



MAINVUE HOMES

MULTI-GENERATION LIVING OPTIONS



THE
DIFFERENCE IS
EVERYWHERE





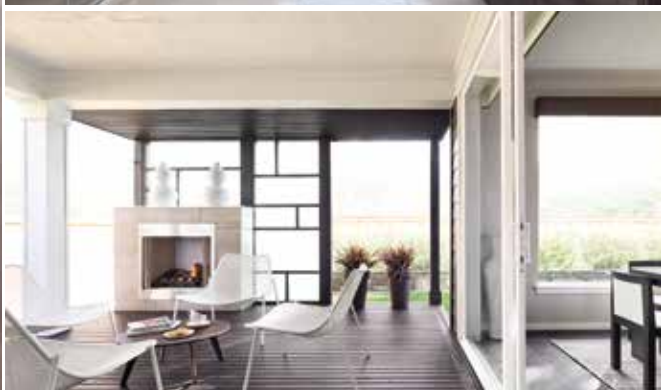
**MULTI-GENERATION
LIVING OPTIONS**

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 MASTER SUITES

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



DUET LIVING SUITE

Homes designed with a full secondary living quarter complete with Bedroom, 3/4 Bathroom, Leisure Room, Kitchenette and private exterior access.



*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 over-night 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 master 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 master 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 MASTER SUITES	DUET LIVING SUITE	BATHS	GARAGE	MULTI-PURPOSE ROOM	DEN	LEISURE ROOM	GRAND BUTLER'S PANTRY	PAGE
HUDSON	3262	180	5	•				2.75	2			•		13 - 16
DEVLON	4126	227	5	•				4.75	2		•	•	•	17 - 20
HAVANNA	3130	140	5		•			3.5	2			•		23 - 26
LAWSON	3889	237	5		•			5.5	2			•	•	27 - 30
DEVLON	4126	227	5		•			5.5	2			•	•	31 - 34
GLENDALE V2	4249	205	5			•		3.5	3		•	•	•	37 - 40
ELLINGTON V3	3624	149	4			•		3.5	2	•		•		41 - 44
MAINVUE DUET	3646	166	5				•	3.5	2			•	•	47 - 50

*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.



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



HOMES DESIGNED WITH A **GUEST ROOM**

Homes designed with a Guest Room and private 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 >



HUDSON

BUILT WITH GUEST ROOM



CALM. COOL. AND COLLECTED.

Outside The Hudson, daily life has its occasional share of stress. But the meticulous design that goes into this modern MainVue plan presents gentler sides of living in a setting where you can just be yourself.

Redefining what it means to truly come home begins at the streetscape, where a contemporary façade puts its tasteful twist on the covered front porch twin columns with a custom designed wood and glass panel front door. It grows even more visually stunning as the polished timber-look wide-plank flooring runs throughout most of the main level.

The Hudson is already set steps ahead with its drawn-to-perfection open-flow living

area. Angles from the nearby dining room and sophisticated kitchen carve a savvy L-shape around the great room's comfortable haven.

Settle into a comfy chair near the warmth of the focal-point fireplace while the kitchen's Electrolux appliances kick into action. Pull handy ingredients from the walk-through butler's pantry for an easy-prep dinner – or pour drinks at the kitchen's oversized island for cocktails with friends. From here, the party flows naturally through ceiling-height walls of sliding glass open into the all-season Signature Outdoor Room.

If entertaining holiday visitors calls for hosting them overnight – or longer – open the door to The Hudson's main-level guest room. Separate from other bedrooms in the home, this design offers direct access to a well-appointed three-quarter bath with semi-frameless walk-in glass shower and personal closet. Arranged just off the chic foyer, The Hudson allows guests to stay and leave at their leisure.

Bedrooms for everyone else in the home are up the unique kitchen-access staircase, where three secondary bedrooms fill three corners. Through a magnificent oversized double-door entry to the fourth corner, meanwhile, the master suite captures the essence of “aaaaah”. An oversized wardrobe dressing room, posh double vessel-sink vanity with Grohe designer faucets, Euro-style stand-alone soaking tub and sophisticated tile-surround shower complete the sanctuary scene.

Resolved to offer relaxation, the Hudson delivers a design that puts peace within reach.



