve DeBottis** - Estimator, Renovations; **Doug Groff** - Sales Specialist, Renovations; **Megan Herr** - Sales Manager, Renovations; **Abigail Brubaker** - Administrative Assistant, Renovations; **Janelle Goodhart** - Design Specialist, Renovations; **Drew Anthony** - Vice President of Construction & Customer Care; **Sara Sham** - Sales Specialist, Renovations; **Chris Kaucher** - Director of Estimating & Purchasing, Renovations; **Noah Rawls** - Project Manager, Renovations; **Cordell Ellis** - Building Services Manager, Renovations; **Shawn Garman** - President of Building Services & Finance; **Jason Garman** - President of Construction & Land Acquisition; **Steve Galeone** - Sales Specialist, Renovations; **Steve Kline** - Vice President of Finance; **Shawn Hess** - Field Supervisor, Renovations; **Lydia Grunden** - Executive Assistant of Finance; **Eric Brubaker** - Lead Architectural Designer, Renovations.





We would rate Garman Builders' Renovations division's overall performance as excellent and would absolutely recommend them to anyone. I would relay how professional the company and staff are, how they stay as close as possible to the original schedule, how nice it is having a point of contact for everything (the supervisor who is assigned to your project), and how the quality of their work is superb.

Homeowner, Melissa



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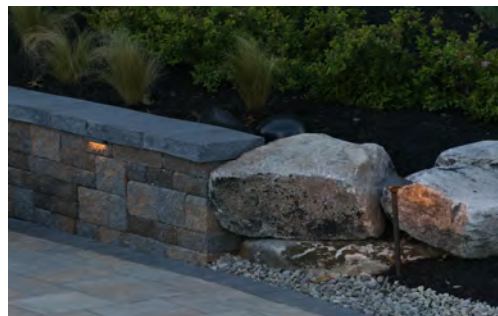
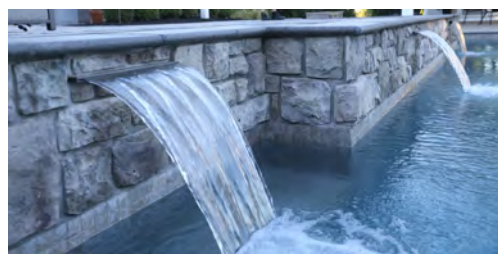
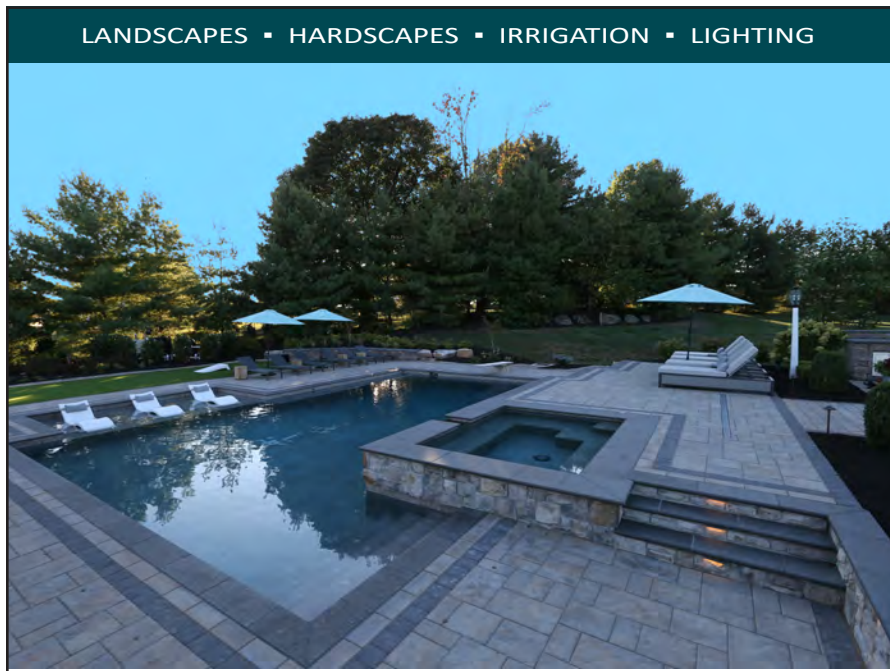
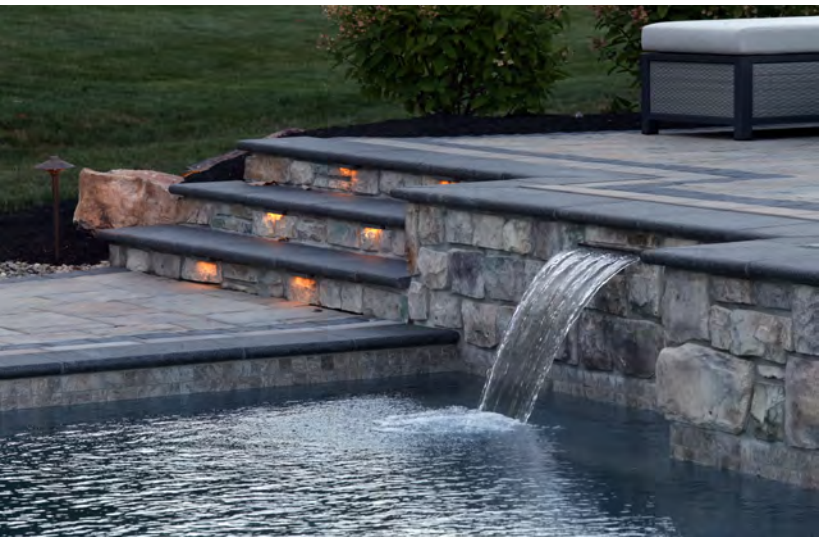


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Not surprisingly, we don't leave our backyard much during the summer anymore. In fact, the most common feedback we receive from family and friends is that they feel as if they are relaxing at a resort rather than in a backyard.

Homeowner, Melissa



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“My advice to anyone looking for a top shelf contractor is don't hesitate to call Garman Builders. We have now completed 5 projects with them and have never regretted a single one. Yes, it will inconvenience you while the project is underway, but the finished product is always well worth it.

Homeowner, Melissa