



**MIDHURST**  
VALLEY

*Hickling*

**4 BED | 3.5 BATH  
STYLE B**

**3,300 SQ. FT.**



**44' Singles Collection**

**Brookfield**  
Residential



44' Hickling  
3,300 SQ.FT.



**KITCHEN**  
The extraordinary Kitchen opens onto the Family Room, making it perfect for entertaining family and guests

**SERVERY**  
A Servery conveniently connects to a walk-in pantry offering the perfect area to store your dinner party essentials

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



**PRIMARY ENSUITE**  
The Primary Ensuite in the Hickling glistens with relaxation. With a lavish free standing tub and frameless glass shower, this room will become your haven of peace and tranquility



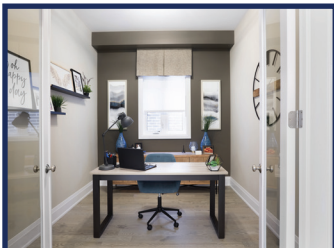
**PRIMARY BEDROOM**  
The Primary Bedroom is open to an over-sized walk-in closet and luxurious ensuite, making it your getaway oasis



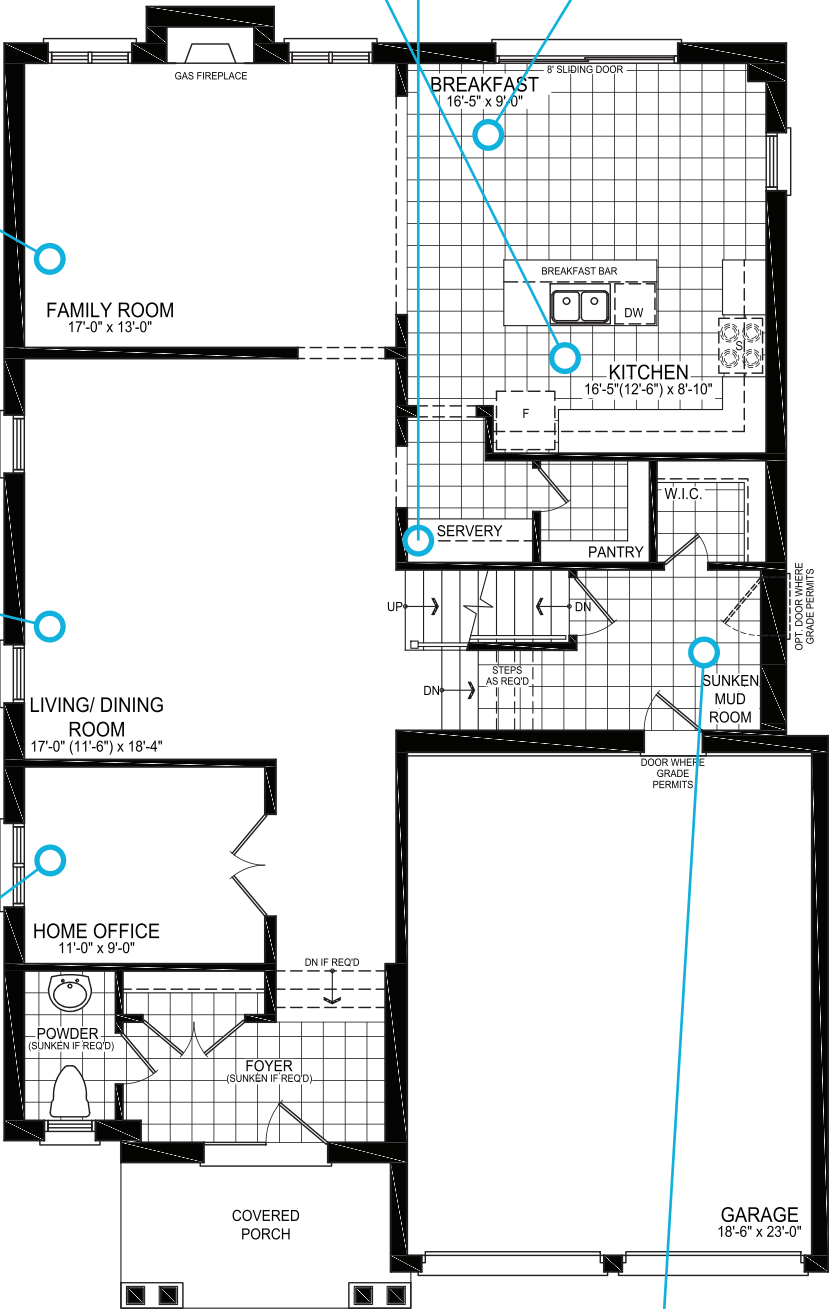
**FAMILY ROOM**  
The stone cast mantle fireplace in the Family Room offers an impressive focal point to the space



