



## Community Guide



## Welcome to Doon West

Live in a community that stands out from the rest. Where nature resides at your doorstep and endless adventure surrounds you. Experience the convenience of modern living, close to the 401, shopping and schools, without sacrificing your desire for nature. Revel in the unique home designs, where quality and customer service are second to none. Discover the Doon West difference.





Series 1: Black Exterior



Series 2: Grey Exterior

## Architectural Design

The homes at Doon West are thoughtfully designed and expertly crafted. Contemporary stone and brick exteriors are complemented by horizontal siding. Modern glass entry doors, black windows and coach lighting complete the striking exteriors. Set against the scenic landscape of Doon, these carefully designed homes are a good choice for any stage of life.



## Spacious Interiors with Room to Grow

The homes at Doon West were designed to suit your lifestyle. With floor plans ranging from 1,684 sq.ft to 1,867 sq.ft., these homes offer open-concept main floors and spacious upper levels.

Created for chefs and entertainers, the kitchen boasts an oversized island, granite countertops and ample storage space. Open to the great room, this space truly is the heart of the home.

The large second floor offers three bedrooms, including a private master retreat, complete with walk-in closet and a luxurious ensuite. An upper level flex space provides a great spot for your home office, reading nook or play room.

With 9' ceilings on the main floor, premium included features and optional basement finishing, these homes will impress you today and leave room to grow in the future.







# The Community

Doon West is nestled amongst the hills, wetlands and forests of Doon, one of Kitchener’s most popular suburbs. Close to the 401, shopping, schools and local attractions, Doon offers outdoor adventure paired with an urban lifestyle.

Whether you’re playing a round of golf at one of the nearby golf courses, hiking through the vast trail network or enjoying a picnic at one of the many parks, there’s no shortage of activities in this vibrant community. Explore nearby shopping districts or visit the many local attractions and feel the lively pulse of Doon West.

# Legend

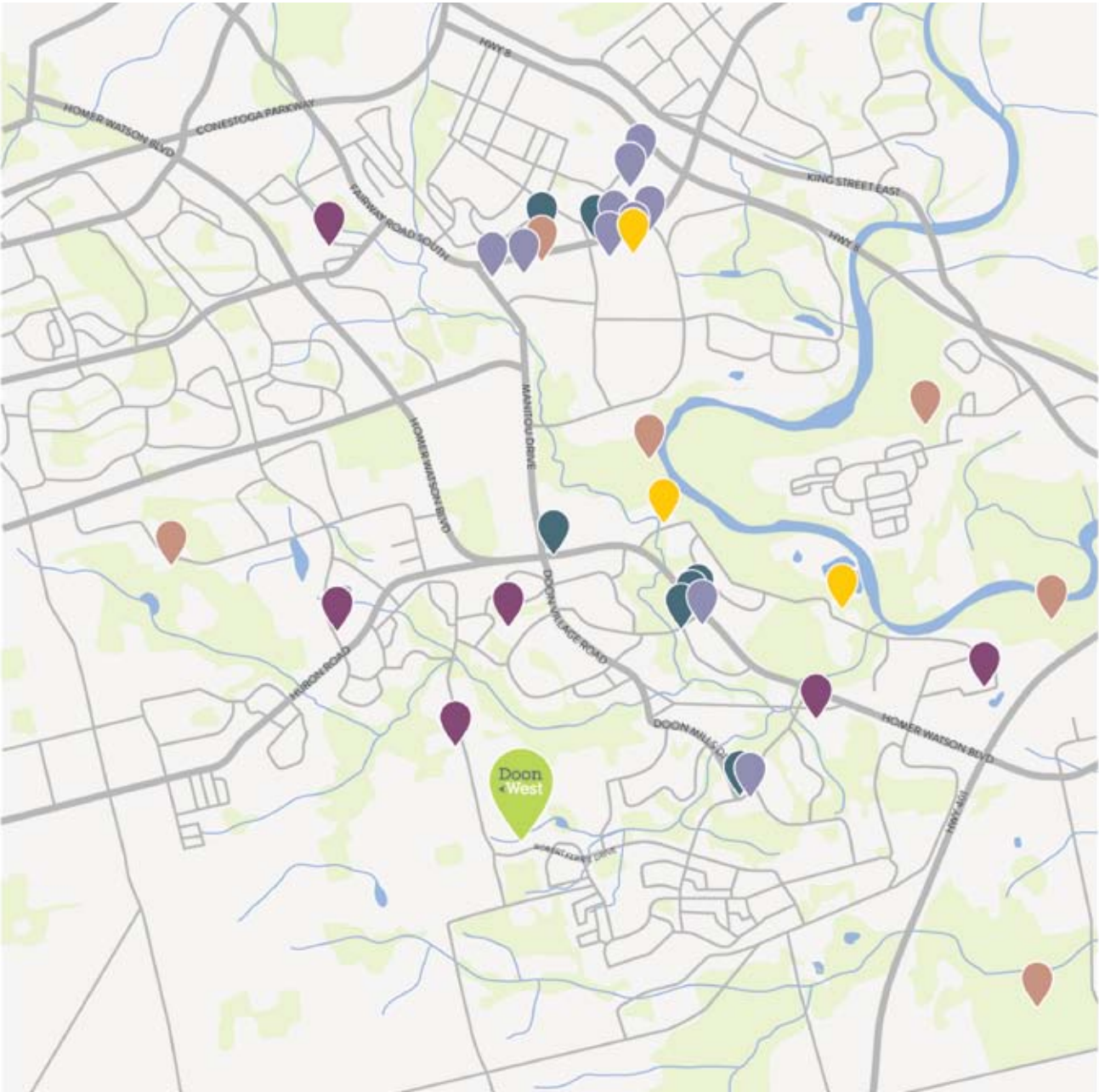
- |  |                 |     |                |
|--|-----------------|-----|----------------|
|  | Available       | S1  | Black Exterior |
|  | Future Release  | S2  | Grey Exterior  |
|  | Model Home      | A   | Elevation A    |
|  | Sold            | B   | Elevation B    |
|  | Access Easement | W/O | Walk-Out       |
|  | Parks           | L/O | Look-Out       |

