



*Where
Patriotism
Lives*



GREAT AMERICAN
★ HOMES ★



The First of Many

1776® Gastonia

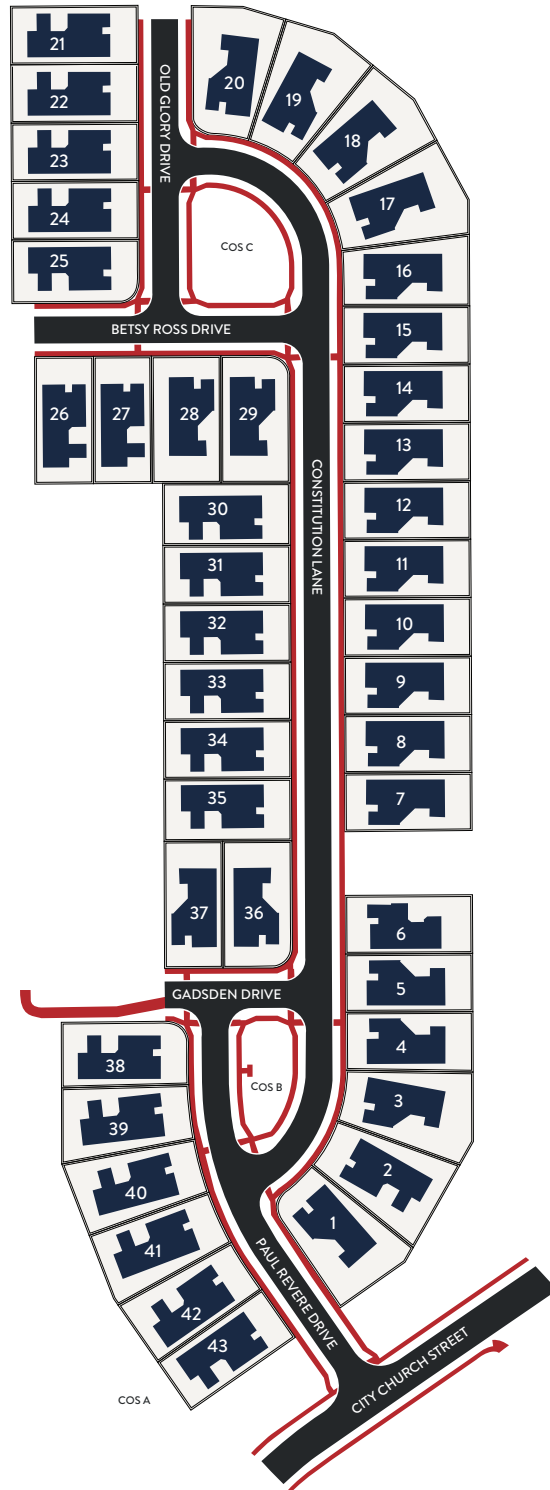
New homes featuring American patriotism

1776® Gastonia is a trademarked brand of Community which blends American Patriotism, the American Dream of Home Ownership and the founding ideals of this great nation: Life, Liberty, and the Pursuit of Happiness. At 1776® Gastonia, we honor America's past and work together to make its future a better place.

Here are some key features of 1776® Gastonia:

- All-brick architecture
- Maintenance-free platform
- Private courtyard spaces
- Small, quaint community of 43 homesites
- 55+ active adult community
- Convenient Gastonia location
- 25 minutes to downtown Charlotte; 15 minutes to Charlotte Airport

Home Site Map





Your Floor Plan Options



The Capri

1,417 - 1,960 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



FIRST FLOOR

The Capri Options



FIRST FLOOR W/ STAIR



SECOND FLOOR



OPT. VERANDA



OPT. SCREENED IN PATIO AT GREAT ROOM

Great American Homes reserves the right to change, modify or revise architectural details and designs without notice. This brochure is for illustration purposes only, are not drawn to scale, and may include optional features. Room dimensions are approximate.



The Palazzo

1,519 - 1,782 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



The Palazzo Options



Great American Homes reserves the right to change, modify or revise architectural details and designs without notice. This brochure is for illustration purposes only, are not drawn to scale, and may include optional features. Room dimensions are approximate.



The Portico

1,776 - 2,585 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



The Portico Options



OPTIONAL POWDER ROOM



OPTIONAL SITTING ROOM



OPTIONAL EXTENDED LAUNDRY

Great American Homes reserves the right to change, modify or revise architectural details and designs without notice. This brochure is for illustration purposes only, are not drawn to scale, and may include optional features. Room dimensions are approximate.



The Promenade III

2,053 - 2,931 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



The Promenade m Options



OPTIONAL MUDROOM HALF BATH



OPTIONAL FIRST FLOOR STAIRS



Great American Homes reserves the right to change, modify or revise architectural details and designs without notice. This brochure is for illustration purposes only, are not drawn to scale, and may include optional features. Room dimensions are approximate.