**LIVING/DINING ROOM**  
Impress your guests while hosting dinner parties in this spacious dining/living room combo

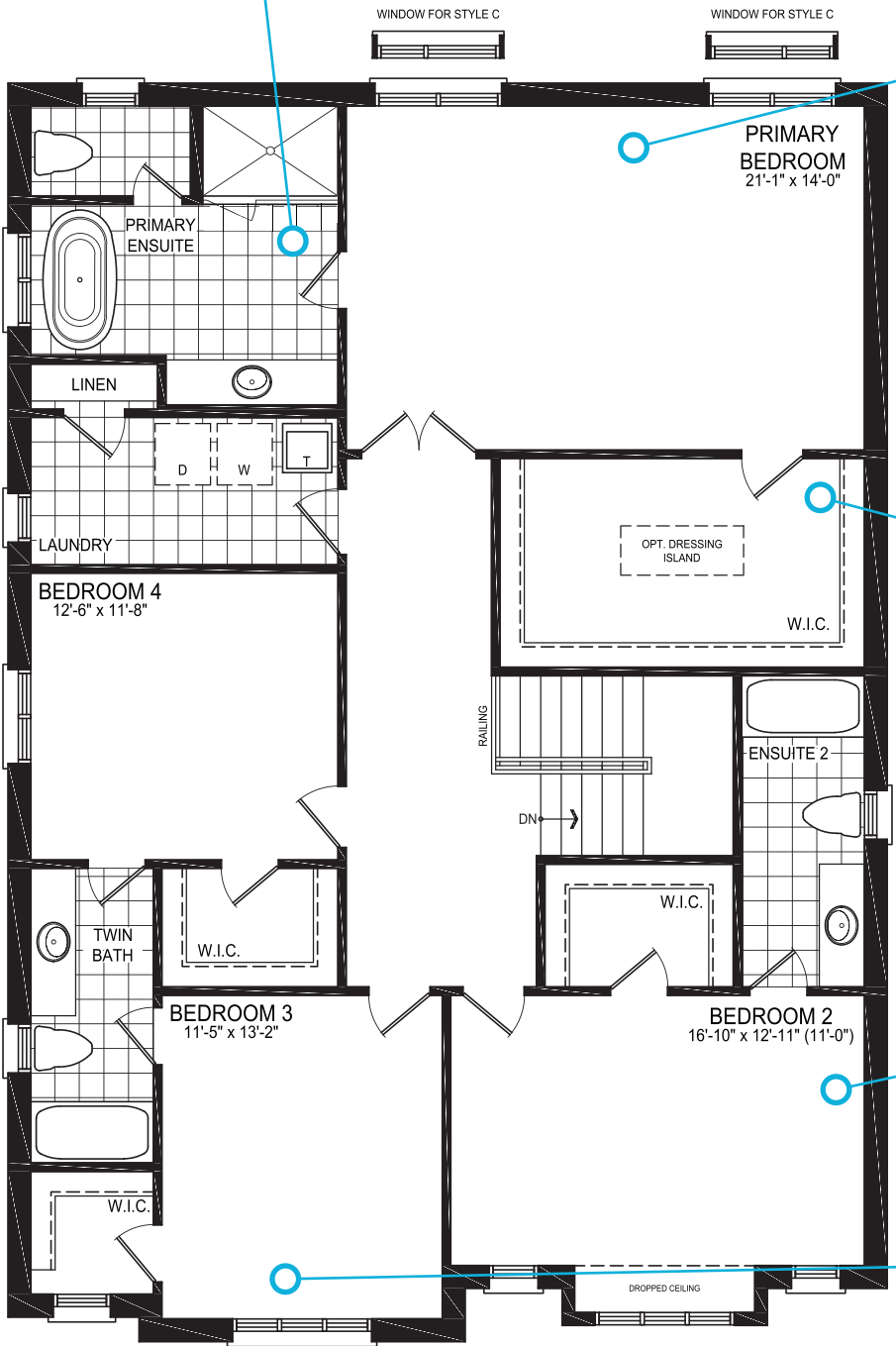


**HOME OFFICE**  
Work from home with ease in this private, ground floor office



GROUND FLOOR STYLE B

**MUDROOM**  
The Mudroom has a large walk-in closet and private optional side door entrance with access to the basement



SECOND FLOOR STYLE B



**PRIMARY BEDROOM CLOSET**  
This oversized walk-in closet is a clothes enthusiasts dream



**BEDROOM 2 AND 3**  
This home has 3 additional bedrooms on the second floor, perfect for a growing family. Transform one of these into nursery, second home office or guest room. The possibilities are endless

# MODEL HOME FEATURES AND FINISHES

44' | Hickling | 3,300 SQ.FT.

## ● Standard Features

### GOURMET KITCHEN & SERVERY

- Upgraded 2-tone Kitchen with 3<sup>rd</sup> Upgrade Delray Bisque (upper cabinets), Delray Fossil Satin (base cabinets) and **included H67 cabinet pulls**
- Upgraded soft-close cabinet hardware
- Upgraded traditional crown molding
- Upgraded microwave under-counter open shelf cabinet
- Upgraded pull-out double waste bin on island
- Upgraded pot-and-pan drawers
- Upgraded glass cabinets in Servery
- Upgraded square wine rack in Servery
- Upgraded false cabinet panels on back and sides of island
- 3<sup>rd</sup> Upgrade Quartz countertop Caesarstone Turbine Grey with 2<sup>nd</sup> Upgrade 1-1/2" (4cm) micro bevel edge
- 2<sup>nd</sup> Upgrade Kitchen backsplash 3"x12" City Matte Grey installed in an upgraded brick pattern
- **Included Whirlpool Kitchen Appliances**
- **Included stainless steel canopy hood fan**
- Upgraded Whirlpool countertop microwave
- **Included Blanco Horizon double bowl undermount stainless steel kitchen sink and included Delta Trinsic chrome kitchen faucet**
- Upgraded Delta contemporary pot filler in chrome
- Upgraded LED exposed light valance in Kitchen & Servery
- Upgraded wiring for pendant lighting above island

### GROUND FLOOR

- Upgraded 10' ceiling on ground floor with upgraded 8' doors and flat arches
