

Spring Your Life
with
NORTHSIDE
GUELPH



New Life Homes
FEATURES & FINISHES
A Real Estate Business Center

Features & Finishes

INTERIOR

- Choice of four curated interior design packages*
- Approximately 9' ceilings on main floors and approximately 8' ceilings on upper floors of 2-storey units (some portions of ceilings will be lower due to bulkhead locations)
- Luxury vinyl plank flooring (LVP) in foyer, kitchen, bathrooms, and living/dining room
- High quality low VOC carpet with 7lb underpad in bedrooms and on stairs of 2-storey units

KITCHEN

- Custom cabinetry with soft close doors and/or drawers
- Extra deep cabinetry build-out over the fridge (includes gable)
- Cabinet pantry (as per plan)
- Polished quartz counters with undermount stainless steel sink, pull-down high arc faucet
- Extended breakfast bar as per plan
- Stainless steel full-size appliances (fridge, dishwasher, stove, OTR microwave)

BATHROOMS

- Custom vanities with soft close doors and/or drawers
- Polished quartz countertops with undermount sink
- Ensuite includes walk-in shower with acrylic base, 8" x 20" tiled walls, and sliding glass door
- Main bathroom includes full size acrylic bathtub with 8" x 20" tiled walls

LIGHTING & ELECTRICAL

- Pot lights in kitchen
- Stylish flushmount lights in living/dining areas and bedrooms
- Capped junction boxes (2) over island/peninsula, or future kitchen table
- TV ready wall in living room (includes Cable/Cat 5E connection, conduit and two receptacles)
- USB receptacle in kitchen and two USB receptacles in primary bedroom

MECHANICAL & PLUMBING

- High efficiency 2-way electric heat pump and air conditioner
- Energy Recovery Ventilator (ERV)
- High efficiency electric water heater and water softener (purchaser to sign rental agreement)
- Utility rooms to be partially finished including LVP flooring
- Full-size stackable washer/dryer
- Water line to fridge

WARRANTY ADVANTAGE

Granite Homes Warranty Advantage extends the length of the 1 & 2 Year Tarion New Home Warranty by an additional 6 months, at no extra cost to the homeowner.

All selections are to be made from interior design packages provided by the Vendor. Purchaser acknowledges that the floor plan may be reversed. The number of steps at the front may vary from that shown and are subject to grade. The model home/sales centre, marketing floorplans, and images/renderings contain some items not included in the base price.



Included Designer Packages



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IVORY PACKAGE

Classic white cabinetry, contrasting dark hardware and warm, wood toned flooring blend together in a welcoming and effortless style.

SLATE PACKAGE

Dark, stained flat panel cabinetry with gold hardware evokes a sense of sophistication and elegance, while light wood toned floors adds warmth and comfort.

Included Designer Packages



IVORY PACKAGE

Featuring:

- White, shaker style cabinetry with soft-close doors and drawers
- Contrasting dark hardware
- White, polished quartz countertops
- Pull-down high arc chrome faucet

SLATE PACKAGE

Featuring:

- Stained oak cabinetry with soft-close doors and drawers
- Contrasting gold hardware
- White, polished quartz countertops
- Pull-down high arc chrome faucet

Upgraded Interior Packages



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IRON & IVORY PACKAGE

Timeless white cabinetry on the upper and pantry sections create a striking juxtaposition with the wrought iron shaker cabinets on the lowers and island. Accented by gold hardware and complemented by warm wood-toned flooring, this design evokes a welcoming and stylish aesthetic.

BARK & IVORY PACKAGE

Classic white cabinetry on the upper and pantry sections create a stylish compliment to the rustic bark, maple cabinets on the lowers and island. Accented by black hardware and complemented by warm wood-toned flooring, this design feels both natural and timeless.

Upgraded Interior Packages



IRON & IVORY PACKAGE

Featuring:

- White, shaker style upper cabinetry and pantry with wrought iron shaker lowers and island cabinetry. Includes extended uppers and soft-close doors and drawers
- Contrasting gold hardware
- White, polished quartz countertops
- White, subway tile back splash
- Pull-down high arc gold faucet

BARK & IVORY PACKAGE

Featuring:

- White, shaker style upper cabinetry and pantry with rustic bark, maple lowers and island cabinetry. Includes extended uppers and soft-close doors and drawers
- Contrasting black hardware
- White, polished quartz countertops
- White, subway tile back splash
- Pull-down high arc black faucet

Serene Bedrooms & Bathrooms

Relax and unwind in your peaceful primary suite. Enjoy the warmth of natural light from your balcony or extra large windows. Retreat to your calming ensuite, complete with LVP flooring, custom built vanity and walk-in shower with sliding glass door.



All renderings are an artist's concept and may vary from the final product. Renderings include lighting, furniture and decor that is not included. E. & O.E.



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Bright and light bathrooms with custom vanities, quartz counter tops, and wood toned luxury vinyl plank are included with all four design packages.



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