

*The*  
**BIRCHES**  
EAST GALT





## Welcome to The Birches

A design-forward collection of 84 two-bedroom towns by Granite Homes. Thoughtfully crafted to reflect the harmony between contemporary living and a strikingly simple aesthetic. Reminiscent of the modern farmhouse style with neutral tones and uncomplicated lines.

Brought to you by:



# Thoughtful Architecture

Made by local craftspeople with years of dedicated experience, these homes will be built to the high standards that Granite Homes has come to be known for. With maintenance-free materials, a tonal colour palette and professionally maintained landscaping, The Birches was designed to exude style and character for years to come.

## SPACIOUS BALCONIES & PATIOS

Located on the front and rear, each home comes equipped with a comfortable outdoor living space.

## EXTRA LARGE WINDOWS

Oversized double pane windows increase natural light in the living spaces.

## WHITE BOARD & BATTEN STYLE SIDING

Maintenance-free vinyl siding provides style that stands the test of time.

## WARM GREY BRICK

Neutral, grey tone brick infuses a modern touch.

## BLACK DETAILS AND RAILINGS

Aluminum trim, railings, lights and details compliment the style.



## Ivory Interior Package

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



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.

### FEATURING:

- White, shaker style cabinetry with extended uppers and soft-close doors and drawers
- Contrasting dark hardware
- White, polished quartz countertops
- White, subway tile backsplash
- Appliance package:
  - Stainless steel: fridge, stove, dishwasher, over-the-range microwave
  - White: full size washer/dryer



**IVORY DESIGN PACKAGE | LIVING ROOM & KITCHEN**

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## Slate Interior 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.



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### FEATURING:

- Stained oak cabinetry with extended uppers and soft-close doors and drawers
- Contrasting gold hardware
- White, polished quartz countertops
- White, subway tile backsplash
- Appliance package:
  - Stainless steel: fridge, stove, dishwasher, over-the-range microwave
  - White: full size washer/dryer



## SLATE DESIGN PACKAGE | LIVING ROOM & KITCHEN

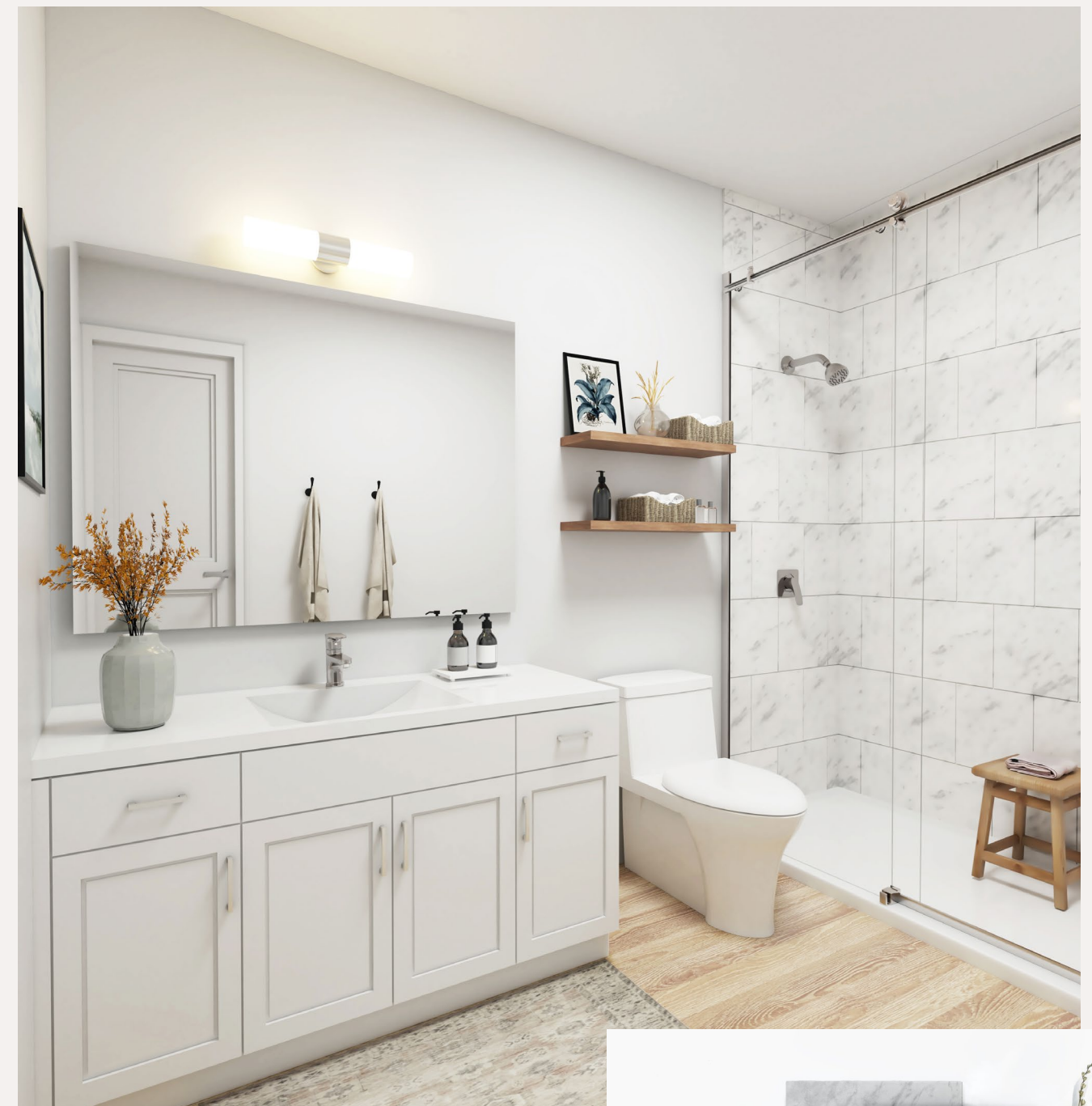
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## Serene Bedrooms & Bathrooms

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.