- **Included smooth ceilings throughout**
- Upgraded hardwood flooring 5" white oak character smooth UVF in Apollo
- 7<sup>th</sup> Upgrade floor tile 24"x24" Rodum Perla Natural with upgraded Bone grout throughout ground floor
- Custom faux wood beams in Café Mista in Family Room
- **Included Napoleon B36NTRE gas fireplace with included Victoria stone cast mantel**
- 1<sup>st</sup> Upgrade colonial oak railings and spindles with white pickets
- Upgraded premium stain for full oak staircase to coordinate with Apollo/Titanium
- Upgraded 3-1/2" MDF Step-Bevel casing with 7-1/4" baseboards throughout
- Upgraded interior doors to Livingston style throughout
- **Included Latitude levers in satin nickel for interior doors throughout**
- Upgraded double French doors with clear flat glass for Office
- Upgraded 4" LED interior pot lights throughout
- Upgraded wiring for wall sconces in Hallway
- Upgraded Secure Connect Smart Home Monitoring Solution
- Upgraded HDMI wiring package for TV above fireplace in Family Room

### SECOND FLOOR

- Upgraded 9' ceiling on second floor with upgraded 8' doors and flat arches
- **Included smooth ceilings throughout**
- Upgraded hardwood flooring 5" white oak character smooth UVF in Apollo in Hallway, Primary Bedroom & Bedroom 4
- 2<sup>nd</sup> Upgrade berber carpet Downtown Spirit II 938 Explorer with **included underpad in Bedrooms 2 & 3**
- Custom 5-1/2" shiplap wall detail in Primary Bedroom and Primary Ensuite
- Upgraded Optional Dressing Island with 2<sup>nd</sup> Upgrade Belfort Blanca cabinets and included H64 cabinet pulls, with 3<sup>rd</sup> Upgrade Quartz countertop Quorastone Pashmina in Primary Bedroom walk-in-closet
- Custom built-in closet solution in Primary Bedroom walk-in-closet
- Custom homework desk with Laval Blanca cabinets and included H58 cabinet pulls, with Inukshuk Grey laminate countertop
- Upgraded 4" LED interior pot lights throughout
- Custom Smart Scene wiring and motorized window coverings in Primary Ensuite and Bedroom 2
- Custom chalkboard paint accent wall in Bedroom