*Love your
MainVue
home.*



HUDSON
BUILT WITH
GUEST ROOM

3262 SQUARE FEET

5 | 2.75 | 2

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

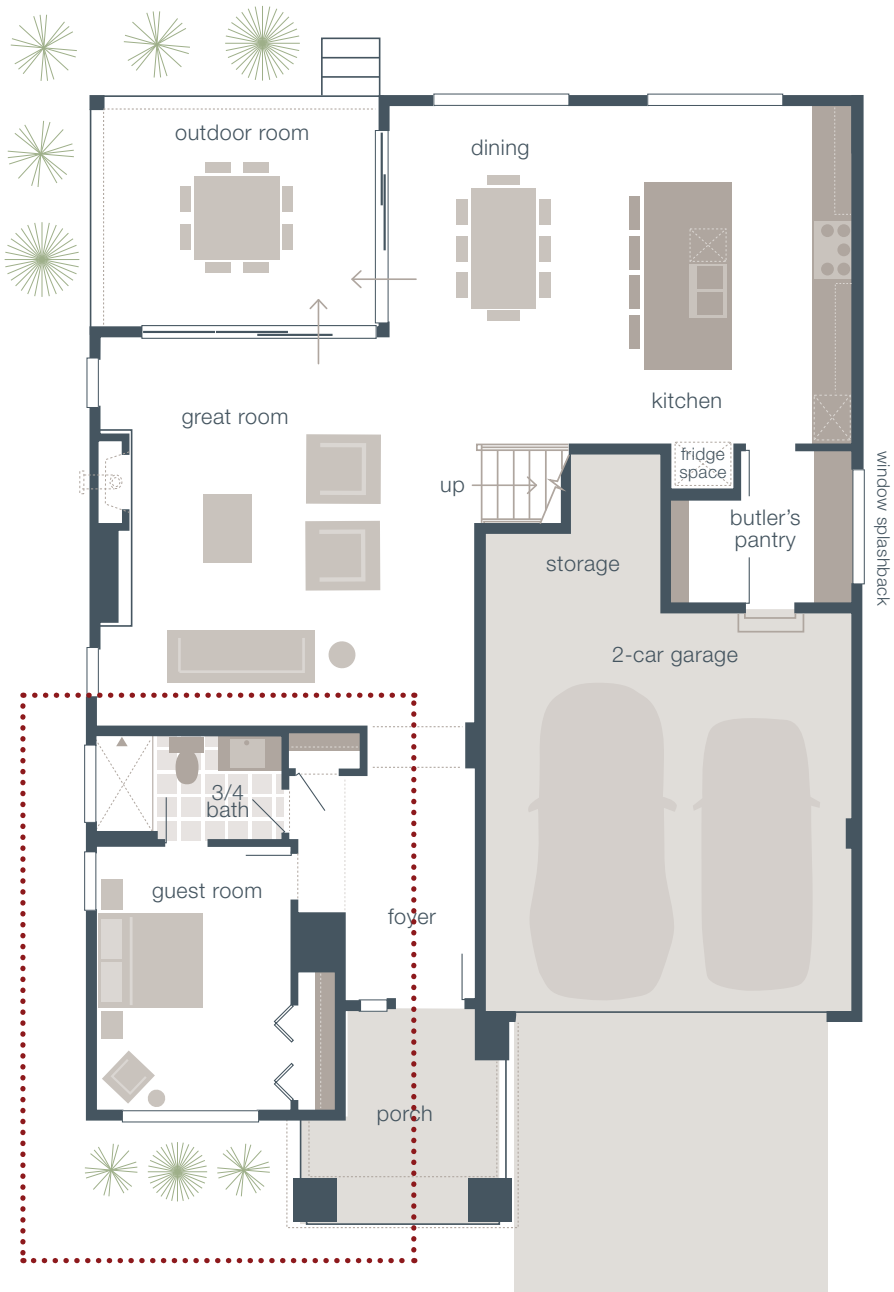
Main Floor	1329
Upper Floor	1753
Outdoor Room	180
Total Square Feet	3262
Garage	473

AVAILABLE OPTIONS:

Mud Room ILO Butler's Pantry,
Alternate Master Bath Tub Design



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Large forward Guest Room with Bath-room access, set away from the main living area for privacy
- Gourmet Kitchen with Quartz counters and Stainless-Steel appliances
- Butler's Pantry with direct access to Garage and unique window splashback for added natural light
- Perfectly placed Leisure Room on the upper floor for an extra entertainment space
- Luxurious Master Bath with designer free-standing tub and expansive dressing room
- Three secondary Bedrooms, two with a walk-in closet
- 2-car garage with enhanced storage area
- Corner situated 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.



DEVLON

BUILT WITH GUEST ROOM



PORTFOLIO FOR LUXURY LIVING.

Every facet of The Devlon is methodically planned to meld maximum style, luxury and practicality. After that, you make all the rules. Choose whether you arrive home through the chic glass-panel entry door – or via the discreet access into the grand butler’s pantry (which can be modified into a mud room) from the two-bay garage with bonus storage.

Overnight guests, meanwhile, can make themselves at home via the fashionable front entry leading toward an exclusive ease-of-accessibility guest room. With walls broad enough for a Smart TV and a closet wide enough for an extended stay, the guest room offers its own walk-in access to a lux-

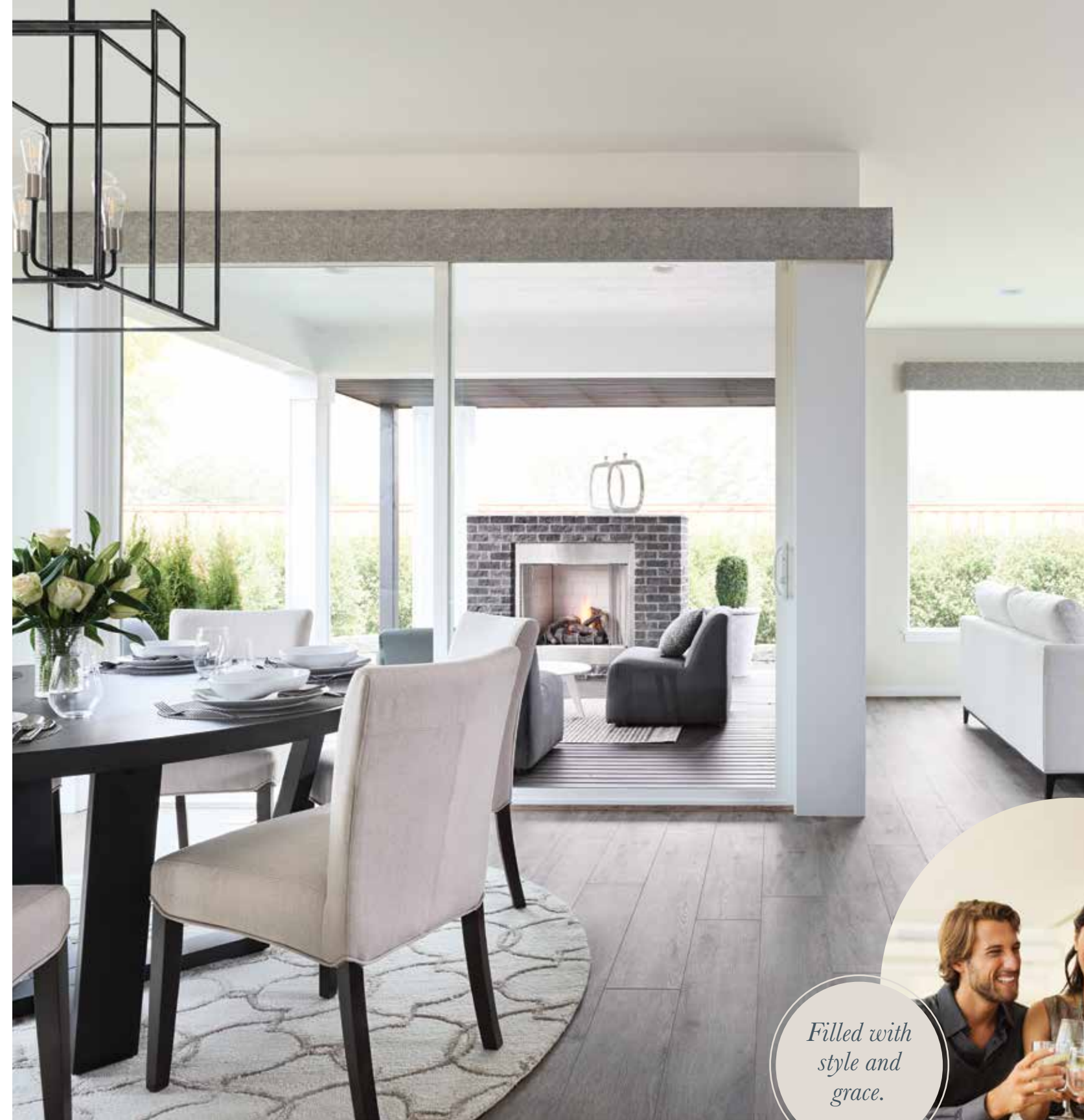
urious bath with a semi-frameless walk-in shower. Guest room privacy is protected by its neighboring spaces: a professional den and the sophisticated great room.

