



Features

FIRST IMPRESSIONS

Classic exteriors with combinations of durable hardiplank, ledgerstone, traditional slop dash stucco, and easy care vinyl siding.

Individual entry gates with fenced yard (some homes).

Private fenced main floor backyards (some homes).

Professionally landscaped walkways and yards.

Oversized Energy Star low E glass windows for maximum light and ventilation.

Spacious decks with privacy screens (some homes).

Strategic entry and common area lighting.

SPACIOUS LIVING

Choose from two designer selected colour schemes.

Open contemporary living spaces.

Oversized nine-foot ceilings on the main living level.

High quality German engineered laminate flooring.

Custom fitted 2" horizontal blinds.

Classic 2 panel interior doors with brushed chrome lever style handles.

Contemporary wood baseboards and door casings.

Professionally designed recessed lighting package.

Electric baseboard heating with individual thermostat controls in all rooms.

Pre-wired in dining room or eating area for pendant light and master bedroom for ceiling light or fan.

All homes outfitted with smoke/carbon monoxide detectors on all floors.

GOURMET KITCHENS

Custom flat panel cabinetry in dark maple or shaker style in white finish with brushed chrome pulls.

Stain and scratch resistant quartz countertops.

Undermount single bowl stainless steel sink with disposal.

Polished chrome high arc faucet with integrated spray.

Gourmet Stainless Steel appliance package.

BEAUTIFUL BATHROOMS

Custom flat panel cabinetry in dark maple or shaker style in white finish with brushed chrome pulls.

Stylish over-sized porcelain tile flooring.

Elegant porcelain tile, tub and shower surround.

Polished chrome finish on bathroom fixtures.

Durable laminate countertops in ensuite and main bathroom.

Stain and scratch resistant quartz countertops in powder room and ensuite (some homes).

CSA approved low flow toilets.

Deep soaker tubs and oversized showers.

GRAMERCY BUILT

Comprehensive Travelers Guarantee of Canada insurance including:

- 2 years coverage for materials
- 5 years coverage for building envelope
- 10 years coverage for structural defects

Dimple membrane wrapped foundation walls with 50 year manufacturers warranty.

Exterior wall rainscreen system.

Truss Joist Silent Floor system for quieter living.

Sturdy 2 x 6 exterior wall construction with R20 insulation.

30 year manufacturer warranty on reinforced asphalt shingle roof with R40 insulation.

Telus Optik high-speed TV and internet package including 1 year free Optik TV and High speed internet service with wireless Gateway and Facebook, HD PVR rental with Smartphone remote programming capabilities.

Integrated "local area network" with central panel in garage with power source.

Cat 5 wiring for ethernet, telephone, and ADSL Internet throughout the home.

Convenient wire management conduit for entertainment system in living room.

Pre-wired for alarm.

In a continuing effort to improve our homes the developer reserves the right to modify plans, specifications and features without notice. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist conception only and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E. & O.E.



B C C O N D O S . N E T

