



Features and Finishes

QUALITY CONSTRUCTION

- 9' ceiling height on main and 8' ceiling height on second floor (some portions of ceilings may be higher in some homes)
- Poured concrete basement walls
- Basement exterior walls wrapped with waterproofing membrane with weeping tile below
- Exterior walls insulated to R26, attic to R50 and basement to R12

EXTERIOR FINISHING DETAILS

- Clay brick and/or natural stone (as per plan)
- Maintenance-free vinyl siding with aluminum soffit, fascia and eavestroughs
- Self sealing roof shingles with limited lifetime warranty
- Energy efficient low E argon taupe and sable coloured vinyl clad casement windows (some panes fixed). Pour in place basement windows to be white sliding style
- Patio/garden doors have high efficiency low E argon gas filled panes
- Insulated front entry door with 3/4 glass insert
- Premium carriage style garage door
- Garages are fully drywalled and finished with skim coat only
- Coach lights and patio lights (as per plan)
- Front concrete porch with pre-cast steps (All other steps and/or decks are the responsibility of the purchaser and entries shall be barricaded if 24" above grade as per building code)
- Maintenance free aluminum railing on front porches (if required by grade)
- Decorative address stone
- Pre-cast concrete slab walkway from driveway to front steps.

- Full asphalt driveway paving included (to be completed after closing to allow time for driveways to settle)
- Each lot fully sodded & graded to municipal requirements
- Parging on all exposed foundation surfaces

INTERIOR FINISHING DETAILS

- Oak handrail with choice of stained finish and clear coat (as per plan)
- Choice of Classique or Carrarra interior doors with 4" baseboard and 2 3/4" casing, capped studio walls
- Interior lever door hardware
- Swing doors throughout as per plan
- California style ceilings. Bathrooms and standard closet ceilings are smooth finish
- Choice of 2 low Volatile Organic Compound (VOC) interior wall paint colours (One colour throughout)
- Low (VOC) high quality carpet with 4lb foam under pad
- 13" x 13" Ceramic tile (as per plan)
- Overhead pewter light fixtures as per plan
- Wire shelving in all clothes closets and four (4) wire shelves in each linen closet

GOURMET KITCHEN

- Granite countertops with undermount sink
- Custom Oak or MDF cabinetry with soft close doors and drawers and maple melamine interiors
- Moen pull-out faucet
- Over-the-range microwave/rangehood combo with premium quiet venting (choice of stainless/black/white)
- Pantry with close wire shelving (as per plan)
- Dishwasher electrical and plumbing rough-in (excludes breaker)





DESIGNER BATHROOMS

- Luxurious ensuites included in all homes
- Ensuite to include walk-in tiled shower with sliding glass door and tiled niche
- Granite countertops with undermount sink (powder room includes pedestal sink)
- Maintenance free one piece white acrylic tub surround in main bathroom
- Custom Oak or MDF vanities with drawers (in vanities over 36")
- Polished, beveled mirror above vanities (excluding powder room)
- Efficient dual flush toilets throughout
- Moen faucets

MECHANICAL, ELECTRICAL, PLUMBING AND INSULATION

- Natural gas high efficiency furnace
- Heat recovery ventilator (HRV)
- Programmable thermostat compatible for future air conditioning
- Ducting professionally cleaned before closing and 12-month supply of furnace filters provided on closing
- High efficiency natural gas rental water heater. Purchaser to sign rental agreement with utility company
- 100 AMP electrical service
- Automatic garage door opener rough-in located in garage
- Two exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (1) located on porch and (1) at rear of home
- Two exterior hose bibs with interior shut offs (1) in garage and (1) at rear of home
- Water shut off valve under all sinks and toilets
- 220 volt wiring and outlet for stove and clothes dryer
- Inter-connected hard-wired smoke detectors on all levels and bedrooms. Carbon monoxide detectors on bedroom levels for safety
- Decora style switches and receptacles throughout
- Choice of two location for cable and two location for Cat 5 or telephone outlets with finished terminations

BUILDER'S GUARANTEE & WARRANTY

- All Homes are built to meet or exceed the current Ontario Building Code (OBC)
- All homes covered by Tarion Warranty Corporation. Comprehensive 1-year warranty plus a 2-year warranty covering the electrical, plumbing, heating systems and water penetration of the building envelope and a 7-year warranty against major structural defects (enrollment fee to be paid by purchaser as an adjustment on closing)
- **All homes covered by Granite Homes Warranty Advantage which extends the length of the Tarion 1-Year and 2-Year Warranties by additional 6 months***

NOTES

- All selections are to be made from samples provided by the Vendor
- The number of steps at the front and in the garage (if applicable) may vary from that shown and are subject to grade
- The decorated model home, marketing floor plans and images/renderings do contain some items not included in the base price
- Variations in uniformity and color (ie. ceramics, wood products, etc.) from Vendor's samples may occur and can be expected in finished materials
- Plans and specifications are subject to modification at the discretion of the Vendor. The Vendor reserves the right to substitute materials of similar or better quality. All measurements are approximate. E. & O.E
- Furnace, hot water tank, sump pit (if applicable), water meter and hydro panel may not be positioned as shown on plan

*The Granite Warranty Advantage is a builder sponsored extended warranty. The Tarion Warranty Corporation has no responsibility beyond the statutory warranty requirements. The Granite Warranty Advantage applies to the original purchaser and non-transferable. The Granite Warranty Advantage is not applicable to rental properties. Subject to change without notice.

