



MAINVUE HOMES

MULTI-GENERATION LIVING OPTIONS



THE
DIFFERENCE IS
EVERYWHERE





MULTI-GENERATION LIVING OPTIONS.

A selection of beautiful luxury homes designed to accommodate multi-generation living.

The Difference is Everywhere.



A new view on living.





DISCOVER MAINVUE'S MULTI-GENERATION LIVING OPTIONS.



GUEST ROOMS

Homes designed with a Guest Room and private access to a 3/4 Bathroom.



GUEST SUITES

Homes designed with a Guest Suite that includes a private Bathroom and some plans offering even more spaces and optional features.



DUAL GRAND SUITES

Home designed with two full Grand Bedrooms, each complete with a full luxurious Grand Bathroom.



DUET LIVING SUITE

Home designed with a full secondary living quarter complete with Bedroom, 3/4 Bathroom, Leisure Room, and Kitchenette.



*The new
alternative in
home design.*



ACCOMMODATING

When predictable – or unexpected – life plans shift gears, MainVue’s myriad of plan designs accommodate fluid living arrangements. From occasional overnight friends to family with longer-stay needs, MainVue sweetens the deal.

FLEXIBLE

Making sure we offer flexible cross-generational plans that adapt to you is our job. Your job: to discover sheer enjoyment from distinctive designs featuring open-air Signature Outdoor Rooms and ensuite bath amenities – all that respond to your necessities.

INTUITIVE

Embrace entertainment around your home-hub gourmet kitchen island – and then savor privacy, when preferred, in an expertly crafted guest room or suite. MainVue’s thoughtful and visionary planning is at the heart of these intuitive designs and savvy flows.

CONNECTED

For the most wonderful times of the year, privacy can indeed pair perfectly with togetherness – all under the same roof. Savor the independence each specially designed guest room and independent suite can offer – and then soak up memorable family and friend time connections around the great room fireplace or upstairs leisure room entertaining zone.

INSPIRING

With more possibilities than you imagined and all those you dreamed of, MainVue’s luxurious living arrangements inspire new ways to bring friends and family as unique as yours together. Our modern beauty and style only amplify these visions of a perfect home.



Elegant in luxury. Modern in style.





*Unmatched
quality, style
and design.*



MAINVUE HOMES **MULTI-GENERATION LIVING OPTIONS**



Homes Designed to be Accommodating,
Flexible, and Inspiring

PERFECT PAIRINGS UNDER ONE ROOF.

A single roof overhead does not define a family. And a single family under one roof doesn't always define a household.

Few understand this better than MainVue Homes – and you. That's why we're here to meet your dynamic family-and-friends lifestyle with 4 flexible levels of intuitive plan designs ready for your unique arrangements.

Need to include more than one generation in a place your loved ones can call their own? Let us help. Want to comfortably host frequent holiday house guests? Perhaps there is a nanny or live-in child care in your future? We have the spaces for you.

Because MainVue Homes respects that no two buyers are alike, we're maximizing ways to customize some of our most popular designs and introduce a slate of inspiring new plans, too. Take a look at our:

- Contemporary guest bedrooms with private access to a bathroom
- Modern guest suites with completely private bathrooms
- Exceptional homes with two full grand suites with their own separate luxurious bath amenities
- Spacious independent living quarters with Duet Living Suites, featuring private separate-key exterior access, its own entertainment/leisure room and a kitchenette – ideal for transitional phases in an adult's life

Beyond accommodating, these plans augment the best in shared living space. MainVue's dynamic open-concept room

flow continue to dazzle. It now means you can connect over late-night conversations in your expansive great room and fresh-air Signature Outdoor Room before overnight guests retire to the privacy of their bedroom or suite. It proves you can double the joy of preparing holiday celebrations in your sophisticated kitchen, with plenty of pantry space, while family or friends bridge between their own grand suite and the dining area. And it assures that separation and independence are always an option.

The result? Unparalleled compatibility.

With MainVue Homes, pairing privacy and togetherness under one roof never looked so good.



MAINVUE HOMES

MULTI-GENERATION LIVING OPTIONS



View our selection of home designs. Speak with a MainVue sales Consultant about even more home design options that can accommodate multi-generation living.

HOME DESIGN	SQUARE FOOTAGE	OUTDOOR ROOM	TOTAL BEDROOMS	GUEST ROOM	GUEST SUITE	DUAL GRAND SUITES	DUET LIVING SUITE	BATHS	GARAGE	THREE STORY DESIGN	MULTI-PURPOSE ROOM	HOME OFFICE	LEISURE ROOM	GRAND BUTLER'S PANTRY	REC ROOM	PAGE
CYPRESS	3295	180	5	•				2.75	2				•			14 - 17
BIRCH	3319	137	5	•				2.75	2				•	•		18 - 21
SEQUOIA	3687	145	5	•				3.5	2	•	•		•		•	22 - 25
AZALEA	4417	144	5	•				3.5	2	•	•	•	•	•	•	26 - 29
INDIGO	4028	180	5	•				2.75	2	•			•		•	30 - 33
IVY	4109	211	5	•	•			3.75 - 4.5	3		•	•	•	•		34 - 37, 44 - 47
DAHLIA	3781	212	5		•			3.25	2				•	•		40 - 43
LOTUS	4239	223	5		•			5.25	2				•	•		48 - 51
BRIAR	4055	197	5		•			4.25	2				•	•		52 - 55
JUNIPER	3139	138	5		•			3.25	2				•	•		56 - 59
ZINNIA V2	3730	152	4			•		3.5	2		•		•			62 - 65
ROSA DUET	3677	166	5				•	3.25	2				•	•		68 - 71

*Total square footages include outdoor room. All photos, illustrations, and plans represented in this catalogue are for illustration purposes and should be used as a guide only. Plans, square footage and house availability may vary by community and are subject to change.



Everything in perfect harmony.





HOMES DESIGNED WITH A GUEST ROOM

Homes designed with a Guest Room and access to a 3/4 Bathroom.



When nothing less than ready-for-anyone will do, MainVue introduces varied plans that can seamlessly shift a comfortable main-level bedroom for a live-in family member or friend into a welcoming room for overnight guests. With privacy for sleep, the modern bedrooms here offer direct access to a chic three-quarter bath with semi-frameless walk-in shower – a flexible layout with dual purpose as a powder room shared via separate access off the foyer hallway. These MainVue plans expertly blend personal privacy and familiar connections to nearby main-level dining and entertaining spaces – an ideal hospitality arrangement inspiring an extra dash of spirit to all-too-brief holiday seasons and summer visits.

floor plans on next pages >



*Your guest room guarantee:
A knock-out winner.*



CYPRESS

BUILT WITH GUEST ROOM



PEACE WITHIN REACH

Calm. Cool. Collected. Intentional design and refined styling combine to soften your mood and evoke a gentle side of living in The Cypress.

Meticulous craftsmanship keeps stress at bay even before crossing the threshold of the custom-designed glass-panel entry door. Artful columns punctuate the contemporary façade from the streetscape.

Mindful of granting visual and lifestyle rewards through a series of luxury touches, The Cypress introduces polished timber-look wide-plank flooring throughout most of the main level – including the modern Great Room. Drawn to perfection with its partner-in-style – the nearby Dining Room, overscored by a dazzling chandelier

- ceiling-height sliding glass walls open into the all-season Signature Outdoor Room. After everyone else has gone to bed, this fresh-air space is your own slice of nightfall heaven.

Drift off in slumber behind the magnificent oversized double-door entry into the upper-level Grand Suite. Before the rest of the world awakens, this sanctuary promises Grand Bath bliss with a posh double-sink vanity, stunning Quartz counters, Grohe designer faucets, a Euro-style stand-alone soaking tub and sophisticated tile-surround frameless walk-in shower.

Two of three upstairs Secondary Bedrooms include Walk-In Closets, while the third is spacious enough for two twin beds. Parents seeking to soothe sleepless children or tend to a baby nursery are assured their privacy – and middle-of-the-night proximity to little ones.

There's still time to be sure your first cup of coffee is brewing before the house starts humming. The stylish Gourmet Kitchen seems to run on its own,

with European-frameless cabinetry, stunning Stainless Steel appliances and thick Quartz countertops.

The Cypress easily accommodates overnight visitors, too. Its flexible Guest Room offers direct access to a winsome three-quarter Guest Bath. A second entry to this bath – with modern frameless glass shower, Grohe chrome designer fixtures, elegant tile flooring and European-style soft-close cabinets – is also offered through the fashionable Foyer hallway.

With the household awake, find handy breakfast ingredients in the Butler's Pantry, which doubles as a clever walk-through to the garage. Serve up casual or extravagant brunch with streamlined cleanup atop the Gourmet Kitchen's Quartz-crowned supersized island.

The Cypress is proof that everything needed for comfort – including tranquil living – is easily within your reach.



Love your MainVue home.



CYPRESS

BUILT WITH GUEST ROOM

3295 SQUARE FEET

5 | 2.75 | 2

Signature Outdoor Room, Guest Room, Butler's Pantry, Leisure Room

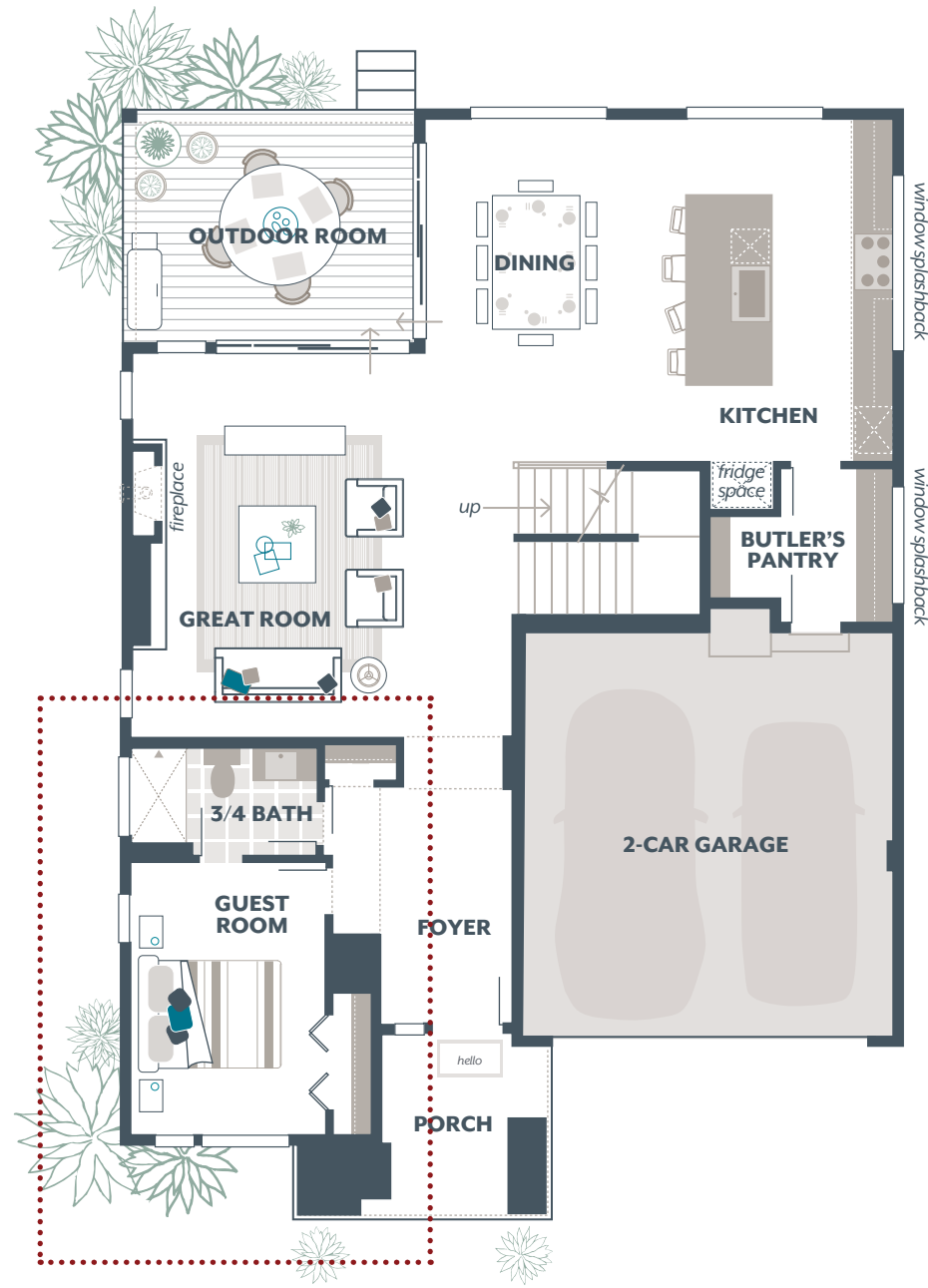
Main Floor	1326
Upper Floor	1789
Outdoor Room	180
Total Square Feet	3295
Garage	477

AVAILABLE OPTIONS:

Guest Room with 3/4 Bathroom access in lieu of Home Office and Powder Room (shown), Guest Room in lieu of Home Office, 3/4 Bathroom in lieu of Powder Room



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Guest Room with 3/4 Bathroom access
- Butler's Pantry with unique window splashback, ample shelving and storage, plus direct access to the Garage
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and Dressing Room
- Three Secondary Bedrooms, two with a Walk-In Closet
- Signature Outdoor Room with direct access to Dining and Great Room



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BIRCH

BUILT WITH GUEST ROOM



RISE AND SHINE

With a spirit of renewal and the power of smart home design, fresh and engaging places pop throughout The Birch with a distinctive sense of daily revival. Equally important: from corner to corner and guest spaces in between, there's enough room for everyone important to you.

Bright vibes begin even before you wake up each morning in your luxurious Grand Suite. Subliminally, sense the awaiting comforts of your sumptuous Grand Bathroom while you enjoy your final snooze: warm water spraying over you in the frameless walk-in shower; personal care items arranged atop your stunning Quartz-crowned vanity with twin vessel sinks; designer tile beneath your feet,

accenting the porcelain flooring and free-standing tub. Dual Dressing Rooms assure optimal wardrobe arrangements.

