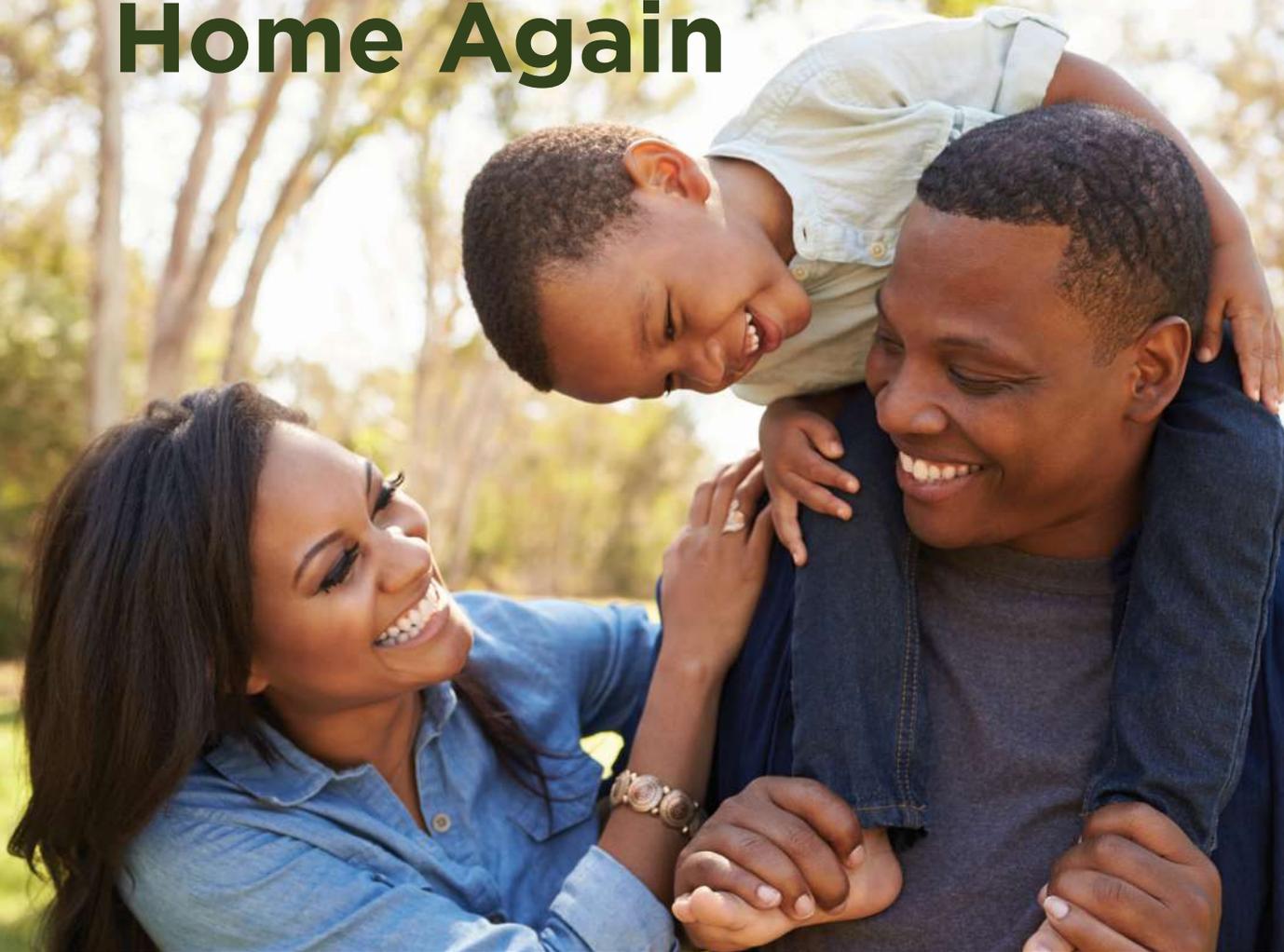




SEATON  
MULBERRY

- Detached Homes -

# Making Seaton Home Again



As the largest privately-owned homebuilder in North America, Mattamy Homes is committed to not only building quality homes but also building them in an ideal location. For us, a thriving, family-friendly city like Pickering is the perfect pairing for our thoughtfully designed communities. With an effortless blend of natural beauty, new adventures, and our signature level of unparalleled comfort, it's easy to see why Mattamy is returning to Seaton.

Having built over 100,000 homes, some of them in this neighbourhood, we're excited to reintroduce ourselves with Seaton Mulberry: a community where families have the chance to grow, explore, and enjoy living nestled in nature.

# A Community That Inspires



Seaton Mulberry offers one-of-a-kind living in a connected community encased in breathtaking nature. Surrounded by the Natural Heritage System, the view from your front porch may be one of endless greenery but the community's north Pickering location means all your urban conveniences and highly rated schools are only a short drive away.

In this beautiful community of exclusively Detached Homes, featuring 1 or 2 car garages and spacious backyards, you're sure to have all the room your family needs for at-home entertaining, quiet nights in, and everything in between.

# A Life of New Adventures



Beyond a gorgeous collection of Detached Homes, Seaton Mulberry connects you to nature, community, and thoughtfully planned amenities.

Allow each day to lead you down a new path through the expansive Natural Heritage System trails or enjoy more leisurely family time at the fully accessible community park. Local golf courses, sports courts, and playgrounds offer a wide range of ways for the whole family to stay active. Close to the 401, the 407 and downtown Pickering and Markham, you're never far from shopping, entertainment, and all the advantages of city living.

Perfectly designed, Seaton Mulberry's uniqueness can be seen in the majestic landscape, the diverse range of detached lots, and the wide variety of activities for every member of your growing family.



# The Chance to Make It Yours

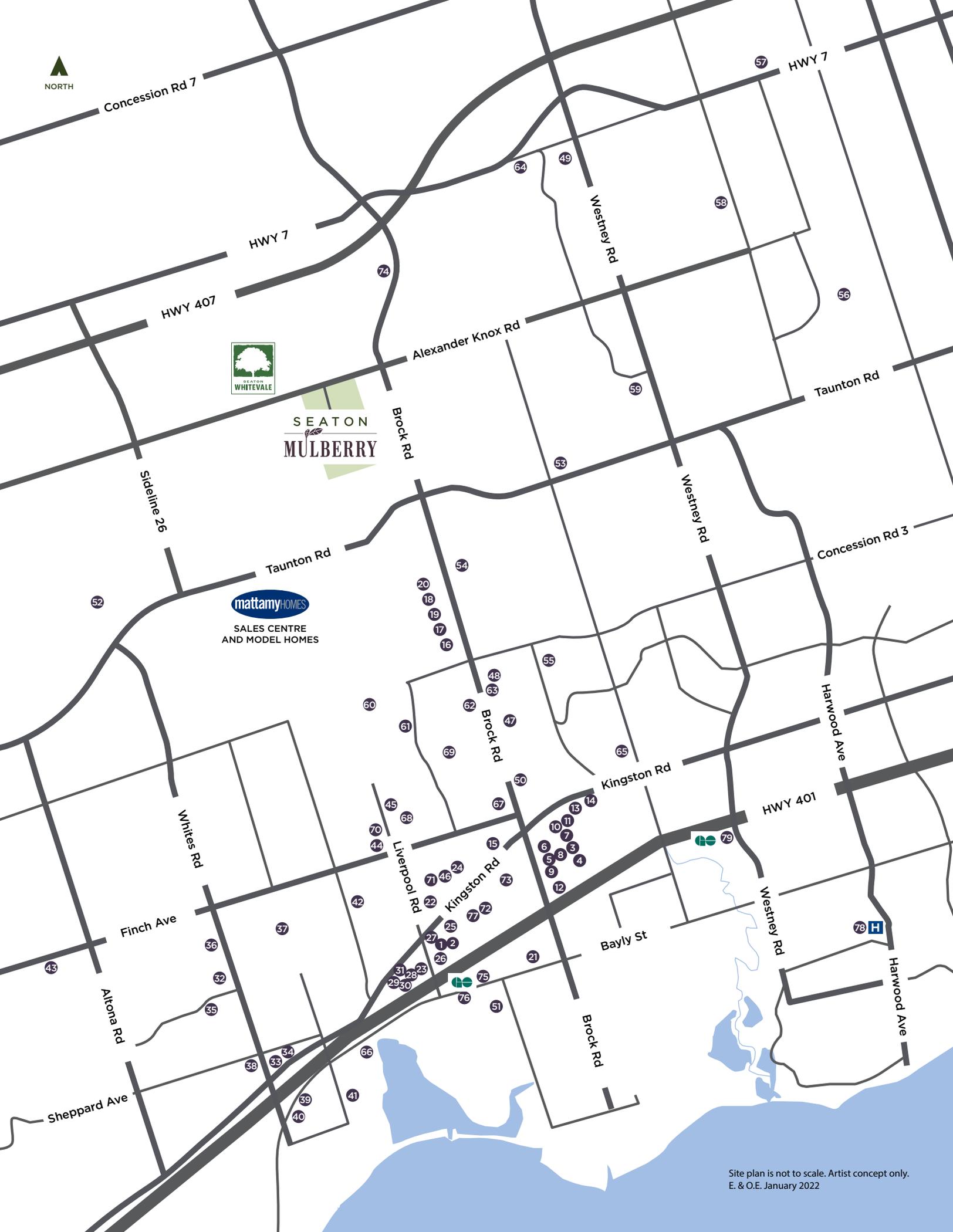
Naturally, your home should not only be well built, but it should also be a reflection of and tailored to your family's needs and wants. With a unique selection of floorplans to choose from, you'll be sure to find the one most suited to you.