Once inside, adults may choose to wrap up some work in the front-facing den – or leave it for later and instead ascend the foyer showpiece: a two-story, open-ceiling staircase with artisan open-iron railing. A vestibule to oversized doors opens into master suite luxury. Take a well-deserved nap, or pop into workout clothes in either of two dressing rooms. The master bath awaits with its soothing stand-alone tub, tile and glass accent shower and modern double-sink vanity.

Three secondary bedrooms, two with ensuites, are arranged down the hallway. The same hall leads to the lofted-ceiling leisure room designed with enough space for a large gaming table. The room expands with its view over the equally contemporary great room below.

Back on the main level, chic finishes add an urbane vibe to the kitchen. A storage pantry combined with extra wrap-around counters in the grand butler’s pantry add convenient meal preparation space. Often, it’s the supersized kitchen island facing the great room that catches the spotlight for grab-and-go meals or party foods for year-round entertaining in the popular signature outdoor room.

In the Devlon, it’s not just the good looks and amenities, but the versatility that becomes your true catalyst for modern luxury living.



Filled with style and grace.



DEVLON
BUILT WITH
GUEST ROOM

4126 SQUARE FEET

5 | 4.75 | 2

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

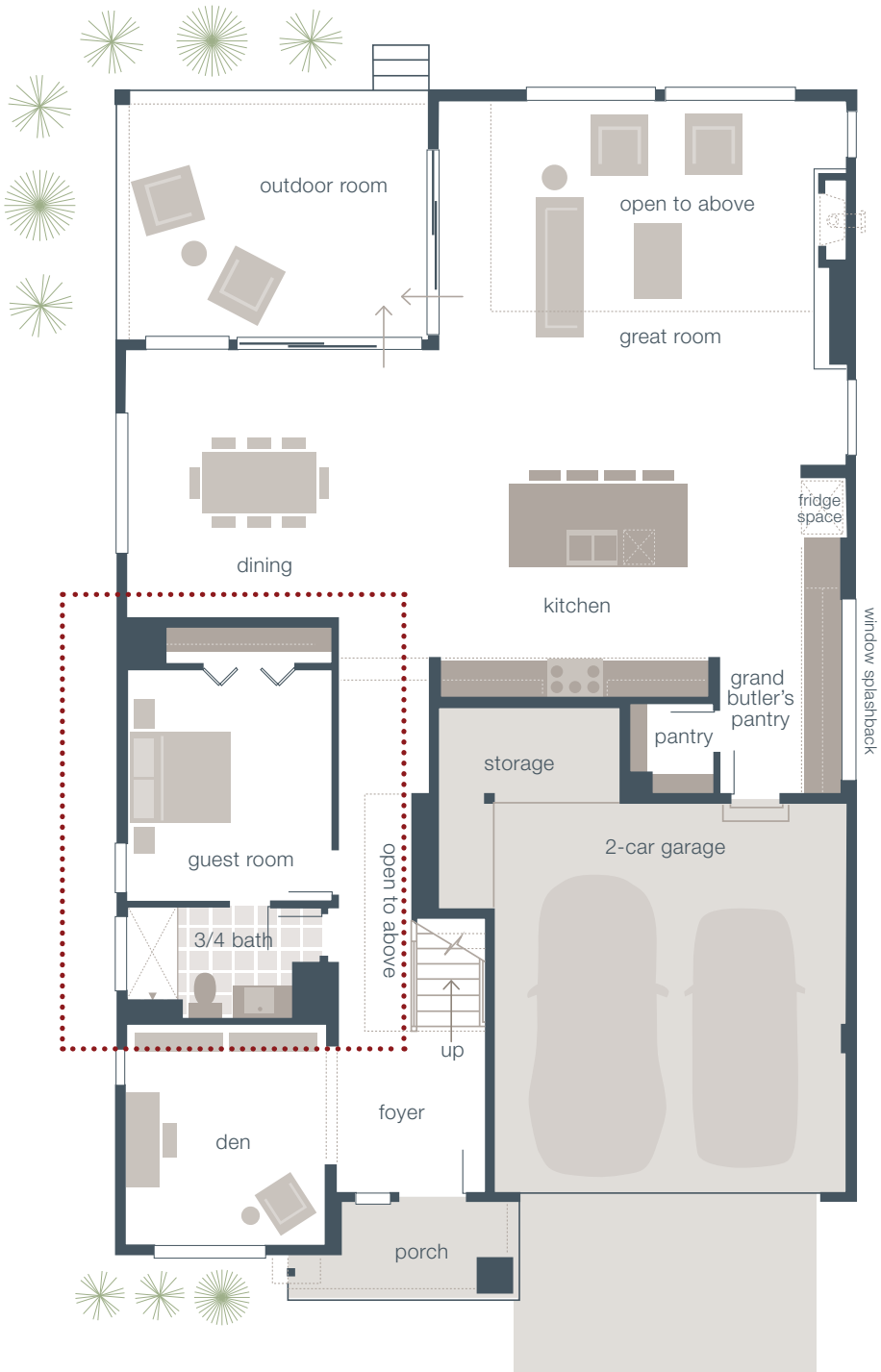
Main Floor	1705
Upper Floor	2194
Outdoor Room	227
Total Square Feet	4126
Garage	486

AVAILABLE OPTIONS:

Mud Room ILO Grand Butler's
Pantry, Enclosed Den



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Main Floor Guest Room with access to luxurious ¾ Bathroom
- Open entry Den located off dynamic entry Foyer adjacent to an artfully crafted staircase
- Grand Butler's Pantry with additional walk-in pantry and direct access to Garage and gourmet Kitchen
- Soaring double story Great Room creating an open and light-filled environment
- Gourmet Kitchen with Quartz counters and supersized grand kitchen island
- Master Suite with free-standing designer tub and dual walk-in Dressing Rooms
- A convenient upper floor with a centralized staircase and perfectly placed Leisure Room overlooking grand Foyer below for connectivity
- Expansive Signature Outdoor Room



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*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 >



HAVANNA

BUILT WITH GUEST SUITE



SWEET SPOT FOR SUITE LIVING.