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Bright and light bathrooms with custom vanities, cultured marble counters and wood toned luxury vinyl plank are included with both the Ivory and Slate interior design packages.





# Features & Finishes

## INTERIOR

- Choice of two professionally curated interior design packages
- Approximately 9' ceilings on main floor and approximately 8' ceilings on upper floor 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 4lb foam carpet cushion in bedrooms and on stairs of 2-storey units

## KITCHEN

- Polished quartz counters with a double bowl undermount stainless steel sink
- Tiled subway style backsplash
- Oak or MDF cabinetry with soft close doors and/or drawers
- Extended breakfast bar as per plan
- Extended upper cabinets with an extra deep cabinetry build-out over the fridge (includes gable)
- Polished chrome pull-down high arc faucet
- Fully installed stainless steel kitchen appliances including fridge, electric stove, dishwasher and over-the-range microwave

## BATHROOM

- Polished cultured marble countertops with integrated sink
- MDF vanities with soft close doors and/or drawers (as per plan)

- Walk-in shower with acrylic base, 13" x 13" tiled walls and sliding glass door in ensuite
- Acrylic bathtub with 13" x 13" tiled surround in main bathroom

## LIGHTING & ELECTRICAL

- Pot lights in kitchen, living and dining areas (as per plan)
- 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)
- White full sized stacked washer and dryer
- High efficiency electric water heater and water softener (purchaser to sign rental agreement with utility company)
- Utility rooms to have LVP flooring and partially finished walls and ceiling





# Feels Like Home

The Birches was designed to achieve a balance between privacy and community. Mindful of building a true sense of community, The Birches offers outdoor amenity areas for neighbours to meet, gather and build friendships.

Backing onto Bloomington Pathway and just a 2 minute walk to Griffiths Ave Park, spending more time outside is simple and safe.



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### COMMUNITY AMENITIES

Shared gathering place with pergola, harvest table & charcoal grill. Extensive professional landscape plan throughout the site, including trees, shrubs, sod, gardens and seating areas. Backing onto trail and naturalized area.



CHURCHILL PARK | 3 MINS FROM THE BIRCHES

## Living in Cambridge

The Birches is conveniently located in the East Galt neighbourhood of Cambridge, close to everyday amenities, schools and public transit. Surrounded by local trails and parks for year-round outdoor activities.

### HIGHWAY ACCESS

- 10 mins to HWY 401
- 2 mins to HWY 8
- 3 mins to HWY 24
- 25 mins to HWY 403

### DESTINATIONS

- 15 mins to Kitchener
- 25 mins to Waterloo
- 25 mins to Guelph
- 1 hr to Downtown Toronto

# Experience Downtown Galt

Once its own city, Galt is home to some of the most charming architecture in Ontario. Explore the historic downtown and experience the picturesque European-style village.

While you're there support the many established small businesses, owned and operated by the members of your community. Grab a bite to eat, book a well earned massage, or furnish your new home, all downtown!



## FOOD & DRINK

- Monigram Coffee Roasters
- E.V.O Kitchen + Bar
- Thirteen Food + Beverage
- Cambridge Mill
- Grand Cafe
- Old Galt Bottle Shop
- Melville Cafe
- Sugar Daddies Bakery (Keto)
- Healthy Rabbit (Vegetarian/Vegan)
- the LOCAL EATERY
- Red Basil Vietnamese
- Bombay Sizzler
- Coffee Culture
- Hungry Ninja
- No Udder (Vegan)
- The Black Badger
- Tomita Sushi
- Greek Street Gyro
- LA Franks
- George's Fine Chinese Food
- My Thai
- Indulge Ice Cream

## SERVICES & RECREATION

- Wispers Day Spa
- Pur Balance Massage Therapy & Facial Spa
- Forever Young Spa & Beauty Bar
- Open Space Studio
- Idea Exchange
- Idea Exchange Old Post Office
- Tealstreet Skin + Esthetics
- Revive Massage Therapy
- Play With Clay
- Hamilton Family Theatre
- Cambridge Centre for the Arts
- Modo Yoda



## SHOPPING

- Painted Out
- Cambridge Farmers Market
- The Patch
- Pet Talk
- Art of Home
- Cornerstone Home Interiors
- nowords
- Nice Try Vintage
- Reids Candy & Nut Shop
- Southworks Antiques
- Molloy's Soap Refillery
- Blair House Gifts
- Kind Florals
- Bubbles & Co. Toy & Gift
- House of Bamboo
- Cedar Lake Studios
- Phidon Pens
- Jolie Lingerie
- Encore Threads and Treasures
- The Witty & Co.
- Re: Treat