Explore Mattamy's Architect's Choice Options for each floorplan to find the ones that will best fit and elevate your lifestyle. Add an extra bedroom for guests, a Bath Oasis for ultimate relaxation or increase the 2<sup>nd</sup> floor ceiling height for more breathing room. Our professional Design Consultants will take you through our Design Studio finishes and fixtures to help bring your dream home to life.





NORTH



SEATON  
MULBERRY

**mattamy**HOMES  
SALES CENTRE  
AND MODEL HOMES

# Amenities

## **BANKS RESTAURANTS SHOPPING**

1. Pickering Town Centre
2. Cineplex Cinemas
3. Walmart Supercentre
4. Lowes
5. McDonalds
6. LCBO
7. Boston Pizza
8. AllStar Wings and Ribs
9. Dollarama
10. PetSmart
11. Toys R Us
12. Canadian Tire
13. No Frills
14. Tim Hortons
15. Swiss Chalet
16. Scotiabank
17. Royal Bank of Canada
18. Wild Wing
19. Osmows Shawarma
20. Mary Browns Chicken
21. St. Louis Bar and Grill
22. Starbucks
23. TD Bank
24. Bank of Montreal
25. CIBC
26. Jack Astors Bar and Grill
27. Moxies Grill and Bar

28. Loblaws
29. The Home Depot
30. Food Basics
31. Shoppers Drug Mart
32. Metro
33. Chuck's Roadhouse Bar & Grill
34. Lone Star Texas Grill

## **SCHOOLS**

35. Highbush Public School
36. St. Mary Catholic Secondary School
37. Gandatsetiagon Public School
38. Dunbarton High School
39. Father Fenelon Catholic School
40. Fairport Beach Public School
41. Frenchman's Bay Public School
42. Vaughan Willard Public School
43. St. Isaac Jogues Catholic School
44. Maple Ridge Public School
45. Pine Ridge Secondary School
46. Glengrove Public School
47. Ecole elementaire Ronald-Marion
48. Saint Wilfrid Catholic School

49. Valley Farm Public School
50. Brock Elementary School
51. Bayview Heights Public School

## **PARKS & RECREATION**

52. Whitevale Golf Club
53. Fox Run Golf Centre
54. Pickering Golf Club
55. Riverside Golf Course
56. Deer Creek Golf
57. Bunker Hill Golf Club
58. Hawthorne Valley Golf Course
59. Greenwood Conservation Area
60. Grand Valley Park
61. Valley Farm Ravine
62. Centennial Park
63. Southcott Park
64. Pickering Museum Village
65. Village Arena
66. West Shore Community Centre
67. Brock Ridge Community Park
68. Beverley Morgan Park
69. Major Oaks Park
70. Maple Ridge Park
71. Glengrove Park

72. The Esplanade Park
73. Diana Princess of Wales Park

## **CITY SERVICES**

74. Pickering Go Bus Carpool
75. Service Ontario
76. Pickering GO Station
77. Pickering Public Library
78. Lakeridge Health Ajax Pickering Hospital
79. Ajax GO Station



ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT. IMAGES ARE FOR MARKETING PURPOSES ONLY,  
AND MAY NOT REFLECT INCLUDED FEATURES AND FINISHES. E. & O.E. JANUARY 2022

SINGLE CAR GARAGE DETACHED HOME

# THE BELMONT

1,721 SQ.FT.

(INCL. 17 SQ.FT. OPEN TO ABOVE)



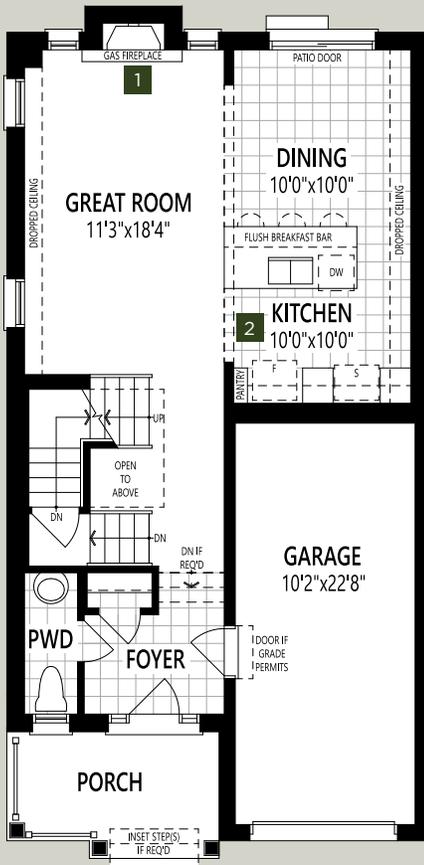
TRADITIONAL (TA)



ENGLISH MANOR (EM)



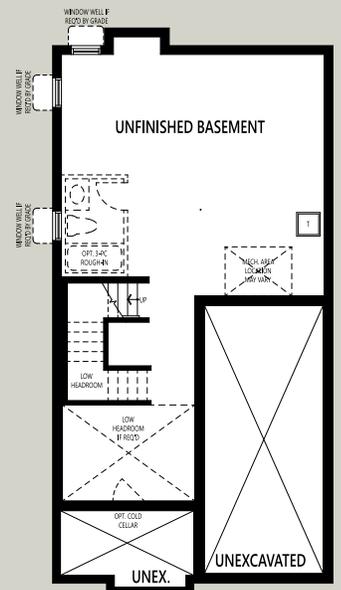
MODERN (MO)



GROUND FLOOR



SECOND FLOOR



BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

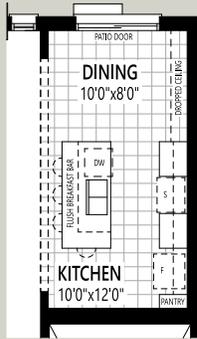
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

### 1 Electric Fireplace

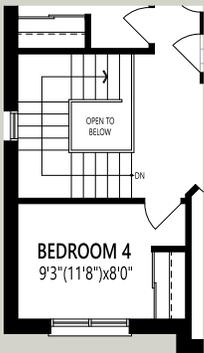


### 2 Alternate Kitchen



## SECOND FLOOR OPTION

### 3 Bedroom 4 In Lieu Of Family Room



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

SINGLE CAR GARAGE DETACHED HOME

# THE ELGIN

**1,833** SQ.FT.  
(INCL. 18 SQ.FT. OPEN TO ABOVE)



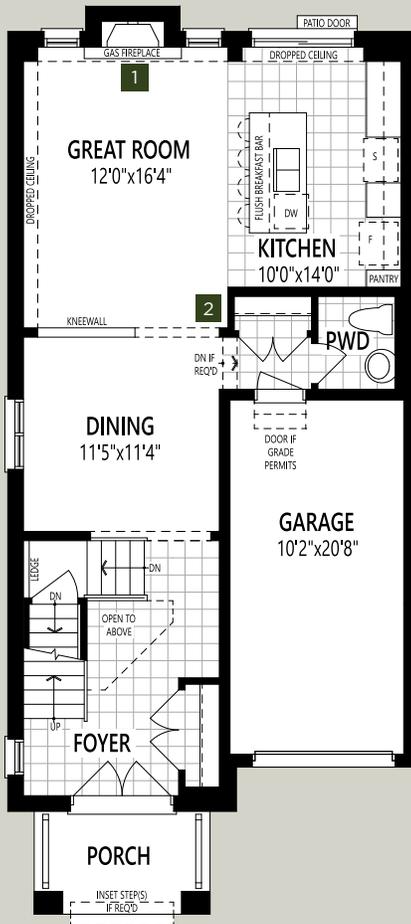
ENGLISH MANOR (EM)



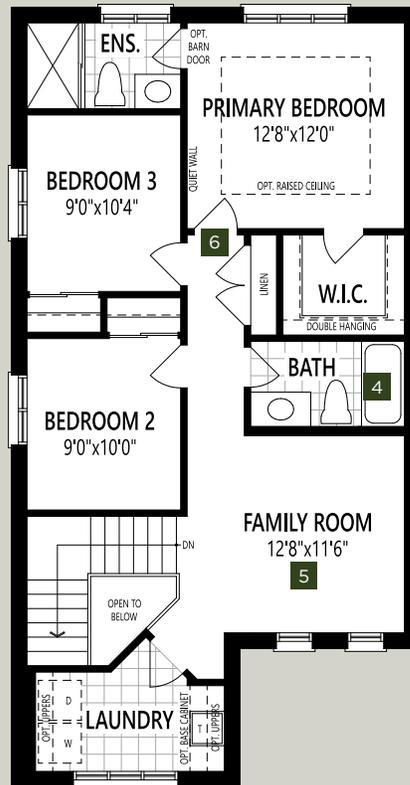
MODERN (MO)



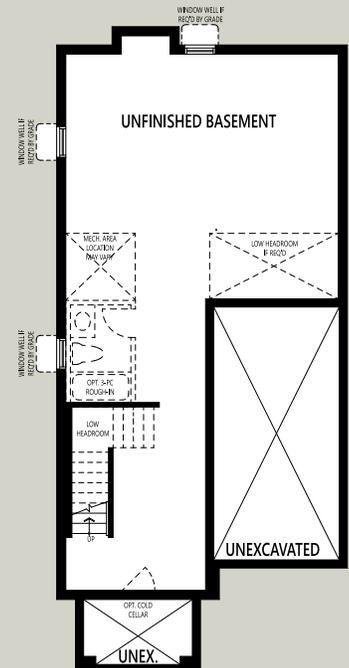
TRADITIONAL (TA)