The Birch kindles a fresh daily start of its own for overnight visitors, as well. The home's main-level Guest Room, with its own Walk-In Closet, is graciously tucked off the fashionable gallery-like Foyer through grand double doors. Across the hallway's wide-plank, timber-look flooring, guests will discover an elegant three-quarter Bath which shows off sleek tile flooring; thick Quartz countertop framing the stylish vessel sink; and chrome showerhead and fixtures in the frameless glass-enclosed walk-in shower.

Each of three Secondary Bedrooms, meanwhile, is intentionally arranged upstairs off the Leisure Room – a modern hub spacious enough for large gaming tables, fitness workouts and more. It gains an even greater sense of volume with a half-wall, looking out to the two-story on-trend Great Room below.

This main-level open flow embraces the unrivaled Kitchen, where even food preparation has luxury twists: glimmering super-thick Quartz tops the light-kissed supersized island and Stainless Steel appliances that complement European soft-close cabinets. Hidden and handy, the Grand Butler's Pantry has its own dazzling tile window Splashback and Quartz counters – plus a full-proof place for stocking groceries to treat guests or just yourself.

After curating dinner worthy of guests in the sophisticated Dining Room, open the sliding walls of full-height windows into the fresh air of the Signature Outdoor Room for a decadent dessert.

When paired with the lofty adjacent Great Room's buoyant two-story ceiling, the visual seamlessness reinforces the affirming vibe. Rest. Revive. Repeat. With or without guests, there's a renaissance spirit living in The Birch.



Filled with style and grace.





BIRCH

BUILT WITH GUEST ROOM

3319 SQUARE FEET

5 | 2.75 | 2

Signature Outdoor Room, Guest Room, Grand Butler's Pantry, Leisure Room

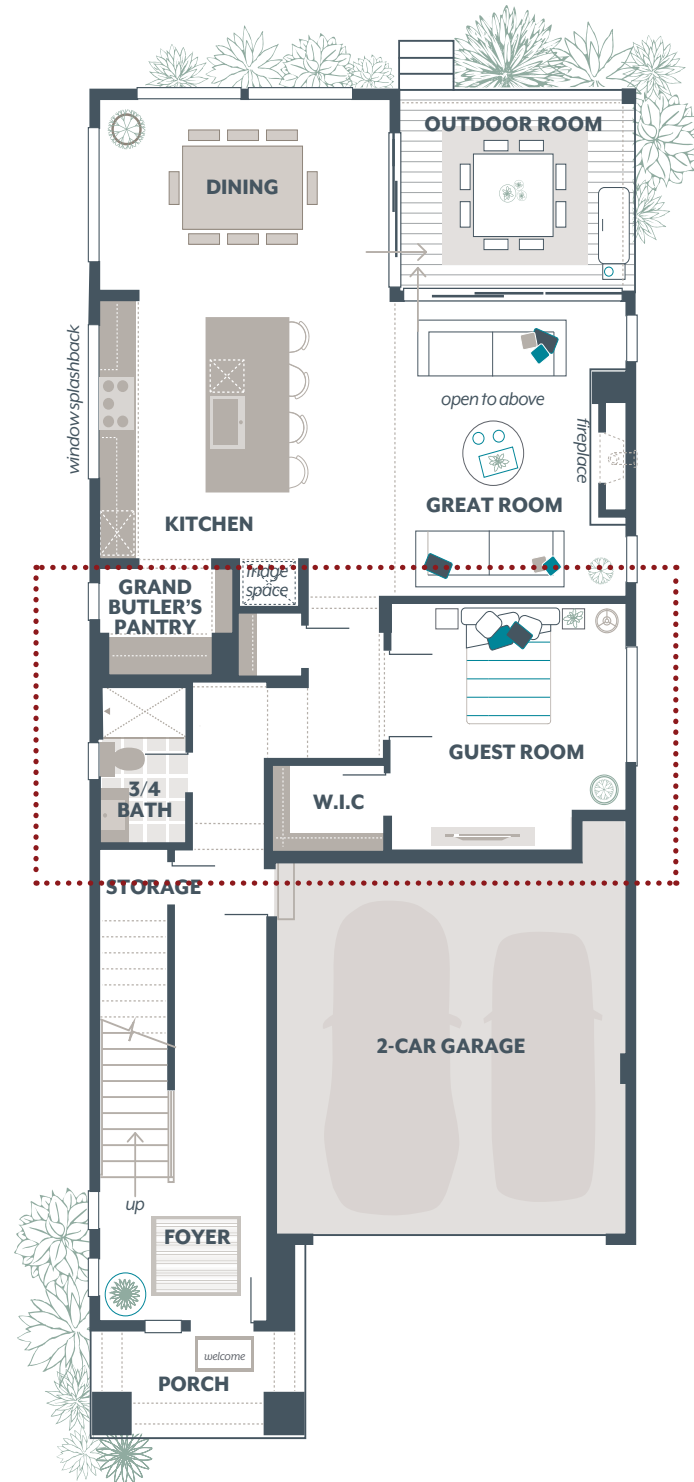
Main Floor	1308
Upper Floor	1874
Outdoor Room	137
Total Square Feet	3319
Garage	401

AVAILABLE OPTIONS:

Guest Room and 3/4 Bathroom in lieu of Multi-Purpose Room and Powder Room (shown), Bedroom 5 in lieu of Leisure Room



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Guest Room with shared 3/4 Bathroom access
- Soaring two-story Great Room
- Unique window splashback in Gourmet Kitchen and Grand Butler's Pantry for added light and accent
- Grand Butler's Pantry with 3cm Quartz counters and ample cabinets for storage
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and dual Dressing Rooms
- Walk-In Closet in each of the three Secondary Bedrooms



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SEQUOIA

THREE- STORY HOME WITH GUEST ROOM



EVEN BETTER WITH AGE

Equally robust and detail rich, The Sequoia stands ready to let this three-level home tell your tale - especially if your legends-in-the-making are epic.

That's because this exceptional plan boasts a visionary layout with the bonus of a private Guest Room with Walk-In Closet and nearby Bathroom reserved on the lower level. Blended families? Visiting grandparents? Students home from college? It's as if this was created just for them.

As families grow, this level offers additional appeal with its versatile Recreation Room - spacious enough for comfortable sectional furniture or a large gaming table. Like on cue, a sliding glass wall opens to the fresh-air Covered Patio, doubling down on entertainment opportunities. What starts out as a hot-spot for a big game on TV can expand to backyard hands-on games. Or

host a preschooler's birthday party that can safely spill out into the lawn.

Ascend the artisan-crafted staircase to binge on even more entertainment space. At the top of the stairs on the middle level, the ever-popular Multi-Purpose Room pops on the scene. This prized space embraces its separation from even more substantial shared living spaces around the corner. That's where this page-turner shifts into high drama.

Kids can grab pizza from the nearby Gourmet Kitchen's sophisticated Quartz-crowned Super-sized Island before heading to the Multi-Purpose Room for teen time. Adults, meanwhile, can mingle in the chic Dining Room and magnificently modern Great Room, warmed by elegant chandelier lighting and a focal-point gas fireplace.

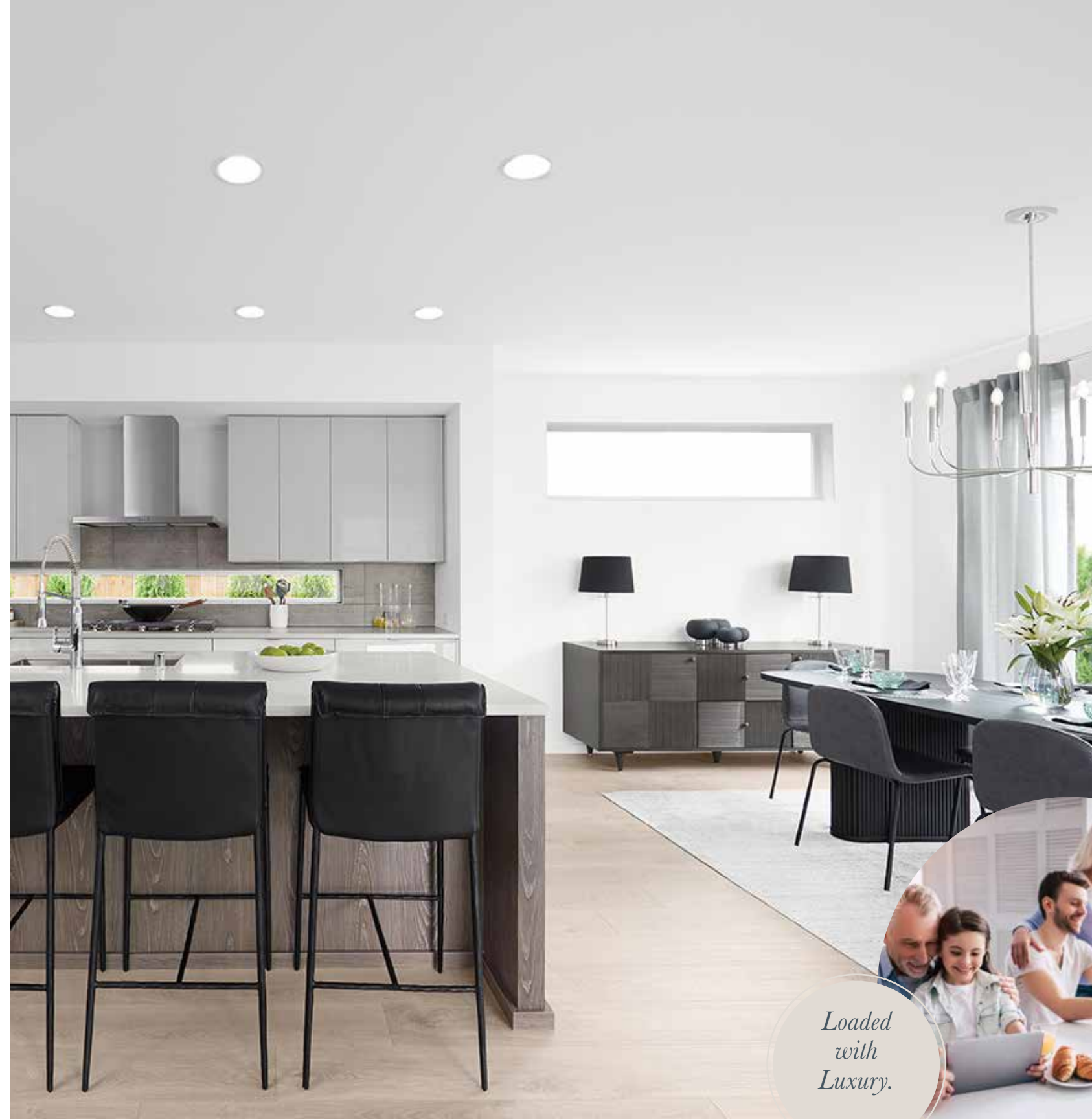
When paired with soft-close European-style cabinets, a Stainless-Steel cooktop, dishwasher and refrigerator promise dazzling hospitality in this open-flow space. An organized walk-in Butler's Pantry is your key to clutter-free entertaining with a concealed place to store select counter-top appliances and meal-prep favorites. Far more open?

Visually enticing sliding glass walls that open from the Great Room to the Signature Outdoor Room, turning it into an all-ages extravaganza of energy.

The story arc continues upstairs with ultimate luxury in the Grand Suite. Take a well-deserved nap in the sleeping quarters, or pop into work-out clothes in your spacious Dressing Room. In the Grand Bath, designer tile and exquisite Grohe fixtures accent the thick Quartz vanity counters, showcasing a pair of stylish vessel sinks. Discover yourself lingering longer in the stand-alone soaking tub or sleek glass-enclosed shower.

Three upstairs Secondary Bedrooms await - side-by-side - across from the shared hallway Bath. Don't be surprised if the nearby Leisure Room's appeal make it a hub for slumber parties.

Ready to meet immediate needs and forecasted to ensure long-term style, The Sequoia is designed larger-than-life for all the next chapters in your pre-eminent story.



Loaded with Luxury.



