



THE MONTICELLO



As part of the new home building process, Broadview Homes offers every home buyer a three-hour personal consultation with a Certified Interior Decorator in the 4,000 square foot design centre, designQ.

Our Consultants assist purchasers in choosing interior and exterior selections for their new home.

designQ offers all popular upgrades on display, and Consultants are able to quote any upgrades of product selection after the consultation.

Located at the Qualico head office in Sage Creek, designQ holds an open house every Thursday, 9a-4p.



BROADVIEW HOMES

Broadview Homes has been building new family homes in the Winnipeg market for over 30 years. We offer a wide variety of modern floor plans and design elements providing customers with many options to fit their needs and lifestyle. Choosing a Broadview Home is a great fit for homebuyers who are looking for affordability without any sacrifice to quality. Broadview Homes provides over 30 new home plans to select from ensuring we have many great options for every customer.

At Broadview Homes we are committed to providing a great experience for our customers throughout the selection and building process continuing after moving into the home. Our experts are here to answer your questions and make your new home process as quick and easy as possible at every stage. Our homes are available in many family friendly communities throughout Winnipeg for you to choose from. Start your next move now with Broadview Homes!



Plans and prices are subject to change without notice. Exterior renderings are for marketing purposes and may vary from actual standards included. The builder reserves the right to change material or specifications without notice, but guarantees that change will be of equal or greater value. Room dimensions are approximate. Windows in cantilevers and size of cantilevers are subject to side yard restrictions. Garage dimensions are exterior. Illustrations are artist concepts and may vary. (08/2021)



P 204-224-6155 E broadviewhomesswpg@qualico.com

BroadviewHomeswpg.com



Elevation A: Concept Only

HOME FEATURES

Bedroom: 3, 4 or 5
Bath: 2.5 or 3

Main Floor: 1,151 Sq. Ft.
Second Floor: 887 Sq. Ft.
Total: 2,038 Sq. Ft.

Elevations A F G H – Concept Only
DG 16 – 2021

THE MONTICELLO

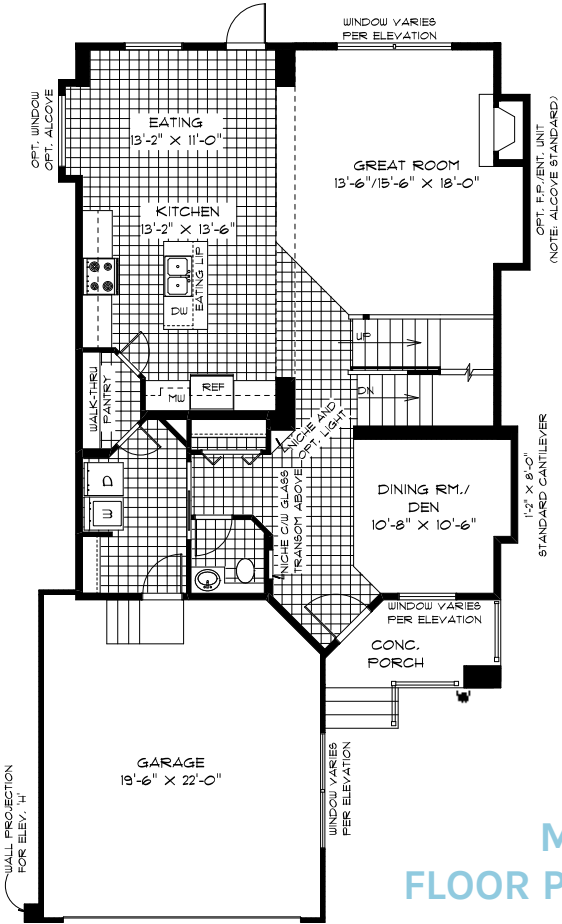
HOME FEATURES

Bedroom: 3, 4 or 5
Bath: 2.5 or 3
Main Floor: 1,151 Sq. Ft.
Second Floor: 887 Sq. Ft.
Total: 2,038 Sq. Ft.

Elevations A F G H- Concept Only
DG 16 - 21

- Front Attached Garage with Standard and Optional Front Porch Available Based on Elevation
- Main Floor Powder Room
- Den/Formal Dining Room at Front of Home
- Walk-thru Pantry and Island with Eating Lip
- Optional Cantilever in Eating Room
- Standard Cantilever in Great Room
- Great Room Features Standard 18' High Ceiling
- Optional Versatile Second Floor Loft or 4th Bedroom in Lieu of 18' Ceiling at Great Room
- WIC and Private Ensuite in Master Bedroom
- Optional Deluxe Ensuite Layout
- Lower Level of Home Optional to Develop

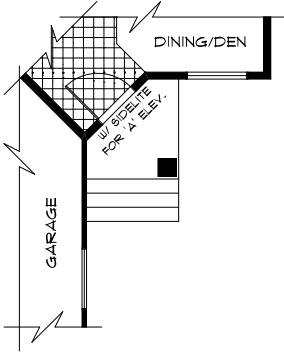
ELEVATIONS: Concept Only Shown with Optional Exterior Lighting & Features



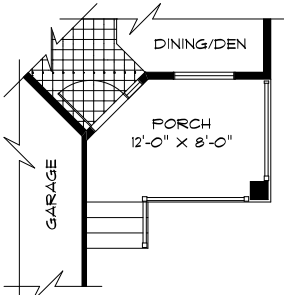
BROADVIEW - DG 16 'F' & 'H'
ADD 8 SQ. FT. FOR OPT. EATING ALCOVE

MAIN FLOOR PLAN

1,151 Sq. Ft.