GROUND FLOOR



SECOND FLOOR



BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

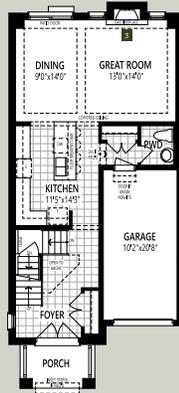
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

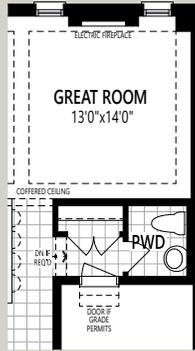
1 Electric Fireplace



2 Alternate Ground Floor



3 Electric Fireplace (Alternate Ground Floor)

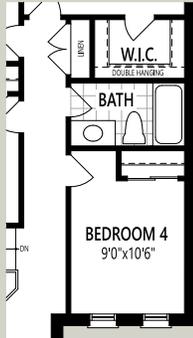


## SECOND FLOOR OPTIONS

4 Super Shower In Main Bath



5 Bedroom 4 In Lieu Of Family Room



6 Alternate Second Floor w/Bath Oasis



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

SINGLE CAR GARAGE DETACHED HOME  
**THE SHERWOOD**

**2,102** SQ.FT.  
 (INCL. 11 SQ.FT. OPEN TO ABOVE)



**MODERN (MO)**



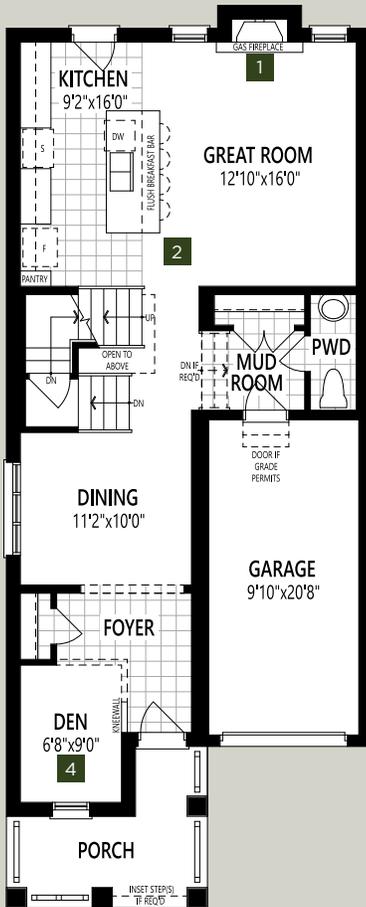
**ENGLISH MANOR (EM)**



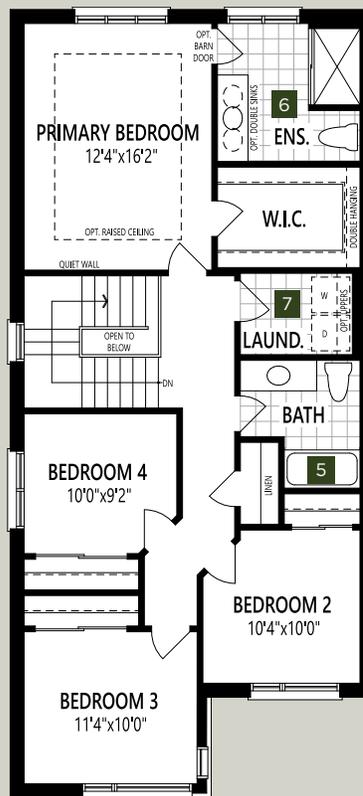
**FRENCH CHATEAU (FR)**



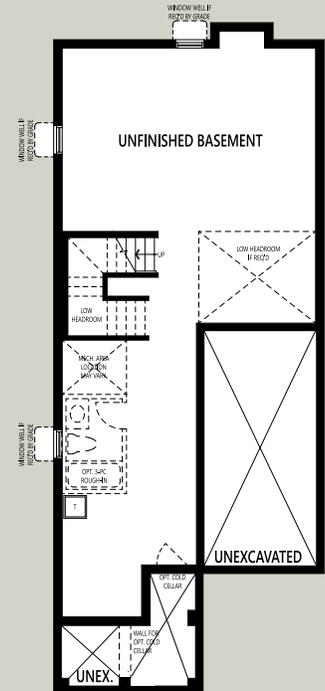
**TRADITIONAL (TA)**



**GROUND FLOOR**



**SECOND FLOOR**



**BASEMENT**

Home Office Package Available in Select Bedrooms & Dens.  
 Please speak to your Design Consultant for more information.

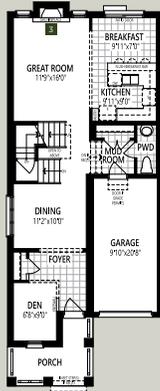
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

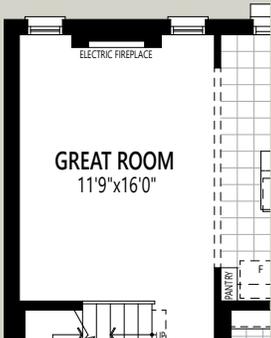
**1** Electric Fireplace



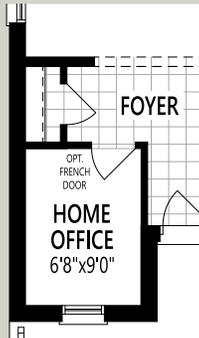
**2** Alternate Ground Floor



**3** Electric Fireplace  
(Alternate Ground Floor)



**4** Home Office In  
Lieu of Den

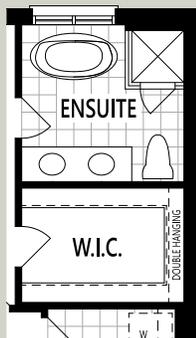


## SECOND FLOOR OPTIONS

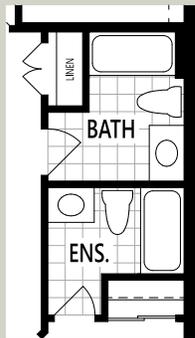
**5** Super Shower In  
Main Bath



**6** Bath Oasis



**7** Third Bath  
(Laundry Relocated to Basement)



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

SINGLE CAR GARAGE DETACHED HOME  
**THE WILLOWDALE**

**2,170** SQ.FT.



**FRENCH CHATEAU (FR)**



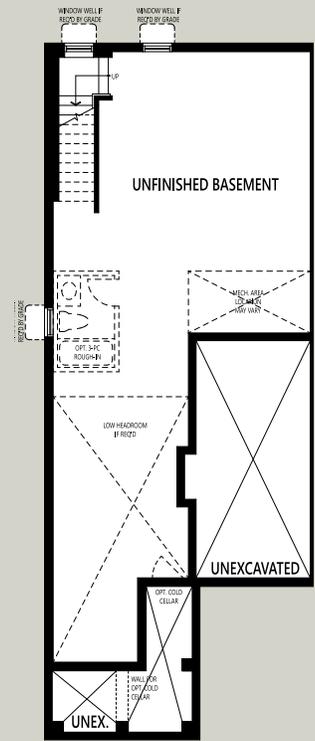
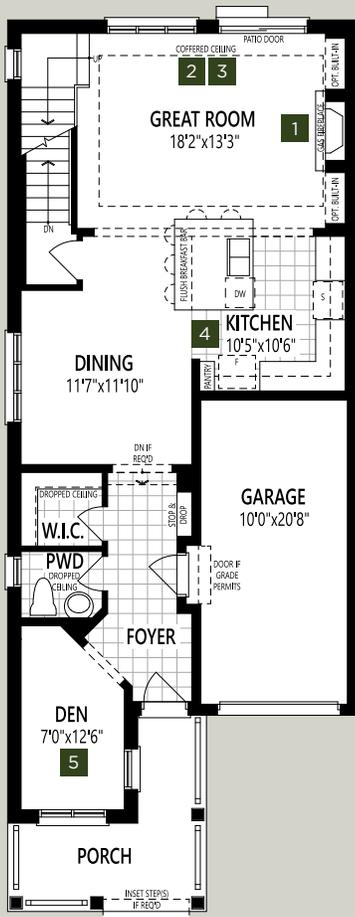
**ENGLISH MANOR (EM)**



**MODERN (MO)**



**TRADITIONAL (TA)**



Home Office Package Available in Select Bedrooms & Dens.  
 Please speak to your Design Consultant for more information.

# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

1 Electric Fireplace



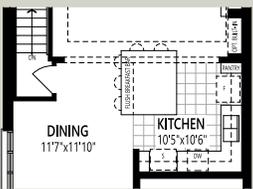
2 Alternate Gas Fireplace



3 Alternate Electric Fireplace



4 Alternate Kitchen

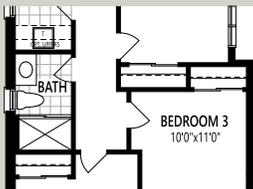


5 Home Office In Lieu Of Den

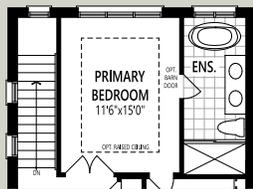


## SECOND FLOOR OPTIONS

6 Super Shower In Main Bath



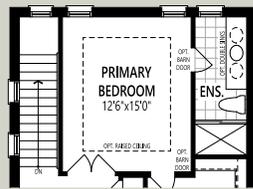
7 Bath Oasis



8 Third Bath



9 Split Windows In Primary Bedroom



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

SINGLE CAR GARAGE DETACHED HOME  
**THE WINDERMERE**

**2,446** SQ.FT.



**MODERN (MO)**



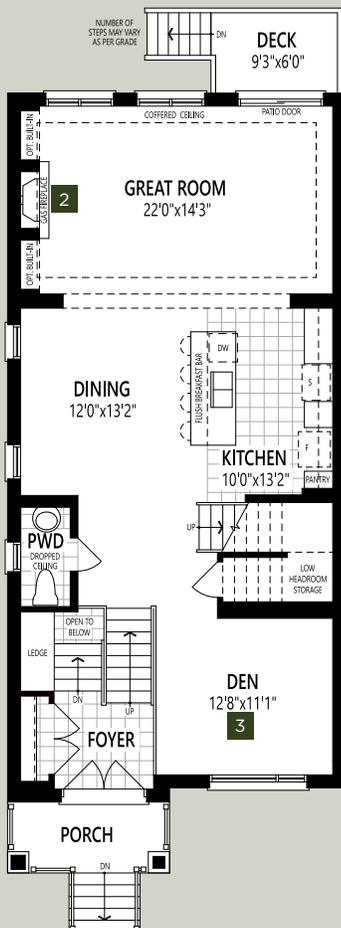
**ENGLISH MANOR (EM)**



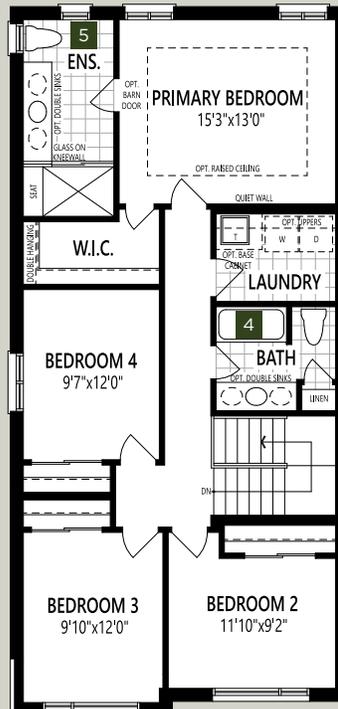
**FRENCH CHATEAU (FR)**



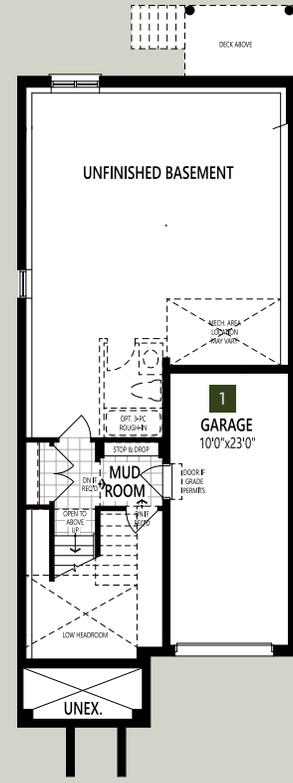
**TRADITIONAL (TA)**



**GROUND FLOOR**



**SECOND FLOOR**



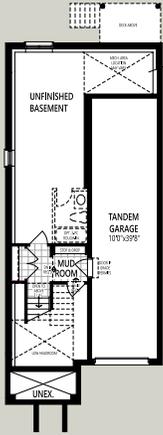
**BASEMENT**

Home Office Package Available in Select Bedrooms & Dens.  
 Please speak to your Design Consultant for more information.

# ARCHITECT'S CHOICE OPTIONS

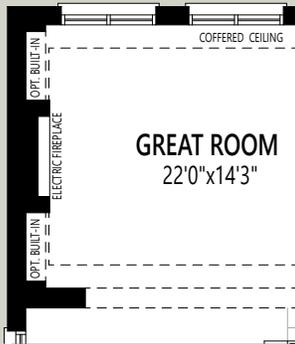
## BASEMENT OPTION

### 1 Tandem Garage

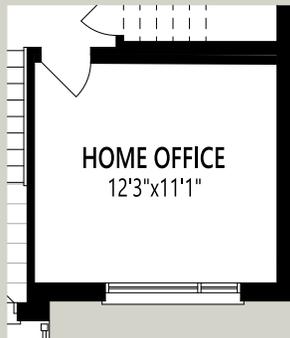


## GROUND FLOOR OPTIONS

### 2 Electric Fireplace

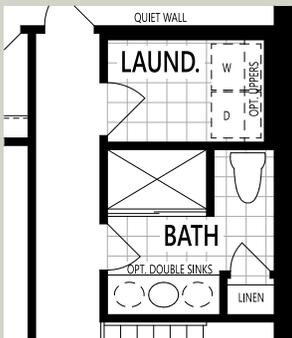


### 3 Home Office In Lieu Of Den

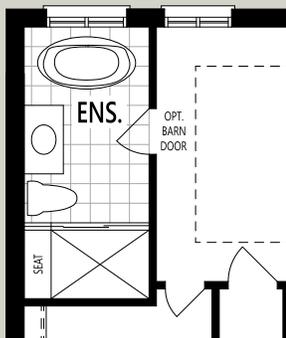


## SECOND FLOOR OPTIONS

### 4 Super Shower In Main Bath (Laundry Tub Relocated To Basement)



### 5 Bath Oasis





# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

### 1 Electric Fireplace

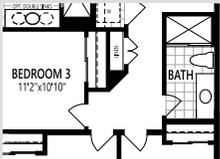


### 2 Alternate Kitchen

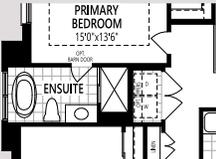


## SECOND FLOOR OPTIONS

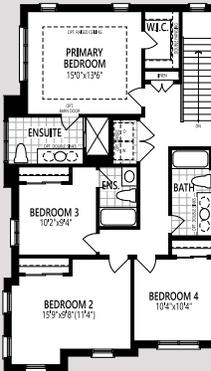
### 3 Super Shower In Main Bath



### 4 Bath Oasis



### 5 Third Bath



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

DOUBLE CAR GARAGE DETACHED HOME  
**THE FALLINGBROOK**

**2,194** SQ.FT



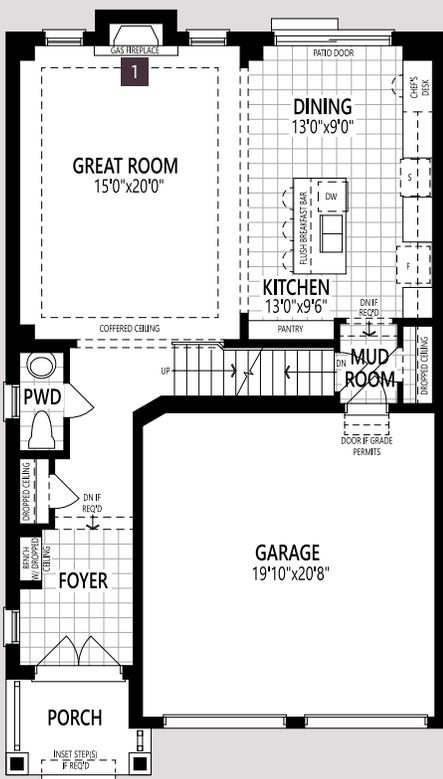
**MODERN (MO)**



**ENGLISH MANOR (EM)**



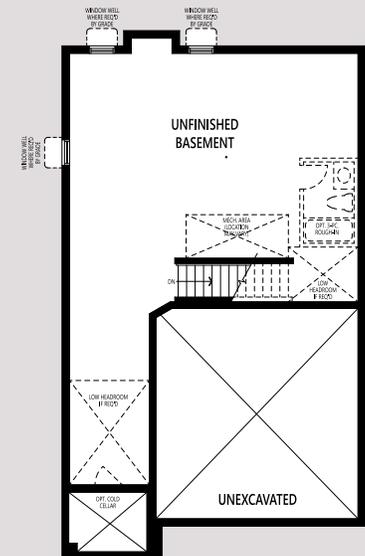
**TRADITIONAL (TA)**



**GROUND FLOOR**



**SECOND FLOOR**



**BASEMENT**

Home Office Package Available in Select Bedrooms & Dens.  
 Please speak to your Design Consultant for more information.

# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTION

### 1 Electric Fireplace



## SECOND FLOOR OPTIONS

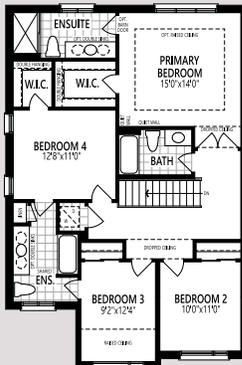
### 2 Super Shower In Main Bath



### 3 Bath Oasis



### 4 Third Bath (Laundry Tub Relocated To Basement)



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

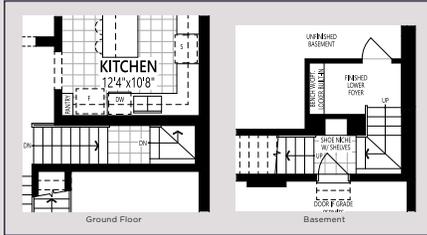
- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent



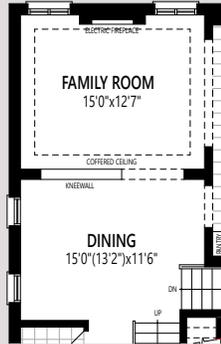
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

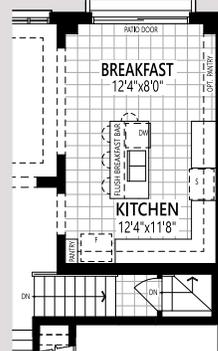
**1** The Next Step  
(Additional 58 sq.ft.)



