



MIDHURST
VALLEY

Chorley

4 BED | 3.5 BATH
STYLE C

2,630 SQ. FT.



36' Singles Collection

Brookfield
Residential

36' Chorley

2,630 SQ.FT.



KITCHEN
Enjoy cooking in your beautiful chef's kitchen and then enjoy some much needed family time in your open concept living space

BREAKFAST AREA
The airy breakfast area provides an abundance of natural light with the oversized patio doors



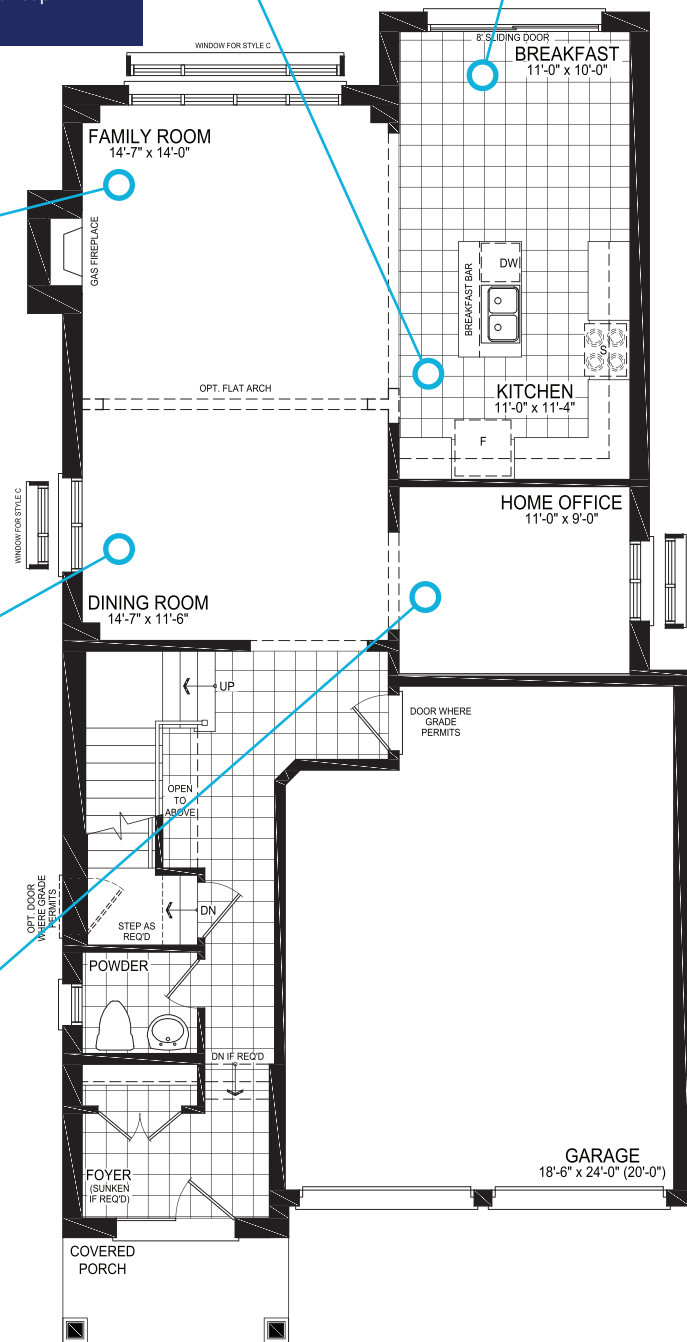
FAMILY ROOM
Let your family room be the centre of attention with a stunning gas fireplace as the focal point



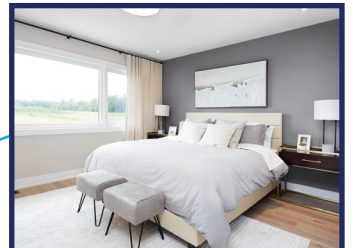
DINING ROOM
Entertain friends and family in your beautiful dining room that opens into your family room