When the main-level bedroom suite is so comfortable that the only thing missing is room service, it's clear: your guests will find their own slice of home in The Havanna with Guest Suite – an inspired spin on an original MainVue success story. Now, with beautiful bedroom quarters and exclusive full bathroom (with bonus space for an optional stacking washer/dryer), you won't be surprised if cross-generational guests choose to stay longer than they first planned.

Luxurious guest suite touches – from sleek Grohe faucets to a generous walk-in closet – match the same high standards MainVue's sets throughout the home.

And, as always, The Havanna's vibe reflects your mood of the moment. Shared main-level living in the open-flow great room, gourmet kitchen and dining space remains ready to be "Game Day Party Central"; the Signature Outdoor Room linking these interior rooms is still an open invitation to count stars or read the morning newspaper. Bonus storage in the two-car garage can still handle your "stuff" – and, the upstairs leisure room connecting three secondary bedrooms still easily converts from your yoga or zen zone to weekend video game battles. With main-level guest suite privacy available to complement The Havanna, short- or long-term guests are free to join in any - or none of these.

Blending a family? Older children from a previous relationship will appreciate knowing the suite is waiting especially for them. Welcoming semi-independent college kids home for the holidays or summer months? Or hosting active seniors or

in-laws for an extended stay? Proximity to the dynamic columned entry porch, via the gallery-like foyer, conveniently connects suite-users to class, work or their own social life.

Homeowners, meanwhile, bask in master suite privacy throughout the entire rear of the upper level, showcasing two dressing rooms, a soak-it-up/soak-it-in free-standing tub, and double-sink/quartz-crowned vanity across from the semi-frameless walk-in shower.

Clearly, life doesn't get much sweeter than MainVue's Havanna Guest Suite plan.



*Luxury
everywhere.*



HAVANNA

BUILT WITH GUEST SUITE

3130 SQUARE FEET

5 | 3.5 | 2

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

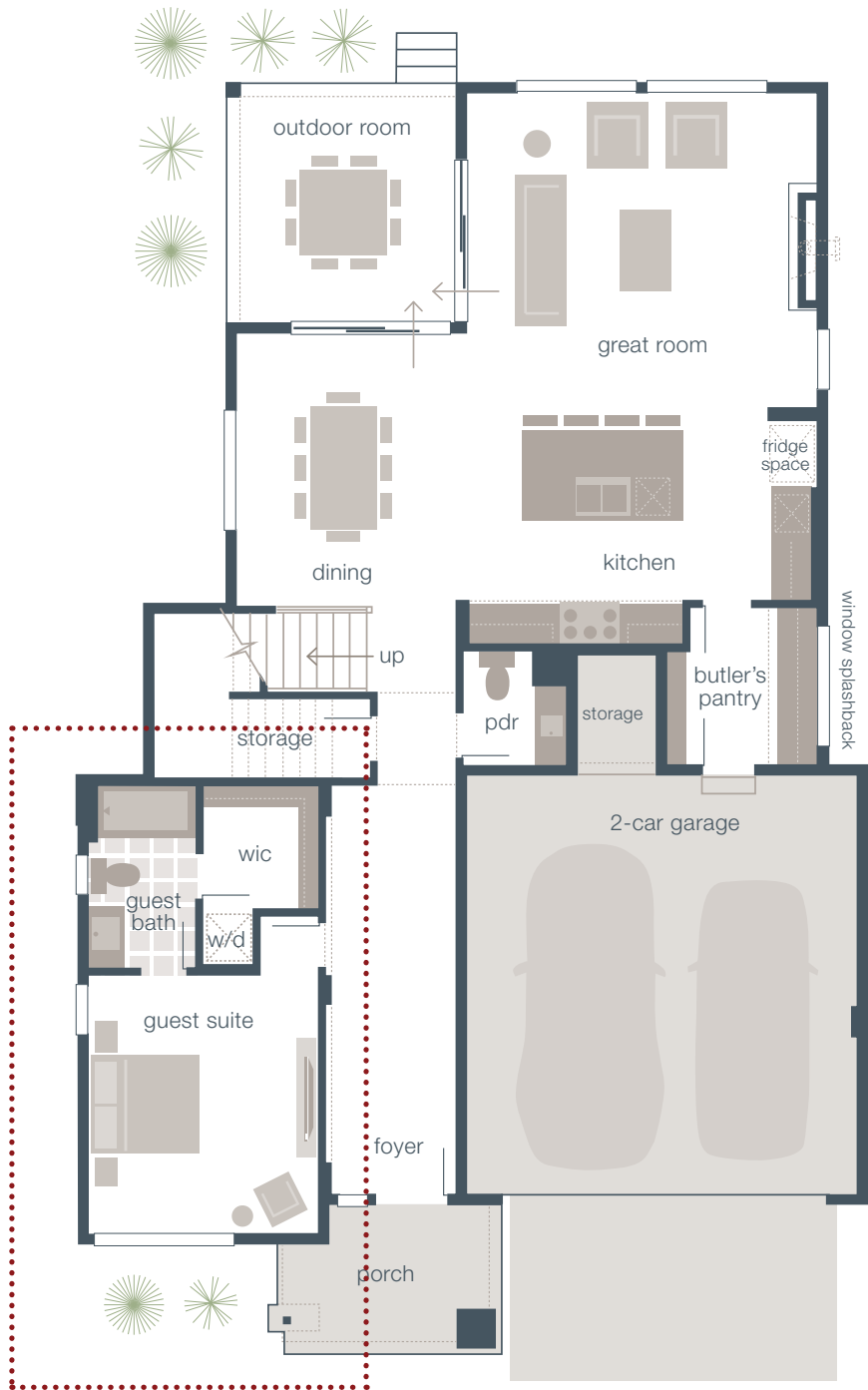
Main Floor	1350
Upper Floor	1640
Outdoor Room	140
Total Square Feet	3130
Garage	455