SEQUOIA

THREE-STORY HOME WITH GUEST ROOM

3687 SQUARE FEET

5 | 3.5 | 2

Signature Outdoor Room, Guest Room, Multi-Purpose Room, Leisure Room, Recreation Room and Covered Patio

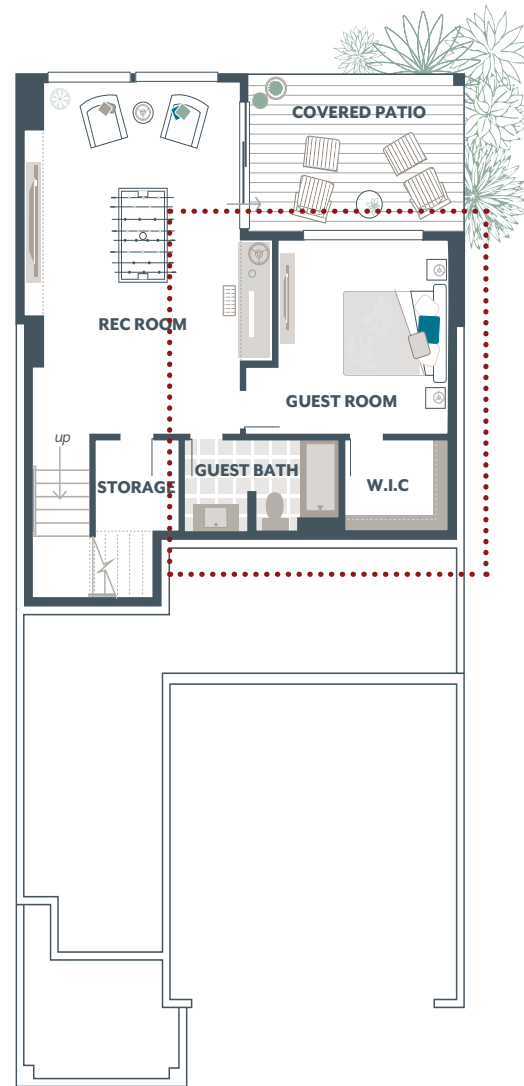
Lower Floor	777
Main Floor	1178
Upper Floor	1587
Outdoor Room	145
Total Square Feet	3687
Garage	410

AVAILABLE OPTIONS:

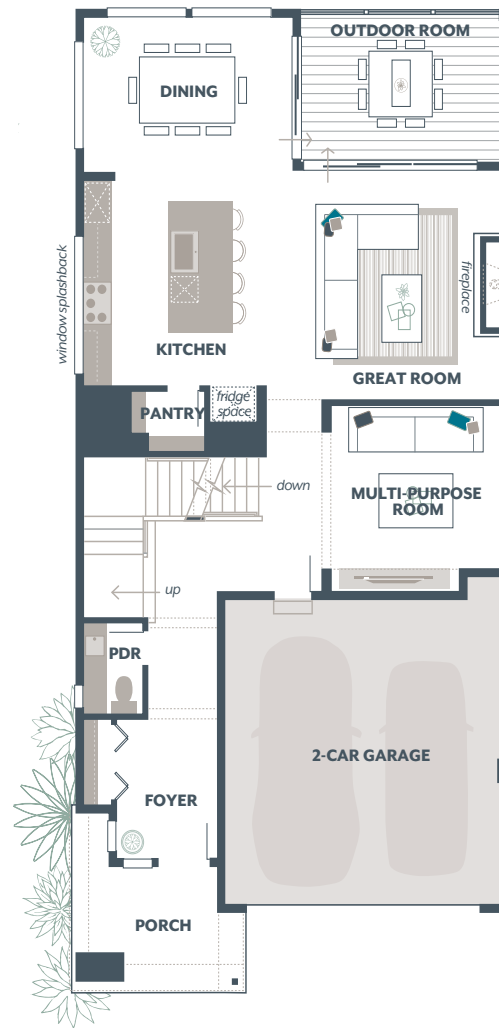
Bedroom 6 in lieu of Leisure Room



Lower Floor



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Three-Story Basement Home Design with with Guest Room, Recreation Room, and Covered Patio on Lower Floor
- Flexible main floor Multi-Purpose Room with plush, stain-resistant carpeting
- Two-Story ceiling at stairs, flush with custom designed open railing
- Gourmet Kitchen with unique window splashback for added light and accent
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and expansive Dressing Room
- Signature Outdoor Room with direct access to Dining and Great Room via wall-height sliding glass doors



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AZALEA

THREE- STORY HOME WITH GUEST ROOM



THE SPOTLIGHT OF FINE LIVING

Like fuel to flame, modern creativity sparks instantly with inspired opportunity to light up three brilliant levels in The Azalea. Designs rarely get more vivid than naturally illuminated features here. Oversized windows frame the ground-level Patio. Sensational sets of sliding glass doors outline the main level Signature Outdoor Room. Invitation-only window walls on the third-level Grand Suite Deck divide the Grand Bedroom from the luxurious Bath.

Generous light makes itself at home here - much like overnight visitors welcomed into The Azalea's main-level Guest Room, just steps from the stylish Powder Room. When paired with yet another Guest Room - this second one tucked into a corner in the daylight basement - brief or longer-stay accommodations grow exponentially.

No matter the length of stay, an immediate sense of arrival begins at the sophisticated Foyer. Natural light from the custom glass-panel entry door flows into the carpeted Home Office and across the rich, wide-plank timber-look flooring that stretches deep through the front hallway.

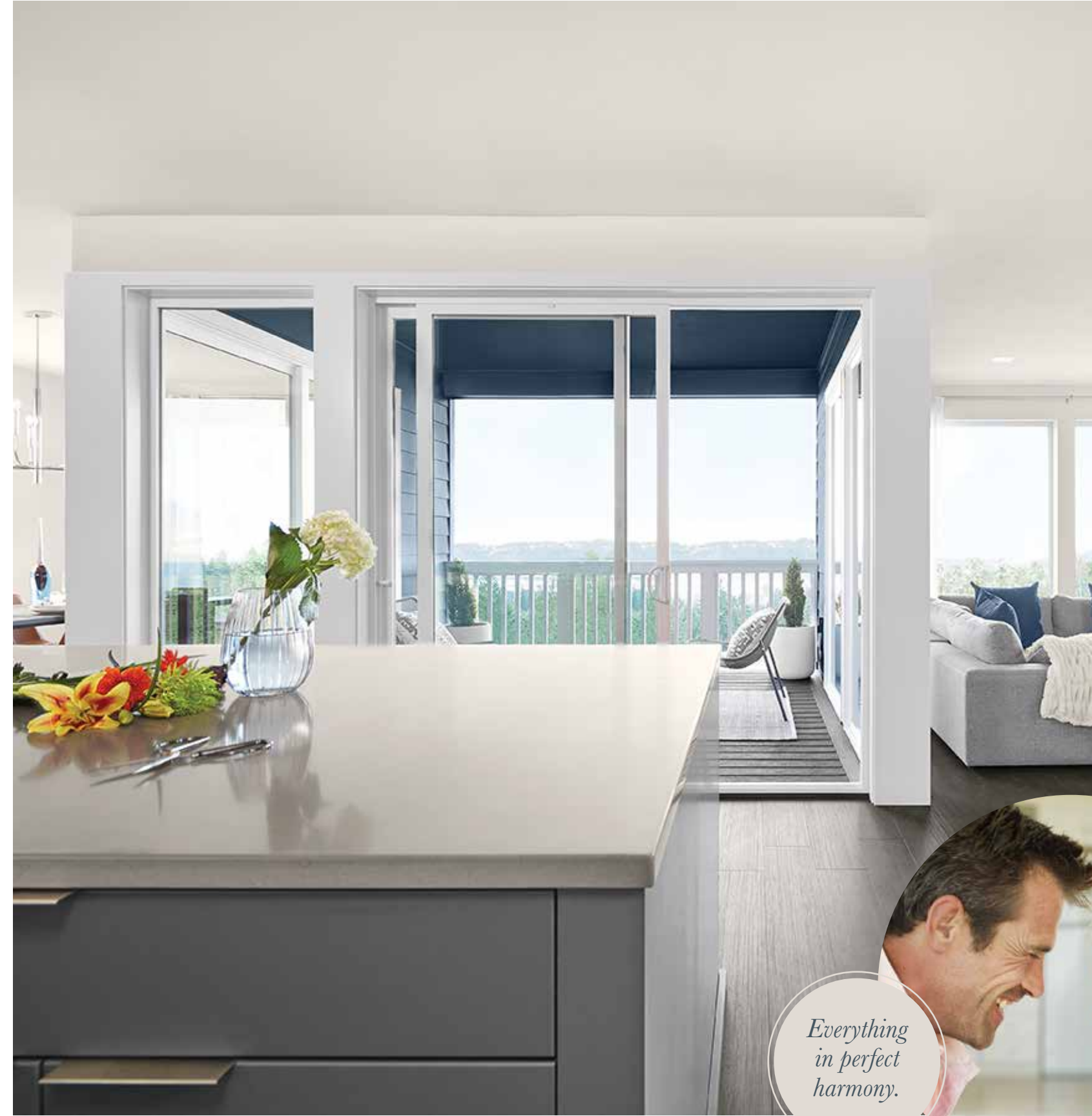
Once it opens up deeper into the main level, lighting continues waltzing with color. The Great Room fireplace glows with a multi-faceted ambiance. Nearby, flush-mount, energy-efficient LED lighting plays mood-setter in the Gourmet Kitchen. Just try taking your eyes off the modern chandelier dazzling in the Dining Room before letting recessed can lights dim romantically in the centerpiece Signature Outdoor Room for open-air cocktail parties. Even the practical Grand Butler's Pantry enjoys light tap-dancing atop its Quartz-capped counters through an artful window Splashback.

When the house is filled with guests, family-time privacy takes on even more importance. That's why the top-of-the-staircase Leisure Room is perfect for sweats-and-pajama moments. Sip coffee.

Practice yoga poses. Host a kids' toy zone. Three Secondary Bedrooms define the front of this plush carpeted level; a hallway to the Grand Suite's double-door entrance creates a separate wing. Wrap up in a cozy robe from either of the dual Dressing Rooms before soaking in the luxurious tub, then melt into a chaise on your exclusive Grand Suite Deck.

Two floors below, flip the basement vibe switch for higher energy in the ever-ready Recreation Room. It's spacious enough for a gaming table or wall-set entertainment display. The Rec Room frames one side of the ground-level Patio - covered from above by the Signature Outdoor Room. The Guest Bedroom on this level bookends the protected Patio's other side.

No matter the room, The Azalea seems to have a way of turning up the spotlight in any of its luxurious spaces.



Everything in perfect harmony.



AZALEA

THREE-STORY HOME WITH GUEST ROOM

4417 SQUARE FEET

5 | 3.5 | 2

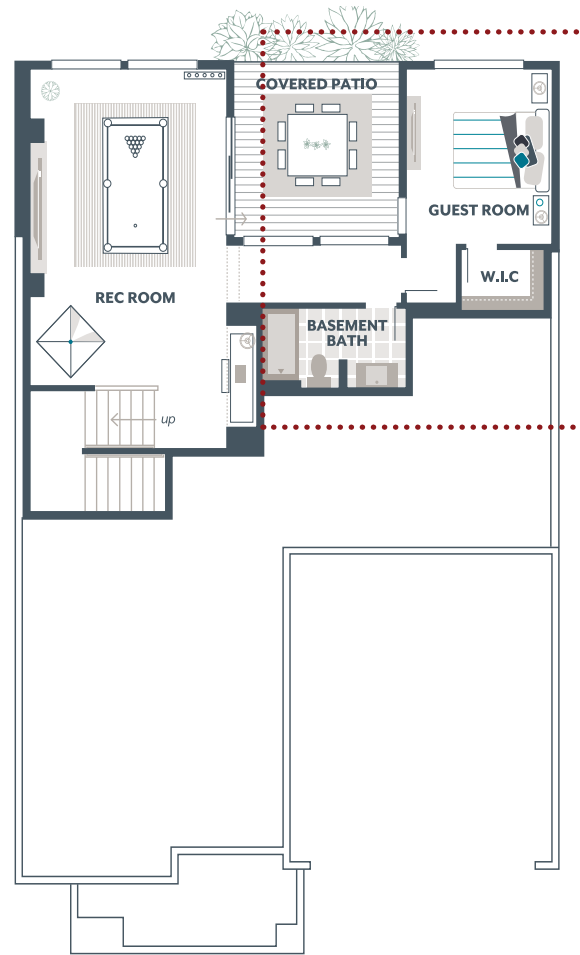
Signature Outdoor Room, Guest Room, Home Office, Multi-Purpose Room, Grand Butler's Pantry, Recreation Room, Covered Patio, Leisure Room, Grand Suite Deck

Lower Floor	818
Main Floor	1594
Upper Floor	1861
Outdoor Room	144
Total Square Feet	4417
Garage	425

AVAILABLE OPTIONS:

Guest Room in lieu of Multi-Purpose Room, Additional Guest Room in lieu of Multi-Purpose Room, 3/4 Bathroom in lieu of Powder Room

Lower Floor



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Three-Story Basement home design with Guest Room, Recreation Room and Covered Patio on lower floor
- Grand Suite features unique exterior Deck with dual sliding glass doors accessing the Bathroom and Bedroom
- Home Office and Multi-Purpose Room located on Main Floor creating flexible work and play spaces
- Grand Butler's Pantry with unique window splashback, 3cm Quartz counters and ample cabinets for storage
- Centrally located Signature Outdoor Room surrounded by 3 walls of sliding glass doors with access to Dining, Kitchen and Great Room



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INDIGO

THREE- STORY HOME WITH GUEST ROOM



TWICE AS FRESH

It starts with the magic of starry skies and fresh air. Then it adds more room than you ever dreamed. It's all possible in The Indigo – a three-level design that maximizes interior and exterior features – from the main level's entertainment-ready Signature Outdoor Room to the covered Patio in the basement.

Channel kid (and adult) activity into the basement's oversized Recreation Room, large enough for a Ping-Pong table and sectional seating with space to spare. It spills out to the native-landscaped rear yard for gardeners and backyard play. Bonus? Under-stairs storage for seasonal and outdoor toys.

Spread out further in the upper-level Leisure Room. It throws off an equally expansive and

casual vibe, just waiting for a snuggle-up blanket and cushy chair to sink into.

Take extra time to lounge here before pampering yourself in the luxurious Grand Suite around the corner. Soak up the steam in the Grand Bathroom's frameless walk-in shower with Chrome Grohe designer fixtures, or melt into the designer stand-alone soaking tub. When it's time to rejoin the rest of the world, the dual-sink thick Quartz-capped vanity and nearby Dressing Room are ready.

