



MIDHURST
VALLEY



THE EVERGREEN COLLECTION

HOME FEATURES

25' SEMI DESIGNS

EXTERIOR/ARCHITECTURAL FEATURES/QUALITY CONSTRUCTION

- Elevations may include brick, vinyl horizontal or board and batten siding, premium PVC siding, stone and/or decorative accents and unique materials, per plan. Colour, style and materials are pre-selected and architecturally controlled to achieve variety within the streetscape
- Laminated architectural shingles with limited lifetime warranty, including self-sealing composite membrane for eave and valley protection
- 3/8" plywood roof sheathing
- **Ice and water shield roof membrane**, per plan
- Pre-finished aluminum soffit, fascia, eavestrough and downspout
- Pre-finished composite decking for terrace and balcony, per plan
- Extended height metal insulated front entry door(s) with glazed insert and sidelight, per plan, for security, durability and energy efficiency
- ±6' wide, ±6'-8" tall thermal glazed patio door(s) with screen and transom window above, or single garden door, per plan
- High efficiency operable and non-operable factory sealed thermal pane (Low E Argon) vinyl clad casement windows throughout (excludes basement windows) with grills on front windows, per plan. Screens on all operable windows and sliding doors
- 30"x16" structural vinyl thermal pane (Low E Argon) sliding basement windows. Window wells may be required due to grade
- Two exterior **frost-free** hose bibs with cold water. One in the garage and one at rear of home
- **Insulated metal decorative garage doors with window**, for improved comfort, per plan
- Insulated door from house to garage, where grade permits up to 3 stair risers, per plan. Deck in garage may be required to accommodate door

KITCHEN DESIGN DETAILS

- Designer-selected kitchen cabinetry in a variety of finishes, styles and colours **with handle pulls**, from Builder's standard selections
- ±39" extended height upper cabinets in kitchen
- **Kitchen pantry** for additional cabinetry storage, per plan
- **Quartz countertops in kitchen with statement waterfall ends for kitchen island**, per plan, from Builder's standard selections
- Double-bowl stainless steel undermount sink with single-lever pull-out chrome faucet
- **Kitchen backsplash in ceramic tile**, per plan, from Builder's standard selections
- Stainless steel exhaust fan over the stove, with cabinet above, vented (6") to exterior
- Opening for free-standing kitchen appliances feature ±36" wide by ±72" high fridge opening with capped water line, and ±30" wide opening for stove
- Dishwasher space includes electrical and plumbing rough-ins for future dishwasher

BATHS

- Designer-selected cabinetry in a variety of finishes, styles and colours **with handle pulls**, from Builder's standard selections
- Laminate countertops with oval sink in main and ensuite bathrooms, from Builder's standard selections
- Pedestal sink in powder room, per plan
- Rectangular mirrors centered over sink in all bathrooms, with wall-mounted lighting above
- Tub and shower enclosures feature acrylic skirted tub with ceramic wall tile, dropped ceiling, and curtain rod, per plan
- **Frameless-glass shower door with front panel in primary ensuite**, with acrylic shower base, and ceramic wall tile, per plan
- **4-Piece primary ensuite designs feature freestanding tub where applicable**, per plan
- **Shower column in primary ensuite with wall-mounted rain head and shower wand**
- Single lever faucet with pop-up drain in all bathrooms
- Water-conserving toilets to enhance water conservation
- White toilet and sinks in all bathrooms, complete with shut-off valves
- All showers to receive the comfort of pressure balance control valves
- Decorative chrome-finish bathroom accessories include towel bar and paper holder in all bathrooms

FLOORING

- **Luxury vinyl plank flooring throughout ground floor including kitchen**, excluding tiled areas and bedrooms, per plan, with choice of 1 colour from Builder's standard selections
- **Upgraded 12"x24" ceramic tile** in noted tiled areas, per plan, from Builder's standard selections
- Plush 40oz broadloom with 10mm under pad for all bedrooms and throughout second floor, with choice of 1 colour from Builder's standard selections

STAIRS AND RAILING

- **Stained oak staircase in finished areas**, with choice of stain colour from Builder's standard selections
- Staircase complete with railings, modern square wood pickets, and square wood posts, per plan, includes oak nosing under railing where applicable

