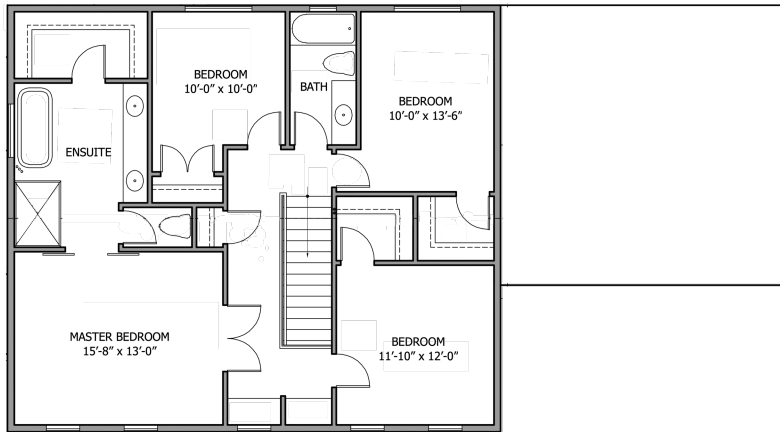
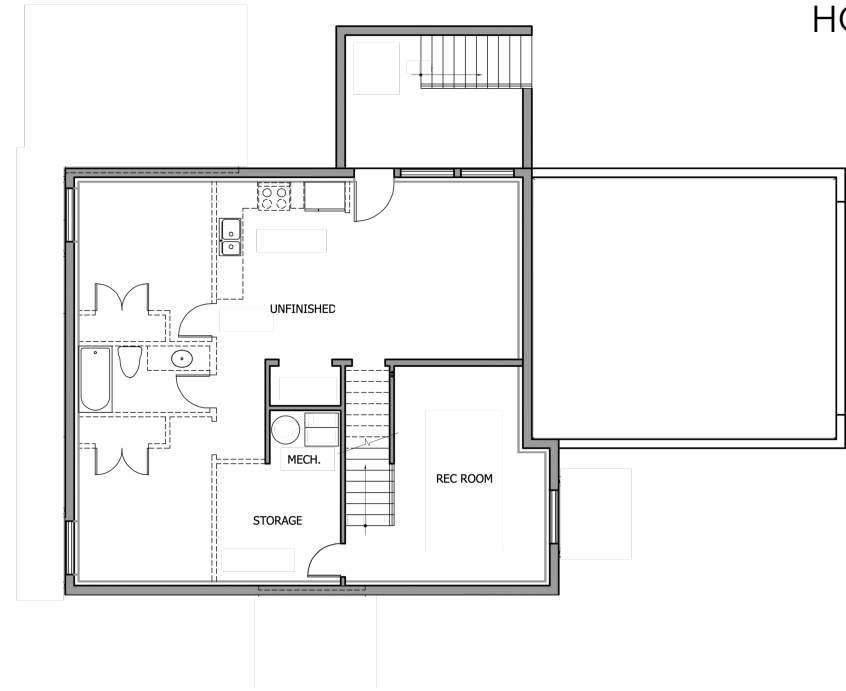
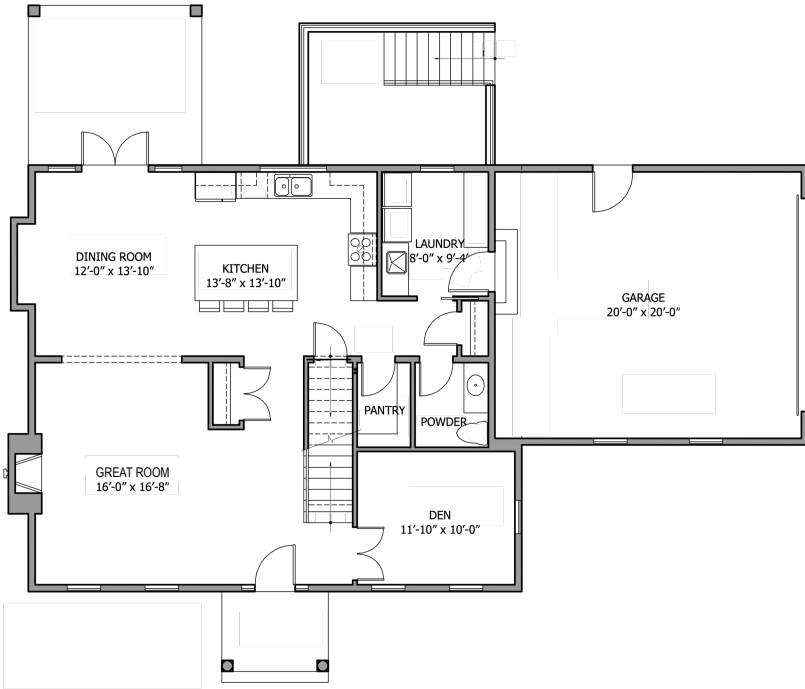


HOME 1



UPPER FLOOR  
MAIN FLOOR  
GRAGE

1143 SQ FT  
1152 SQ FT  
471 SQ FT



**R**  
ROUNDHOUSE  
ESTATES

In our continuing effort to improve and maintain the high standard of the Roundhouse Estates Development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent, better at the developers sole discretion. All dimensions and sizes are approximate and taken from the architectural plans. Buyer to verify if deemed important. As reverse and/or mirrored plans can happen throughout a development, please refer to specific architectural plans. Renderings are an artists conception and are intended as a general reference only. E & O.E.



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.





# ROUNDHOUSE ESTATES



Home 6 & 8



Home 5



Home 4 & 7



Home 3



Home 2



Home 1