



*Where
Patriotism
Lives*



GREAT AMERICAN
★ HOMES ★



The First of Many

1776® Gastonia

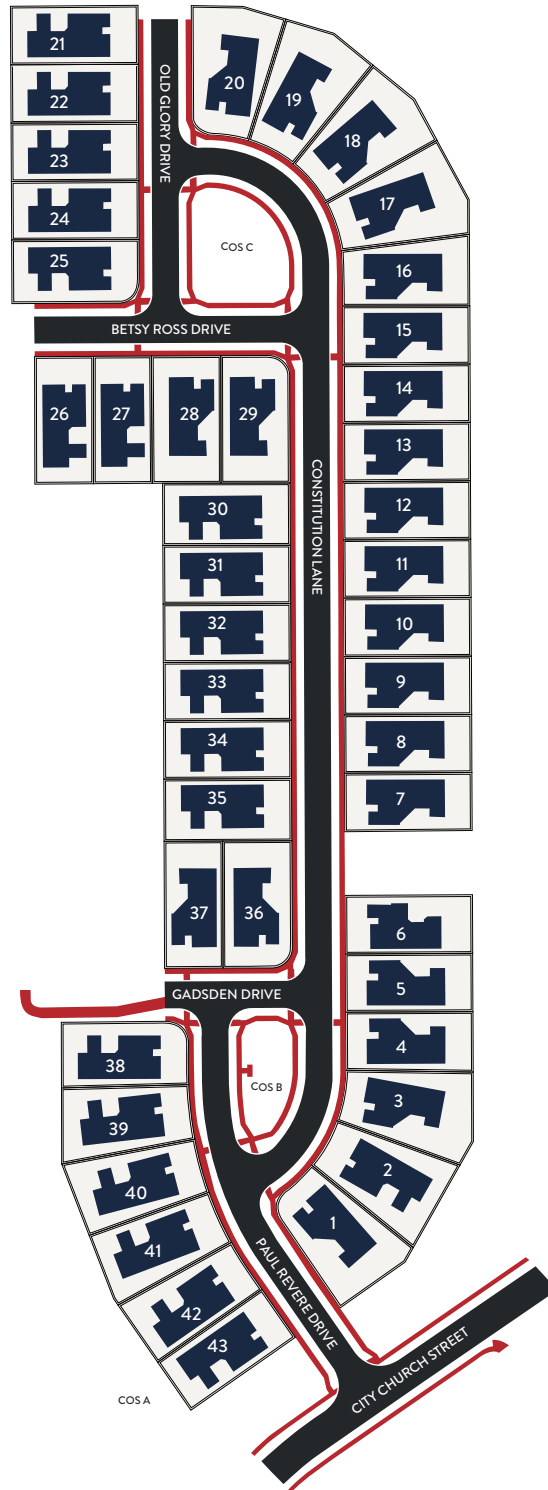
New homes featuring American patriotism

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)

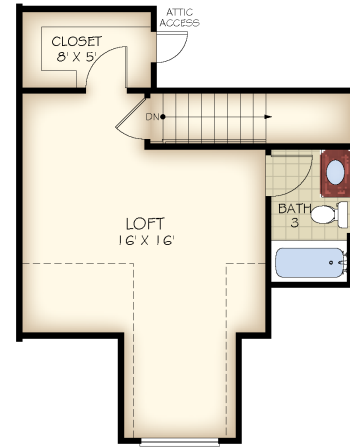


FIRST FLOOR

The Capri Options



FIRST FLOOR W/ STAIR



SECOND FLOOR



OPT. VERANDA



OPT. SCREENED IN PATIO AT GREAT ROC

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The Palazzo

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



The Palazzo Options



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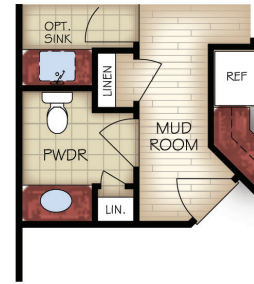


The Portico

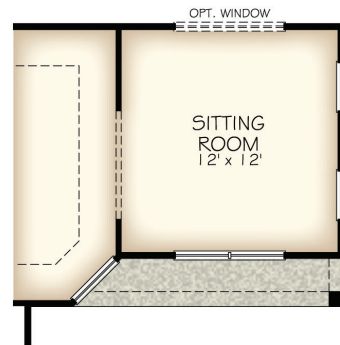
1,776 - 2,585 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