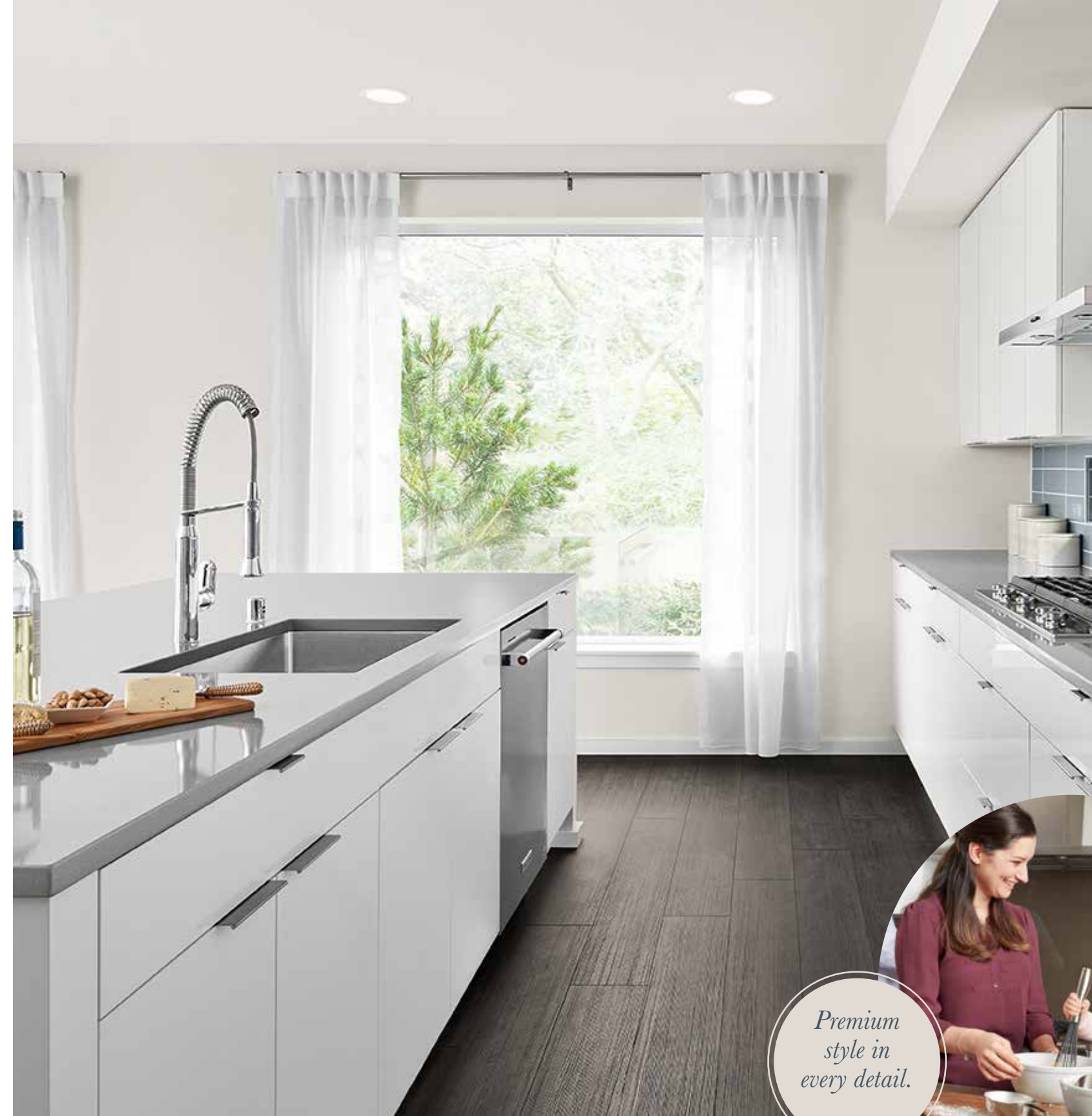
Three Secondary Bedrooms complete this level while an unforgettable Guest Room with direct access to a glamorous three-quarter bath waits on the main level. Entry to this bath – with modern vessel-style sink, Quartz counters and elegant vanity lighting – is also offered through the gallery-like Foyer hallway, allowing guests discretion to leisurely come and go.

But with the pull of the shared living area's inviting ambiance, visitors will want to want to stay. Good times swell around the functional hub of gorgeous

aesthetics here: sliding glass window-walls connect the Signature Outdoor Room with the chic Dining Room. Beyond that: a dynamic Gourmet Kitchen with gleaming Stainless Steel appliances and European-inspired cabinets framing the supersized island. Everyday essentials are as close as the walk-through Butler's Pantry with discreet space for convenient party preparation and a link to deliveries from the garage.

Luxuriate in the entertaining energy of the dynamic Great Room and its 36" wide gas fireplace – the nexus for the entirety of this open-flow space.

From its embrace of the great outdoors (and equally remarkable interiors), not a superlative word exists to match the luxurious living found in The Indigo.



Premium style in every detail.



INDIGO

THREE-STORY HOME WITH GUEST ROOM

4028 SQUARE FEET

5 | 2.75 | 2

Signature Outdoor Room, Guest Room, Butler's Pantry, Recreation Room, Covered Patio, Leisure Room

Lower Floor	671
Main Floor	1383
Upper Floor	1794
Outdoor Room	180
Total Square Feet	4028
Garage	410

AVAILABLE OPTIONS:

Guest Room in lieu of Home Office, Guest Room with 3/4 Bathroom access in lieu of Home Office and Powder Room (shown), 3/4 Bathroom in lieu of Powder Room, Powder Room on Lower Level, Guest Room and Basement Bath in lieu of Recreation Room and Storage



KEY DESIGNER FEATURES:

- Guest Room on Main Floor with 3/4 Bathroom access
- Three-Story Basement home design with Recreation Room and lower-level covered Patio
- Butler's Pantry with unique window splashback and direct access to Garage
- Three secondary Bedrooms, two with a Walk-In Closet
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and Dressing Room
- Signature Outdoor Room with direct access to Dining and Great Room



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IVY

BUILT WITH GUEST ROOM



POWERED BY LUXURIOUS ENERGY

Ultra-volume luxury gives homeowners in The Ivy a hit-the-pedal green light to tap into quantum space and choices so savvy. In way, this home almost powers itself on modern flexibility.

Best of all: even with all this space, The Ivy prioritizes personalization for your one-of-a-kind household. Start by re-charging your energy in the sweeping Grand Suite. Follow the exclusive upstairs hallway toward the sleeping quarters. Then turn into the Grand Bath Suite. It's flush with indulgent amenities - from a soothing free-standing soaking tub to the chic vessel sinks filled by stylish Grohe faucets. The generous Dressing Room can handle even the most extensive all-season wardrobes.

One of The Ivy's three upstairs Secondary Bedrooms is an ensuite; all boast their own Walk-In Closet. Spoiled like this, there are no laundry complaints - plus the Utility Room is nearby. So is the front-facing Leisure Room which enjoys an extra bump of relaxation space because it flows over the half-wall, looking out onto the welcoming Foyer below.

A second outlook gazes out from the Grand Suite hallway and artisan-crafted staircase toward the power of shared living space. Sophisticated entertainment features here generate their own energy. It starts when the Great and Dining rooms below connect to the Gourmet Kitchen, forming a savvy L-shape around the undeniably attractive Signature Outdoor Room.

This zone is also framed by the Multi-Purpose Room in a family-friendly extension off the hospitality-hub Gourmet Kitchen. In the far opposite corner: a Guest Room off a vestibule stemming from fashionable Foyer. Nearby, a three-quarter

bath with exquisite amenities open to both guests and homeowners pops and shines with stylish tile flooring, a vibrant gloss vanity, elegant lighting, designer Grohe fixtures and more.

The Gourmet Kitchen, meanwhile, is ready to fuel your natural hospitality. Even entry-level hosts feel like experts at the Quartz-capped service island and counters, complementing attractive European-style cabinets and gorgeous Stainless Steel appliances. From here, it's easy to whip up on-the-spot parties just steps from the Grand Butler's Pantry - and even more exclusive to access the super-stock-and-storage walk-in Butler's Pantry with its discreet door to the three-bay garage.

Dynamic. Sophisticated. Modern. The power source? MainVue Homes. And it all runs naturally because The Ivy generates its own boosters from luxurious energy.



Designed to suit your lifestyle.



IVY
BUILT WITH
GUEST ROOM

4109 SQUARE FEET

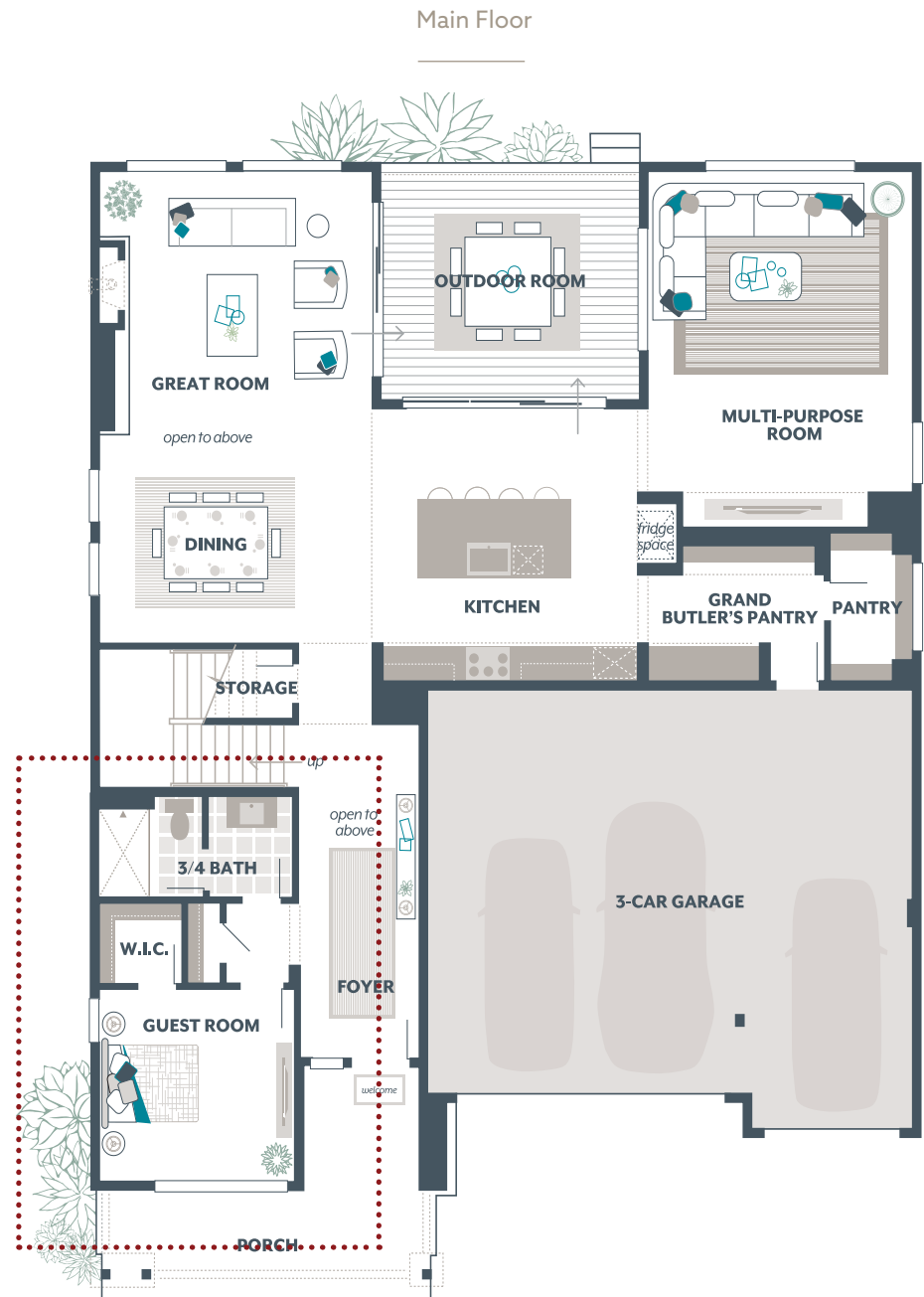
5 | 3.75 | 3

Signature Outdoor Room, Guest Room, Multi-Purpose Room, Grand Butler's Pantry, Leisure Room

Main Floor	1809
Upper Floor	2089
Outdoor Room	211
Total Square Feet	4109
Garage	720

AVAILABLE OPTIONS:

Guest Room with 3/4 Bathroom access in lieu of Home Office and Powder Room (shown), Guest Suite in lieu of Multi-Purpose Room, 3/4 Bathroom in lieu of Powder Room



KEY DESIGNER FEATURES:

- Guest Room with 3/4 Bath access
- Soaring Two-Story Foyer, Great Room, and Dining Room
- Grand Butler's Pantry with direct access to Garage and additional Walk-In Pantry featuring unique window splashback
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and dual vanities capped in Quartz
- Centrally located Signature Outdoor Room with direct access to Great Room and Kitchen



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.



*The reviews are in:
Nothing is suite-r
than a MainVue
guest suite.*



HOMES DESIGNED WITH A **GUEST SUITE**

Homes designed with a Guest Suite including a private bathroom and even more spaces and optional features on some plans.



Why settle for single purpose when boundless flexibility is possible? MainVue main-level guest suite plans are as accommodating for full-time live-in family members as they are for long-term guests or housemates. Households with young adults transitioning between school and career before launching out on their own, or an elder parent who wants independence and space to call their own - but still needs closer family ties - will swoon over the myriad of ways these plans adapt to their unique living dynamics. Sleeping quarters feature bedroom-only access to the suite's own bath, complete with private bathroom. It's also possible to augment this suite with its own guest leisure room and a stacked washer/dryer option in select home designs.

floor plans on next pages >



DAHLIA

BUILT WITH GUEST SUITE



DREAM WEAVER

Lounge, nap, snooze, or grab some beauty sleep. Whatever your style, The Dahlia never stops inspiring your never-ending dreams.

No matter where your future leads you, MainVue Homes is always ready for relaxing overnight slumber and your most inspired visions of wake-time living. It's less about nocturnal clocks; it's about following moments inspired in The Dahlia.

That's because day-to-day choices for living here are meticulously rooted in a place where MainVue plans and your innovative imagination go hand-in-hand.

Arranged for privacy, the upstairs Grand Suite is in a class all its own. In addition to its generous sized Dressing Room, Grand Bathroom luxury is evident by a dual vessel-sink vanity atop a thick Quartz counter finish.

The incredibly stylish frameless walk-in shower here – complete with sleek polished designer Grohe fixtures and free-standing soaking tub – can't help but trigger thoughts of refreshing renewal.

Clever never looked as comfortable as the hallway axis linking three Secondary Bedrooms, with their own Walk-In Closets. Each room enjoys privacy for defined sleeping quarters while sharing the flattering hallway bathroom.

