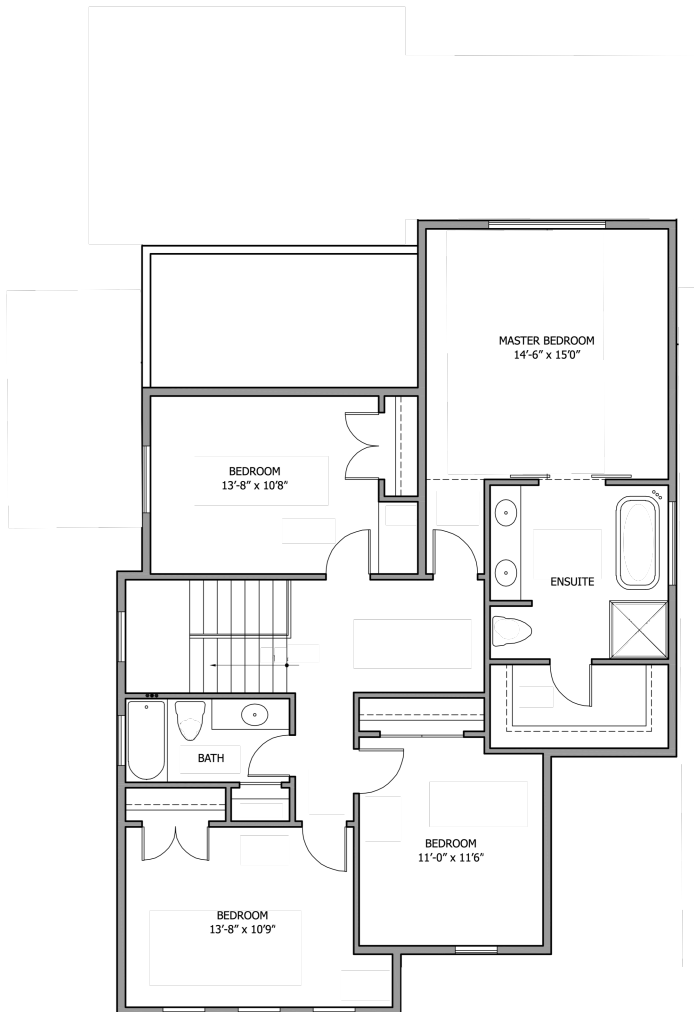
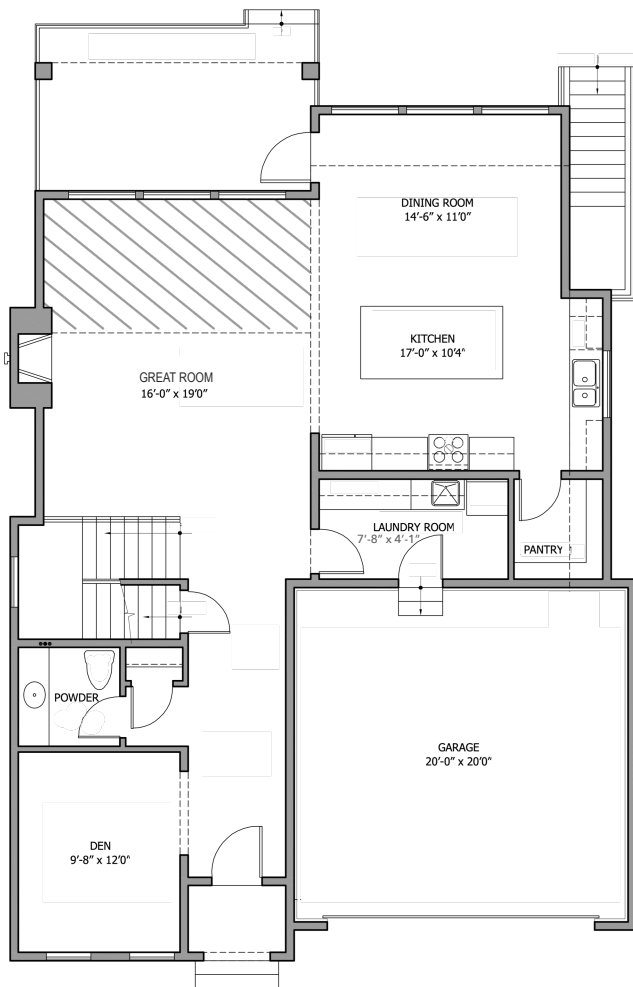