AVAILABLE OPTIONS:

Bedroom 6 ILO Leisure Room, Grand Butler's Pantry, Mud Room ILO Butler's Pantry



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Main floor Guest Suite with private Bath and Walk-In Closet
- Guest Suite option to add stacked washer and dryer
- Seamlessly connected Great Room and Dining Room to gourmet Kitchen
- Supersized, entertainment-ready kitchen island with sleek quartz countertops
- Butler's Pantry with unique window splashback and direct access to Garage
- Perfectly placed Leisure Room on the upper floor for an extra entertainment space
- Upper Floor Master Suite with designer free-standing tub and dual dressing rooms
- Signature Outdoor Room with over-sized sliding glass doors
- Extra Garage storage



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LAWSON

BUILT WITH GUEST SUITE



LOFTY LUXURY.

Natural light, expansive volume and soaring ceilings blend meticulously in The Lawson – a design where only the sparkling night sky beyond the home’s spectacular signature outdoor room reaches higher. From the main level’s centrum connecting the alluring great room, sophisticated style radiates upward to the second-floor outlook, and outward in multiple dazzling directions.

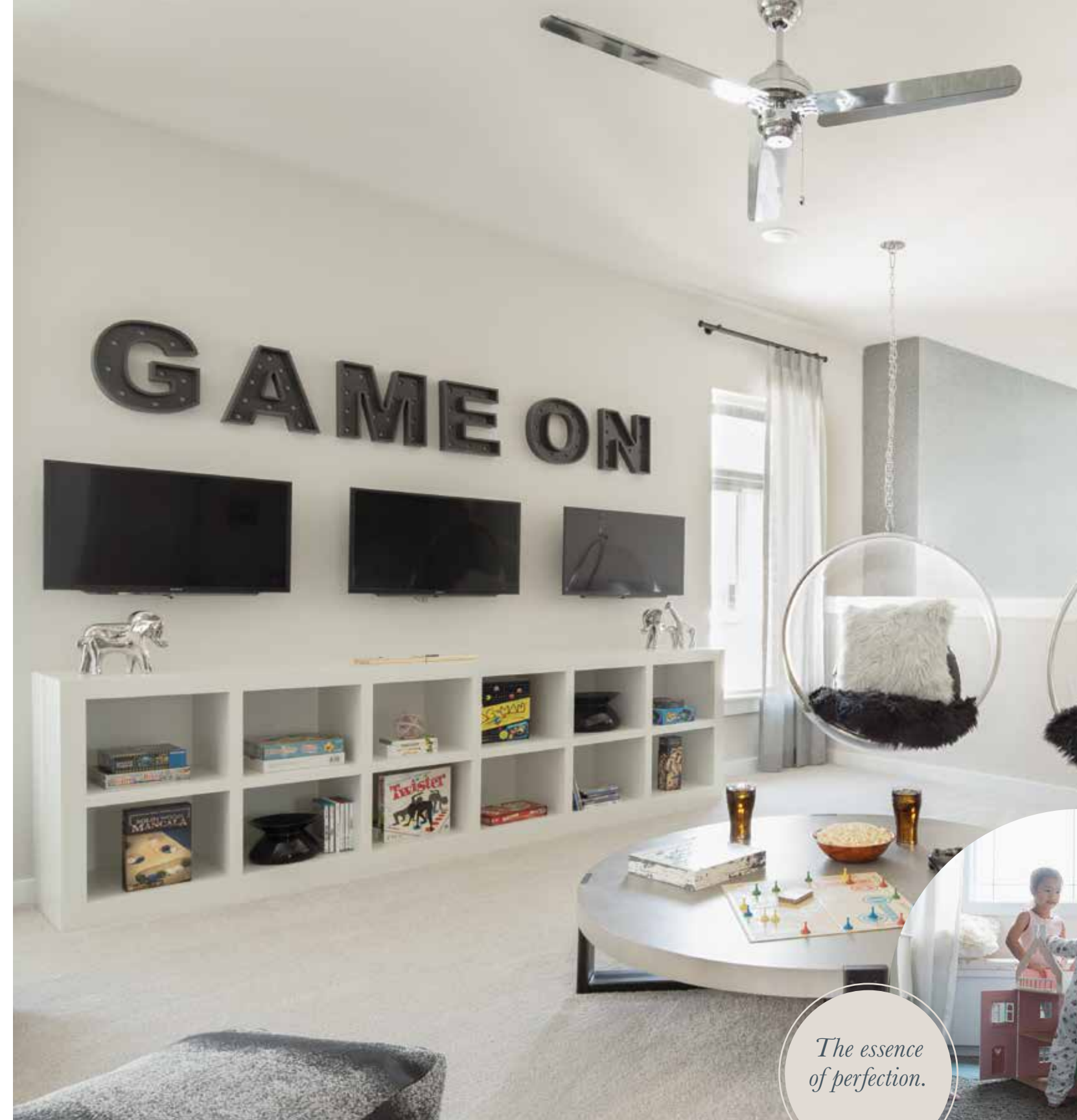
Toward the home’s front, a gallery-like foyer leads to the guest suite – especially spacious quarters for brief or extended stays. This suite features its exclusive walk-in closet and full bathroom, plus its proximity to the entry allows guests discretion to leisurely come and go.

There’s also an inviting vibe toward shared living areas, where good times swell into the chic dining room and generous signature outdoor room. Sliding glass window-walls connect to the dynamic kitchen – a hub of functional aesthetics. Luxury presentation shows in its gleaming stainless steel appliances, and quartz-top counters and super-sized kitchen island.

Everyday essentials are as close as the walk-through grand butler’s pantry, which links to the garage and additional walk-in pantry, enclosed for extended, discreet space for convenient party preparation.

Beyond the panoramic loft upstairs, carve out important time for yourself in the master suite’s protected privacy. Windowlight dazzles over the bath’s designer, free-standing soaking tub, tile-accent shower and double-vessel sink vanities – both near an impressively large, separate dressing room.