An upstairs Leisure Room breaks open space barriers with a half-wall open to below. Picture kindergarten (and high school) graduation celebratory toasts from here to the main-level Great Room. Celebrations naturally expand to the adjacent main-level Dining Room and party-ready Signature Outdoor Room. Then bust out of any formality and slip into after-hours bare-feet and jammies for inside or out.

Following an ultimate night of deep sleep, drop down the craftsman-inspired staircase into the chic main-level Gourmet Kitchen. Pancake heaven begins at the super-thick Quartz counters on the Super-Sized Island and the countertops beneath

the soft-close European-style cabinets. Station the coffee maker, smoothie-making blender or your aromatic bread maker from the Grand Butler's Pantry or the walk-in storage-savvy Butler's Pantry.

Should your hospitality dreams guide you toward a Guest Suite with ensuite choice, The Dahlia makes that possible, too. Located just off the fashionable Foyer hallway, overnighters or long-term visitors enter the Guest Suite through a classic double-door entry where a three-quarter Ensuite Bath presents itself. Gloss from the white vanity sink reflects the spotlight of the chic vanity's lighting; a semi-frameless glass enclosure offers a warm shower; and graceful countertops are ready to host seasonal flowers, soaps, candles and more. Paired with a separate Walk-in Closet, your guests will feel invited and comfortable no matter how long, or short, their stay is.

It's a 24/7 thing – with or without sleep: The Dahlia and its incredible choices give your imagination more than it could have ever captured by day – or night.



Everything in perfect harmony.



DAHLIA

BUILT WITH GUEST SUITE

3781 SQUARE FEET

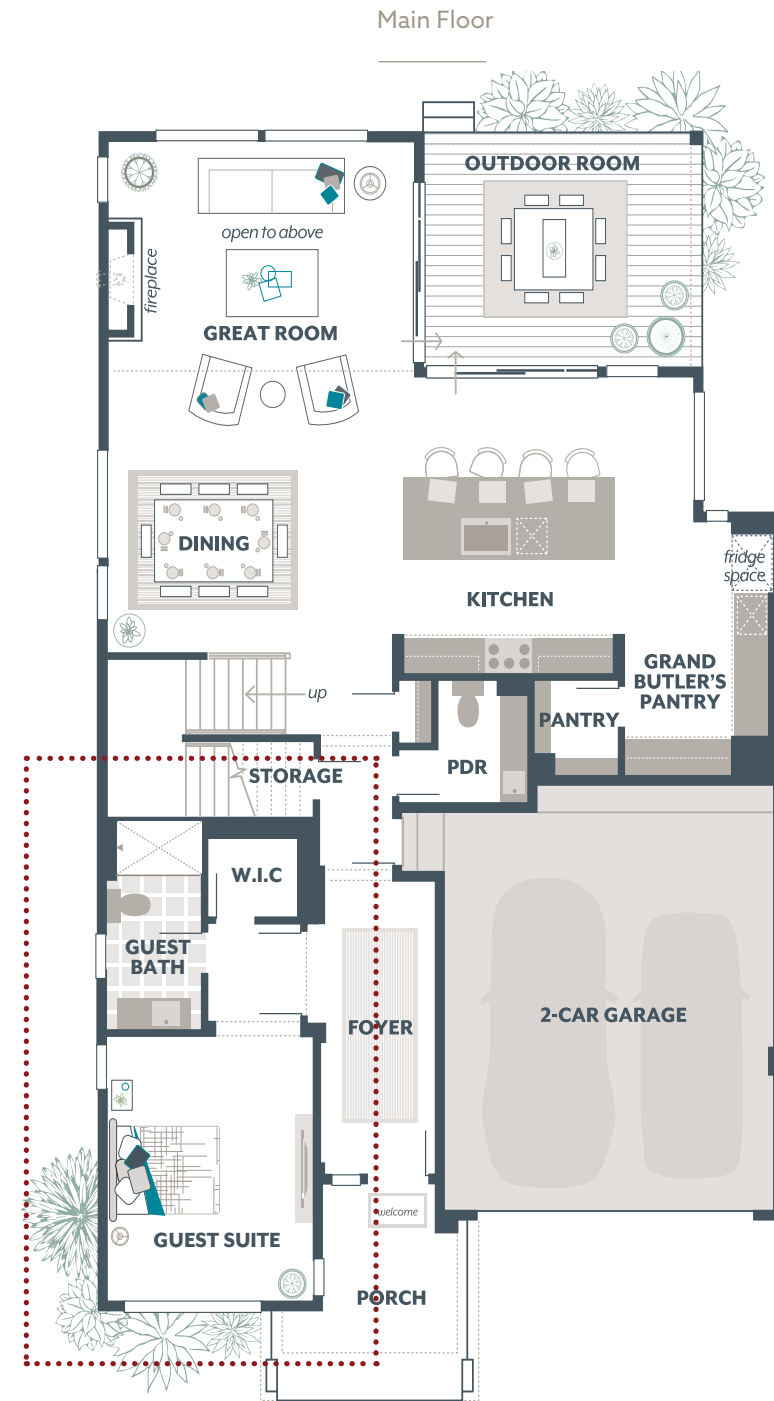
5 | 3.25 | 2

Signature Outdoor Room, Guest Suite, Grand Butler's Pantry, Leisure Room

Main Floor	1661
Upper Floor	1908
Outdoor Room	212
Total Square Feet	3781
Garage	476

AVAILABLE OPTIONS:

Guest Suite with private 3/4 Bath Ensuite in lieu of Multi-Purpose Room and Home Office (shown), Guest Room in lieu of Multi-Purpose Room, 3/4 Bathroom in lieu of Powder Room



KEY DESIGNER FEATURES:

- Guest Suite with Private 3/4 Bath Ensuite and Walk-In Closet
- Soaring Two-Story Great Room
- Grand Butler's Pantry with 3cm Quartz counters and additional Walk-In Pantry
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and expansive Dressing Room
- Three secondary bedrooms, each with a Walk-In Closet
- Signature Outdoor Room with direct access to Dining and Great Room via wall-height sliding glass doors



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.



IVY

BUILT WITH GUEST SUITE



POWERED BY LUXURIOUS ENERGY

Ultra-volume luxury gives homeowners in The Ivy a hit-the-pedal green light to tap into quantum space and choices so savvy. In way, this home almost powers itself on modern flexibility.

Best of all: even with all this space, The Ivy prioritizes personalization for your one-of-a-kind household. Start by re-charging your energy in the sweeping Grand Suite. Follow the exclusive upstairs hallway toward the sleeping quarters. Then turn into the Grand Bath Suite. It's flush with indulgent amenities – from a soothing free-standing soaking tub to the chic vessel sinks filled by stylish Grohe faucets. The generous Dressing Room can handle even the most extensive all-season wardrobes.

One of The Ivy's three upstairs Secondary Bedrooms is an ensuite; all boast their own Walk-In Closet. Spoiled like this, there are no laundry complaints – plus the Utility Room is nearby. So is the front-facing Leisure Room. It enjoys an extra bump of relaxation space because it flows visually over the half-wall, looking out onto the welcoming Foyer with access to the refined Home Office near the front entry.

A second outlook gazes out from the Grand Suite hallway and artisan-crafted staircase toward the power of shared living space. Sophisticated entertainment features here generate their own energy. It starts when the modern Great and Dining rooms below connect to the Gourmet Kitchen, forming a savvy L-shape around the undeniably attractive Signature Outdoor Room.

Nearby, The Ivy's selection featuring a Guest Suite with Ensuite could be a show-off – but it's still private. There's a "wow factor" to the private Guest Bath with designer vanity styling including a

high-gloss white vanity sink, chrome faucet and soft-close European-style cabinets. And nearby, a convenient shower-tub combo for that extra Guest Suite amenity.

Nearby, the Gourmet Kitchen is ready to fuel your natural hospitality. Even entry-level hosts feel like experts at the Quartz-capped service island and counters, complementing attractive European-style cabinets and gorgeous Stainless Steel appliances. From here, it's easy to whip up on-the-spot parties just steps from the Grand Butler's Pantry – and even more exclusive to access the super-stock-and-storage walk-in Butler's Pantry with its hidden door to the three-bay garage.

Dynamic. Sophisticated. Modern. The power source? MainVue Homes. And it all runs naturally because The Ivy generates its own boosters from luxurious energy.



Style that is truly unmatched.



IVY
BUILT WITH
GUEST SUITE

4109 SQUARE FEET

5 | 4.5 | 3

Signature Outdoor Room, Guest Suite, Home Office, Grand Butler's Pantry, Leisure Room

Main Floor	1809
Upper Floor	2089
Outdoor Room	211
Total Square Feet	4109
Garage	720

AVAILABLE OPTIONS:

Guest Suite with private 3/4 Bath Ensuite in lieu of Multi-Purpose Room (shown), Guest Room with 3/4 Bathroom in lieu of Home Office and Powder Room, 3/4 Bathroom in lieu of Powder Room



KEY DESIGNER FEATURES:

- Guest Suite with Private 3/4 Bath Ensuite and Walk-In Closet
- Soaring Two-Story Foyer, Great Room, and Dining Room
- Home Office located at front of home for private work or study area
- Grand Butler's Pantry with direct access to Garage and additional Walk-In Pantry featuring unique window splashback
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and dual vanities capped in Quartz
- Centrally located Signature Outdoor Room with direct access to Great Room and Kitchen



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.



LOTUS

BUILT WITH GUEST SUITE



BONUS UP

With a take-no-shortcuts design considered one of the largest in MainVue's innovative collection, The Lotus melds a bounty of luxury with a whole lot of glamour to create spontaneity in ways you've never imagined before.

Always engaging, the modern glass-panel door opens into a Foyer made even more fashionable by wide-plank flooring with a rich timber look. As this hallway flows deeper into the home, it pauses at the Guest Suite with Walk-In Closet and private Guest Bath adorned by a semi-frameless glass walk-in shower, modern Chrome vanity fixtures and illuminated by elegant lighting.

Overnight hospitality - or just grand styling for three Secondary Bedrooms - doesn't stop here. Two of these bedrooms upstairs

are already ensuites; the third is equally spacious with a generous hallway bath. All enjoy their own generous Walk-In Closets. Clean sheets arrive fresh from the ample laundry room with bonus linen closet tucked conveniently behind the artisan-crafted staircase. Nearby, the Leisure Room is far more prominent, and designed with space enough for a large screen, homework, craft or indoor fitness zone.

At the opposite end: a Grand Suite vestibule, which introduces classic French doors revealing the expansive sleeping quarters. Cuddle up with a bestseller or wrap up a last-minute email from the comfortable space ready for your favorite easy chair or chaise. Dual Dressing Rooms offer double the wardrobe space - separate from the resort-like Grand Bathroom amenities: an extra-large double-sink vanity crowned by resplendent Quartz; sparkling glass-enclosed shower; and sleek vanity lighting. All you have to add are the candles and robes.

For festive holidays and special celebrations, the main level's expansive Great Room - with its fo-

cal-point fireplace - is a trifecta of interior space. Its adjacent Dining Room is framed by three magnificently oversized windows, reflecting chandelier lights and guests inspiring this space. This living space opens to the entertaining, therapeutic and equally practical Signature Outdoor Room via dramatic sliding window-walls, creating a magnet for leisurely loungers and bold grill-masters.

Chop, toast, roast and baste up a feast in the urbane Gourmet Kitchen, where thick and dazzling Quartz crowns the supersized service island and its especially-long Grand Butler's Pantry prep counter. It's just around the corner from the two-bay Garage with even more dedicated bonus storage.

From curbside to kitchen with a spacious Guest Suite, The Lotus truly does "Bonus Up" to infuse sophisticated styling into thoughtfully engineered layouts.



Designed to delight.



LOTUS

BUILT WITH GUEST SUITE

4239 SQUARE FEET

5 | 5.25 | 2

Signature Outdoor Room, Guest Suite, Grand Butler's Pantry, Leisure Room, Garage Storage

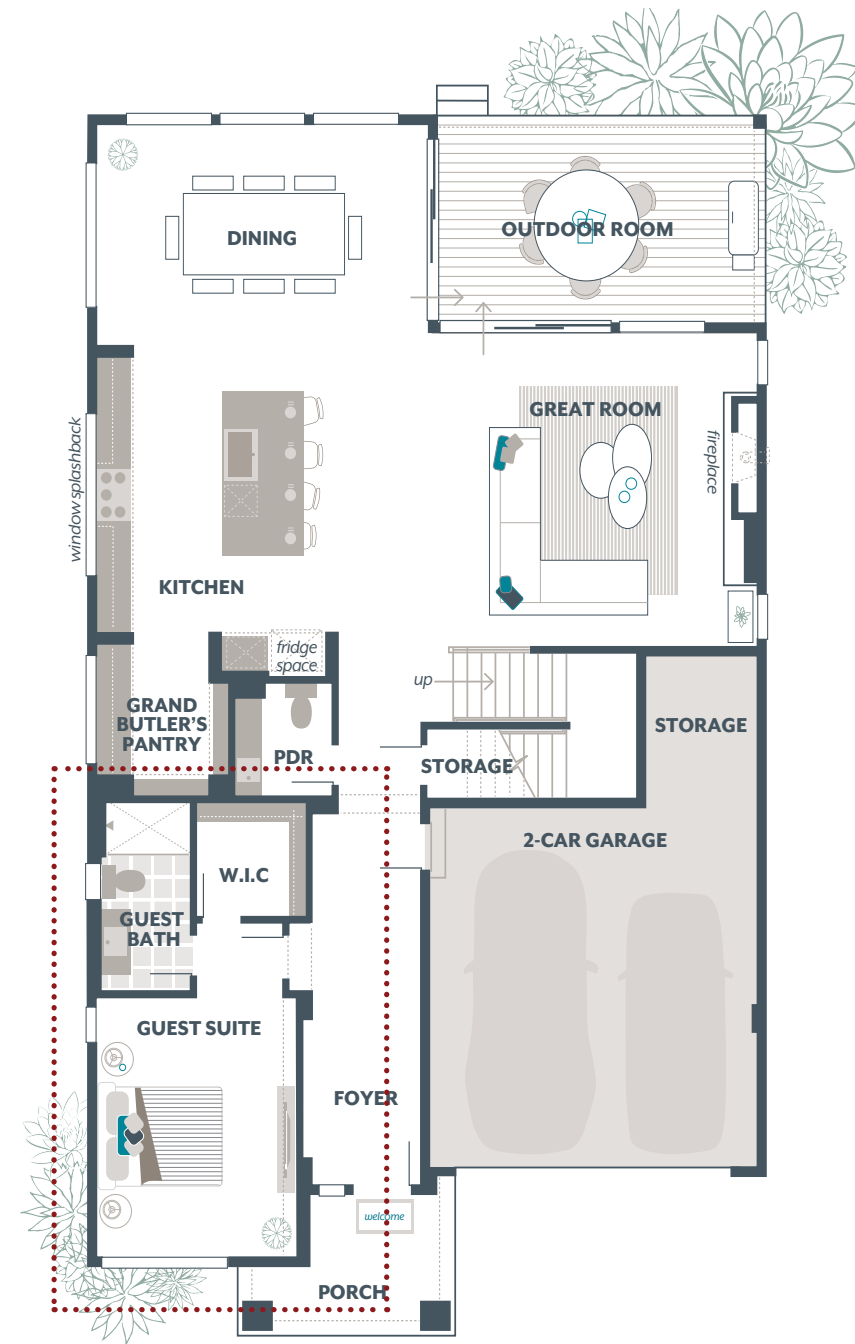
Main Floor	1728
Upper Floor	2288
Outdoor Room	223
Total Square Feet	4239
Garage	465

