



## QUALITY FEATURES

### **LUXURY SPECIFICATIONS:**

- Exterior walls use insulation technology that saves energy (and money) by reducing thermal bridging.
- 8' Ceiling height on main floor (may be higher in some portion of Powder Room)
- 8" thick concrete exterior basement walls, structurally reinforced with steel.
- Basement walls coated with Superior waterproofing membrane Platon wrap.
- Engineered Truss Roof (where applicable).
- 5/8 tongue and groove sub-floors glued and nailed, then screwed to add strength and eliminate squeaks.

### **EXTERIOR FINISHING DETAILS**

- Architecturally distinctive exterior finishes with natural stone and clay brick.
- Long-life maintenance-free aluminium or vinyl siding, soffit, fascia and trough.
- Self-sealing 30 year asphalt shingles
- Maintenance free, vinyl clad, superior quality, Low E Argon windows, with single hung windows and Colonial grills on front elevation. Screens on all operating windows.
- Steel clad insulated entry door with dead-bolt lock.
- Maintenance free sectional steel roll-up garage door.
- 2 Exterior weatherproof electrical outlets.
- 2 Exterior water taps (one in rear yard, one inside garage).
- Exterior coach lights and/or potlights at front and patio light at rear door.
- Lot graded and fully sodded to City requirements.
- Front entry steps and walkway to front porch as required.
- Address Stone

### **INTERIOR FEATURES AND FINISHES**

- Experienced interior design assistance is provided to enhance your selection process.
- Upgraded 4" Colonial baseboard and 2" Colonial casing.
- Continuous interior solid Oak Railing with natural finish as per plan.
- All half walls capped and trimmed
- Upgraded Classique Interior doors with colonial trim and brass doorknobs.
- Durable California Texture ceilings on both floors (not in high moisture areas)
- European White paint interior walls with white trim.
- 35oz quality name brand broadloom with 10 mm underpad.
- Durable Imported Ceramic Tile in kitchen, bathrooms, foyer, and upper floor Laundry.
- Doorbell at main entry. Door from garage to home if grade permits (if grade does not permit, parking space may be compromised, and door may not be permitted by local by-law).
- Upgraded overhead light fixtures to be installed throughout except in Great room. Switch operates one receptacle in great room.
- Cable television outlets pre-wired and completed 4 locations.
- Telephone outlets pre-wired and completed 2 locations.
- Washer/Dryer connections appliances connected by purchaser.
- Modern wire shelving in all clothing and linen closets.

### **DESIGNER KITCHEN AND BATHROOMS**

- Custom Kitchen cabinets with space for future dishwasher (dishwasher rough-in included).
- Quality vanities in Main Bathroom and optional Ensuite (if chosen) and Pedestal sinks in powder room.
- Stainless steel double sink in kitchen with spill over ledge.
- Moen single-lever washerless taps in kitchen and bathrooms.
- White plumbing fixtures in bathroom with ceramic accessories.
- Maintenance free acrylic 1 piece full height tub surround
- Polished glass mirrors above all vanities

### **MECHANICAL, PLUMBING, ELECTRICAL & INSULATION**

- Natural Gas hi-efficiency forced-air heating system.
- Natural Gas rental water heater from local utility.
- Bathrooms vented to exterior
- 100 AMP electrical service with copper wiring and circuit breaker panel.
- Smoke detectors electrically wired on every floor.
- Carbon monoxide detector electrically wired.

- Non-toxic, superior quality Wirsbo plastic water piping supply lines with ABS drains (less joints, freeze-proof, no annoying water-hammer noise, better for the health of your family)
- Sump pump.
- Exterior walls insulated to R19 with reflective foil thermal barrier, heavy ceiling insulation R40 and basement R12 blanket as per Ontario Building Code
- Entire home sealed on exterior walls with 6-mil poly vapour barrier.
- All ducting in common garage/house walls/floors insulated with expanding Urethane foam insulation.
- Heavy-duty wiring and outlet for stove in kitchen and clothes dryer in laundry closet. Outside vent hood installed for dryer.
- Heating ducts power vacuumed

### **SPECIAL NOTE ON STANDARDS AND FINISHES**

- Our decorated model home does contain some optional features and has been decorated by our on-staff professional Interior Decorator. Interior decorating assistance is available at no charge to all Granite Homes purchasers. Painting of basement floors, finishing basement or stairs to basement and additional landscaping has been completed for display purposes and is not included in purchase price unless specified.
- All Granite Homes plans are individually designed and plans and specifications are subject to modification at the discretion of the vendor. Any substitutions by the vendor will be in accordance with the Tarion Warranty Corporation relating to builder substitutions. Our marketing packages contain drawings of front elevations that are artist renderings only, may vary and may include upgrades. Ask our Sales Representative for further clarification of standard elevations.

### **BUILDERS GUARANTEE AND WARRANTY**

- All homes covered by the Tarion Warranty Corporation with 7 yr. coverage against major structural defects.
- The Vendor includes a comprehensive one-year warranty plus a two-year warranty covering the electrical, plumbing, heating systems and water penetration of the building envelope in accordance with the Tarion Warranty Corporation. Paid by Vendor.
- Building location survey in the amount of \$390 to be paid by purchaser as an added adjustment on closing.
- Manufacturers warranty on all installed products pursuant to all warranty registration documents and usage disclaimers.
- Member of the Guelph & District Home Builders Association, Ontario Home Builders Association, Canadian Home Builders Association, and the National Association of Home Builders.

### **SPECIAL UPGRADE PACKAGES AVAILABLE**

*As an added value we have pre-selected two upgrade packages.*

#### **RUBY:**

- Three-Piece basement bathroom drain rough-in (location pre-determined)
- Central vac rough-in (2 places) to basement (location pre-determined)
- Garage door opener rough-in
- Upgraded under-padding
- Combination space saving microwave range hood (white or black)
- Architrave trim above main floor doorways
- Upper floor half-wall upgraded to oak railing with natural stain
- Purchasers choice of Brand Name appliance package (Fridge, Stove, Washer & Dryer)
- OR Central Air Conditioning
- OR Fireplace with Mantle

#### **DIAMOND:**

- All upgrades included in Ruby package PLUS
- Upgraded carpet to 42 ounce
- Bullnose (rounded) corner bead on main floor
- Decora light switches
- Prefinished Oak 2 1/4 Hardwood in Great Room
- Lever door hardware (interior)
- Supply and install Garage Door opener
- Four 6 inch pot lights with dimmer switch in Great Room (location predetermined)



[www.GraniteHomes.ca](http://www.GraniteHomes.ca)