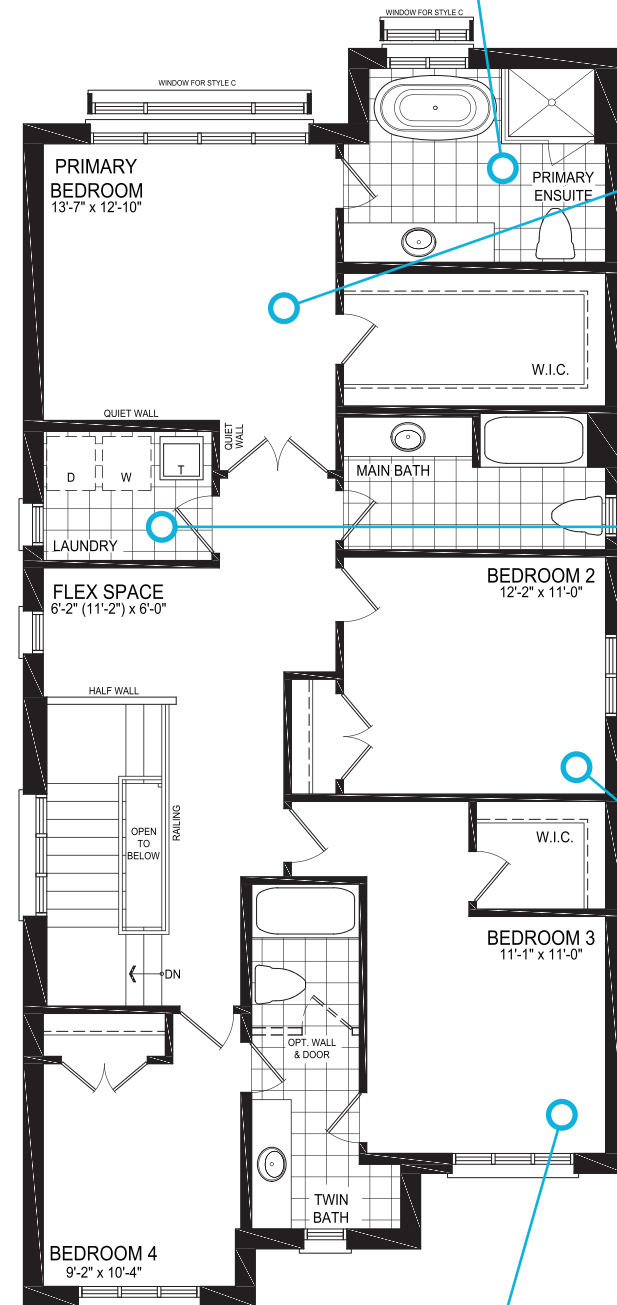
HOME OFFICE
Attend meetings and make important calls all from the comfort of your home office



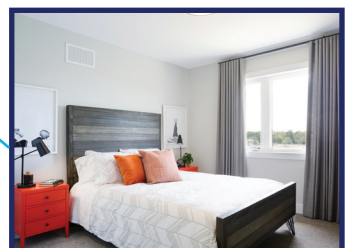
PRIMARY ENSUITE
Enjoy a luxurious freestanding tub and an oversized glass shower



PRIMARY BEDROOM
Your personal haven comes with a private ensuite and a spacious walk-in closet



LAUNDRY
Laundry day is always easier with convenient second floor laundry



BEDROOM 2
A bedroom for the kids or a home office for you. This room is versatile and bright with plenty of natural light



BEDROOM 3
A spacious third bedroom with a walk-in closet. This room will make the perfect nursery for baby

MODEL HOME FEATURES AND FINISHES

36' | Chorley | 2,630 SQ.FT.

● Standard Features

GOURMET KITCHEN & BREAKFAST

- Custom stacked upper cabinets with deep upper flip-up cabinets and straight top filler
- Upgraded 2-tone Kitchen with 4th Upgrade Nolita Matte Black cabinets for deep upper cabinets and pantries, and **included Hudson Karuna Ash for lower upper cabinets, base cabinets, and island with included H58 cabinet pull**
- Upgraded soft-close cabinet hardware
- Upgraded Lemans pivoting shelf unit in base corner cabinet
- Upgraded pot-and-pan drawers
- Upgraded base chrome pull-out in island
- Upgraded pantry with door rack and built-in oven/microwave cabinet with half tray dividers
- 4th Upgrade Quartz countertop Quorastone Bastia with 2nd Upgrade 1-1/2" (4cm) eased edge
- Custom 4th Upgrade Quartz full-height backsplash Quorastone Bastia
- Upgraded JennAir Noir stainless steel built-in appliances with induction cooktop
- Custom Cyclone insert hood fan
- Custom Blanco Precis siligranit kitchen sink in Anthracite
- Custom Delta Keele kitchen faucet in Matte Black
- Upgraded LED hidden light valance
- Upgraded wiring for pendant lighting above island

GROUND FLOOR

- **Included 9' ceiling on ground floor with standard height doors and flat arches**
- **Included smooth ceilings throughout**
- Upgraded optional trimmed flat arch opening between Dining and Family Room
- Upgraded hardwood flooring 5" white oak character wire brushed UVF in Orion
- 5th Upgrade floor tile 12x"24" Rosedale Charcoal with upgraded Charcoal grout
- Custom linear gas fireplace Napoleon BL46NTE
- Custom fireplace wall with 24"x48" Uptown Manhattan Matte tile and custom quartz bench Caesarstone Concrete
- 2nd Upgrade oak railings and wrought iron Urban spindles
- Upgraded square newel posts
- Upgraded modern square handrail
- Upgraded premium stain for full oak staircase to coordinate with Orion
- Upgraded 3-1/2" MDF Notch casing with 5-1/2" baseboards throughout
- Upgraded interior doors to Lincoln Park style throughout
- Upgraded Latitude levers with Collins trim in matte black for interior doors throughout
- Custom fluted wood paneling in Office
- Upgraded 4" LED interior pot lights throughout
- Upgraded Secure Connect Smart Home Monitoring Solution
- Custom wallpaper accent wall in Office