Artist’s concept only. Site plan is an artist’s concept. Landscape areas, trees, and homes are an artist’s concept only and may vary from finished landscape. Lot dimensions are approximate and depend on final survey. See sales representative for more information. E. & O. E.





Overlooking the Doon Neighbourhood



Artist's concept only. Visit [doonwest.ca](http://doonwest.ca) for more details. E. & O.E.

# Life in Kitchener

Everything you need is located just a few minutes away from home.

-  Education
  - Public & Catholic Elementary Schools
  - Public & Catholic Secondary Schools
  - Conestoga College
-  Entertainment
  - Museums
  - Cineplex Theatre
-  Food
  - Family Restaurants
  - Quick Service Dining

-  Sports & Recreation
  - Parks
  - Golf Clubs
  - Fitness Centres
-  Shopping & Retail
  - Fairview Park Mall
  - Grocery & Markets
  - Home Decor
  - Spas & Salons





# Features & Finishes

## The Exterior

- Clay, brick or natural stone exteriors as per plan
- Decorative masonry address stone
- Striking 7' high front entry door
- Rear garden door or 8' wide patio door as per plan
- Covered porch with pot light
- Drywalled garage
- Pot light or coach light(s) on garage
- Asphalt driveway

## The Interior

- California style 9' ceilings on main floor and 8' ceilings on second floor
- Contemporary 4" baseboards and 2 ¾" casings
- Modern lever style door hardware
- Choice of 2 contemporary interior doors
- Pewter interior light fixtures as per plan
- Hardwood in the Great Room
- Choice of 2 low VOC paint finishes from designer's selection
- Oak railing and pickets with choice of stained finish and clear coat
- Programmable thermostat

## The Kitchen

- Stylish four-piece Whirlpool kitchen appliance package
- Designer selected granite countertops with undermount sink
- Spacious walk-in pantry as per plan
- Custom oak or MDF cabinetry with soft close doors and drawers
- Contemporary Moen pull-out faucet

## The Bathrooms

- Designer selected granite countertops with undermount sink
- Walk-in tiled shower with sliding glass door and tiled niche in ensuite
- Maintenance free white acrylic tub surround in main bathroom
- Custom oak or MDF vanities with drawers
- Pedestal sink in powder room
- Contemporary Moen faucets
- Efficient dual flush toilets throughout

## Extras

- Energy star front-loading washer and dryer
- Choice of level 1 hardwood from designer's selection in great room
- Central air conditioning
- LED energy efficient light bulbs throughout
- Three piece basement bath rough-in
- Walk-in closet in the master bedroom as per plan
- Fresh air system (Heat Recovery Ventilator, HRV)
- Tarion 7-year warranty + Granite Homes Warranty Advantage which extends the length of the Tarion 1-Year and 2-Year Warranties by an additional 6 months





## The Granite Homes Advantage

We're proud of the exceptional homes we build and the skilled people we work with. Together, the Granite Homes team will provide you with a seamless and memorable building experience. From distinguished details to superior quality and our renowned reputation, we're confident that you will be satisfied with your new home. In fact, we're so confident that we offer an extended warranty program at no extra cost. The Granite Homes Warranty Advantage extends the length of your Tarion New Home Warranty by an additional six months.

Recognized as an Avid Gold Award winner for Customer Service for the past three years, Granite Homes is proud to say that service is a core pillar of our business. When it comes to designing your new home, we're proud to invite you to our award winning, state-of-the-art Design Studio. Created to make the home customization process convenient and fun, our expert Interior Design Consultant has worked extensively to offer you unparalleled design experience.







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**Model Home**

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