

30 Fieldstone Lane, Elora - Unit 22

SQ.FT. 1,637

Bedrooms:  
3

Bathrooms:  
2 Full + 1 Half



Interior Unit + Deck

~~\$777,990~~ \$688,487

Full HST Price

Estimated Tax Free Price

SOUTH  RIVER



---

# Your Designer Home Awaits

---

## MOVE-IN READY

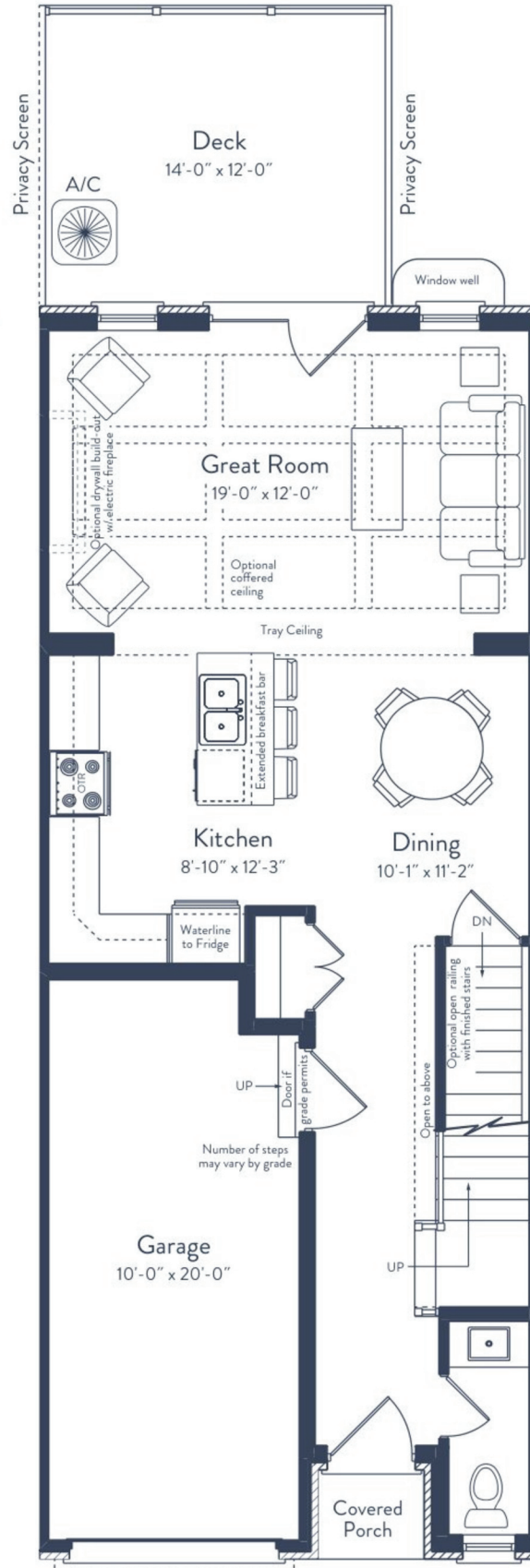
Expertly designed and curated by our Interior Design Team at Granite Homes, this home comes with the benefits of quick occupancy, a functional floor plan and premium features and finishes.