INTERIOR FEATURES

- **9' high ceilings on ground floor** and 8' high ceilings on second floor (may vary in raised and sunken floor areas, stairways, cathedral ceilings, and bulkhead/dropped ceiling areas)
- Smooth ceilings in kitchen, powder room, all bathrooms and finished laundry. Sprayed stippled ceilings with 4" smooth border throughout remainder of home
- **Contemporary ±3 7/8" flat stock baseboards with ±2 3/4" casing** with mitred corners throughout
- Trimmed flat archways where applicable, per plan
- Modern two-panel, square top interior passage doors with satin nickel interior lever hardware and hinges
- Space-saving mirrored sliding closet doors with casing or modern two-panel, square top interior swing door with satin nickel interior lever hardware and hinges at front entry, per plan. Sliding closet doors with casing in bedrooms, per plan
- Convenient white wire shelving installed in all closets
- Low VOC paints throughout the home for improved air quality
- Choice of one interior wall colour throughout home from Builder's standard selections. All interior trim and doors painted white

LAUNDRY

- Single basin laundry/utility tub, per plan. **Laundry Rooms in finished areas include a base cabinet for the tub**, per plan
- Provisions for future washer and dryer, either stacked or side-by-side, per plan

ELECTRICAL

- 100 AMP electrical service, circuit breaker panel, and copper wiring throughout
- **Upgraded designer LED light fixtures throughout finished areas** to conserve energy
- Decorative black exterior light fixtures at front of home, above garage doors, and at rear of home, per plan
- Exterior weather-proof outlets – one at front porch, one at rear of home, and one at balcony, terrace and/or deck where not connected to grade, per plan
- Additional exterior weather-proof outlet at front porch soffit for holiday lights on a separate controlled switch, per plan
- Electrical outlet in garage, one per parking space
- Electrical outlet in garage ceiling for future garage door opener, one per garage door, per plan
- Heavy-duty wiring and receptacle for clothes dryer and stove
- Dryer vent to exterior with booster fan and lint trap, per plan
- **Quiet Panasonic EcoVent exhaust fans** in bathrooms, powder room, and laundry room per plan
- Hard-wired smoke detectors located on all floors and in bedrooms. Smoke detectors in all bedrooms are equipped with an alarm and strobe light. Carbon Monoxide detectors located throughout the home. Per Ontario Building Code
- 6" diameter exterior vent for kitchen hood fan
- White Decora outlets and switches throughout finished areas



Brookfield Residential builds smart homes that respond to you. With myCommand technology, control home automation with your favourite smart devices.

- Smart Home Panel
- Video Doorbell with intercom
- Keyless Entry with coordinating exterior door grip set at front entry
- Leak sensor
- Smart Thermostat
- Two smart switches for exterior lights and foyer light
- Two USB outlets (one in kitchen, one in primary bedroom)
- One internet service outlet in great room finished with a two-port plate including two Cat6 data connections
- Two single-plate Cat6 data connections for direct internet and/or TV



Brookfield Residential homes are constantly conserving energy and water. They're built with sustainable materials and designed for the highest levels of performance.

- High efficiency two-stage furnace with ECM motor
- **Energy Recovery Ventilator System (ERV)** provides fresh air within the home
- High efficiency hot water tank or tankless water heater, per plan, rental agreement begins at occupancy
- Water-conserving toilets
- Foam insulation around all door and window surrounds
- Foam insulation at floor of habitable rooms located over garage spaces to create a high-performance thermal envelope and increased comfort in home
- All windows and exterior door frames are caulked to create an airtight and watertight seal
- Performance of exterior wall construction exceeds industry standard. Professional testing by third party Energy Rating Consultant
- R22 Insulation in walls above grade; R60 insulation in ceilings with attic space above; R20 insulation in Basement walls below grade; R31 insulation in exposed floors or ceiling without attic space
- Sump Pump system may be required per Subdivision Plan, per plan

CONSTRUCTION DETAILS

- Poured concrete foundation with weeping tile and damp proofing. Basement walls wrapped with air-gap waterproof drainage layer
- Entrances may be sunken if required by grading conditions, per plan
- 2"x6" exterior framed walls; 2"x4" at garage walls
- 7/8" tongue and groove sub flooring, glued, screwed, and sanded at seams
- Structurally engineered floor joist system except in sunken areas
- Acoustic insulation and enhanced fire resistance material at common party walls between living spaces to reduce noise transfer, per plan