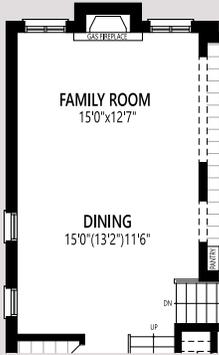
**2** Electric Fireplace



**3** Alternate Kitchen



**4** Open Family/Dining

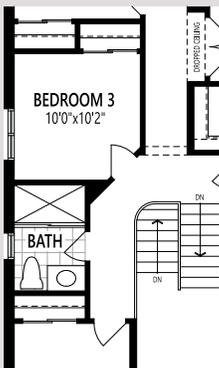


**5** Gas Fireplace In Great Room

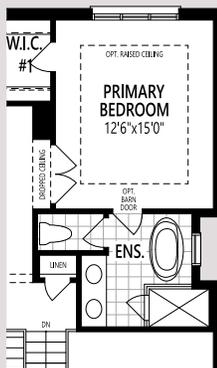


## SECOND FLOOR OPTIONS

**6** Super Shower in Main Bath



**7** Bath Oasis



DOUBLE CAR GARAGE DETACHED HOME

# THE KELWOOD

2,422 SQ.FT

(INCL. 22 SQ.FT. OPEN TO ABOVE)



FRENCH CHATEAU (FR)



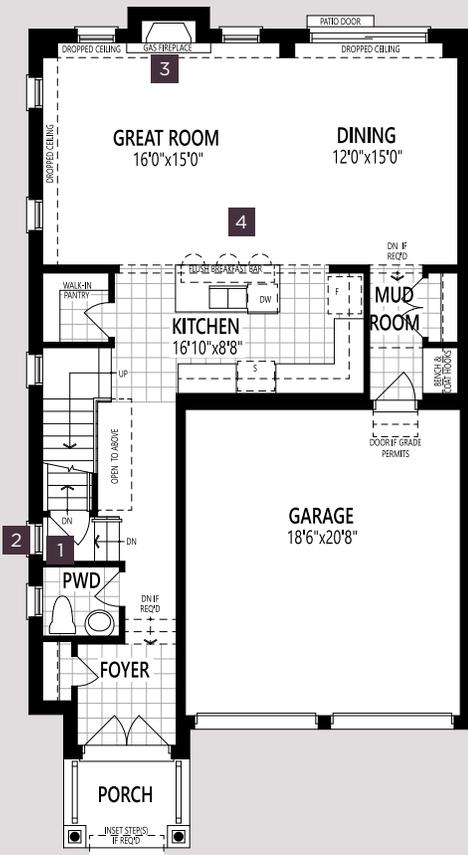
ENGLISH MANOR (EM)



MODERN (MO)



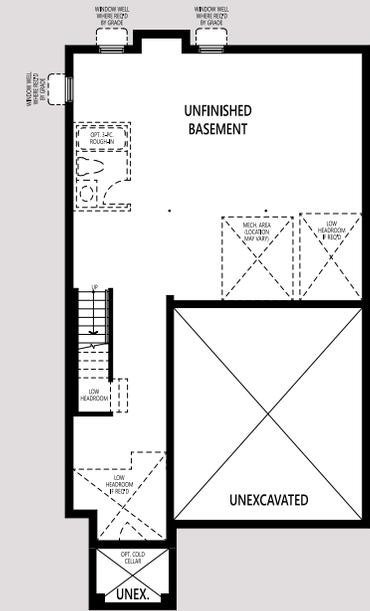
TRADITIONAL (TA)



GROUND FLOOR



SECOND FLOOR



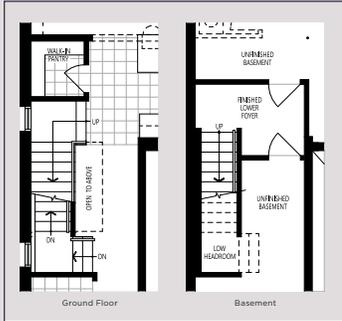
BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

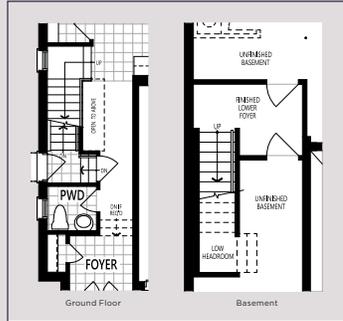
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

**1** The Next Step  
(Additional 73 sq.ft.)



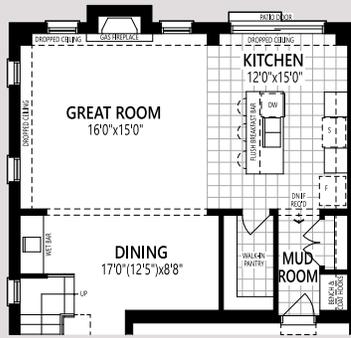
**2** Side Door Entry  
(Additional 73 sq.ft.)



**3** Electric Fireplace



**4** Alternate Ground Floor



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

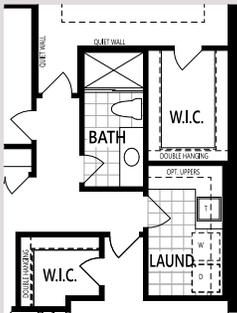
- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

## SECOND FLOOR OPTIONS

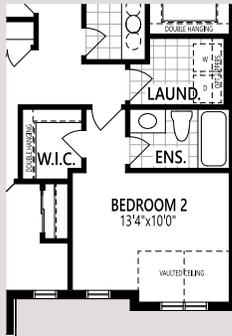
**5** Super Shower  
In Main Bath



**6** Bath Oasis



**7** Third Bath  
(Laundry Tub Relocated To Basement)

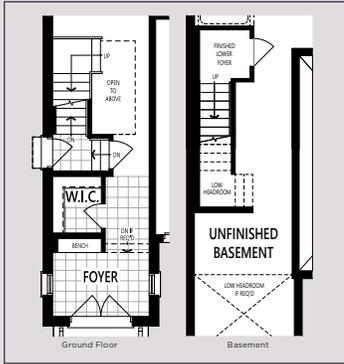




# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

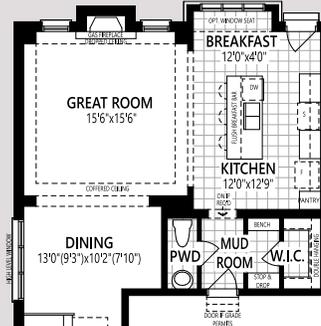
**1** Side Door Entry  
(Additional 50 sq.ft.)



**2** Electric  
Fireplace



**3** Alternate Kitchen



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

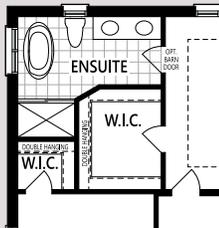
- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