# Features

## MAIN FLOOR

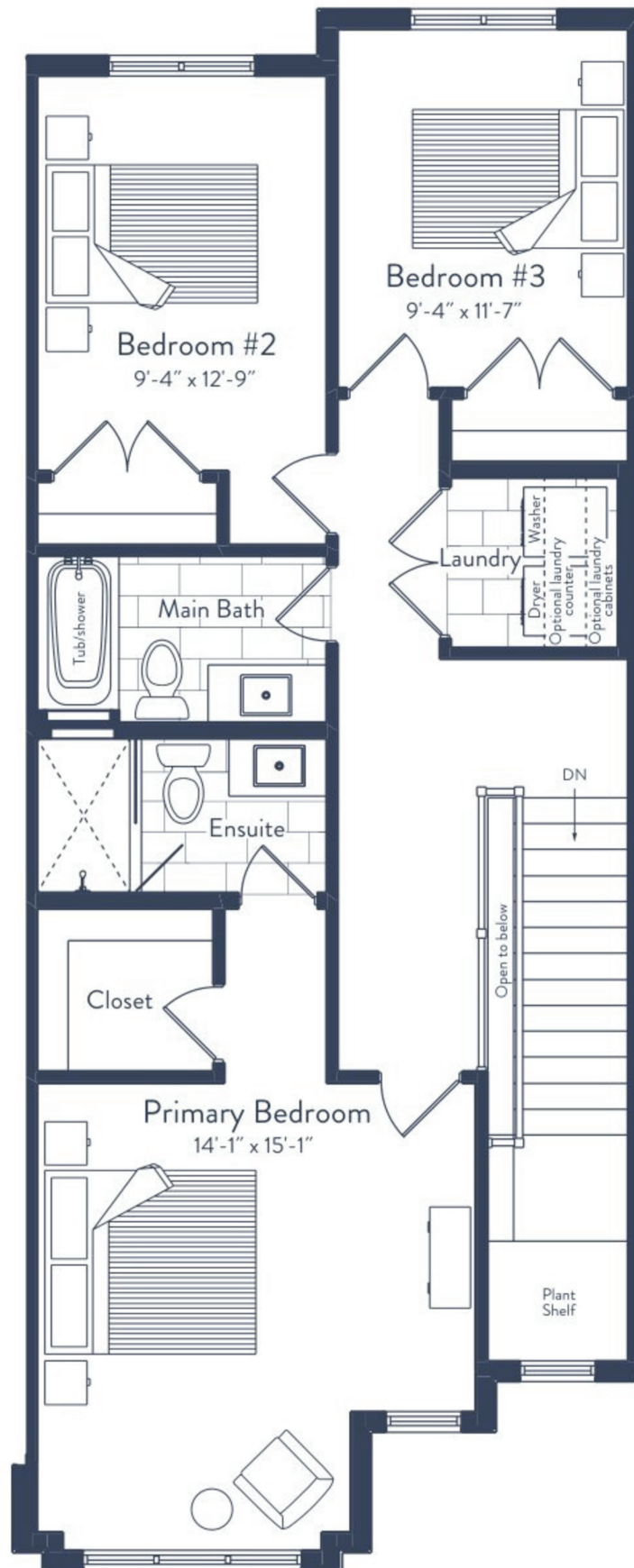
- 9' ceilings
- Luxury vinyl plank flooring throughout (including powder room)
- Pot lights
- Chef's kitchen including 18" pantry, pots and pans drawers, two bin garbage system, upgraded faucet, and upgraded countertops
- Concealed under cabinet lighting in kitchen
- Waffle ceiling in great room
- Garden doors off the great room
- Quartz countertops throughout
- Luxury kitchen appliance package