LANDSCAPING

- **Personalized front entrance landscape package including a mix of trees and shrubs**, selected from Vendor's preset packages
- Pre-cast concrete walks to front porch and rear patio step, where applicable
- Two-stage asphalt driveway (base and topcoat). Base-coat paving completed within the first year of occupancy to allow for seasonal settlement
- Grass at front and back yards
- All Walk-Out Deck and Look-Out conditions include a pressure-treated wood deck (or equivalent) with steps to grade and oversized rear basement window(s), as grade permits
- All Walk-Out Basement conditions include a pressure-treated wood deck (or equivalent), oversized rear basement window(s) and a sliding glass door or swing door from basement as grade permits, per plan

GENERAL

- All selections to be chosen from Builder's standard samples
- Home professionally cleaned prior to occupancy
- Air ducts professionally cleaned prior to occupancy
- AquaPEX (flexible tubing) water pipes throughout
- Ducts sized for air conditioning unit
- Home construction meets and exceeds Ontario Building Code specifications

WARRANTY

All homes are covered by TARIION WARRANTY CORPORATION, includes:

- One (1) year Builder's comprehensive warranty
- Two (2) year limited warranty for plumbing, heating, and electrical systems, and building envelope
- Seven (7) year major structural warranty

Brookfield Residential is dedicated to achieving minimized home deficiencies through the efforts of our diligent team members and thorough quality assurance practices. Given that a home is built using several trusted trade partners, imperfections may still occur. Brookfield Residential is dedicated to delivering superior quality.



MIDHURST
VALLEY



THE EVERGREEN COLLECTION

HOME FEATURES

36' & 44' DETACHED DESIGNS

EXTERIOR/ARCHITECTURAL FEATURES/QUALITY CONSTRUCTION

- Elevations may include brick, vinyl horizontal or board and batten siding, premium PVC siding, stone and/or decorative accents and unique materials, per plan. Colour, style and materials are pre-selected and architecturally controlled to achieve variety within the streetscape
- Laminated architectural shingles with limited lifetime warranty, including self-sealing composite membrane for eave and valley protection
- 3/8" plywood roof sheathing
- Ice and water shield roof membrane**, per plan
- Pre-finished aluminum soffit, fascia, eavestrough and downspout
- Pre-finished composite decking for terrace and balcony, per plan
- Extended height metal insulated front entry door(s) with glazed insert and sidelight, per plan, for security, durability and energy efficiency
- ±6' wide, ±6'-8" tall thermal glazed patio door(s) with screen and transom window above, excluding Duplex Designs, or single garden door, per plan
- High efficiency operable and non-operable factory sealed thermal pane (Low E Argon) vinyl clad casement windows throughout (excludes basement windows) with grills on front windows, per plan. Screens on all operable windows and sliding doors
- 30"x16" structural vinyl thermal pane (Low E Argon) sliding basement windows. Window wells may be required due to grade
- Two exterior **frost-free** hose bibs with cold water. One in garage and one at rear of home
- Insulated metal decorative garage doors with window**, for improved comfort, per plan
- Insulated door from house to garage, where grade permits up to 3 stair risers, per plan. Deck in garage may be required to accommodate door

KITCHEN DESIGN DETAILS

- Designer-selected kitchen cabinetry in a variety of finishes, styles and colours **with handle pulls**, from Builder's standard selections
- ±39" extended height upper cabinets in kitchen
- Kitchen pantry** for additional cabinetry storage, per plan
- Quartz countertops in kitchen with statement waterfall ends for kitchen island**, per plan, from Builder's standard selections
- Double-bowl stainless steel undermount sink with single-lever pull-out chrome faucet
- Kitchen backsplash in ceramic tile**, per plan, from Builder's standard selections
- Stainless steel canopy hood fan** over the stove, vented (6") to exterior, excluding Duplex Designs
- Opening for free-standing kitchen appliances feature ±36" wide by ±72" high fridge opening with capped water line, and ±30" wide opening for stove
- Dishwasher space includes electrical and plumbing rough-ins for future dishwasher

