



YES, THAT'S INCLUDED

EVERY GRANVILLE ESTATES HOME COMES WITH BONUS FEATURES VALUED AT UP TO \$106,000

Every Granville home comes with dozens of features and items you won't find as standard offerings from other local builders. From design elements to hidden structural features, our passion for the smallest details is just one reason Granville is the most awarded builder in the Valley.

★ Items listed in red are typically not offered by other builders or are only available from other builders as premium upgrades.

EXTERIOR FEATURES

- Covered Rear Patio w/ Can Lights
- Fully Wrapped Seamless Rain Gutters w/ Downspouts
- 8' Belleville Smooth Cheyenne Front Door
- Hose Bibbs (per plan)
- Gas Stub at Back Patio
- Two (2) Outdoor Patio Fans
- Two (2) Large Span, Multi-Trunk Olive Trees
- Energy Efficient Coach Light Fixtures on Astronomical Time Switch (style per plan)
- Rear Yard Drainage System
- Entry Courtyard (per plan)
- Iron Gate at Entry (per plan)
- Pre-Designed Front Yard Landscaping
- Exterior Electrical Plug(s)
- Extended Overhangs

OWNER SUITE FEATURES

- 2 cm Quartz Countertops w/ 4" Backsplash
- Ceiling Fan/Light Combo
- Built-In Tiled Tub (per plan)
- Tiled Shower Walls & Frameless Shower Enclosure
- Upgraded Shower Tile
- Dual Sinks
- Custom Closet Package with Island
- Outlet w/ USB Port
- Entertainment Outlet (TV and data)
- (4) 6" LED Surface-Mount Can Lights
- Walk-in Closet

EFFICIENCY FEATURES

- 2x6 Wall Framing w/ Foam Wrap Exterior for Added Insulation
- Cool Roof Barrel or Flat Concrete Tile Roofing (per elevation)
- Steel Reinforced Concrete Foundation
- Solar Sync Auto-adjusting Irrigation System
- Blown-in Wall Insulation
- Fully Wrapped Sheathing in Living Areas
- Pay-as-you-go Solar Lease or Purchase*
- Low-E Windows
- Efficient Hot Water Heater
- Buried Ducts to Reduce Thermal Losses and Gains

INTERIOR FEATURES

- Quartz Countertops w/ 4" Backsplash in Bathrooms
- 8' Masonite Logan 2-Panel Interior Doors
- Designer Levered Door Handles
- Oversized 7.25" Sculpted Baseboards
- 3.25" Door Casing
- Hand-Textured Walls Throughout Whole House
- Extensive Ceramic Tile Flooring Throughout
- Ceiling Fan/Light Combo in Bedrooms
- Complete-Connect Outlet at Great Room (includes phone, TV and data)
- Tiled Shower Walls at Secondary Bath(s) (per-plan and community)
- Laundry Room Access Door from Owner's Closet (where applicable)
- Can Lights in Great Room
- Fireplace with Mantle in Great Room
- Lower Entertainment Center Cabinets in Great Room (excludes Residence 6)
- Upgraded carpet and carpet pad and bi-pass shower doors included in secondary baths
- Soft-Close Cabinet Doors & Drawers Throughout
- TV Pre-Wire in Great Room
- Fire Sprinklers
- Chandelier at Nook & Dining Room (per plan)
- Zone Controlled Heating and A/C (per plan)
- Ceiling Fan/Light Combo at Great Room
- Low-VOC Paint
- CAT-6 Wiring w/ Distribution Panel
- (4) 6" Surface-Mount Can Lights in Great Room
- Volume Ceilings
- Brushed Nickel Lighting Fixtures
- Roomier Hallways
- Wider Doorways
- Sliding Glass Door (size varies per-plan)
- Rounded Bullnose Corners
- Humidistat Exhaust Fan in Bathrooms
- Designer Plumbing Fixtures
- Smoke and Carbon Monoxide Alarms
- Elongated Comfort-Height Toilet Bowls with Soft-Close Lids
- Vacancy Switch in Bathrooms

GARAGE FEATURES

- Premium Insulated Garage Doors
- Ultra-quiet Belt Drive Garage Door Opener w/ Wi-Fi Connectivity
- Two Garage Door Remotes
- Fully Finished (Sheetrocked, Taped, Textured & Painted)
- Conduit for Electric Vehicle Charging Outlet

KITCHEN FEATURES

- 3 cm Granite or Quartz Straight Edge Profile Countertops
- Full Height Tiled Backsplash
- Under Mount Single Bowl Square Sink
- Pullout Brizo Faucet w/Smart Touch Sensor
- Outlet w/ USB Port
- Pull-out Waste Bin
- KitchenAid Stainless Steel Appliances
 - 6-Burner Gas Rangetop
 - (2) side-by-side 30" Convection Single Wall Oven
 - 1.6 CF 1200 Watt Microwave
 - 36" Custom Hood Liner & Canopy Hood
 - (2) 24" 6-Cycle/5-Option Dishwashers
- Built-In Spice Rack, Pull-Out Waste Bin and Utensil Drawer
- Beechwood Cabinets w/Dovetail Joints
- Soft-Close Cabinet Doors and Drawers w/Brushed Nickel Hardware
- Designer Pendant Lights at Kitchen Island
- Walk-in Pantry
- 6" LED Flush-Mount Lights

TECH FEATURES

- Wireless Access Point
- Wi-Fi Booster
- Lyric Security Alarm System
- Alarm Touch Pad
- Motion Sensor at Great Room
- Contacts at Front Door, Sliding Glass Door, and all Garage Doors Including Overhead
- Google Nest Video Doorbell
- Kwikset Smart Lock at Front Door
- Nest Learning Thermostat
- LiftMaster myQ Wi-Fi Garage Door Opener
- Alarm Includes (1) Key Fob
- Single and Multi-Zones HVAC w/ a MERV-13 (varies by plan)

LAUNDRY ROOM FEATURES

- Upper Cabinets Above Washer & Dryer
- 2 cm Quartz Countertops w/4" Backsplash
- Sink
- Lower Cabinets
- Ultra-quiet Exhaust Fan
- Provisions for Electric Dryer w/ Space-saving Dryer Box

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*Granville Homes are equipped with a photovoltaic system (solar) with a 20-25 year lease the buyer will assume. Pricing will vary based on system size and production. All features are subject to change or discontinuation without notice or obligation. Buyer to verify all features. For more details speak to a Granville sales agent.

GRANVILLE
ESTATES



2/21/25