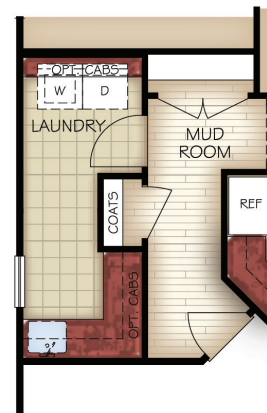
The Portico Options



OPTIONAL POWDER ROOM



OPTIONAL SITTING ROOM



OPTIONAL EXTENDED LAUNDRY

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The Promenade III

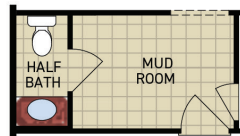
2,053 - 2,931 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



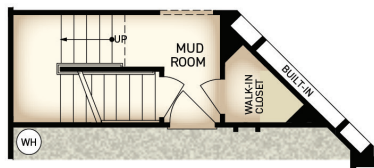
The Promenade m Options



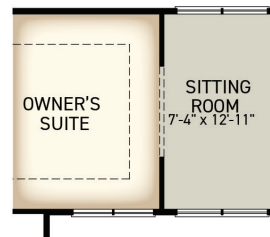
OPT. BONUS SUITE



OPTIONAL MUDROOM HALF BATH



OPTIONAL FIRST FLOOR STAIRS



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The Piazza

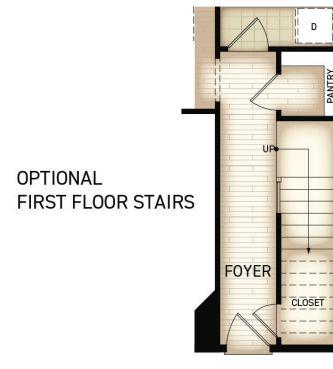
2,248 - 3,107 SQUARE FEET
(DEPENDING ON STRUCTURAL OPTIONS)



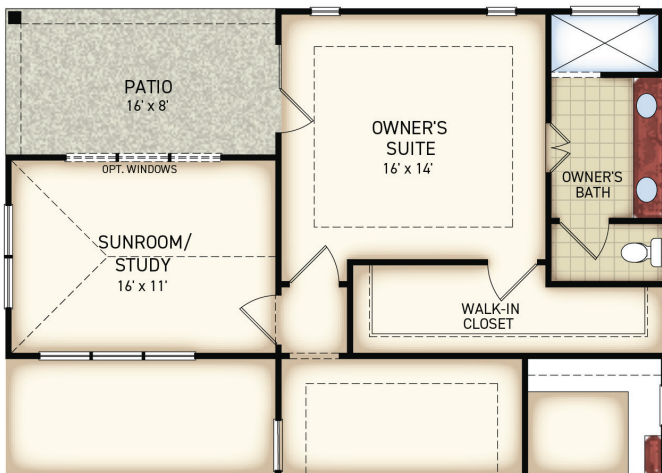
The Piazza Options



OPTIONAL BONUS SUITE



OPTIONAL FIRST FLOOR STAIRS



OPTIONAL MASTER GARDEN RETREAT



OPTIONAL SITTING ROOM



OPTIONAL OWNER'S BATH

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The Verona

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



The Verona Options



PARTIAL FIRST FLOOR



PARTIAL SECOND FLOOR

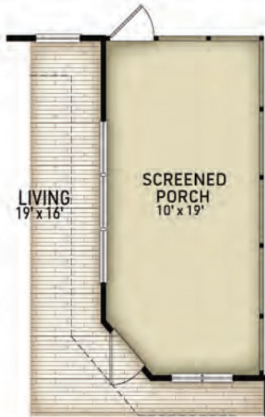
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The Verona Options



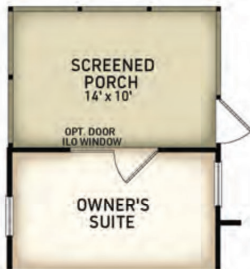
OPT. VERANDA



OPT. SCREENED PORCH



OPT. SLIDING DOOR AT LIVING



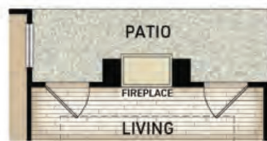
OPT. SCREENED PORCH



OPT. COVERED PORCH



OPT. EXTENDED LAUNDRY



OPT. DOUBLE SIDED FIREPLACE AT LIVING



OPT. BEDROOM 3



OPT. SITTING ROOM

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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



Ready to get started?

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

704-286-0186
www.greatamericanhomes.com