AVAILABLE OPTIONS:

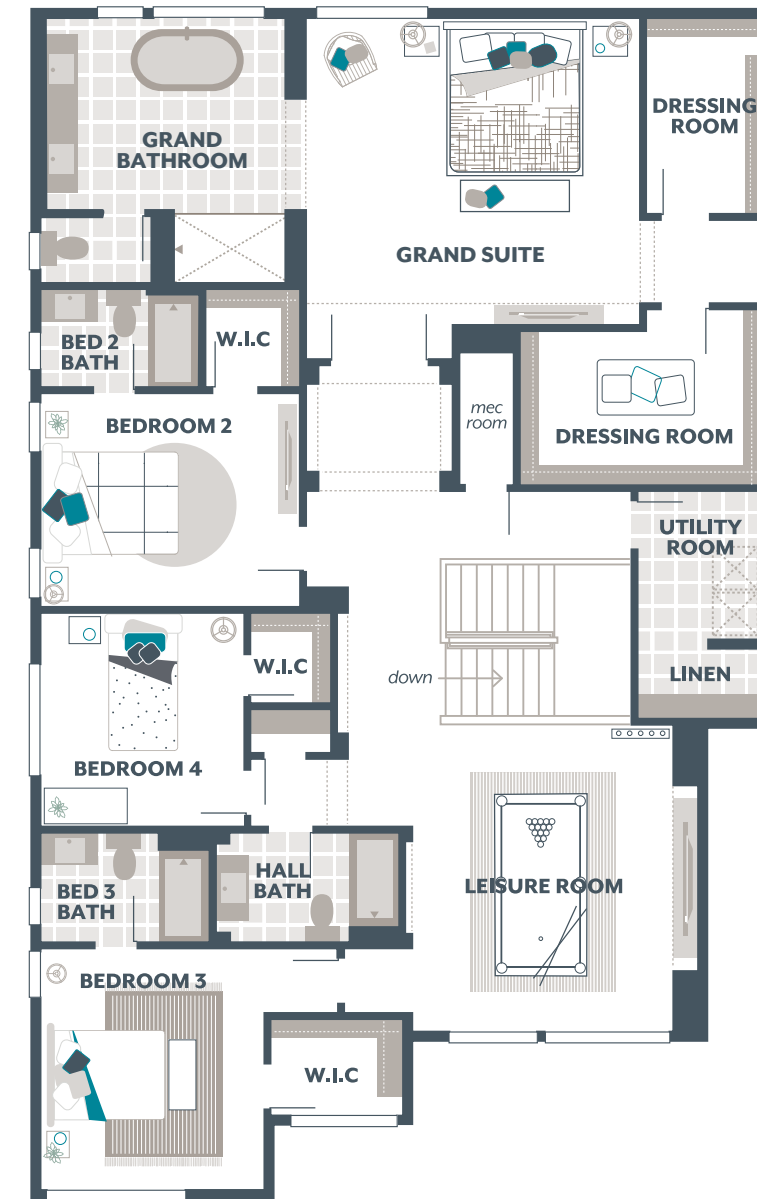
Guest Suite with private 3/4 Bath Ensuite in lieu of Multi-Purpose Room and Home Office (shown), Guest Room in lieu of Multi-Purpose Room, 3/4 Bathroom in lieu of Powder Room



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Guest Suite with Private 3/4 Bath Ensuite and Walk-In Closet
- Unique window splashback in Gourmet Kitchen and Grand Butler's Pantry for added light and accent
- Oversized Dining Room with three picture windows
- Expansive Signature Outdoor Room with direct access to Great Room and Dining Room via wall-height sliding glass doors
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and dual Dressing Rooms
- Three Secondary Bedrooms, two with Private Bathrooms and Walk-In Closet



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.



BRIAR

BUILT WITH GUEST SUITE



CRÈME DE LA CRÈME

With a “host-ability” home design and exquisite hospitality features that earn an ultimate five-star rating, The Briar offers a style of top-tier luxury features that make homeowners feel as if they are the pampered guest in their own homes.

From semi-formal to super-casual, The Briar has a modern myriad of places to dine. Holiday dinners take centerstage under the Dining Room’s dazzling chandelier. Weekend brunch sprawls across the Gourmet Kitchen’s Quartz-topped supersized island. Glide across magnificent timber-look, wide-plank flooring to the open-flow Great Room, backlit by enormous windows, for pizza-and-a-ballgame afternoons. Or slide open the floor-to-ceiling glass walls to the spectacular

Signature Outdoor Room, where a glass of wine is an-all season calling.

And there can never be too many cooks in the kitchen here. There’s plenty of space to dice, mash, chop and peel on the Quartz countertops while Stainless Steel appliances freeze, bake, sauté and clean. For the busiest of days, the walk-through Grand Butler’s Pantry is a direct link to quick take-out arriving home through your garage. The bonus walk-in Butler’s Pantry ensures there is always organized shelving for go-to ingredients, too.

Dining and food-prep space comes in especially handy when someone is staying in the home’s Guest Room with exclusive Ensuite and Walk-In Closet behind grand double doors off the modern Foyer. For brief or extended stays, overnighters will enjoy their own walk-in semi-frameless shower, and elegant high-gloss vanity sink, superb lighting and designer Grohe chrome fixtures.

Upstairs, resort-like Grand Suite features emerge behind striking French doors beyond the weekend-casual Leisure Room. Off one side of the suite’s sleeping quarters: a spacious Dressing Room. Off the other: a contemporary Grand Bath with two Quartz-capped vanities, each with its own gorgeous vessel sink. It is ideal for couples who like to spread out personal care products – and still store fluffy towels in the Euro-style soft-close cabinets. The vanities bookend the stand-alone soaking tub across the stunning porcelain tile flooring from the frameless walk-in shower.

At the other side of this upper level: three Secondary Bedrooms, one a complete Ensuite for family, au pair or overnight guests.

As if it walked off the page of a sleek magazine for top-tier homes The Briar proves that its luxury touches for discerning tastes are always a cut above.



Luxury everywhere.



BRIAR

BUILT WITH GUEST SUITE

4055 SQUARE FEET

5 | 4.25 | 2

Signature Outdoor Room, Guest Suite, Grand Butler's Pantry, Leisure Room

Main Floor	1682
Upper Floor	2176
Outdoor Room	197
Total Square Feet	4055
Garage	409

AVAILABLE OPTIONS:

Guest Room with 3/4 Bath Ensuite in lieu of Multi-Purpose Room and Home Office (shown), 3/4 Bathroom in lieu of Powder Room



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Guest Suite with Private 3/4 Bath Ensuite and Walk-In Closet
- Grand Butler's Pantry with 3cm Quartz counters, unique window splashback and direct access to Garage
- Signature Outdoor Room with direct access to Great Room and Dining via wall-height sliding glass doors
- Luxurious Grand Suite with expansive Walk-In Closet, designer free-standing tub, frameless walk-in shower and split vanities
- Perfectly placed Leisure Room on the upper floor for an extra entertainment space



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.



JUNIPER

BUILT WITH GUEST SUITE



WHEN THE MOOD HITS YOU

Make a big splash or play it easy-going. For any mood of the moment, The Juniper is ready.

Do your instincts call out party time? Throw sizzle and spice on the grill for weekend guests. Does your heart whisper something about snuggling under the stars? Take the hint. Both lead to the Signature Outdoor Room - the exterior soul of The Juniper. Two sets of sliding window walls connect this corner space to a trend-defining Great Room and sophisticated Dining Room, illuminated by its work-of-art chandelier.

And those weekend visitors may never want to go home once they discover the private

Guest Room with ensuite reserved for them on the main level. Arranged off the chic foyer, The Juniper allows guests to stay and leave at their leisure. But with full Walk-In Closet, and well-appointed walk-in shower with semi-frameless glass reflecting elegant vanity lighting, it's hard to imagine they'll even want to leave.

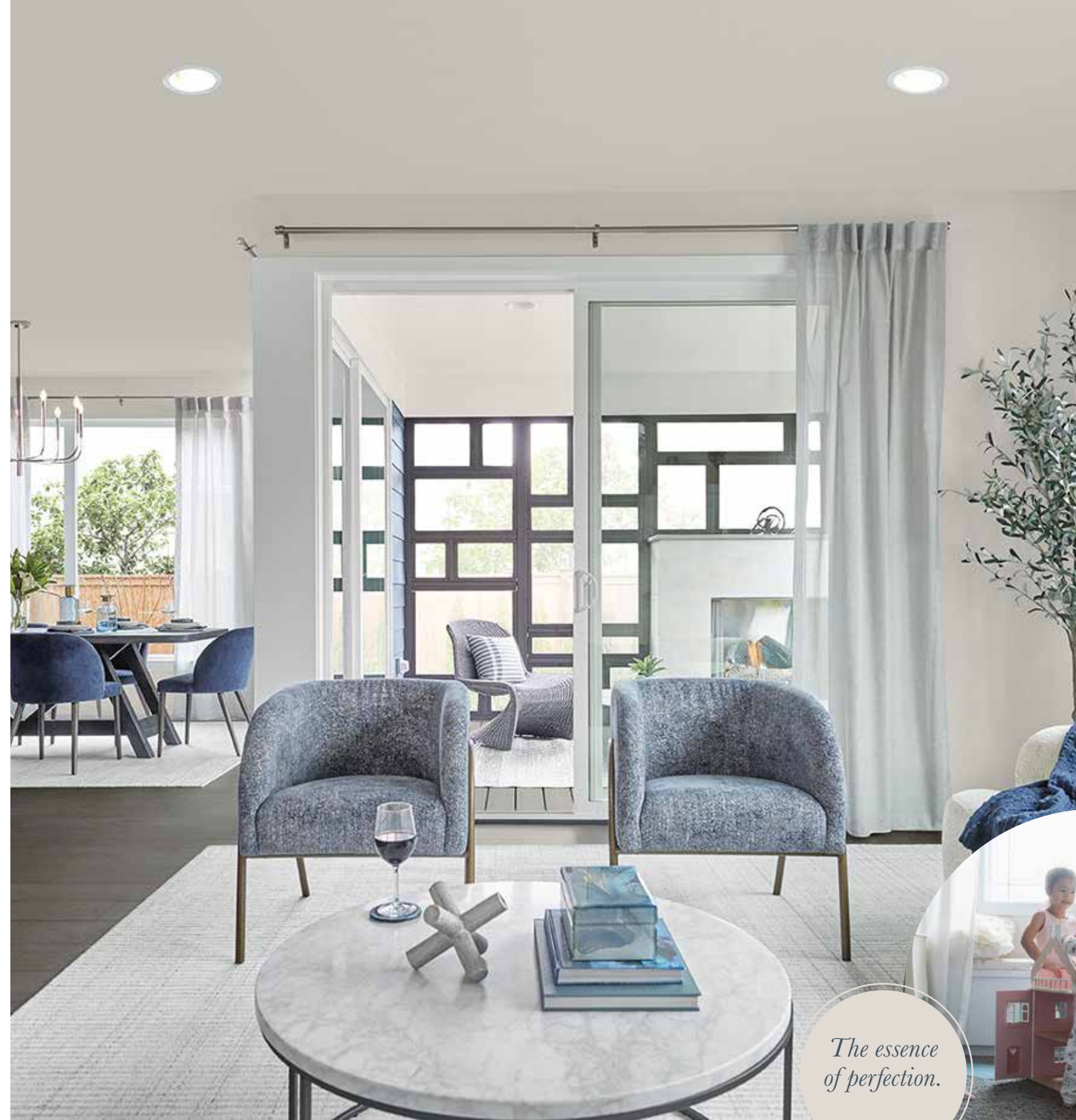
In part, that's because your entertaining set-up appears seamless. From the open-flow Great Room, chic Dining Room and wow-factor Gourmet Kitchen with European frameless cabinets, it's stress-free to make dinners look Five-Star spectacular. Just be sure to stock up on your own favorite snacks in a special corner of the Butler's Pantry - the discreet and organized alcove with bonus thick Quartz counters and artful window Splashback. Better yet: stash them in the spacious garage's bonus storage via a walk-through passage from the pantry.

Need to go full-on, whole-family complete pajama-mode on the weekends? Spread out into the

upper-level Leisure Room. Unfussy by design, it's where you can fold laundry, make your to-do list or let any kids hang out with video games without worry. Three Secondary Bedrooms fan out from this space.