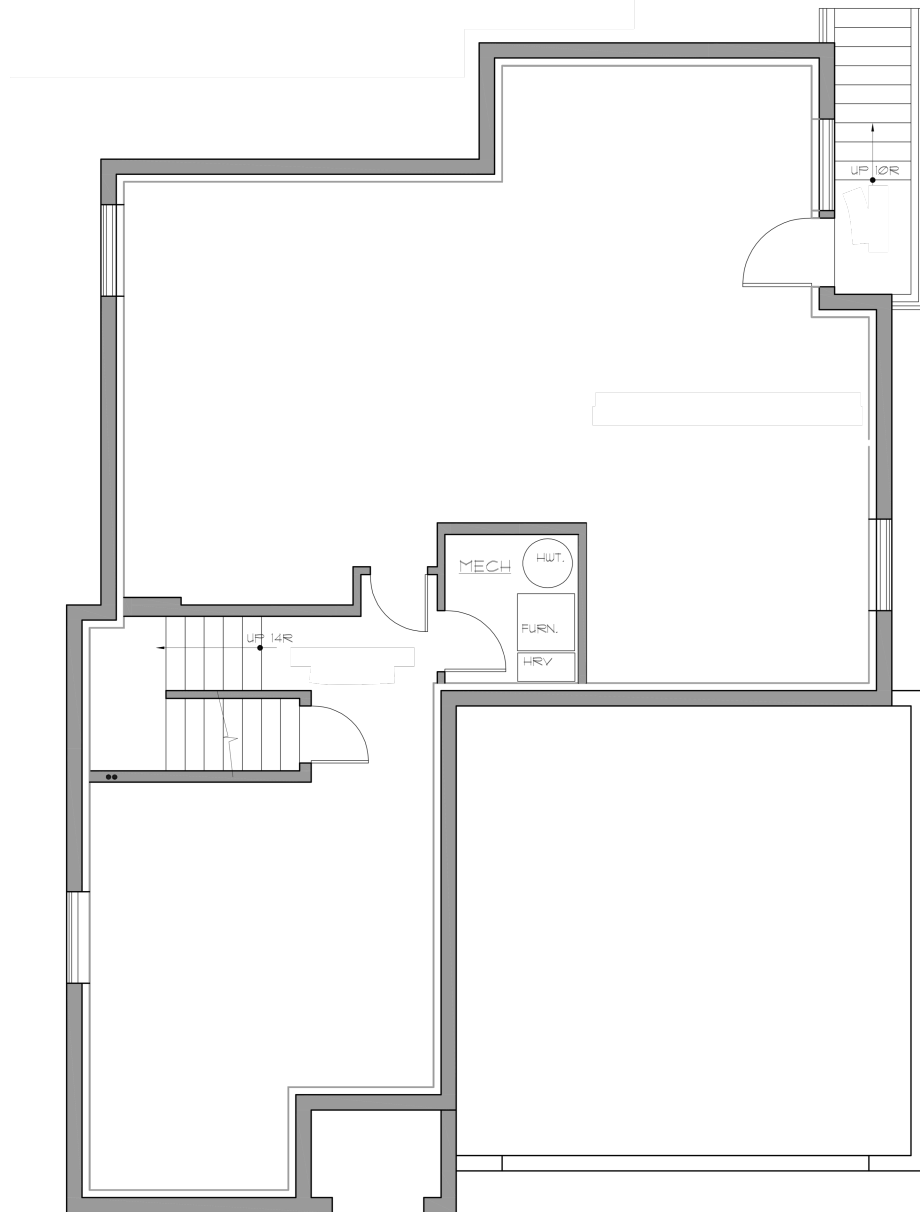


ROUNDHOUSE ESTATES

HOME 4



UPPER FLOOR 1176 SQ FT
MAIN FLOOR 1241 SQ FT
GARAGE 422 SQ FT



Approx Basement Area: 1240 sq ft.