From the kick-your-feet-up leisure room at the top of the staircase, cozy niches, walk-in closets and two ensuites prove that there is always more than meets the eye in The Lawson.



The essence of perfection.



LAWSON
BUILT WITH
GUEST SUITE

3889 SQUARE FEET

5 | 5.5 | 2

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

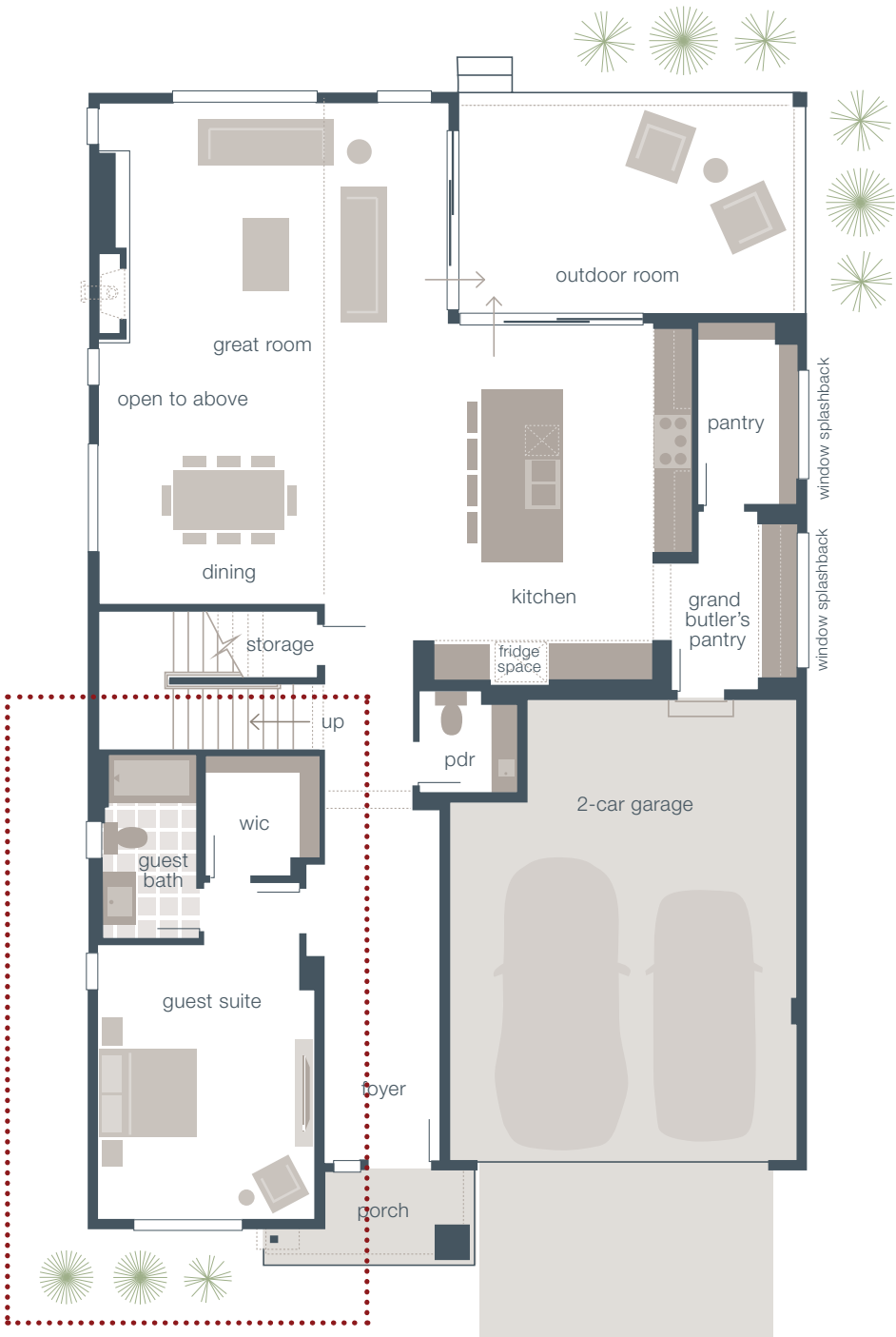
Main Floor	1692
Upper Floor	1960
Outdoor Room	237
Total Square Feet	3889
Garage	495

AVAILABLE OPTIONS:

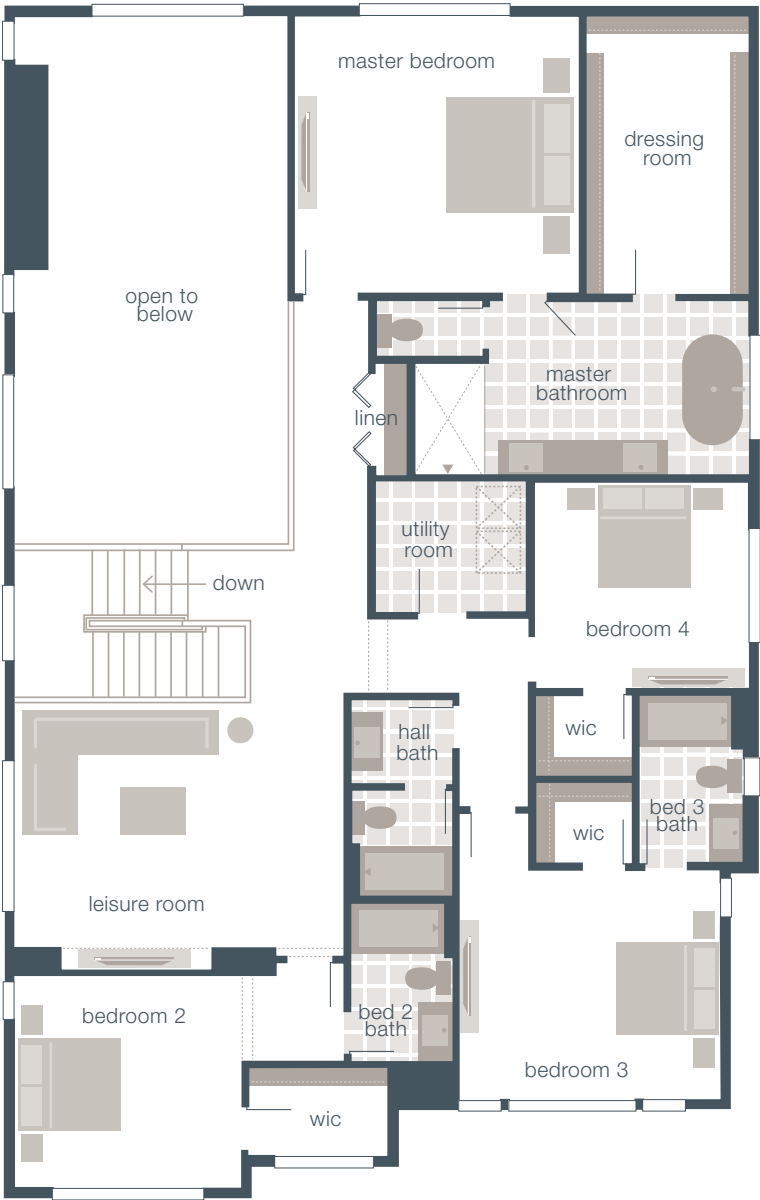
Bedroom 6 ILO Leisure Room,
Mud Room ILO Butler's Pantry