SECOND FLOOR

- **Included 8' ceiling on second floor with standard height doors and flat arches**
- **Included smooth ceilings throughout**
- Upgraded hardwood flooring 5" white oak character wire brushed UVF in Orion in Hallway, Flex Room, & Primary Bedroom
- 2nd Upgrade berber carpet Stylish Tones 840 Tinsel with **included underpad in Bedroom 2, Bedroom 3, & Bedroom 4**
- Upgraded 4" LED interior pot lights throughout
- Custom Smart Scene wiring and motorized window coverings in Bedroom 3 & Bedroom 4
- Custom wallpaper accent wall in Primary Ensuite

○ Upgraded Features

PRIMARY ENSUITE RETREAT

- **Included 1st Upgrade Hudson Karuna Ash cabinets with upgraded H154BB gold pulls**
- Upgraded soft-close cabinet hardware
- Custom linen tower
- 2nd Upgrade Quartz countertop Caesarstone Concrete with 2nd Upgrade 1-1/2" (4cm) micro bevel edge
- 7th Upgrade floor tile on shower walls 7"x8" Hexatile Matte Black with upgraded North Sea Grey grout
- 2nd Upgrade shower floor tile 2"x2" Bee Box Charcoal Hexagon with upgraded North Sea Grey grout
- Upgraded shower jamb colour Caesarstone Concrete
- 5th Upgrade floor tile 12"x24" Rosedale Charcoal with upgraded North Sea Grey grout
- **Included freestanding tub**
- Upgraded Delta Vero champagne bronze faucets and shower kit with custom champagne bronze decorative accessories and upgraded shower hardware with pull handle
- Upgraded closed linear drain for shower in brushed stainless steel
- **Included double oval undermount sinks**

MAIN BATH

- **Included Laval Fossil Satin cabinets with included H86 cabinet pulls**
- **Included Quartz countertop Caesarstone Nordic Loft with included 3/4" (2cm) eased edge**
- **Included tub wall tile 8"x10" Weave Taupe with upgraded Pearl grout**
- **Included floor tile 13"x13" Cinq White with upgraded Bone grout**
- Upgraded Emery square undermount sink
- Upgraded Delta Trinsic matte black faucets and custom matte black decorative accessories

TWIN BATH

- **Included 1st Upgrade Montreaux Charcoal Satin cabinets with included H68 cabinet pulls**
- **Included Quartz countertop Caesarstone Ocean Foam with included 3/4" (2cm) eased edge**
- Upgraded optional wall and door for water closet as per plan
- **Included tub wall tile 8"x10" Keaton Ice with included Snowwhite grout**
- **Included floor tile 13"x13" Cinq Grey with included Silver Grey grout**
- Upgraded Emery square undermount sink

LAUNDRY

- Upgraded Laundry upper cabinets in Montreaux Charcoal Satin with K36 knob
- **Included floor tile 13"x13" Cinq Grey with included Silver Grey grout**
- **Included Whirlpool laundry appliances**

BASEMENT

- Upgraded Cold Cellar under front porch
- Upgraded Whole House Humidifier AA600AK

EXTERIOR AND OUTDOOR OASIS

- **Included Exterior Colour Package #5**
- Upgraded optional exterior door from house to outside at side of house
- Upgraded 4" LED exterior pot lights
- **Included 2.5 Ton Central Air Conditioner, 13 Seer**
- **Front entrance landscape package including mix of trees and shrubs**
- **Landscape pavers to front porch**
- **Lush, fully-sodded front and backyards**

PAINT LEGEND

- **Foyer & Hallway, included paint colour Gypsum DLX1006-1**
- Home Office, custom paint colour Gray Stone DLX1009-4
- Kitchen, Living / Dining Room, custom paint colour Early Evening DLX1006-3
- **Hallway and Bedroom 3, included paint colour Gypsum DLX1006-1**
- **Primary Bedroom & Primary Ensuite, included paint colour Cool Slate DLX1002-3**
- **Laundry, Twin and Main Bath, included paint colour Shark DLX2006-2**
- Primary Bedroom accent wall, custom paint colour Antique Silver DLX1002-5
- Bedroom 2 and 4, custom paint colour Fog DLX1010-2
- Bedroom 3 accent wall, custom paint colour Sonata DLX1157-3



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