ROUNDHOUSE

ESTATES

- Modern Farmhouse exteriors thoughtfully designed by Sucasa Design
- Hardiboard & Vinyl siding mix
- Vaulted entertainment sized decks
- Well lit covered entry
- Sitting area on some front patios

THE INSIDE

- 2 cabinet schemes to choose from: white or light grey with wood grain island
- Wood grain open shelf in kitchen and Master Ensuite vanity
- Oversized arch leading from family room into kitchen
- Engineered hardwood throughout main floor.
- Extra thick underlay on all carpeted areas
- Modern flat stock baseboards and trim throughout
- 9 foot ceilings on main and upper floors
- Entertainment centre wire management system
- Bright recessed pot lighting
- Large dining area with modern chandelier
- Classic Gas Fireplace with Shiplap detailing

- Spacious powder room on main
- Vaulted Ceiling in some Bedrooms
- Oversized windows in some rooms
- Walk in kitchen pantry to use for food, storage or supplies.
- Convenient USB wall plugs in kitchen and master bedroom
- Modern shaker interior doors with lever handles
- Laundry room with folding counter and under-mount sink
- Optional 2" horizontal blinds
- Large side by side double garage

KITCHEN

- Custom white or light grey shaker cabinetry with stainless steel hardware
- Soft close functionality on most cabinets
- Dovetail design on wood drawers
- Modern open shelving for display or easy access storage
- Solid quartz countertops
- Stainless steel single bowl sink and garburator
- Fetching penny round backsplash
- Polished Moen chrome high arc faucet with integrated spray
- Signature Kitchen Aid appliance option available

- Kitchen Gas Range Upgrade option available
- Oversized Wood Grain Island

BATHROOMS

- White or grey shaker cabinetry
- Grey oversized porcelain tile flooring
- Main bathroom shower with oversized white subway tile
- Spa-like walk-in shower in ensuite with marble inspired tile and frameless glass surrounding
- Large master framed mirror and main bath extended mirror
- Quartz countertops with undercount sinks
- Polished chrome MOEN bathroom fixtures
- Designer lighting throughout
- Freestanding designer tub in Master Ensuite
- Double Vanity in Master Ensuite

THOUGHTFUL DETAILS THE GRAMERCY WAY

- Level I Electric Vehicle plug in all garages
- Smoke and carbon monoxide detectors located on all floors
- Fully finished garages
- Roughed in gas line to main kitchen for optional Gas Range

- Gas line rough-in for optional BBQ hook up on back deck
- Roughed in alarm system
- Roughed in central vacuum system
- TELUS Optional 12 months Free: Internet 300, Optik TV Essentials & "Home Phone Lite"

IN EVERY GRAMERCY HOME

- 2x6 exterior wall construction with R22 wall insulation
- Cat 5e wiring for Ethernet, telephone and Internet throughout the home
- Exterior wall rain screen system
- Fully finished garages
- Thoughtful design schemes and landscaping layouts
- Optional mortgage helper basement suite with separate entrance

WARRANTY

- Comprehensive Travelers Guarantee of Canada Insurance Coverage
- 2 Years for materials and labour
- 5 years for building envelope
- 10 years for structural defects
- Gramercy Homeowner Services offers online submission capability for your after purchase questions and warranty needs.



SO MUCH GOOD STUFF



ROUNDHOUSE ESTATES



Home 6 & 8



Home 5



Home 4 & 7



Home 3



Home 2



Home 1