The Piazza

2,248 - 3,107 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



The Piazza Options



Great American Homes reserves the right to change, modify or revise architectural details and designs without notice. This brochure is for illustration purposes only, are not drawn to scale, and may include optional features. Room dimensions are approximate.

The Verona

2,114 - 3,245 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



The Verona Options



PARTIAL FIRST FLOOR



PARTIAL SECOND FLOOR

Great American Homes reserves the right to change, modify or revise architectural details and designs without notice. This brochure is for illustration purposes only, are not drawn to scale, and may include optional features. Room dimensions are approximate.



The Verona Options



OPT. VERANDA



OPT. SCREENED PORCH



OPT. SLIDING DOOR AT LIVING



OPT. SCREENED PORCH



OPT. COVERED PORCH



OPT. EXTENDED LAUNDRY



OPT. DOUBLE SIDED FIREPLACE AT LIVING



OPT. BEDROOM 3



OPT. SITTING ROOM

Great American Homes reserves the right to change, modify or revise architectural details and designs without notice. This brochure is for illustration purposes only, are not drawn to scale, and may include optional features. Room dimensions are approximate.





Included Features



Included with Your Home

These all-brick, quaint homes create a picturesque community setting with tasteful architectural style and modern conveniences.



Homes of Distinction

- The American Flag mounted on front porch column
- Full-brick exteriors in different color palettes
- Energy efficient fiberglass entry door
- Protection against termites with Boracore treatment of interior wood studs
- 30-year Fiberglass architectural shingles
- Aluminum garage doors with decorative panels and opener
- Low-e, vinyl clad windows with 20-year warranty and tilt-in bottom sash (screens included)
- Color coordinated rain gutters with downspouts
- Weatherproof exterior outlets in select locations
- Wrought-iron style coach lights at garage and courtyard
- 2 exterior hose bibs
- Professionally-designed landscape package with full sod front yards and irrigation system
- Concrete driveway, sidewalk, front stoop and courtyard
- Color-coordinated address plaque

Gourmet Kitchens

- Gourmet Kitchen with convenient food preparation island
- Refrigerator space plumbed for automatic ice maker (sized for side-by-side design)
- Designer quartz counters
- Designer ceramic backsplash
- Stainless steel 50/50 sink
- 1/3-horsepower garbage disposal
- 42" maple cabinets with base cabinet roll-out trays and decorative hardware/knobs
- GE electric range, microwave and quiet-design dishwasher – all in stainless steel

Impressive Interiors

- Dramatic floor plans with courtyard views from Foyer, Kitchen, Living Room, Dining Room, Guest Bedroom (by plan), Den (by plan) and Master Bedroom
- 10-foot tray ceilings in Kitchen, Living Room, Dining Room and Master Bedroom (unless Bonus Suite is added)
- Two-piece crown molding in Foyer, 1-piece in Living Room, Dining Room and Kitchen
- 7-1/4" baseboard throughout
- Arch-panel interior doors with "445" casing, triple hinges and brushed nickel, lever door handles
- Wood sills and jambs on all interior windows
- Designer LVP in Foyer, Dining Room, Living Room, Kitchen and Den (By Plan)
- 12" x 12" ceramic tile flooring in Master Bath, Guest Bath and Laundry Room
- 12" x 12" ceramic tile surround in Master Bath shower and Guest Bath tub
- 28-ounce face weight carpet over 5# pad, 100% polyester with 10-year warranty in Master Bedroom, Guest Bedroom, Den (by plan) and 4-Season's Room (by plan)
- Roman shower design in Master Bath
- 32" direct vent, gas log fireplace with 3-piece granite surround and painted wood mantel (designs vary)
- 40-gallon, gas hot water heater on main floor
- Flat latex paint with 1 color choice
- Moen Kitchen pull-out faucet
- Moen chrome lavatory and shower trim fixtures in Baths
- Comfort-height toilets in Master and Guest Baths

- Reinforcements for grab bars in all baths (fixtures not included)
- Recessed lights in Kitchen, LED light fixture in Laundry Room and ceiling-mount lights in Halls and Closets
- Decorative fixtures including Kitchen pendants, Dining Room, Master Bath and Guest Bath
- Spacious linen, coat and bedroom closets with Rubbermaid ventilated shelving
- Classic arch openings throughout (locations vary)
- Double-bowl, adult-height vanity in Master Bath with cultured marble top and white porcelain sinks
- Smoke detectors with warning buzzer and battery back-up; one carbon monoxide detector
- 14-SEER HVAC system with 90% efficiency furnace/air handler
- R-13 insulation in exterior walls and R-30 in ceilings
- Exhaust fan plus light in all Baths
- 3 ceiling fan pre-wires
- Low voltage wiring for internet, television, and phone
- Oversized 2-car garage with finished and painted walls and baseboards
- Pull-down staircase for access to attic storage