## SECOND FLOOR OPTIONS

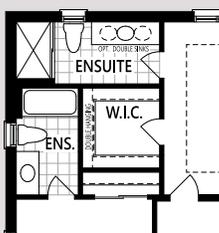
**4** Super Shower In  
Main Bath



**5** Bath Oasis



**6** Third Bath



**7** Family Room In Lieu  
of Bedroom 4



**8** Third Bath w/Bath  
Oasis



# DOUBLE CAR GARAGE DETACHED HOME

# THE VALLEYVIEW

**2,691** SQ.FT  
(INCL. 31 SQ.FT. OPEN TO ABOVE)



**FRENCH CHATEAU (FR)**



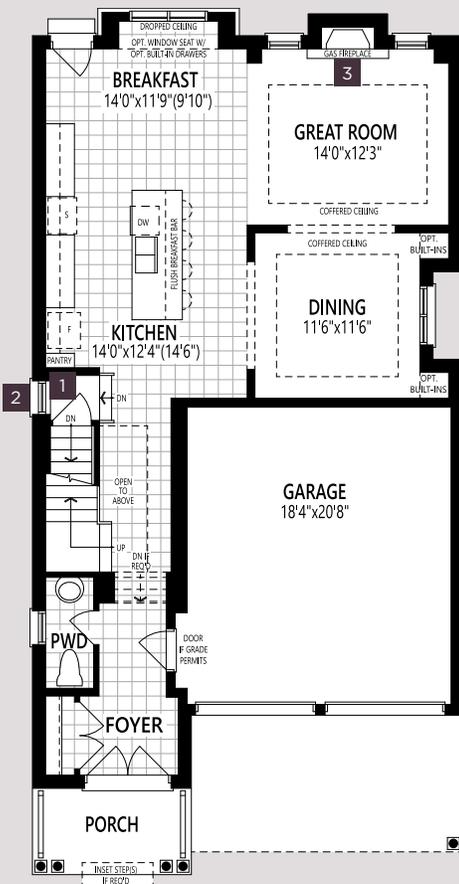
**ENGLISH MANOR (EM)**



**MODERN (MO)**



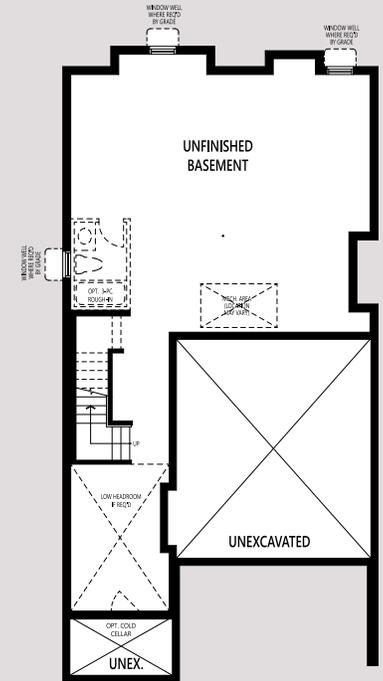
**TRADITIONAL (TA)**



**GROUND FLOOR**



**SECOND FLOOR**



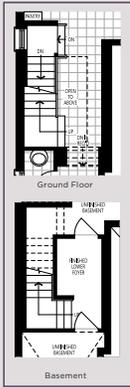
**BASEMENT**

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

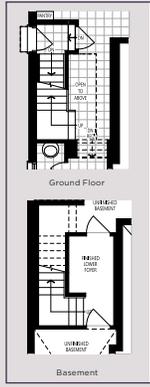
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

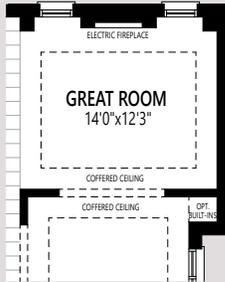
**1** The Next Step  
(Additional 83 sq.ft.)



**2** Side Door Entry  
(Additional 83 sq.ft.)



**3** Electric  
Fireplace



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### SECOND FLOOR OPTIONS

#### 9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

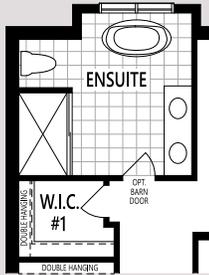
- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

## SECOND FLOOR OPTIONS

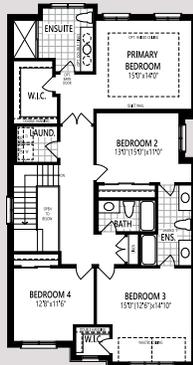
**4** Super Shower  
In Main Bath



**5** Bath Oasis



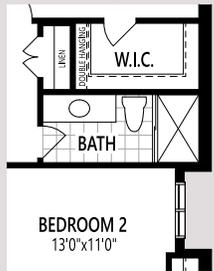
**6** Third Bath  
(Laundry Tub Relocated  
To Basement)



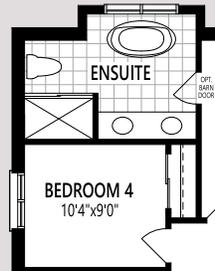
**7** 4 Bedroom & 3 Bath  
w/Family Room



**8** Super Shower in Main Bath  
(4 Bedroom & 3 Bath  
w/Family Room)



**9** Bath Oasis  
(4 Bedroom & 3 Bath  
w/Family Room)



**10** Bedroom 5 In Lieu Of  
Family Room (4 Bedroom  
& 3 Bath w/Family Room)



DELUXE DOUBLE CAR GARAGE DETACHED HOME

# THE HAZELWOOD

2,998 SQ.FT.



TRADITIONAL (TA)



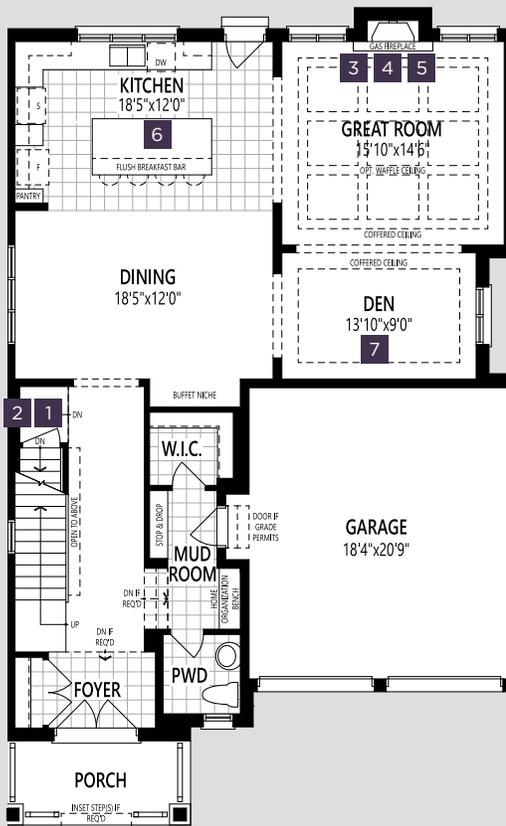
ENGLISH MANOR (EM)



FRENCH CHATEAU (FR)



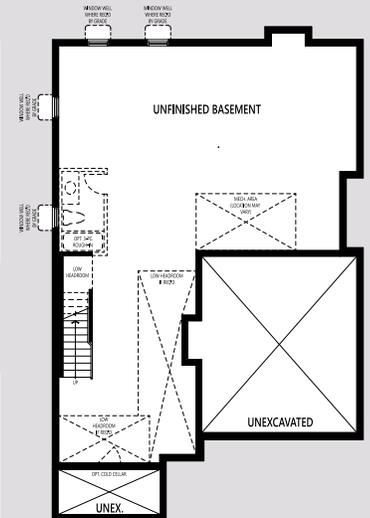
MODERN (MO)



GROUND FLOOR



SECOND FLOOR



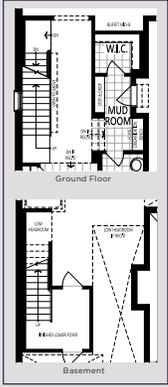
BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

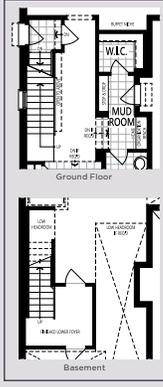
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

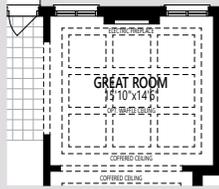
**1** The Next Step  
(Additional 87 sq.ft.)



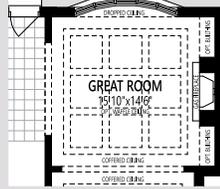
**2** Side Door Entry  
(Additional 87 sq.ft.)



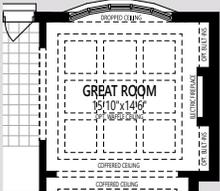
**3** Electric  
Fireplace



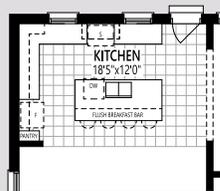
**4** Bow Window  
w/Alternate Gas Fireplace



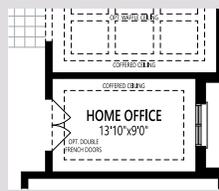
**5** Bow Window w/Alternate  
Electric Fireplace



**6** Alternate  
Kitchen



**7** Home Office In  
Lieu Of Den



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### GROUND FLOOR OPTIONS

#### 10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

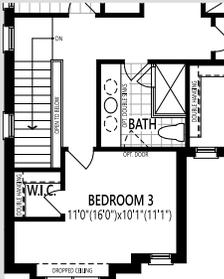
- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