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Main Floor Guest Suite with private Bath and walk-in Closet
- Soaring double story Great Room and Dining Room seamlessly connected to Kitchen and Signature Outdoor Room
- Grand Butler's Pantry plus extra-large additional pantry, with direct access to Garage and gourmet Kitchen
- Open staircase leading to upper floor overlooking Great Room below allowing a flood of natural light and volume
- Upper floor Master Suite with designer free-standing tub and expansive walk-in closet
- Three secondary bedrooms each with their own Walk-In Closet
- Ensuite Baths in Bedroom two and three
- Expansive Signature Outdoor Room



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DEVLON

BUILT WITH GUEST SUITE AND GUEST LEISURE



SUITES & RETREATS.

As if an address all its own is crafted into The Devlon, this visionary layout offers an exceptional and original floor plan with the bonus of an entirely new private guest suite and leisure room arranged into independent-if-needed living quarters.

Engaging as ever, the modern glass-panel door at the covered front porch reveals a two-story, soaring-ceiling staircase with open-iron railing. This dramatic foyer is for the entire home but doubles as the private entry to the guest-reserved suite's leisure room – spacious enough to entertain the guest's own guests. From here, a walk-through vestibule passes the suite's wardrobe closet before emerging in the guest

bedroom, complete with its own luxury bath amenities.

Back in the foyer, follow elegant flooring past the artisan-crafted staircase before emerging in the expansive great room – a trifecta of interior space. Chop, toast, roast and baste up a feast in the urbane kitchen, where quartzite crowns the super-sized kitchen island and its especially-long grand butler's pantry prep counter. Tucked around this pantry's discreet corner: access to an extra essentials' pantry and the owners-only door connected to a two-bay garage with even more dedicated bonus storage.

Equally therapeutic and practical, the Signature Outdoor Room segues off the shared living space via dramatic sliding window-walls, creating a magnet for leisurely loungers and adventurous grill-masters.

Upstairs meanwhile, a vestibule to French doors

reveals master suite sanctuary. Up the ante with your bubbles in the stand-alone soaking tub after changing clothes in either of two dressing rooms. Designer tile and glass accents grace the nearby shower and double-sink vanity.

Off-setting the master suite, three secondary bedrooms and three more second-floor bathrooms await near the front of the home – not far from a hallway leading to a lofted-ceiling leisure room. Designed with space enough for a large screen, homework, craft or workout zone, the room seems to expand via its dynamic view over the great room below.

When filling your home with everything you love means creating dedicated space for everyone you care about, The Devlon with complete Guest Suite plan is the definition for visionary luxury living.



*An icon
in style and
design.*



DEVLON

BUILT WITH GUEST SUITE
AND GUEST LEISURE

4126 SQUARE FEET

5 | 5.5 | 2

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

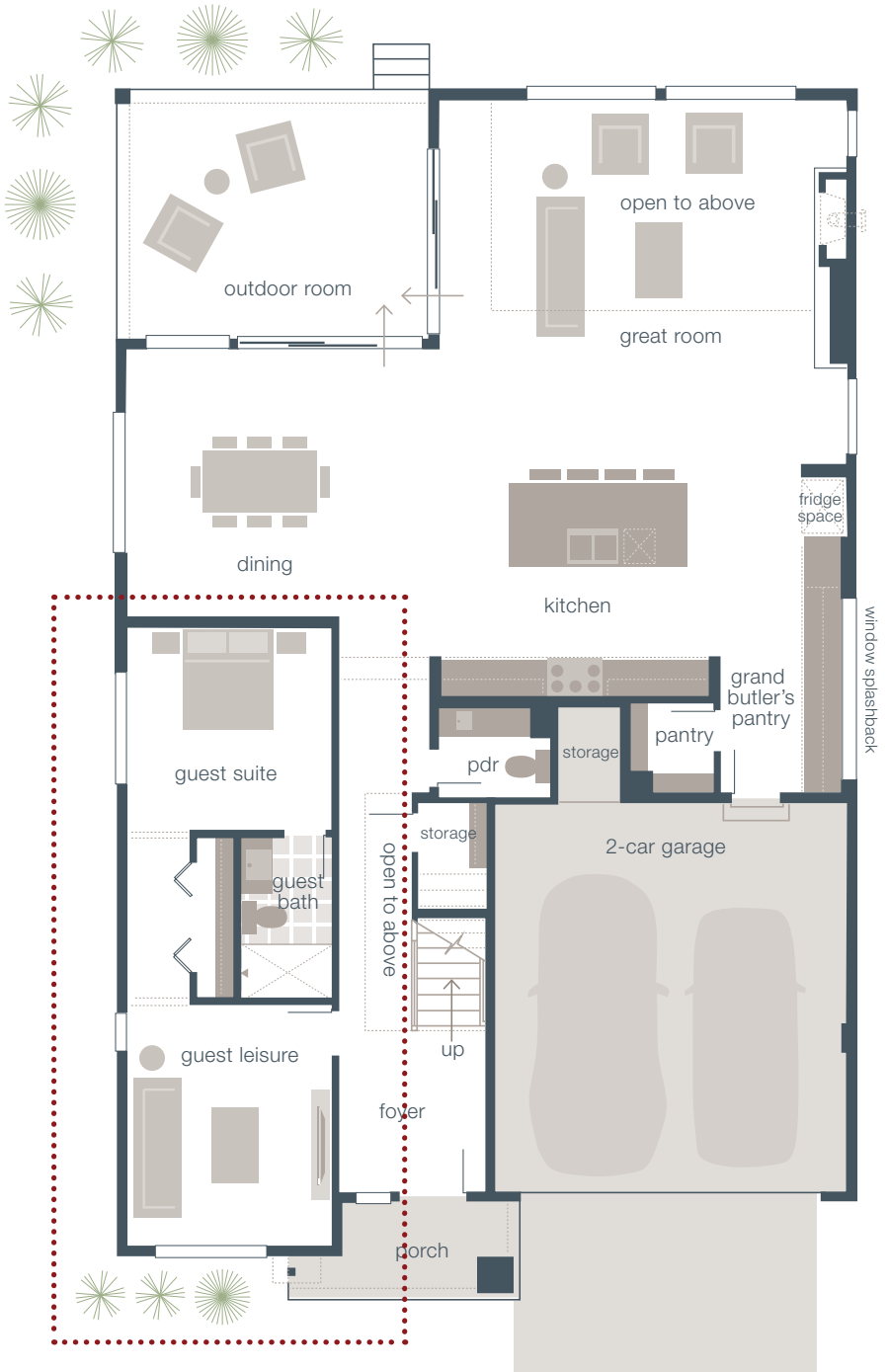
Main Floor	1705
Upper Floor	2194
Outdoor Room	227
Total Square Feet	4126
Garage	486

