



# THE MONTERAY



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. (04/2020)



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Elevation E: Concept Only

## HOME FEATURES

Bedroom: 3 or 4  
Bath: 2.5

Main Floor: 1,090 Sq. Ft.  
Second Floor: 796 - 1,069 Sq. Ft.  
Total: 1,886 - 2,159 Sq. Ft.

Elevations B C D E – Concept Only  
DG 44 – 2020

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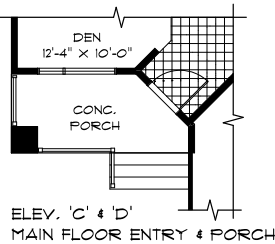
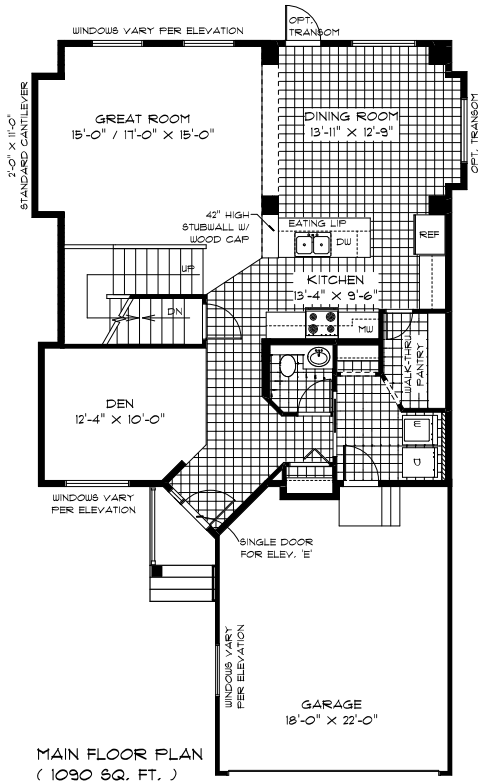
Elevations B C D E – Concept Only  
DG 44 - 20

- Covered Concrete Front Porch Entrance
- Available as 3 or 4 Bedrooms and Optional Deluxe Second Floor Layout
- Main Floor Laundry in Mudroom
- Walk-thru Pantry and Island with Eating Lip
- Cantilever & Optional Fireplace/Entertainment Unit in Great Room
- Versatile Den Towards Front of Home
- Optional Second Floor Loft in lieu of 18’ Ceiling in Great Room
- WIC and Private Ensuite in Master Bedroom
- Lower Level of Home Optional to Develop

**ELEVATIONS:** Concept Only Shown with Optional Exterior Lighting and Features

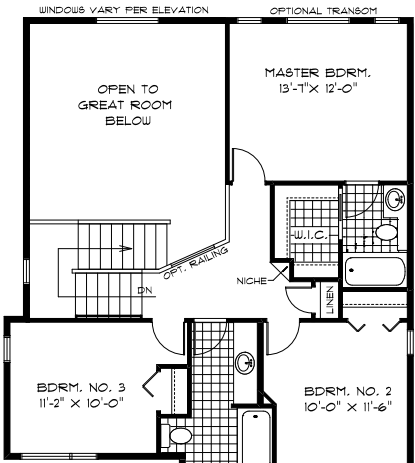
### MAIN FLOOR PLAN

1,090 Sq. Ft.



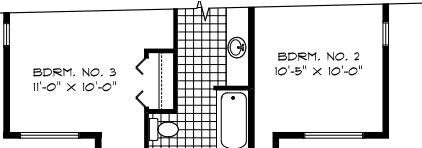
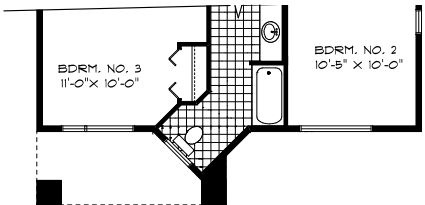
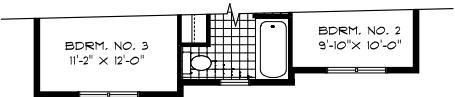
### SECOND FLOOR PLAN - S1

807 Sq. Ft.



FRONT WINDOWS & WALL PLANES VARY PER ELEVATION

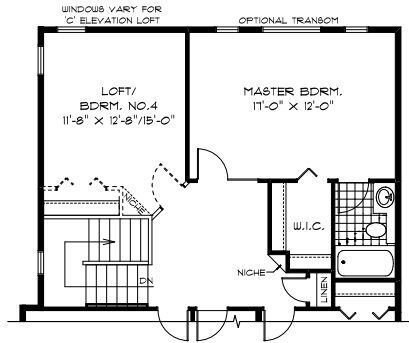
SECOND FLOOR PLAN 'D'



PARTIAL SECOND FLOOR PLAN 'E'  
(802 SQ. FT.)

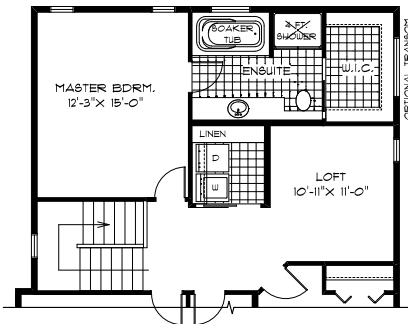
### SECOND FLOOR PLAN WITH OPTIONAL LOFT OR 4TH BEDROOM - S2

+256 Sq. Ft.



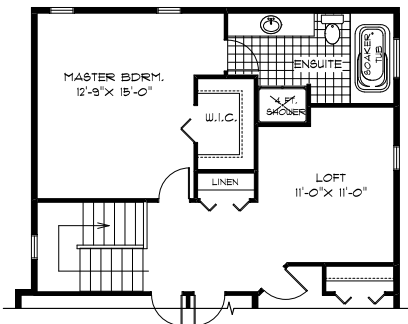
### OPTIONAL DELUXE SECOND FLOOR LAYOUT WITH LAUNDRY - S4

+256 Sq. Ft.



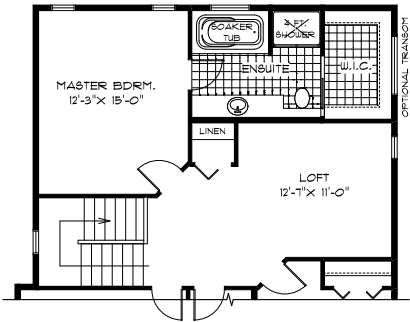
### OPTIONAL DELUXE SECOND FLOOR LAYOUT WITH SEPARATE ENSUITE & WIC - S5

+256 Sq. Ft.



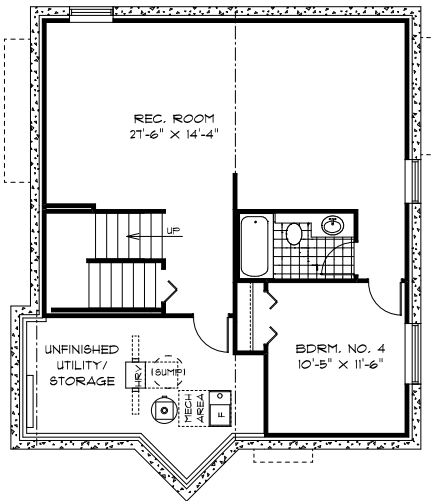
### OPTIONAL DELUXE SECOND FLOOR LAYOUT - S3

+256 Sq. Ft.



### OPTIONAL LOWER LEVEL FLOOR PLAN

Finished Area: 717 Sq. Ft.



PURCHASER INITIALS: \_\_\_\_\_