Maintenance Responsibility CHECKLIST



MAINTENANCE ITEM	HOA	OWNER	COMMENTS
LANDSCAPE & GROUNDS MAINTENANCE			
LAWN MAINTENANCE & EDGE TRIMMING	X		WEEKLY MOWING, EDGING & BLOWING (SEASONAL)
TREE MAINTENANCE & REPLACE	X		FERTILIZATION & PRUNING AS NEEDED
SHRUB MAINTENANCE & REPLACE	X		ANNUAL REPLACEMENTS AS NEEDED
SHRUB TRIMMING & TREE PRUNING	X		THREE TIMES PER YEAR OR AS NEEDED
LAWN & SHRUB FERTILIZATION	X		SEASONAL LAWN TREATMENT & CARE
SPRINKLER MAINTENANCE & REPAIR	X		IRRIGATION REPAIRS AS NEEDED
IRRIGATION WATER	X		ALL IRRIGATION WATER PAID BY HOA
PINESTRAW AND/OR MULCH REPLENISHMENT	X		TWO APPLICATIONS PER YEAR
WEED CONTROL IN BED AREAS	X		SPRAY TREATMENT ONCE PER WEEK
ENTRY FLOWER PLANTING	X		ANNUALS PLANTED IN SPRING & FALL
PEST CONTROL			
INTERIOR & EXTERIOR PEST CONTROL		X	INCLUDES ANTS, ROACHES, SPIDERS, ETC.
UNIT TERMITE BOND & TREATMENT	X		BOND INSPECTION ONCE PER YEAR
UNIT TERMITE INSPECTIONS (RESALE)		X	RESPONSIBILITY OF BUYER OF RESALE UNIT
FIRE ANT TREATMENT	X		GRANULAR TREATMENT ONCE PER WEEK
MOSQUITO TREATMENT OF DETENTION AREA	X		MAY BE ADDED COST TO ASSOCIATION
INSURANCE COVERAGE			
EXTERIOR IMPROVEMENTS		X	HOMEOWNER'S INSURANCE PAID BY OWNER
INTERIOR IMPROVEMENTS		X	HOMEOWNER'S INSURANCE PAID BY OWNER
GENERAL LIABILITY OF ASSOCIATION	X		\$1,000,000 IN LIABILITY COVERAGE
FIDELITY INSURANCE	X		PROTECTS HOA AGAINST MONETARY THEFT
COMMON AREA & AMENITIES			
COMMUNITY LIGHTING	X		ENTRY & STREET LIGHTS
DRIVEWAYS & ALLEY	X		REPAIRS TO PAVED AREAS
SIDEWALK REPAIR	X		ONLY WHEN CRACK EXCEEDS ¼"
SURFACE WATER DRAINAGE & RUNOFF	X		APPLIES TO STANDING WATER >48 HOURS
MAILBOX REPAIRS	X		MAILBOX KIOSK REPAIRS AS NEEDED
EXTERIOR REPAIR & REPLACEMENT			
AMERICAN FLAG REPLACE	X		ONCE PER YEAR
DOOR REPAIR OR REPLACE			
AMERICAN FLAG REPLACE		X	
DOOR HARDWARE REPAIR OR REPLACE		X	
DOOR GLASS REPAIR OR REPLACE		X	
DOOR LOCKS - RE-KEY		X	
WINDOW REPAIR OR REPLACE		X	
WINDOW CLEANING		X	
EXTERIOR LIGHT FIXTURE REPLACE	X		
EXTERIOR LIGHT BULB REPLACE		X	
UNIT ADDRESS PLAQUE REPAIR OR REPLACE	X		
SHUTTER REPAIR OR REPLACE	X		
STORM OR SCREEN DOOR REPAIR		X	
SUN TUNNEL OR SKYLIGHT REPAIR		X	
SCREEN REPAIR OR REPLACEMENT		X	
SLIDING DOOR REPAIR OR REPLACE		X	
SLIDING DOOR LOCK REPAIR OR REPLACE		X	
SIDING, TRIM REPAIR OR REPLACE	X		
SHINGLE REPAIR OR REPLACE	X		
GUTTER CLEAN-OUT	X		ONCE PER YEAR, IF NEEDED
GUTTER REPAIR & REPLACEMENT	X		
DOWNSPOUT REPAIR & REPLACE	X		
EXTERIOR DOOR & WINDOW CAULKING	X		
POWDER COAT ALUMINUM FENCE REPAIR	X		
PRESSURE WASH EXTERIOR	X		WASH EVERY TWO YEARS, IF NEEDED
DRYER VENT REPAIR		X	
MECHANICAL VENT REPAIR		X	
PAINTING & STAINING			
FRONT ENTRY DOOR	X		STAIN EVERY TWO YEARS
COURTYARD EXTERIOR DOOR	X		PAINT EVERY TWO YEARS
SIDING, TRIM, & COLUMNS	X		PAINT EVERY FIVE YEARS



**GREAT AMERICAN
★ HOMES ★**

Ready to get started?

Contact us today to learn more about Great American Homes and our 1776® Communities.

704-286-0186
www.greatamericanhomes.com