## SECOND FLOOR OPTIONS

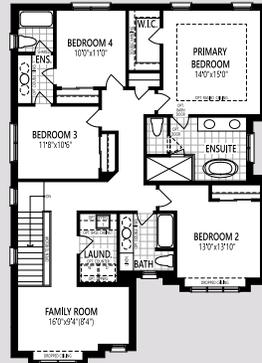
**8** Super Shower  
In Main Bath



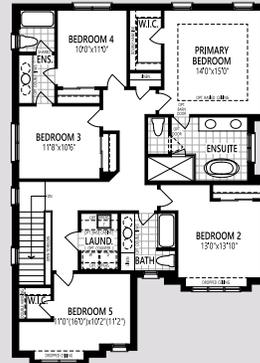
**9** Third Bath



**10** 4 Bedroom w/Family  
Room & 3 Bath Plan



**11** 5 Bedroom &  
3 Bath Plan



DELUXE DOUBLE CAR GARAGE DETACHED HOME

# THE MAPLE RIDGE

**3,191** SQ.FT.  
(INCL. 39 SQ.FT. OPEN TO ABOVE)



**FRENCH CHATEAU (FR)**



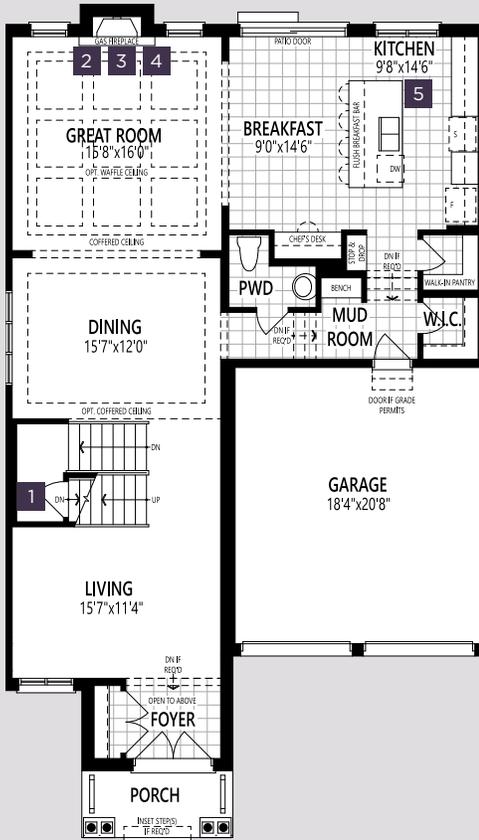
**ENGLISH MANOR (EM)**



**MODERN (MO)**



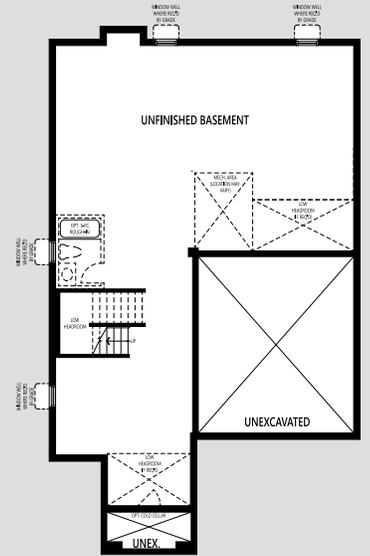
**TRADITIONAL (TA)**



**GROUND FLOOR**



**SECOND FLOOR**



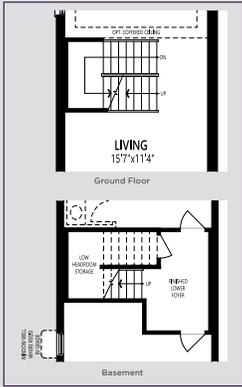
**BASEMENT**

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

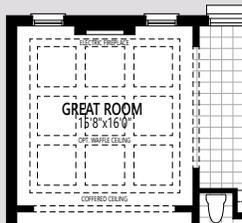
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

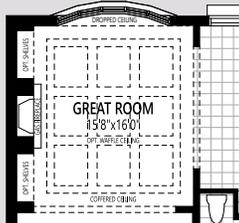
**1** The Next Step  
(Additional 82 sq.ft.)



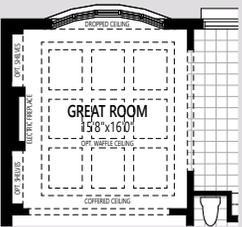
**2** Electric Fireplace



**3** Bow Window w/Alternate Gas Fireplace



**4** Bow Window w/Alternate Electric Fireplace



**5** Alternate Kitchen



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### GROUND FLOOR OPTIONS

#### 10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

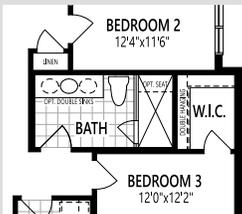
- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

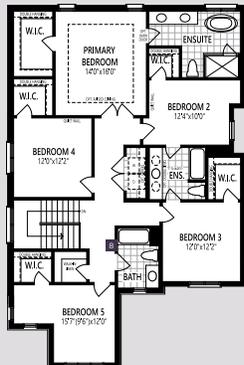
- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

## SECOND FLOOR OPTIONS

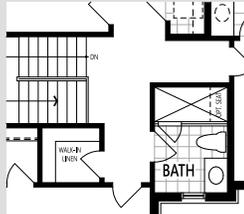
**6** Super Shower In Main Bath



**7** 5 Bedroom & 3 Bath Plan



**8** Super Shower In Main Bath (5 Bedroom & 3 Bath Plan)



DELUXE DOUBLE CAR GARAGE DETACHED HOME

# THE ROSEBANK

3,270 SQ.FT.



ENGLISH MANOR (EM)



FRENCH CHATEAU (FR)



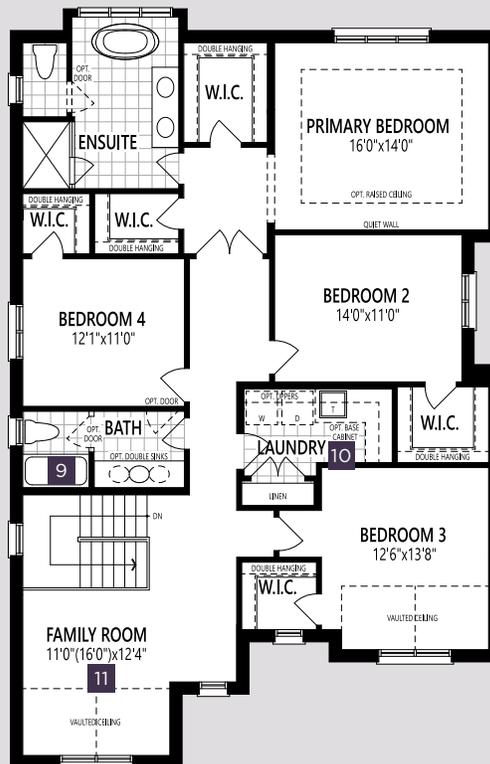
MODERN (MO)



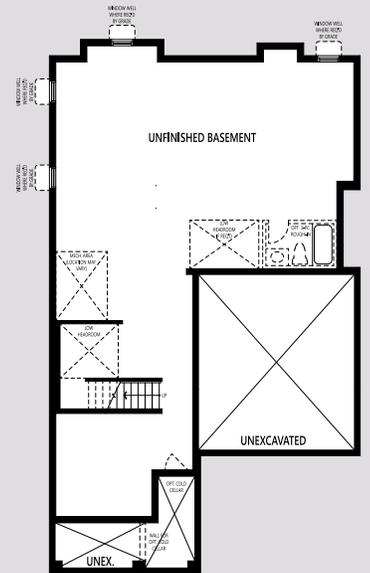
TRADITIONAL (TA)



GROUND FLOOR



SECOND FLOOR



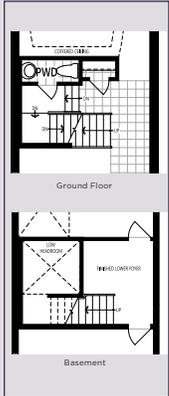
BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

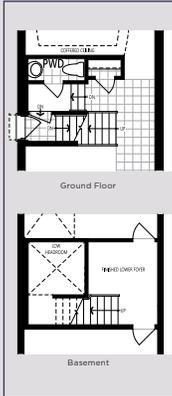
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

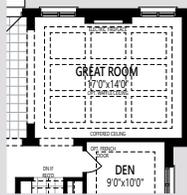
**1** The Next Step  
(Additional 97 sq.ft.)



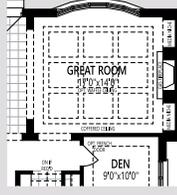
**2** Side Door Entry  
(Additional 97 sq.ft.)



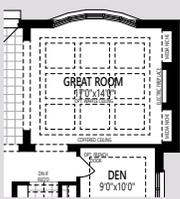
**3** Electric  
Fireplace



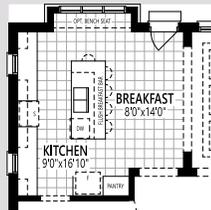
**4** Bow Window  
w/Alternate Gas Fireplace



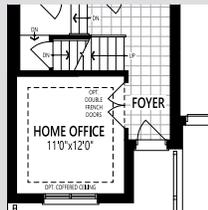
**5** Bow Window  
w/Alternate Electric  
Fireplace



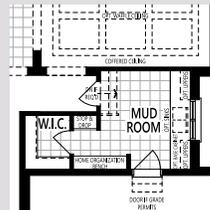
**6** Alternate  
Kitchen



**7** Home Office In Lieu  
Of Living Room

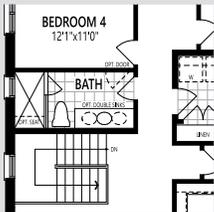


**8** Alternate  
Mudroom

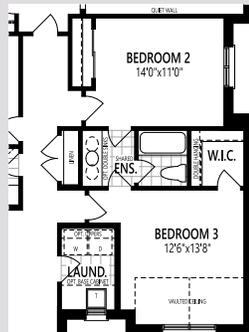


## SECOND FLOOR OPTIONS

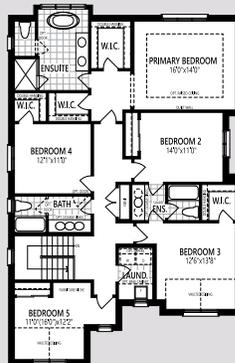
**9** Super Shower  
In Main Bath



**10** Third Bath



**11** 5 Bedroom &  
3 Bath Plan



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### GROUND FLOOR OPTIONS

#### 10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

DELUXE DOUBLE CAR GARAGE DETACHED HOME

# THE SPRINGWELL

3,432 SQ.FT.