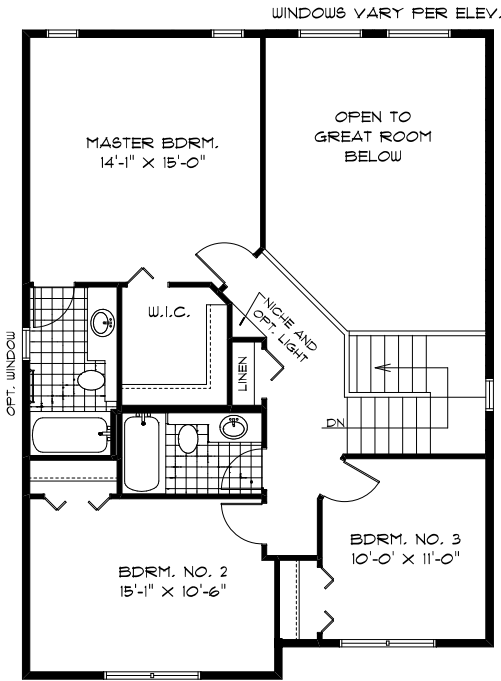
PARTIAL FLOOR PLAN
STANDARD ENTRY 'A' & 'G'



PARTIAL FLOOR PLAN
OPTIONAL FRONT PORCH 'A' & 'G'

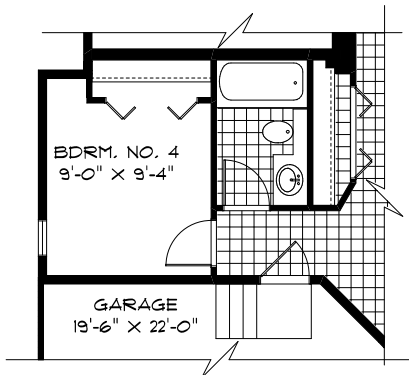
SECOND FLOOR PLAN

887 Sq. Ft.



FRONT WINDOWS & WALL PLANES VARY PER ELEVATION

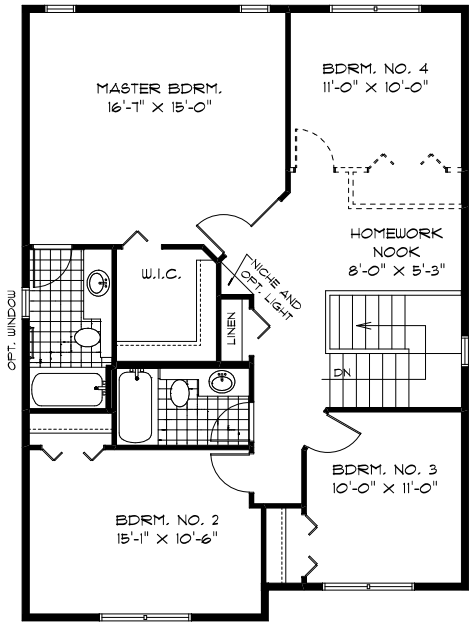
BROADVIEW - DG 16
SECOND FLOOR PLAN 'A'



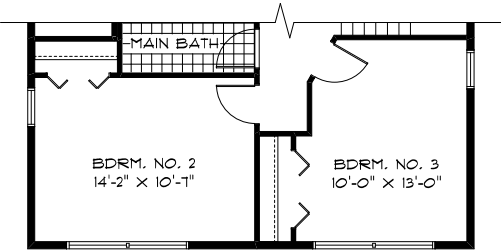
OPTIONAL MAIN FLOOR BEDROOM
(ADD 29 SQ FT SQ. FT.)

SECOND FLOOR PLAN WITH OPTIONAL 4TH BEDROOM

1,134 Sq. Ft.



FRONT WINDOWS & WALL PLANES VARY PER ELEVATION

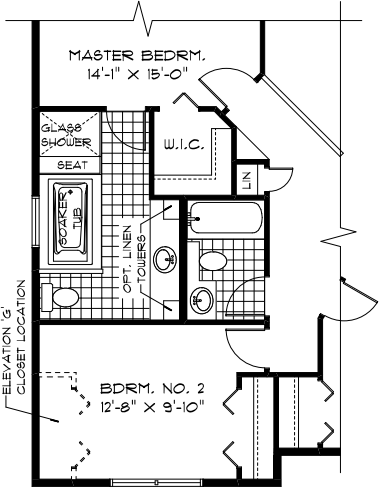


PARTIAL SECOND FLOOR PLAN 'F'
(913 SQ. FT.)



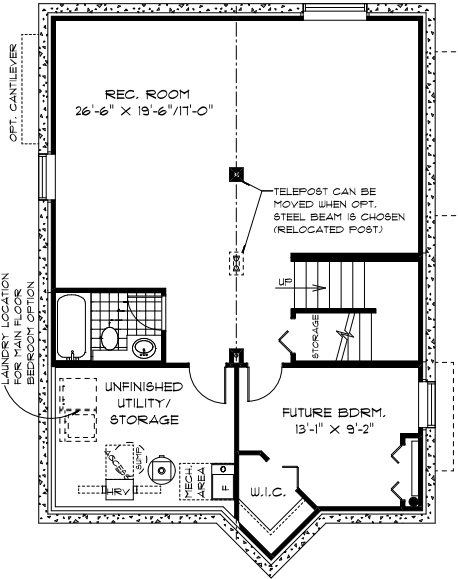
PARTIAL SECOND FLOOR PLAN 'G'
(900 SQ. FT.)

OPTIONAL DELUXE ENSUITE LAYOUT



OPTIONAL LOWER LEVEL FLOOR PLAN

Finished Area: 767 Sq. Ft.



PURCHASER INITIALS: _____