BATHS

- Designer-selected cabinetry in a variety of finishes, styles and colours **with handle pulls**, from Builder's standard selections
- Laminate countertops with oval sink in main and ensuite bathrooms, from Builder's standard selections
- Pedestal sink in powder room, per plan
- Rectangular mirrors centered over sink in all bathrooms, with wall-mounted lighting above
- Tub and shower enclosures feature acrylic skirted tub with ceramic wall tile, dropped ceiling, and curtain rod, per plan
- Frameless-glass shower door with front panel in primary ensuite**, with ceramic wall tile and jamb, per plan, excluding Duplex Designs
- 4-Piece primary ensuite designs feature freestanding tub where applicable**, per plan
- Shower column in primary ensuite with wall-mounted rain head and shower wand**
- Schluter water-proofing system** to ±4" in all separate shower stalls, excluding Duplex Designs
- Single lever faucet with pop-up drain in all bathrooms
- Water-conserving toilets to enhance water conservation
- White toilet and sinks in all bathrooms, complete with shut-off valves
- All showers to receive the comfort of pressure balance control valves
- Decorative chrome-finish bathroom accessories include towel bar and paper holder in all bathrooms

FLOORING

- Oak 3 5/8" structured hardwood flooring on ground floor**, excluding tiled areas and bedrooms, per plan, with choice of 1 colour from Builder's standard selections, excluding Duplex Designs
- Upgraded 12"x24" ceramic tile** in noted tiled areas, per plan, from Builder's standard selections
- Plush 40oz broadloom with 10mm under pad, for all bedrooms and throughout second floor, with choice of 1 colour from Builder's standard selections

STAIRS AND RAILING

- Stained oak staircase in finished areas**, with choice of stain colour from Builder's standard selections
- Staircase complete with railings, modern square wood pickets, and square wood posts, per plan, includes oak nosing under railing where applicable

INTERIOR FEATURES

- 9' high ceilings on ground floor** and 8' high ceilings on second floor (may vary in raised and sunken floor areas, stairways, cathedral ceilings, and bulkhead/dropped ceiling areas), excluding Duplex Designs
- Smooth ceilings on ground floor**
- Sprayed stippled ceilings with 4" border on second floor except in bathrooms and finished laundry, per plan, excluding Duplex Designs
- Contemporary ±3 7/8" flat stock baseboards with ±2 3/4" casing** with mitred corners throughout
- Trimmed flat archways where applicable, per plan
- Modern two-panel, square top interior passage doors with satin nickel interior lever hardware and hinges
- Modern two-panel, square top interior swing doors with satin nickel interior lever hardware and hinges in foyer, per plan, excluding Duplex Designs. Sliding closet doors with casing in bedrooms, per plan
- Convenient white wire shelving installed in all closets
- Low VOC paints throughout the home for improved air quality
- Choice of one interior wall colour throughout home from Builder's standard selections.
- All interior trim and doors painted white
- Electric linear fireplace**, per plan, excluding Duplex Designs

LAUNDRY

- Single basin laundry/utility tub, per plan. **Laundry rooms in finished areas include a base cabinet for the tub**, per plan
- Provisions for future washer and dryer, either stacked or side-by-side, per plan

ELECTRICAL

- 100 AMP electrical service*, circuit breaker panel, and copper wiring throughout
- Upgraded designer LED light fixtures throughout finished areas** to conserve energy
- Decorative black exterior light fixtures at front of home, above garage doors, and at rear of home, per plan
- Exterior weather-proof outlets – one at front porch, one at rear of home, and one at balcony, terrace and/or deck where not connected to grade, per plan
- Additional exterior weather-proof outlet at front porch soffit for holiday lights on a separate controlled switch, per plan

- Electrical outlet in garage, one per parking space
- Electrical outlet in garage ceiling for future garage door opener, one per garage door, per plan
- Heavy-duty wiring and receptacle for clothes dryer and stove
- Dryer vent to exterior with booster fan and lint trap, per plan
- Quiet Panasonic EcoVent exhaust fans** in bathrooms, powder room, and laundry room per plan
- Hard-wired smoke detectors located on all floors and in bedrooms. Smoke detectors in all bedrooms are equipped with an alarm and strobe light. Carbon Monoxide detectors located throughout the home. Per Ontario Building Code
- 6" Diameter exterior vent for kitchen hood fan
- White Decora outlets and switches throughout finished areas

myCommand

SMART HOMES

Brookfield Residential builds smart homes that respond to you. With myCommand technology, control home automation with your favourite smart devices.

