



Features & Finishes

QUALITY CONSTRUCTION

- All homes are built to Energy Star (Version 17.0 Ontario standard)
- 9' ceiling height on main and 8' on bedroom level (some portions of ceilings may be higher or lower in some homes)
- Poured concrete foundation
- ¾" Engineered subfloors glued and nailed
- Basement exterior walls wrapped with dampproofing membrane complete with weeping tile below
- Exterior walls insulated to R22 + R6 continuous, attic insulated to R60, basement walls insulated to R12 + R10 continuous in Park Towns, and basement walls insulated to R20 continuous blanket in Street Towns

DISTINCTIVE EXTERIOR FINISHING DETAILS

- All exterior colours and materials are architecturally controlled and pre-selected by the Vendor
- Clay brick, stone and composite siding as per plan
- Maintenance-free aluminum soffit, fascia and eavestroughs as per plan
- Self sealing shingles with limited lifetime warranty
- Triple-pane high efficiency Low E argon filled vinyl casement windows and patio doors - some panes will be fixed
- Contemporary style front entry door
- Insulated garage door (if applicable)
- Garages are fully drywalled and finished with skim coat only (if applicable)
- Pot light in the covered porch and coach light (if applicable)
- Front concrete porch with pre-cast steps
- Maintenance free aluminum railing front porches (when required by grade)
- Decorative masonry address stone (if applicable)
- Full asphalt driveway paving included (may not be installed at time of closing)
- Community sodded & graded to municipal requirements (may not be installed at time of closing)
- Parging on all exposed foundation surfaces

SUPERIOR INTERIOR FINISHING DETAILS

- Oak railing and pickets with choice of stained finish and clear coat as per plan
- 4" baseboard and 2 ¾" casing, capped studio walls
- Choice of 2 contemporary interior doors
- Lever style interior 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)
- Luxury vinyl plank (LVP) flooring on main floor (one colour throughout)
- Low (VOC) quality carpet with 4lb foam carpet cushion (one colour throughout) on stairs and bedroom level
- 13" x 13" ceramic tile in bathrooms and utility rooms (as per plan)
- Pewter interior light fixtures as per plan
- Wire shelving in all clothes closets and four (4) rows of wire shelving in each linen closet and in pantry closets where applicable
- Garage access door (if applicable and grade permits)

GOURMET KITCHENS

- Granite counters with undermount sink
- Oak or MDF cabinetry with soft close doors and drawers and maple or white melamine interiors
- Moen pull-out faucet
- Over-the-range microwave/range hood combo

LUXURIOUS DESIGNER BATHROOMS

- Granite counters with undermount sink
- Luxurious ensuites included in all homes
- Oak or MDF vanities with drawers
- Powder room includes pedestal sink (if applicable)
- Ensuite to include walk-in tiled shower with sliding glass door and tiled niche
- Moen faucets
- Maintenance free one piece white acrylic tub/shower in main bathroom (as per plan)

- Efficient dual flush toilets throughout
- Beveled mirror above vanities (excluding powder room)

MECHANICAL, ELECTRICAL, PLUMBING

- Central air conditioning
- 200 amp electrical service in Street Towns, 100 amp electrical service in Park Towns
- LED energy efficient lightbulbs throughout
- High efficiency natural gas furnace
- Fresh air system (Heat Recovery Ventilator, HRV)
- Programmable thermostat
- Ducting professionally cleaned before closing and 12-month supply of furnace filters provided on closing
- High efficiency natural gas rental water heater and water softener. Purchaser to sign rental agreement with utility company
- Automatic garage door opener rough-in (if applicable)
- Two exterior weatherproof Ground Fault Interrupter (G.F.I.) receptacles (if applicable)
- Two exterior frost free hose bibs with interior shut offs: (1) in garage and (1) at rear of home included in Street Towns
- Water shut off valves under all sinks and toilets
- Three piece basement bath rough-in included in Street Towns
- 220 volt wiring and outlet for stove and clothes dryer
- Interconnected hard-wired smoke alarms on all levels and in bedrooms
- Carbon monoxide alarms on bedroom levels
- Decora style switches and receptacles throughout
- Predetermined locations for cable, Cat 5E and telephone outlets (combination of 6 in total)

CONDOMINIUM DETAILS

- Pressure treated deck complete with privacy screen, wood railing and black metal balusters
- Exterior maintenance of homes included to ensure long-term aesthetically pleasing streetscape
- Common areas maintained by professional landscaping company
- Waste and recycling pick-up
- Snow removal and maintenance of private laneway, visitor parking spaces and sidewalk

- Professional property management and administration
- Building insurance included (purchaser's to obtain insurance on upgrades and contents)
- Exterior lighting operated and maintained by Condominium Corporation

BUILDER'S GUARANTEE & WARRANTY

- Homes are built to meet or exceed the current Ontario Building Code (OBC)
- Homes covered by Tarion Warranty Corporation Comprehensive 7-year warranty - Enrollment fee to be paid by purchaser as an adjustment on closing
- *Homes are covered by Granite Homes Warranty Advantage which extends the length of the Tarion 1-Year and 2-Year Warranties by an additional 6 months*

NOTES

- All selections are to be made from samples provided by the Vendor
- Purchaser acknowledges that the floor plan may be reversed
- 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, virtual reality, 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.
- Mechanicals may not be positioned as shown on plan
- *The Granite Homes Warranty Advantage is a builder sponsored extended warranty. The Tarion Warranty Corporation has no responsibility beyond the statutory warranty requirements. The Granite Homes Warranty Advantage applies to the original purchaser and is non-transferable. The Granite Homes Warranty Advantage is not applicable to rental properties. Subject to change without notice.