# Features

## SECOND FLOOR

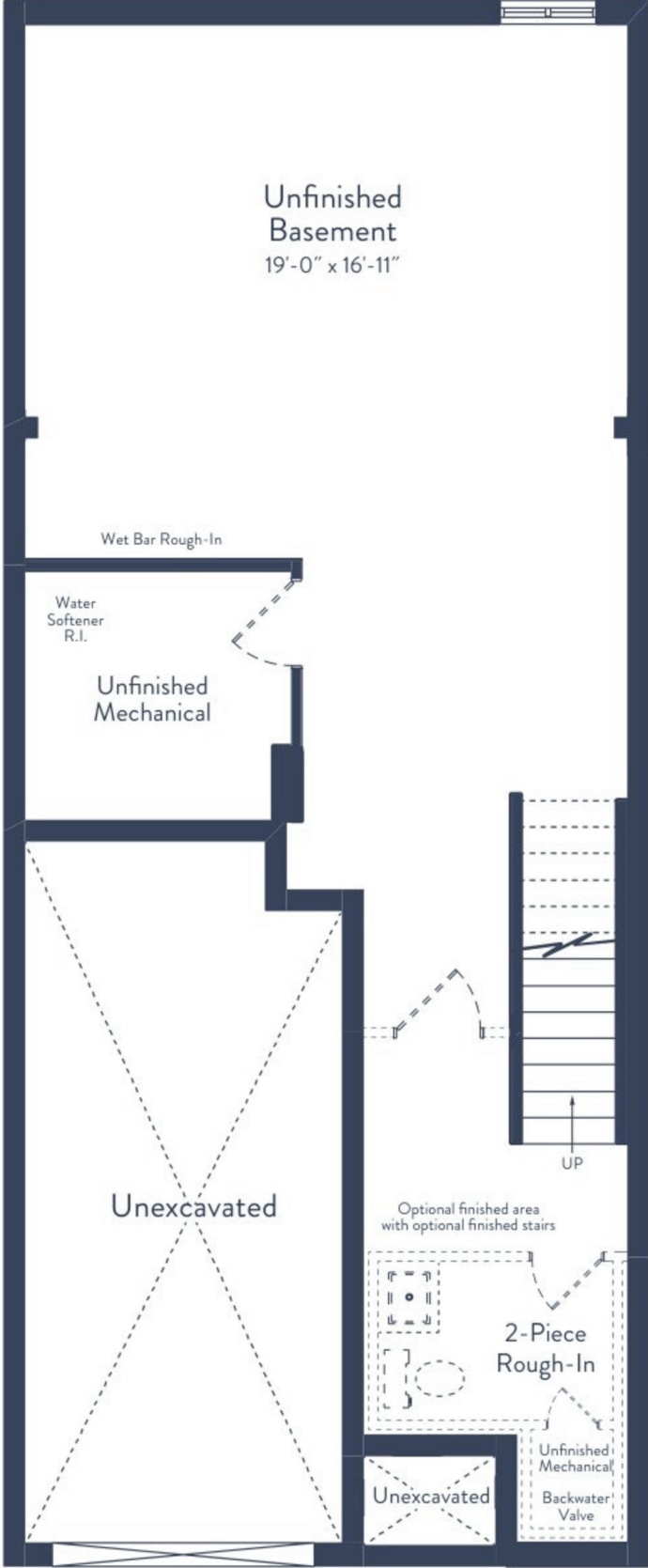
- High-quality low VOC carpet throughout hallway and bedrooms
- Railing with iron pickets
- Pot lights in hallway
- Quartz countertops in bathrooms
- Walk-in tiled shower with frameless glass door and tiled niche in ensuite
- Acrylic bathtub with acrylic skirt, tiled surround, and shampoo niche in main bathroom
- Luxury washer and dryer



# Features

## BASEMENT

- Unfinished basement



# Fieldstone II Site Plan



## Designer Homes provide the benefits of a new home, without the wait.

### DEPOSIT:

5% due on firming.

### CONDO FEE:

Estimated \$272\*.

\*Included in Condo Fees:

### CLOSING:

As soon as 30 days.

- Exterior maintenance of homes included to ensure long-term aesthetically pleasing streetscape
- Common areas maintained by professional landscaping company
- Snow removal and maintenance of private laneway, visitor parking spaces and sidewalk
- Private garbage collection
- Professional property management and administration
- Exterior lighting operated and maintained by Condominium Corporation

Full HST Price assumes that the Purchaser does not qualify for any available rebates and would be responsible to pay full HST on closing. For simplicity purposes, full HST price is divided by 13% to arrive at Estimated Tax Free Price. The Estimated Tax Free Price assumes that the proposed enhanced provincial and federal new housing rebates (or a combination of the existing and enhanced rebates, collectively the "Rebates") will be in force on closing, the Purchaser will qualify for all of the Rebates, that the Purchaser assigns all of the Rebates to the Vendor on closing. Purchaser to assign existing \$24,000 HST rebate and future HST rebates proposed by the Provincial and Federal governments that are in force on closing, assignable to the Vendor and that the Purchaser qualifies for. The purchase price on the APS will be calculated inclusive of HST, assuming the Purchaser is assigning the existing New Housing Rebate to Vendor on closing. Eligible new home purchases made between April 1, 2026 and March 31, 2027 may benefit from temporary HST relief. Subject to eligibility requirements. If the Purchaser does not qualify for one or more of the Rebates or if the one or more of the proposed Rebates are not brought into force prior to closing, or if one or more of the Rebates are not assignable to the Vendor on closing, the Purchaser shall pay the amount of the said proposed Rebates, in addition to the Estimated Tax Free Price on closing.

New Home Sales Representatives | [sales@granitehomes.ca](mailto:sales@granitehomes.ca)

**SANDRA AVEIRO** | 519.222.3988 **SANDRA CHIARELLI** | 519.835.2887

Prices and promotions are subject to change without notice. Please see Sales Professional for details. E. & O. E.  
Apr 8, 2026.