MODERN (MO)



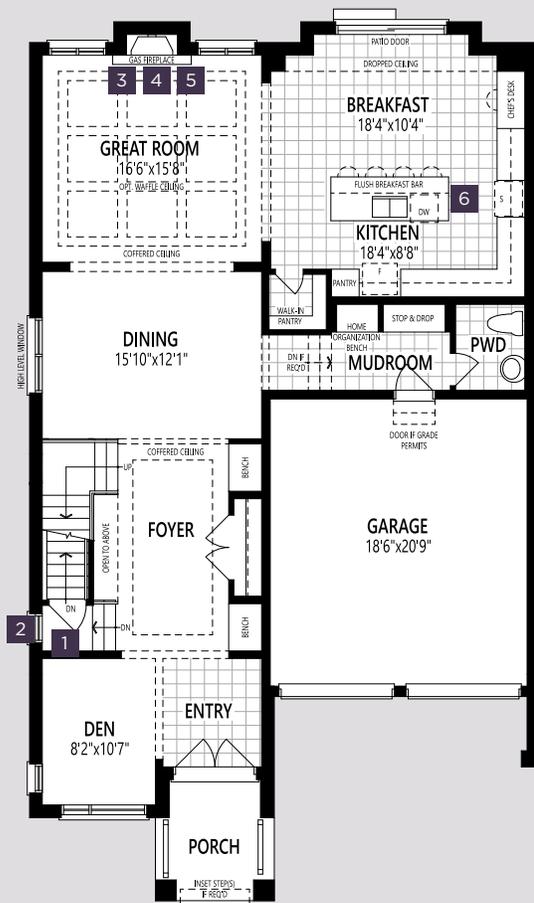
ENGLISH MANOR (EM)



FRENCH CHATEAU (FR)



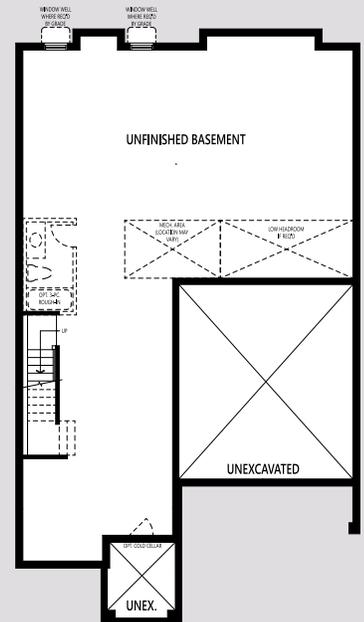
TRADITIONAL (TA)



GROUND FLOOR



SECOND FLOOR



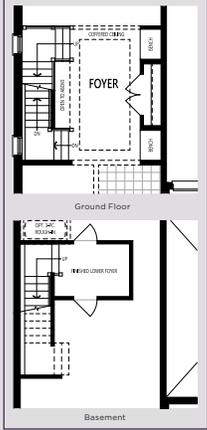
BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

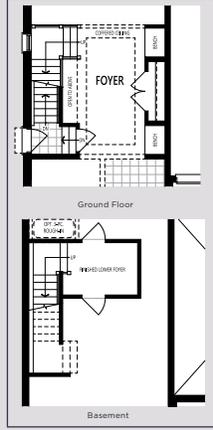
# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTIONS

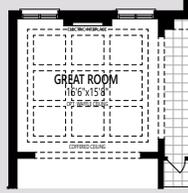
**1** The Next Step  
(Additional 86 sq.ft.)



**2** Side Door Entry  
(Additional 86 sq.ft.)



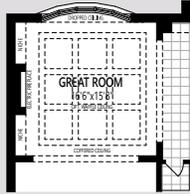
**3** Electric  
Fireplace



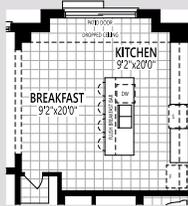
**4** Bow Window  
w/Alternate Gas Fireplace



**5** Bow Window w/Alternate  
Electric Fireplace



**6** Alternate  
Kitchen



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### GROUND FLOOR OPTIONS

#### 10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

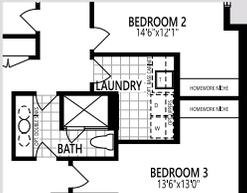
- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

#### Cold Cellar

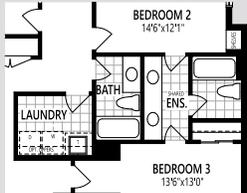
- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

## SECOND FLOOR OPTIONS

**7** Super Shower  
In Main Bath



**8** Third Bath



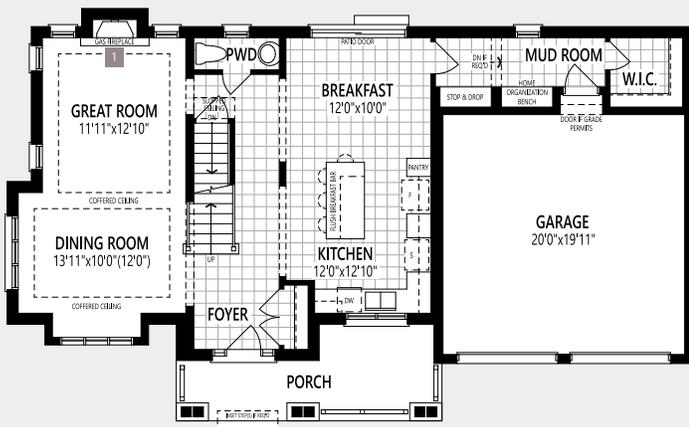
**9** Bedroom 5 In Lieu  
Of Family Room



# THE HARWYN



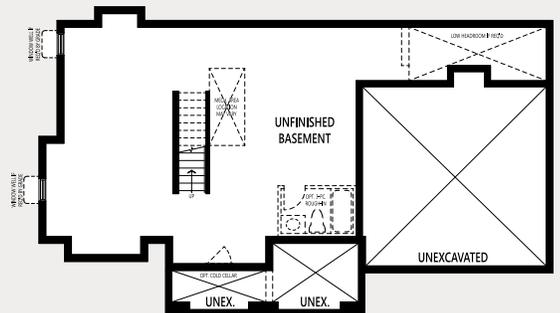
ENGLISH MANOR (EM)



GROUND FLOOR



SECOND FLOOR



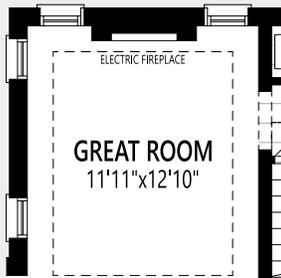
BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTION

- 1 Electric  
Fireplace



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
- Deeper basement windows (where applicable)

#### Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate
- Incl. Rec. Room Ready Package

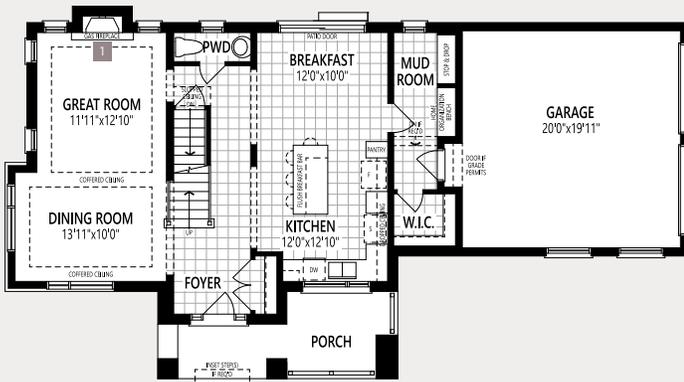
#### Cold Cellar

- Partial area under the front porch specific to the elevation purchased
- Insulated door, overhead light, floor drain, and vent

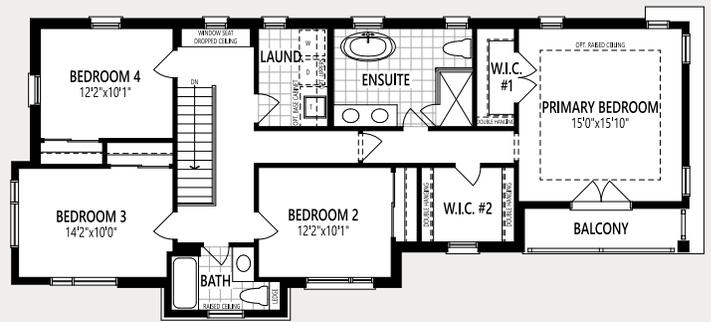
# THE WOODROW



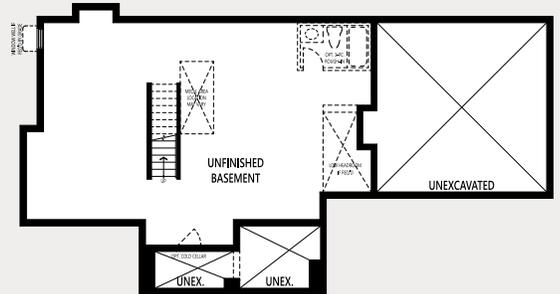
MODERN (MO)



GROUND FLOOR



SECOND FLOOR



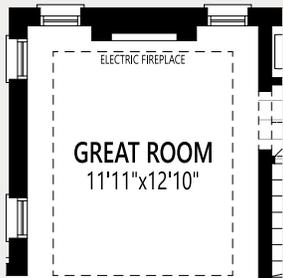
BASEMENT

Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.

# ARCHITECT'S CHOICE OPTIONS

## GROUND FLOOR OPTION

- 1 Electric  
Fireplace



## ADDITIONAL ARCHITECT'S CHOICE OPTIONS

### BASEMENT OPTIONS

#### Rec. Room Ready Package

- Rough-in drains in predetermined location for future 3-pc bathroom
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#### Raised Basement Ceiling

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#### Cold Cellar

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SEATON  
  
MULBERRY

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