

At Broadview Homes we believe that life's luxuries should come standard. Thoughtfully designed and built with the utmost care, you will find Broadview Homes gives you the best of both worlds. Each of our homes are customizable to ensure they fit your every need.



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# SELKIRK II



WELCOME TO THE SELKIRK II

2738 SQ FT

4 BD 2.5 BTH

OPEN PLAN, CENTRAL FLEX ROOM



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# SELKIRK II

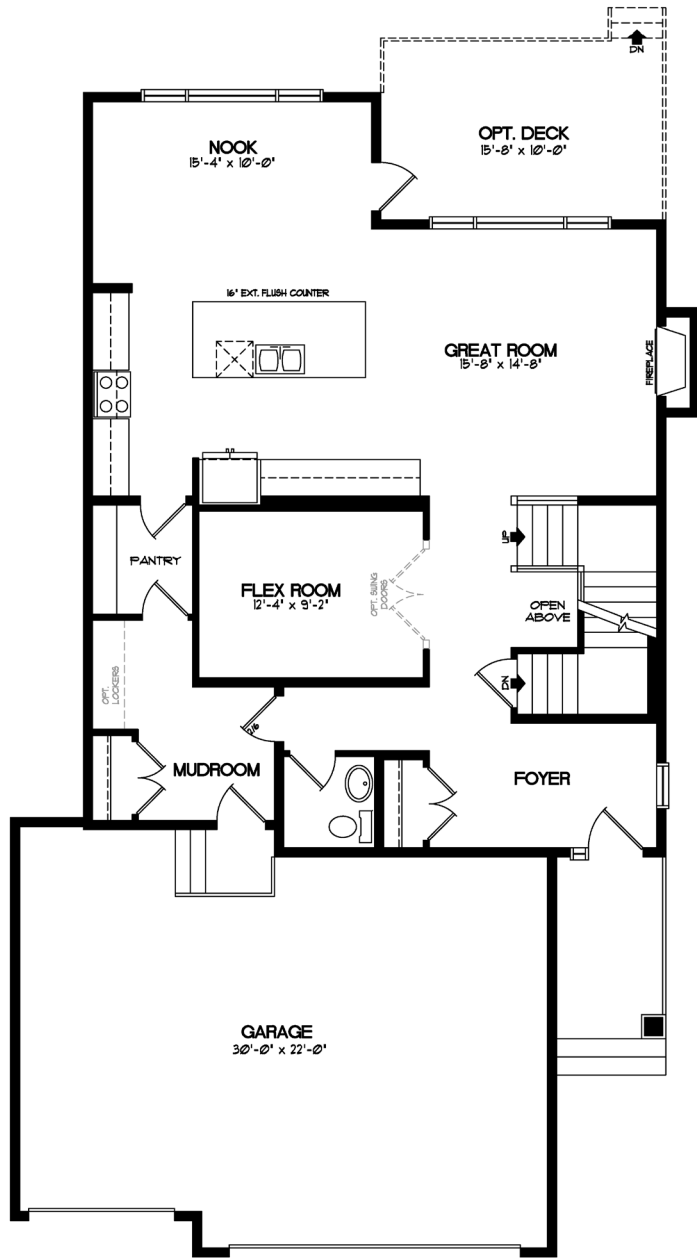
TWO STOREY 2738 SQ. FT.

This Selkirk II offers 2738 square feet of stylish space and thoughtful touches.