- Smart Home Panel*
- Video Doorbell with intercom*
- Keyless Entry with coordinating exterior door grip set at front entry*
- Leak sensor*
- Smart Thermostat*
- Two smart switches for exterior lights and foyer light*
- Two USB outlets (one in kitchen, one in primary bedroom)*
- One internet service outlet in great room finished with a two-port plate including two Cat6 data connections*
- Two single-plate Cat6 data connections for direct internet and/or TV*

myEnergy

SUSTAINABLE LIVING

Brookfield Residential homes are constantly conserving energy and water. They're built with sustainable materials and designed for the highest levels of performance.

- High efficiency two-stage furnace with ECM motor*
- Energy Recovery Ventilator System (ERV)** provides fresh air within home*
- High efficiency hot water tank or tankless water heater, per plan, rental agreement begins at occupancy*
- Water-conserving toilets
- Foam insulation around all door and window surrounds
- Foam insulation at floor of habitable rooms located over Garage spaces to create a high-performance thermal envelope and increased comfort in the home
- All windows and exterior door frames are caulked to create an airtight and watertight seal
- Performance of exterior wall construction exceeds industry standard. Professional testing by third party Energy Rating Consultants
- R22 insulation in walls above grade; R60 insulation in ceilings with attic space above; R20 insulation in Basement walls below grade; R31 insulation in exposed floors or ceiling without attic space
- Sump Pump system may be required per Subdivision Plan, per plan

CONSTRUCTION DETAILS

- Poured concrete foundation with weeping tile and damp proofing. Basement walls wrapped with air-gap waterproof drainage layer
- Entrances may be sunken if required by grading conditions, per plan
- 2"x6" exterior framed walls; 2"x4" at garage walls
- 7/8" tongue and groove sub flooring, glued, screwed, and sanded at seams
- Structurally engineered floor joist system except in sunken areas
- Acoustic insulation and enhanced fire resistance material at common party walls between living spaces to reduce noise transfer, per plan
- Reinforced concrete garage floors with grade beams

LANDSCAPING

- Personalized front entrance landscape package including a mix of trees and shrubs**, selected from Vendor's preset packages
- Pre-cast concrete walks to front porch and rear patio step, where applicable
- Two-stage asphalt driveway (base and topcoat). Base-coat paving completed within the first year of occupancy to allow for seasonal settlement
- Grass at front and back yards
- All Walk-Out Deck and Look-Out conditions include a pressure-treated wood deck (or equivalent) with steps to grade and oversized rear basement window(s), as grade permits
- All Walk-Out Basement conditions include a pressure-treated wood deck (or equivalent), oversized rear basement window(s) and a sliding glass door or swing door from basement as grade permits, per plan

DUPLEX HOME DESIGNS

- ±6'8" tall single garden door at balcony, per plan
- Stainless steel exhaust fan over the stove, with cabinet above, vented (6") to exterior
- Frameless-glass shower door with front panel in primary ensuite**, with acrylic shower base, and ceramic wall tile, per plan
- Luxury vinyl plank flooring throughout ground and second floors including kitchen**, excluding bedrooms and tiled areas, per plan, with choice of 1 colour from Builder's standard selections
- Plush 40oz broadloom with 10mm under pad, for all bedrooms, choice of 1 colour from Builder's standard selections
- 9' high ceilings on ground floor and 9' high ceilings on second floor** (may vary in raised and sunken floor areas, stairways, cathedral ceilings, and bulkhead/dropped ceiling areas)
- Smooth ceilings on second floor**
- Modern two-panel, square top interior swing door with satin nickel interior lever hardware and hinges or mirrored sliding closet doors with casing in foyer, per plan
- Separate metering for hydro, gas and water, per suite
- *For Duplex Designs, each suite receives features marked with an asterisk

GENERAL

- All selections to be chosen from Builder's standard samples
- Home professionally cleaned prior to occupancy
- Air ducts professionally cleaned prior to occupancy
- AquaPEX (flexible tubing) water pipes throughout
- Ducts sized for air conditioning unit
- Home construction meets and exceeds Ontario Building Code specifications

WARRANTY

All homes are covered by TARION WARRANTY CORPORATION, includes:

- One (1) year Builder's comprehensive warranty
- Two (2) year limited warranty for plumbing, heating, and electrical systems, and building envelope
- Seven (7) year major structural warranty

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