## ○ Upgraded Features

### PRIMARY ENSUITE RETREAT

- 2<sup>nd</sup> Upgrade Belfort Midsummer Blue cabinets with **included H64 cabinet pulls**
- Upgraded soft-close cabinet hardware
- Upgraded "kitchen height" vanity
- 3<sup>rd</sup> Upgrade Quartz countertop Quorastone Pashmina with 2<sup>nd</sup> Upgrade 1-1/2" (4cm) micro bevel edge and custom 4" backsplash
- Custom 12"x20" vertical shower niche
- 7<sup>th</sup> Upgrade shower wall tile 2"x6" Picket White Gloss with custom insert tile pattern and upgraded Bright White grout
- **Included shower floor tile, 2"x2" White** with upgraded Bright White grout
- 4<sup>th</sup> Upgrade floor tile 12"x24" Mayfair Volakas Grigio Matte with upgraded Bright White grout
- **Included freestanding tub**
- Upgraded Delta Trinsic Matte Black faucets and shower kit with custom black decorative accessories and upgraded shower hardware
- Upgraded Emery square undermount sinks

### ENSUITE 2

- **Included Laval Bisque cabinets with included H68 cabinet pull**
- **Included Quartz countertop Caesarstone Cement with included 3/4" (2cm) eased edge** and custom 4" backsplash
- **Included wall tile on tub wall 8"x10" Cinq White with included Bone grout**
- **Included floor tile 13"x13" Costa White Matte** with upgraded Bone grout

### TWIN BATH

- **Included 1<sup>st</sup> Upgrade Montreaux Blanca cabinets with included K36 cabinet knob**
- Upgraded bank of drawers in vanity
- **Included Quartz countertop in Caesarstone Ocean Foam with included 3/4" (2cm) eased edge** and custom 4" backsplash
- 2<sup>nd</sup> Upgrade wall tile on tub wall 4"x10" Maiorca Blue Steel installed in an upgraded brick pattern with **included Snowwhite grout**
- **Included floor tile 13 x 13 Nepal Ice Matte with included Silver Grey grout**

### LAUNDRY

- Upgraded Blanco Essential stainless steel drop-in laundry sink, with Riobel faucet in chrome
- Upgraded Laundry Base Cabinets in Laval Fossil Satin with K34 cabinet knob with Inukshuk Grey Laminate top and Laval Fossil Satin Upper cabinets
- **Included floor tile 13 x 13 Vitra Truva White** with upgraded Bone grout
- **Included Whirlpool Laundry Appliances**

### BASEMENT

- Upgraded 9' ceilings in Basement
- Upgraded Cold Cellar under front porch
- Upgraded Whole House Humidifier AA600AK

### EXTERIOR AND OUTDOOR OASIS

- **Included Exterior Colour Package #4**
- Upgraded optional Exterior door from house to outside at side of house
- Upgraded 4" LED exterior pot lights
- **Included 3.0 Ton Central Air Conditioning Unit, 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, Powder Room, Living /Dining Room, included paint colour Silent Smoke DLX1025-2**
- Home Office, custom paint colour Storms Coming DLX1008-2, and custom paint colour Artillery DLX1008-6 for accent wall
- **Primary Bedroom and walk-in-closet, Bedroom 3, & Bedroom 4, included paint colour Silent Smoke DLX1025-2**
- Primary Bedroom accent shiplap wall, custom paint colour Stones Throw DLX1008-7
- Primary Ensuite accent shiplap wall, custom paint colour Delicate White DLX1001-1
- **Laundry, Primary Ensuite, and Ensuite 2, included paint colour Swirling Smoke DLX1007-2**
- **Twin Bath, included paint colour Shark DLX1006-2**
- **Bedroom 2, included paint colour Aria DLX1001-2**



Scan the QR code to view this home model online

Materials, specifications, and floor plans are subject to change without notice. Model Home features include both standard and upgraded finishes. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. See Community Ambassador for more details. 44-3. E&O.E. September 2022

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