

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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Lorem ipsum

Showhome: 48 & 26 Elderberry Way

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# MERCER



WELCOME TO THE MERCER

3130 SQ. FT.

3 BED 2.5 BTH

OPEN FLOOR PLAN



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# MERCER

TWO STOREY 3130 SQ. FT.

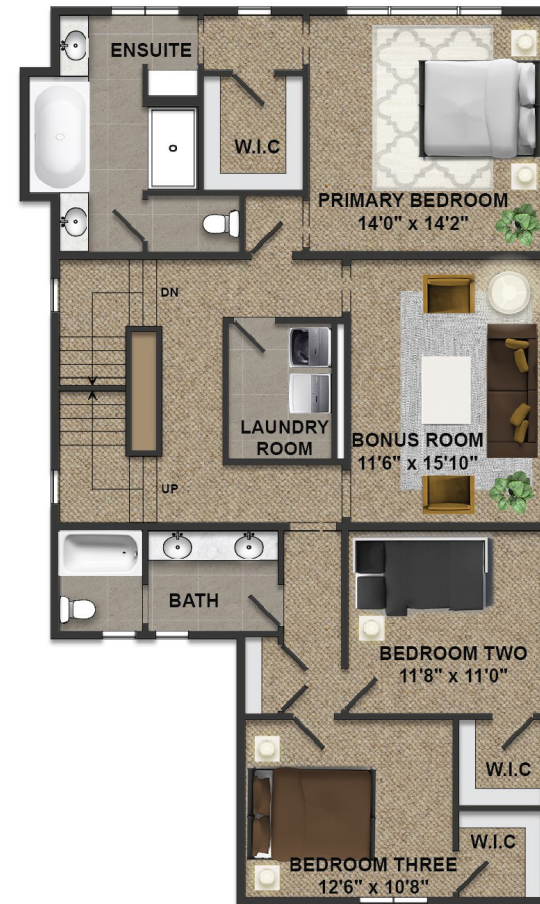
The Mercer; this 3130 square foot, three-storey home is loaded with special spaces that take life to whole new level, literally! The main floor features a large, sunken Great Room that is cozy yet full of light thanks to the feature gas fireplace and striking front windows. The large Dining Area offers plenty of room for family and guests, while the open Chef's Kitchen with ample cabinetry, a large island, gourmet appliance package, and large walk-in pantry connected to the Mudroom.

Both secondary Bedrooms on the second floor have Walk-in-Closets, while the central Bonus Room is a roomy space for games or TV time, the large Walk-through Laundry room has great access to all rooms on this level, while the Master Bedroom is a true retreat with its Walk-in-Closet and 5-piece En-suite.

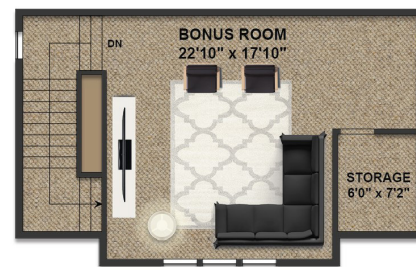
The Third Floor Loft offers not only views from above but the option to incorporate a Roof Top Patio and Wet Bar, to make this the ultimate party room or escape from the busyness of life!



MAIN FLOOR - 1313 SQ. FT.



SECOND FLOOR - 1366 SQ. FT.



LOFT - 451 SQ. FT.

# THE STYLES OF HARMONY

Welcome to Broadview's selection of homes in Harmony, a place that began with the question "what if we re-thought what community can be?" In this same spirit, Broadview has reimagined how your home can serve you.

Harmony's unique architectural styles have been thoughtfully selected to capture a unique sense of place, with a cohesive blend of traditional and modern styles to choose from. Learn more about each distinct style below, and speak with a Broadview representative to find out how we can bring each one to life to suit your tastes.



### ARTS & CRAFTS

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.



### CONTEMPORARY

Increasingly appealing to today's modern family, Contemporary homes include simple, clean lines with flat or gabled roofs and large windows devoid of decorative trim. Open floor plans, asymmetrical shapes, and a lack of ornamentation are common. Exteriors are stucco, stone, brick, or wood with natural materials throughout to encourage indoor/outdoor living. With large expanses of glass, some use of columns for structure, and abundant natural light, Contemporary homes showcase high quality through disciplined design.



### DUTCH COLONIAL/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.



### FARMHOUSE

A style characterized by large wrap-around verandas, steeply pitched roofs, often accented with dormers, gables, and brackets. Simple details commonly found on Farmhouse homes include horizontal siding, shutters, and symmetrical windows. Features are kept clean and crisp.



### 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.

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



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\* 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.