Fortunately, your personal relaxation hideout is completely separate in the Grand Suite, a dedicated entire rear of the upper level. While the Gourmet Kitchen's Stainless Steel dishwasher cleans up after dinner and convenient Utility Room washes yesterday's towels, you melt in the essence of "aaah" in this dedicated entire rear of the upper level. Disrobe in either of two Dressing Rooms, and then go overboard on bubbles in the Euro-style stand-alone soaking tub or let water ripple over you from Grohe designer fixtures in this sophisticated tile-surround shower.

In The Juniper, no day goes by without responding to your ever-shifting moments in practicality, hospitality - and luxury.



The essence of perfection.



JUNIPER

BUILT WITH GUEST SUITE

3139 SQUARE FEET

5 | 3.25 | 2

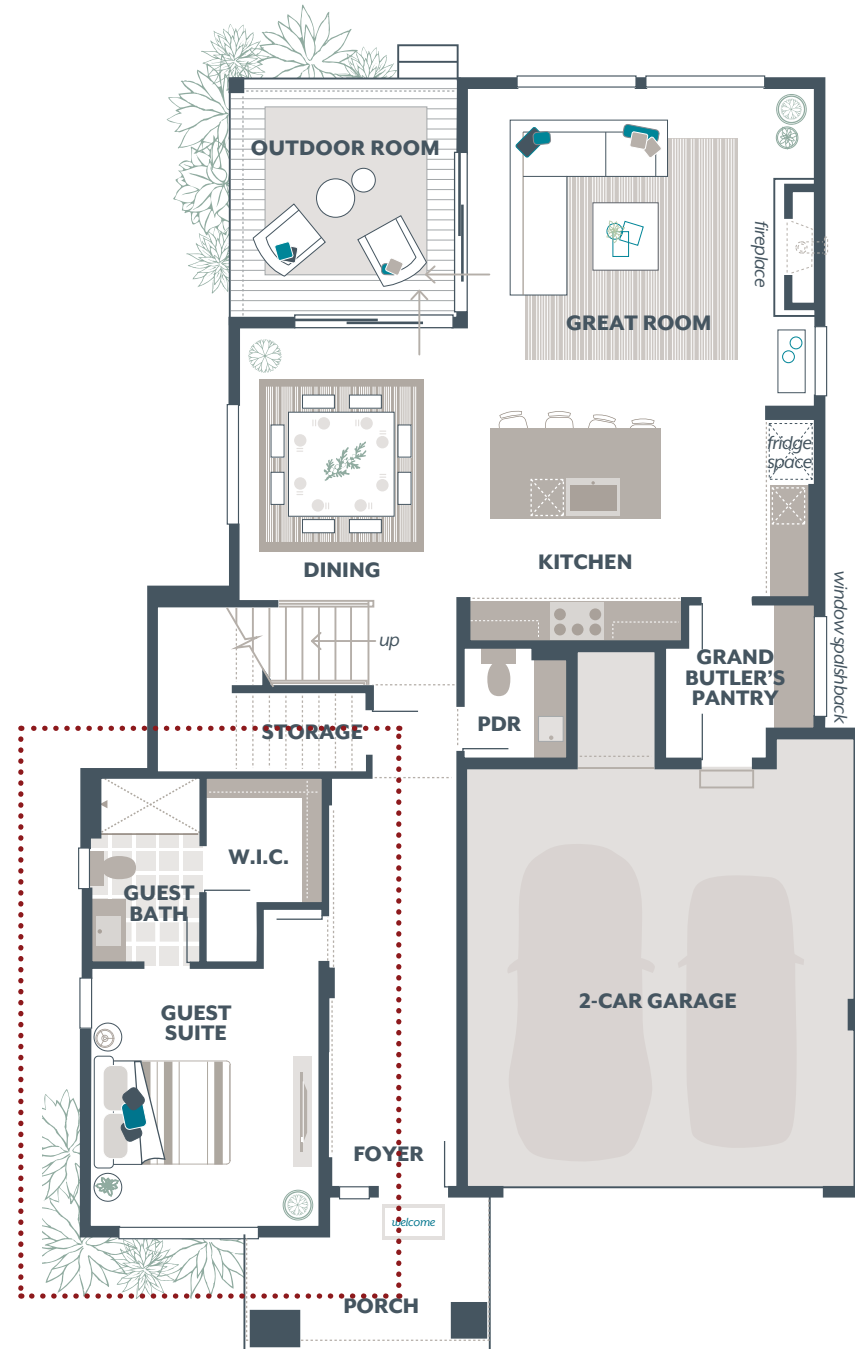
Signature Outdoor Room, Guest Suite, Butler's Pantry, Leisure Room, Garage Storage

Main Floor	1349
Upper Floor	1652
Outdoor Room	138
Total Square Feet	3139
Garage	461

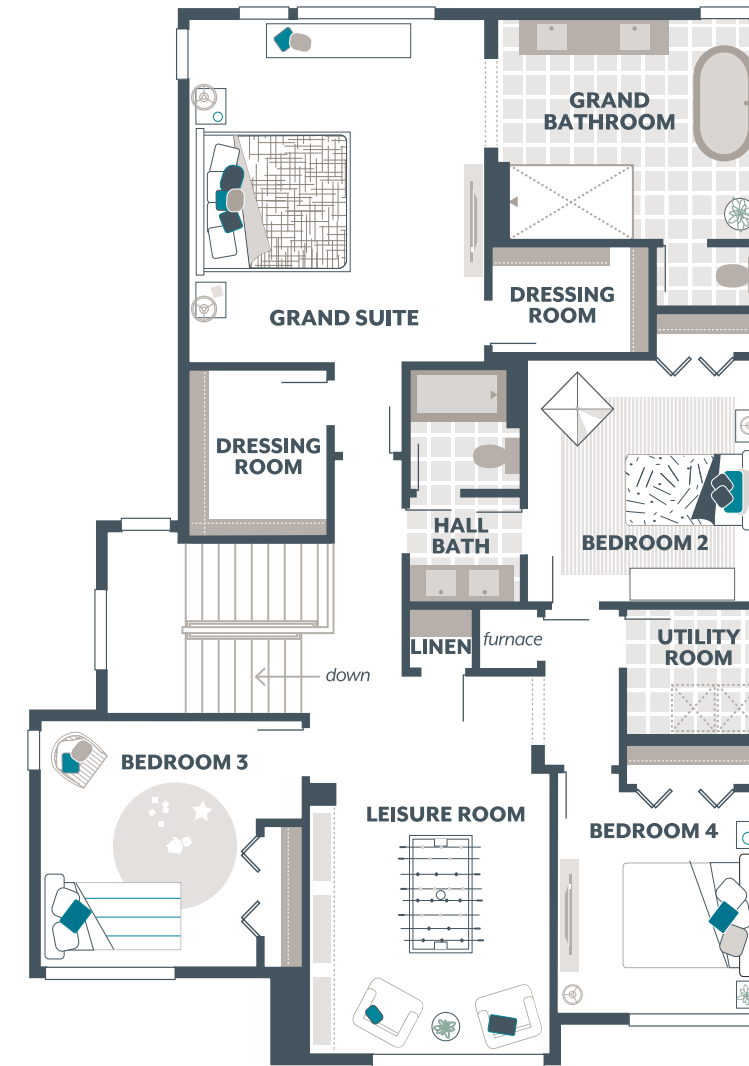
AVAILABLE OPTIONS:

Guest Suite with private 3/4 Bath Ensuite in lieu of Home Office and Multi-Purpose Room (shown), Bedroom 2 Bathroom in lieu of Walk-In Closet, Bedroom 5 in lieu of Leisure Room, 3/4 Bathroom in lieu Powder Room

Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Guest Suite with Private 3/4 Bath Ensuite and Walk-In Closet
- Grand Butler's Pantry with 3cm Quartz Counter, ample shelving, and unique window splashback
- Luxurious Grand Suite with designer free-standing tub, frameless walk-in shower, and dual Dressing Rooms
- Perfectly placed Leisure Room on the upper floor for an extra entertainment space
- Signature Outdoor Room with direct access to Dining and Great Room via wall-height sliding glass doors



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.



*Doubling down
on the best:
A perfect
boxed pair.*



HOMES DESIGNED WITH **DUAL GRAND SUITES**

Homes designed with two full Grand Bedrooms, each complete with a full luxurious Grand Bathroom.



For suites so nice we made them twice, these plans harmonize dual grand quarters – arranged on separate levels for the perfect healthy distance between the two. Imagine more than one set of independent adults under one roof. Then picture both discovering their own equally substantial and virtually identical grand bath amenities and walk-in dressing rooms. The result: perfect peace of mind. Morning coffee brewing in the chic open-flow kitchen can bring everyone together – but separate sleeping zones mean everyone is free to follow their own schedule. Exquisitely balanced and beautiful, this arrangement suits many needs – from hosting longer-term guests to embracing more permanent live-in residents.

floor plans on next pages >



ZINNIA V2

DUAL GRAND SUITES



BETTER WITH THE SUITE LIFE

Floor by floor, room by room and now suite by suite, set your lifestyle navigation system to "roam" in The Zinnia, where an unparalleled arrangement extends modern spaces to explore and assures magnificent Grand Suites on both levels of this brilliant design.

For countless reasons a sweeping Grand Suite on the main level fits your specific needs, this top-of-its-class plan offers a no-stairs corner-set choice. Turn into the private vestibule off the colossal Great Room to discover a respite for sleep, and its adjacent menu of Grand Bath amenities: tile accents at the stand-alone tub; designer Grohe faucets; thick Quartz shimmering vanity with side-by-side vessel sinks, and frameless glass step-in shower.

One level up, the second Grand Suite equals each of these exquisite finishes, and duplicates the masterful size of the Dressing Room, with room for fluffy towels and multi-season wardrobes.

Also upstairs: two Secondary Bedrooms, hosting their own Walk-In Closets. They also access an ingenious dual-entry Bathroom that can be shared by the nearby Leisure Room, which fills an entire quadrant of this level. Max out the home's flexibility by turning this into your hub for homework, board and video games, fitness and more.

That leaves the main-level Multi-Purpose Room open to cuddle-on-the-couch time with wall arrangements for books and its own big screen TV.

And because everything seems to come best in twos in The Zinnia, there's a double-pop of soaring expanse overlooking separate upstairs half-walls to the flawless Foyer at one end, and gracious Great Room at the other.

The main level's multi-faceted sophistication in-

vites guests to mingle in front of the 36-inch gas focal-point fireplace and pour beverages at the thick-Quartz crowned oversized service island in the Gourmet Kitchen. Gleaming Stainless Steel appliances kickstart dinner service for seating in the chic Dining Room. But where guests and family always want to linger is in the Signature Outdoor Room. Whether it's gathering around a barbecue grill or whispering under the stars, this space is an alluring crowd-pleaser.

By multiplying all the finest features and luxuries throughout, The Zinnia proves that its appealing spaces are truly twice as nice.



All luxury with no limits.





ZINNIA V2

DUAL GRAND SUITES

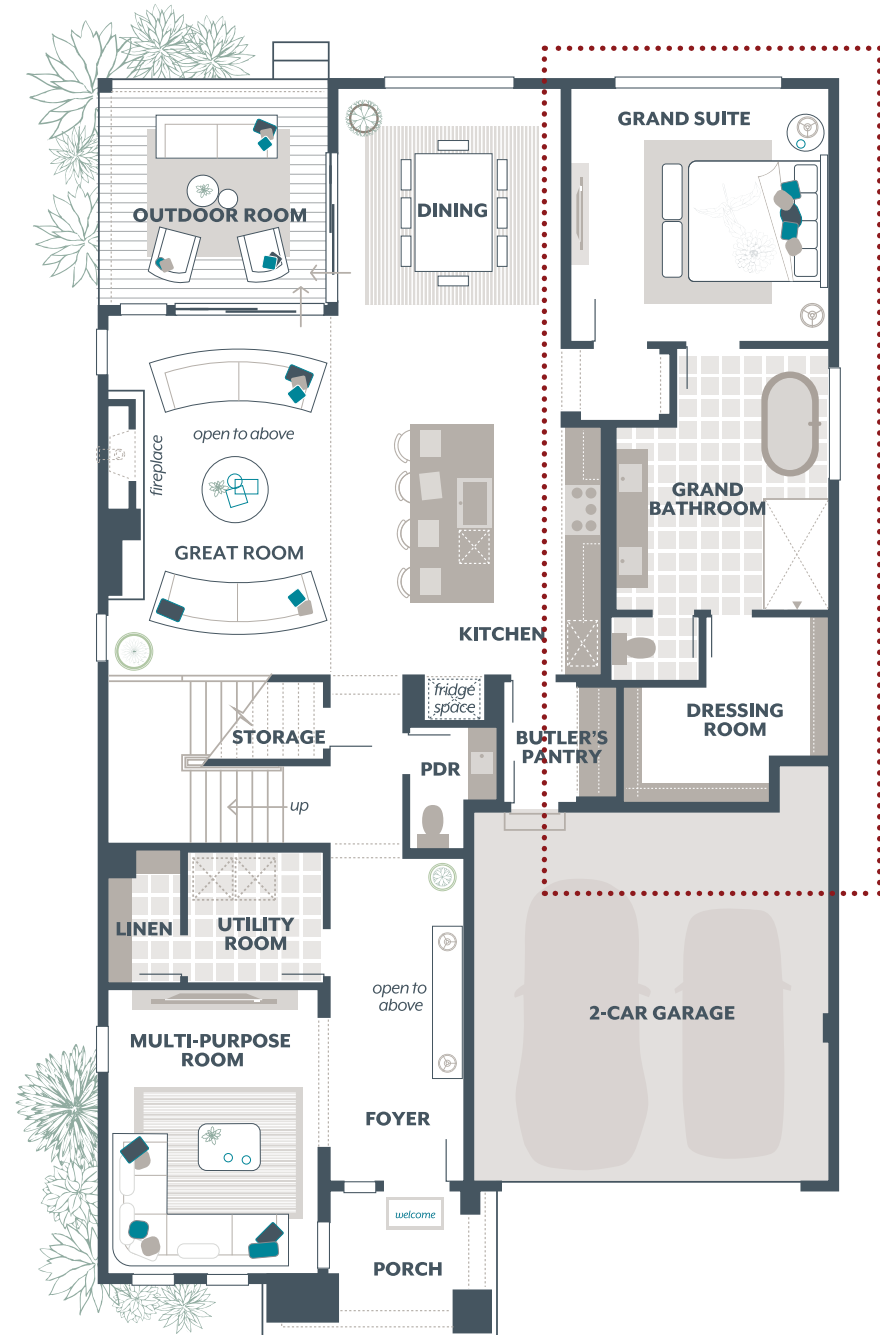
3730 SQUARE FEET

4 | 3.5 | 2

Signature Outdoor Room, Grand Suite on Main Floor and Upper Floor, Multi-Purpose Room, Butler's Pantry, Leisure Room

Main Floor	1893
Upper Floor	1685
Outdoor Room	152
Total Square Feet	3730
Garage	411

Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Dual Grand Suites, one on the Main Floor and one on the Upper Floor
- Both Grand Suites have designer free-standing tub, frameless walk-in shower, and oversized Dressing Room
- Soaring two-story Foyer and Great Room
- Flexible main floor Multi-Purpose Room with plush, stain-resistant carpet
- Butler's Pantry with dual access from Gourmet Kitchen and the Garage
- Two Secondary Bedrooms on upper floor, each with a Walk-In Closet
- Signature Outdoor Room with direct access to Dining and Great Room via wall-height sliding glass doors



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.