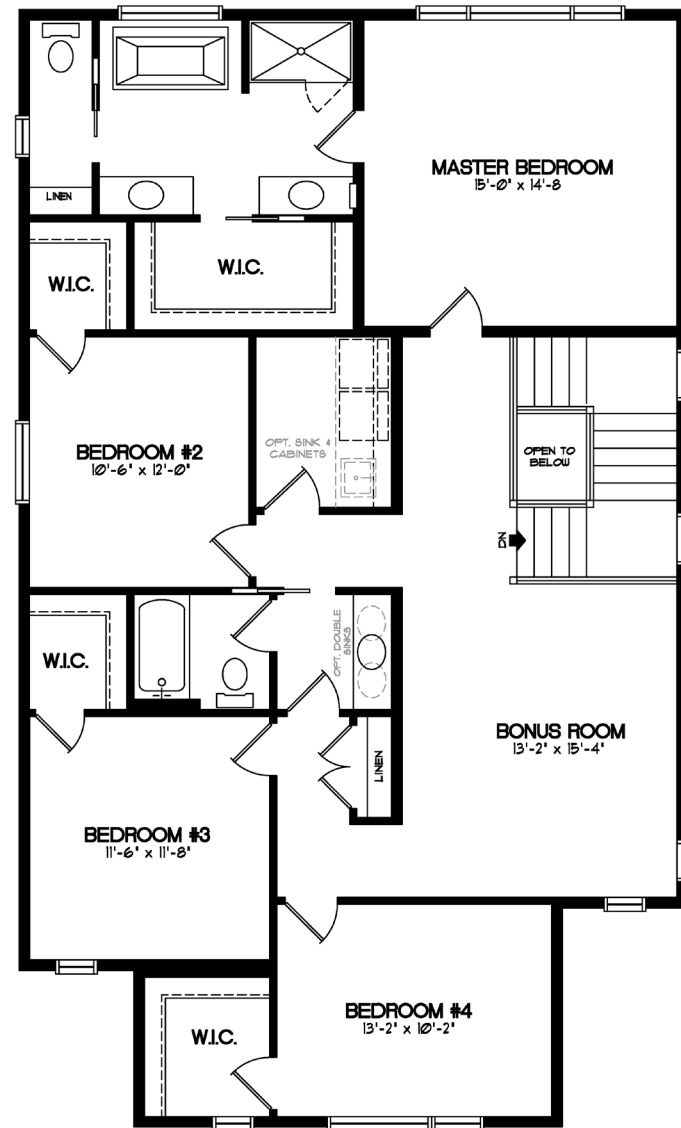
The main floor features a large Chef's Kitchen opening to the sunny Dining Nook and spacious Great Room with feature fireplace, while the welcoming Foyer leads past an open staircase to the Flex Room or Powder Room, Mudroom and handy Walk-through-Pantry.

Upstairs the spacious Master, with Walk-in-Closet and En-suite, as well as 3 more Bedrooms all surround the Full Bath, Laundry, and Bonus Room.

This home is ideal for large families, entertaining, or anyone who loves to make a special space their own!



MAIN FLOOR - 1219 SQ. FT.



UPPER FLOOR - 1519 SQ. FT.

# THE DAWSON'S LANDING STYLES

Welcome to Dawson's Landing, a community created to foster a close connection to the land, water, and all that nature has to offer. Broadview Homes has thoughtfully crafted a range of homes to reflect the community's distinct architectural styles, all blending classic design elements with modern sensibilities to enhance your everyday life.

The architectural styles found in Dawson's Landing give home owners the chance to select a home that matches their tastes and lifestyle. Broadview Homes is pleased to provide Craftsman, Dutch Colonial, and Contemporary Prairie elevations here. Speak with any Broadview representative to find out how we can build your ideal home in your preferred style.



## CRAFTSMAN

Stemming from the 19th century American architectural philosophy, Arts & Crafts homes generally feature a low-pitched roof and wide eave overhang, with exposed roof rafters and decorative beams or braces under the gables. Columns are very important and frequently extend to ground level. False beams and/or brackets are encouraged as roof supports while stone may appear as an element but not as a full façade. Exterior choices are vinyl siding, Hardi board, Allura siding, or stucco.



## DUTCH COLONIAL

Historically found mostly on the eastern side of the continent, Dutch Colonial is one of the most distinguishable styles of architecture in North America. The most distinguishable feature is its broad, double-pitched roof: wide at the top then changing angles to slope almost straight down, resembling a barn roof. Originally only one room deep and two or three rooms wide, these homes have evolved to suit families of all sizes today and bring historical flavour to any modern street.



## PRAIRIE

This distinctive style harkens back to Frank Lloyd Wright designs of the early 20th century. Unique and simplistic due to their square design, Prairie homes maintain their individuality through use of various heights and depths. Homes have low pitched roofs with widely overhanging eaves. Prairie style emphasizes horizontal lines, square front porch supports, bands of casement windows, and decorative banding along exterior walls. Exterior cladding is to be vinyl siding, Hardi board, Allura siding, or stucco and different floors may use contrasting materials.



## MID-CENTURY MODERN CONTEMPORARY

Mid Century Modern Contemporary homes offer plenty of room for creativity, with asymmetrical shapes seen in everything from rooflines to ornamentation. Often incorporating stucco, stone, brick or wood, the natural materials throughout encourage indoor/outdoor living. Large expanses of glass are featured against the minimalist facade where the emphasis is on expanding sightlines and character appeal.

Elevation is representation of given home style and may not be built exactly as shown.

\* Broadview Homes reserves the right to change plans, features and specifications without notice. Options NOT included except as specifically itemized in the purchase agreement. Standards/reversed plans at the sole discretion of the builder. Square footage is approximate. Elevations, features and square footages may vary by area. Photos of house may not be exactly as shown.



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