Features & Finishes

QUALITY CONSTRUCTION

- All homes are constructed under approved Energy Star standards
- Continuous exterior insulation wrap promotes less thermal bridging and minimal air leakage, leading to added energy efficiencies
- 9’ ceiling height on main floor and 8’ on second floor (some portions of ceilings may be higher or lower in some homes)
- Poured concrete foundation- 8’10” height
- Basement exterior walls wrapped with waterproofing membrane with weeping tile below
- Exterior walls insulated to R27, attic insulation to R60 and basement walls to R20 (blanket)

DISTINCTIVE EXTERIOR FINISHING DETAILS

- All exterior colours and materials are architecturally controlled and packages are pre-selected by the builder
- Clay brick and/or natural stone (as per plan)
- Low maintenance vinyl siding with aluminum soffit, fascia, and eavestroughs (as per plan)
- Self sealing architectural style shingles
- Energy efficient Low E argon vinyl casement windows - some panes will be fixed (basement windows may be slider)
- Patio door or garden door (as per plan) with high efficiency Low E argon gas filled panes
- Classic style 8’ front entry door
- Premium insulated garage door
- Garages are fully insulated/drywalled and finished with skim coat to common house walls
- Pot light or coach light in the covered porch and pot light or coach light(s) on garage as per plan
- Front concrete porch with concrete steps, to grade (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)
- Low maintenance aluminum railing on front porches (when required by grade)
- Decorative address stone or address plaque
- 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)
- Decorative skim-coat on all exposed foundation surfaces

INTERIOR FINISHING DETAILS

- Hickory railing and pickets with choice of stained finish and clear coat (as per plan)
- 5 ½” baseboard and 2 ¾” casing
- Choose from 2 interior door styles
- Interior lever style door hardware

New Home Sales Representatives
sales@granitehomes.ca

SANDRA AVEIRO
519-222-3988

SANDRA CHIARELLI
519-835-2887

20% deposit required for investment properties. Base house prices include all sales taxes (HST). Rebate signed back to builder on closing. Prices and promotions are subject to change without notice. Please see Sales Professional for details. E. & O. E. Effective January 27, 2026.

Features & Finishes

- Swing doors throughout (as per plan) unless shown otherwise
- California style ceilings (bathrooms and standard closet ceilings are smooth finish)
- Choice of 3 Low Volatile Organic Compound (VOC) interior light wall paint colours (one colour throughout)
- Low VOC quality carpet with 4lb foam carpet cushion (one colour throughout)
- 13" x 13" Ceramic tile as per plan
- Level 1 hardwood in the great room
- 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 to house access door if grade permits

GOURMET KITCHENS

- Granite counters with undermount sink
- Custom oak or MDF cabinetry with soft close doors and drawers and white melamine interiors
- Extra deep cabinetry build-out over the fridge with gable
- Moen pull-out faucet
- Stainless steel chimney hood fan
- Extended 36" high upper cabinets

DESIGNER BATHROOMS

- Granite counters with undermount sink
- Luxurious ensuites included in all homes
- Custom oak or MDF vanities with soft close doors and drawers
- Ensuite to include walk-in tiled shower with frameless glass and tiled niche
- Moen faucets
- Acrylic bathtub with acrylic skirt and tiled surround in main bathroom
- Efficient dual flush toilets throughout
- Straight edge mirror above all vanities (excluding powder room)

MECHANICAL, ELECTRICAL, PLUMBING

- Central air conditioning
- 200 AMP electrical service
- Rough-in for electric car charging station
- LED energy efficient lightbulbs throughout
- High efficiency natural gas furnace

New Home Sales Representatives
sales@granitehomes.ca

SANDRA AVEIRO
519-222-3988

SANDRA CHIARELLI
519-835-2887

20% deposit required for investment properties. Base house prices include all sales taxes (HST). Rebate signed back to builder on closing. Prices and promotions are subject to change without notice. Please see Sales Professional for details. E. & O. E. Effective January 27, 2026.

Features & Finishes

- 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 tanklesss water heater (purchaser to sign rental agreement with utility company)
- Automatic garage door opener rough-in
- Water softener rough-in
- Total of two weatherproof ground fault interrupted (GFI) receptacles located on front porch and at rear of home
- Total of two exterior frost-free hose bibs located in the garage and rear of home
- Water shut off valves under all sinks and toilets
- 220 volt wiring and outlet for stove and clothes dryer
- Interconnected hard-wired smoke & carbon monoxide alarms with strobe on all levels and in bedrooms
- Decora style switches and receptacles throughout
- Predetermined CAT5E outlets (4 in total)
- Predetermined cable outlet in great room

BUILDER'S GUARANTEE & WARRANTY

- Homes are built to 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 12 months**

NOTES

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.

- 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

New Home Sales Representatives
sales@granitehomes.ca

SANDRA AVEIRO
519-222-3988

SANDRA CHIARELLI
519-835-2887

20% deposit required for investment properties. Base house prices include all sales taxes (HST). Rebate signed back to builder on closing. Prices and promotions are subject to change without notice. Please see Sales Professional for details. E. & O. E. Effective January 27, 2026.

Features & Finishes

- 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

New Home Sales Representatives
sales@granitehomes.ca

SANDRA AVEIRO
519-222-3988

SANDRA CHIARELLI
519-835-2887

20% deposit required for investment properties. Base house prices include all sales taxes (HST). Rebate signed back to builder on closing. Prices and promotions are subject to change without notice. Please see Sales Professional for details. E. & O. E. Effective January 27, 2026.