*When it counts most:
Independent
living under
one roof.*



HOMES DESIGNED WITH A **DUET LIVING SUITE**

Homes designed with a full secondary living quarters complete with Bedroom, 3/4 Bathroom, Leisure Room, and Kitchenette.



MainVue's newest home design is its truest to bridging generations – no matter the stage of life. With the MainVue Duet exclusive living suite, two independent living quarters blend under a single roof starting at separate keyed entry doors from the chic front porch. Through one door, a magnificent open foyer; through the other, the MainVue Duet's own leisure room for private entertaining; a bedroom; and separate full-service kitchenette, where stylish Quartz finishes extend to its fully cloistered bathroom. Enhancing this gracious privacy: grand double doors off the foyer connected to the living suite's vestibule-style access to the rest of the home, where long-term or permanent guests are welcome to mix and mingle – at their leisure – in the larger home's generous shared and inspired living spaces.

floor plans on next pages >



ROSA DUET

DUET LIVING SUITE



TWO DISTINCT DWELLINGS. ONE OUTSTANDING HOME.

In a debut that captures lightning-in-a-bottle while raising a new high-bar in innovation, MainVue introduces its Duet plan. More than just a home with all its coveted MainVue luxury touches, this design also features The Duet Living Suite - a marvellously independent dwelling-within-a-dwelling. Mindfully crafted to host homeowners' permanent or extended-stay guests, this exceptional multi-generational plan reflects today's ever-changing face of families.

Beyond its spacious sleeping quarters, The Duet Living Suite offers all the trimmings im-

aginable: a Bathroom that doesn't have to double as a Powder Room; separate keyed-entry from the chic front porch into its own ample Leisure Room for private entertaining; and a Kitchenette arranged for full-service meal preparation - including space for a refrigerator, microwave, electric cooktop and dishwasher. In true MainVue fashion, stylish Quartz counters and tile backsplash accent the Living Suite's sink zone with garbage disposal and pantry. Enhancing this sense of privacy: grand double doors off the foyer connected to the Living Suite's vestibule entry.

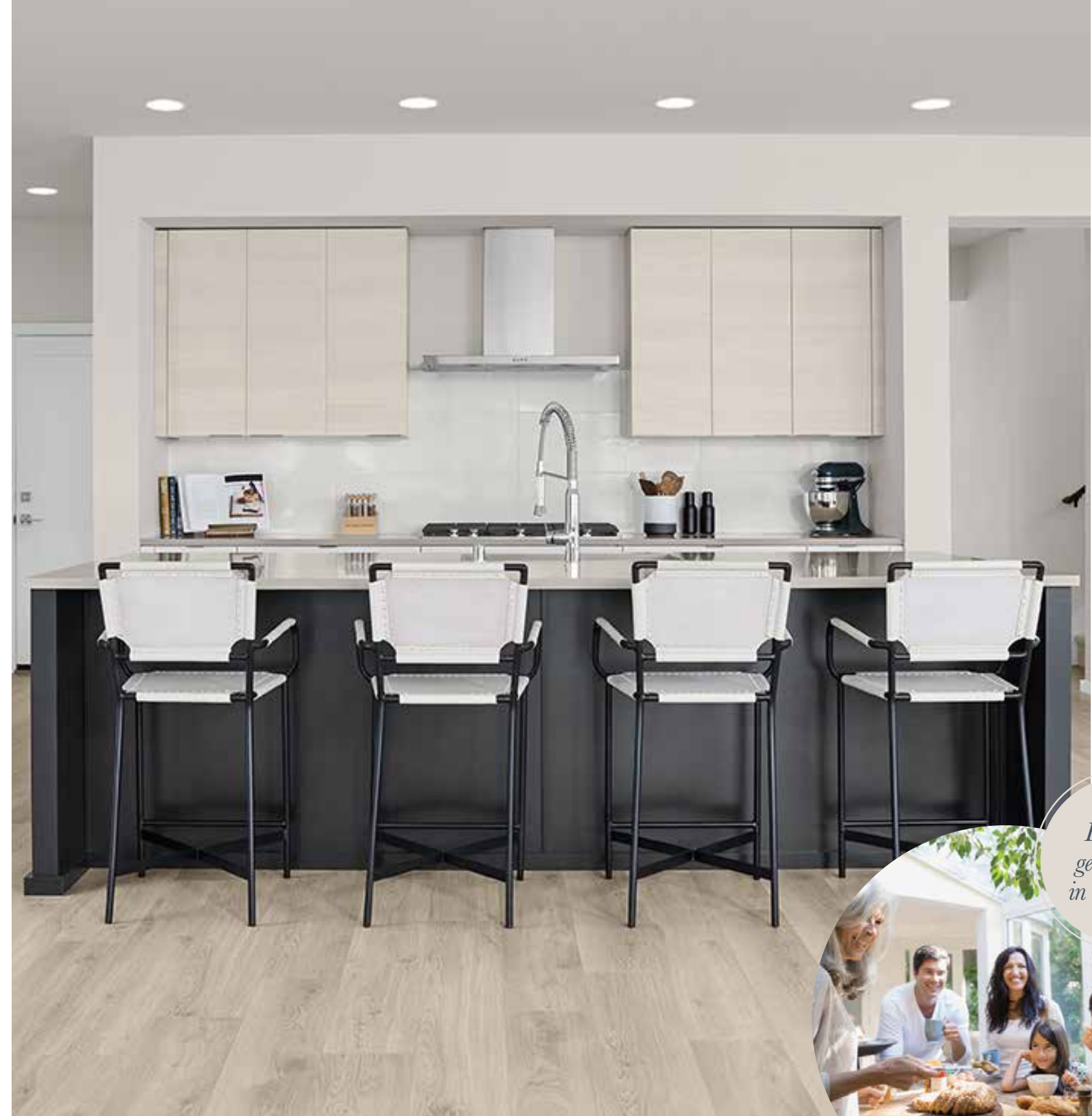
And this is only the start to The Duet. As the main-level foyer hallways flows deeper, it passes the staircase leading upstairs before emerging into a magnificently modern open-flow Great Room - where privacy bridges togetherness. Chic Kitchen counters add brilliance to European frameless cabinets and Stainless Steel Electrolux appliances for full feasts with friends-and-family.

There's an un-obstructed view to the Signature Outdoor Room - an all-season fresh-air space

enticing homeowners to wine, dine and recline under covered protection. More sequestered: the Grand Butler's Pantry framing the Gourmet Kitchen, with access to a storage Pantry and two-bay Garage with bonus storage.

Follow the staircase upstairs to a versatile Leisure Room, and three secondary Bedrooms each with its own walk-in closet. As an introduction to the Grand Quarters at the rear of this level, two spacious Dressing Rooms create a buffer to the Bedroom's sanctuary zone - complete with a free-standing soaking tub and tile-accented double-sink vanity.

Is The Duet lightning in a bottle? If so, lightning strikes twice here.



Bridging generations in one home.



ROSA DUET

DUET LIVING SUITE

3677 SQUARE FEET

5 | 3.25 | 2

Signature Outdoor Room, Duet Living Suite, Grand Butler's Pantry, Leisure Room, Garage Storage

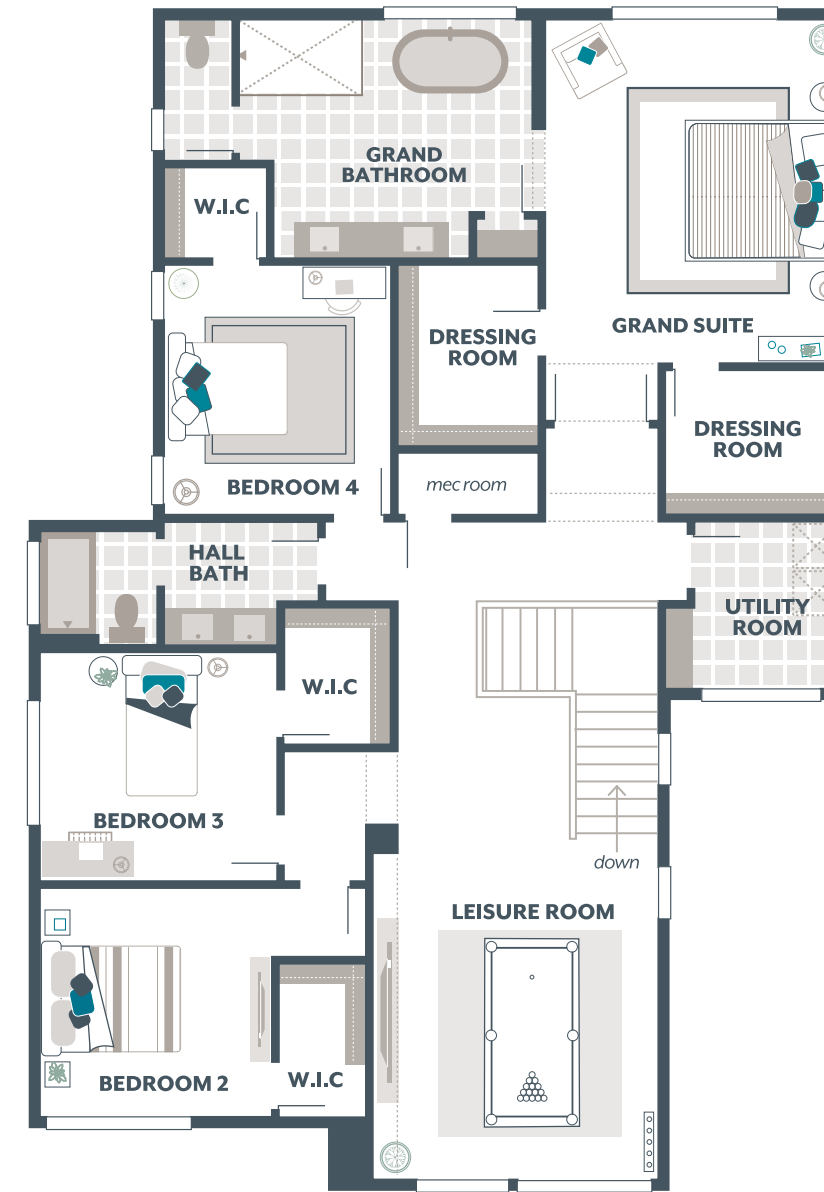
Main Floor	1662
Upper Floor	1849
Outdoor Room	166
Total Square Feet	3677
Garage	489



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Flexible Duet Living Suite to accommodate multi-generational living arrangements
- Duet Living Suite features a private main floor Guest Ensuite with Private Bathroom, Guest Leisure and Kitchenette
- Private access to Duet Suite via double doors off Foyer
- Kitchenette features microwave, sink, upper and lower cabinets with Quartz countertop and tile backsplash
- Luxurious Designer free-standing tub in Grand Suite with Dual Dressing Rooms
- Perfectly placed Leisure Room on the upper floor for extra entertainment space
- Grand Butler's Pantry with direct access to Garage
- Signature Outdoor Room accessed to Great Room and Dining Room via wall-height sliding glass doors



Total square footages include outdoor room. The finished square footage areas provided are calculated based on ANSI Z765-2193 standards as commissioned by National Association of Home Builders (NAHB). Finished square footage calculations were made based on plan dimensions only and may vary from finished square footage of the home as built.

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LUXURY INCLUSIONS ARE OUR STANDARD

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- Superized Grand Kitchen Island with deep overhang and spacious seating
- 3cm Quartz Countertops are low-maintenance and incredibly durable
- European Frameless Cabinetry with soft-close function and full-extension drawer glides
- Stunning full-height backsplash at Kitchen counter
- Sleek Chrome faucet and Stainless Steel Sink
- Professional grade appliances package in Stainless Steel including combination wall oven and microwave, 36" gas cooktop, and energy-efficient dishwasher
- Pantries, Butler's Pantries, and Grand Butler's Pantries (per plan)
- Stainless Steel wall hood with integrated lighting
- Nine cylindrical bulb chandelier in Dining Room
- State-of-the-art wide-plank timber-look flooring
- Grand Suite features designer freestanding tub, and 76-inch-high frameless glass shower featuring thick 3/8-inch glass, pivoting glass door and Chrome finish hardware
- Chic wood and frosted glass front entry door with keyed-entry handle set and secured deadbeat in designer Chrome finish
- Expansive and oversized windows throughout allowing for natural light to flood inside
- LED flush rim lighting throughout
- Signature Outdoor Room with oversized sliding glass doors, low maintenance composite flooring, and optimum lighting
- A wide variety of unique facades with exclusive architectural details including modern brick, stacked stone or tile

The list goes on and on...ask us for details.



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