AVAILABLE OPTIONS:

Mud Room ILO Grand Butler's
Pantry, Enclosed Master
Bathroom



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

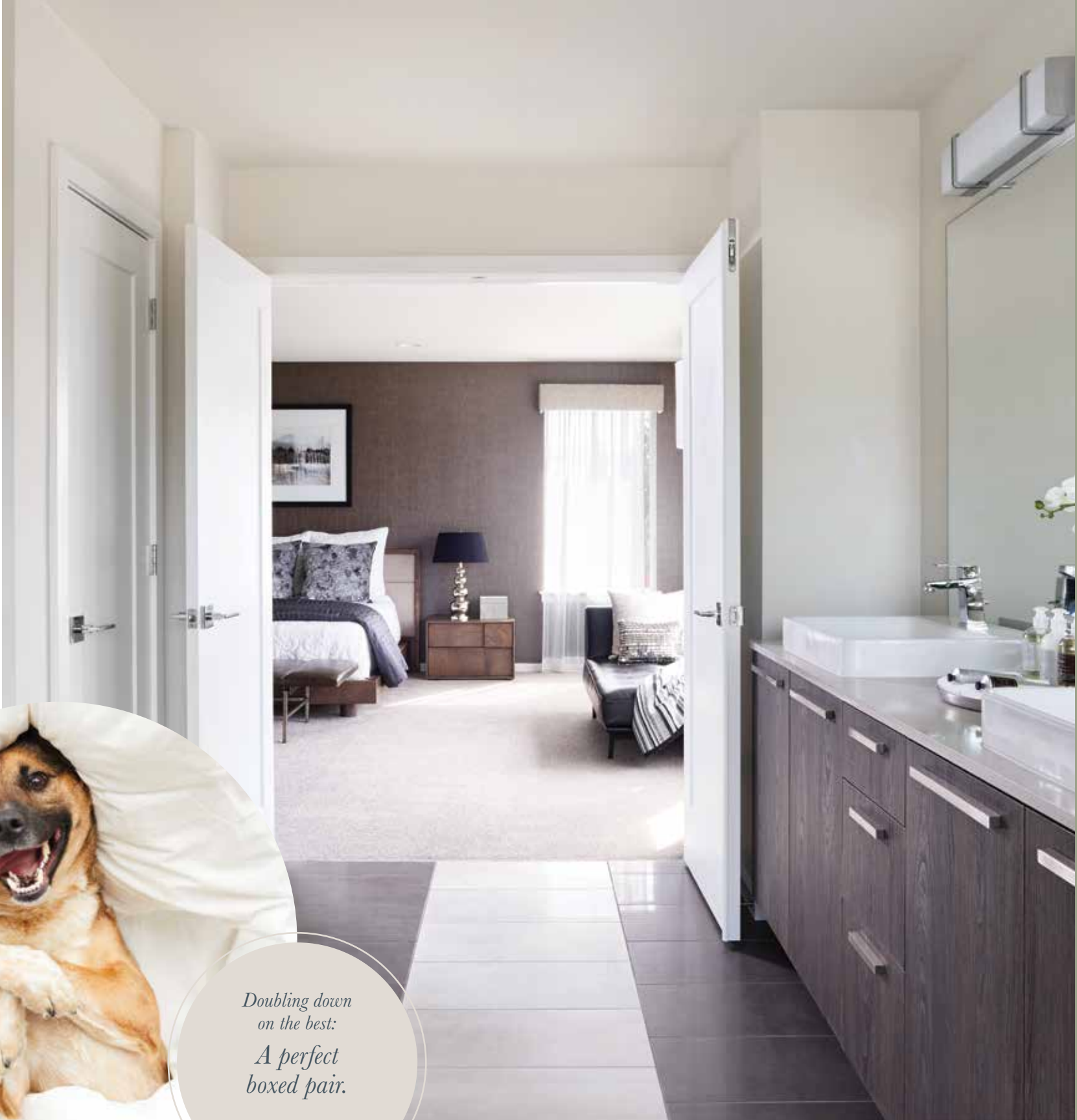
- Main Floor Guest Suite plus Guest Leisure Room
- Soaring double story Great Room
- Gourmet Kitchen with a seamless flow into the Grand Butler's Pantry featuring extra storage and a unique window splashback
- Supersized, entertainment-ready kitchen island with deep overhang for spacious seating topped with Quartz
- Master Suite with free-standing designer tub and dual walk-in dressing rooms
- A convenient upper floor Leisure Room overlooking Great Room below
- Extra Garage storage space
- Private ensuite Baths in Bedrooms two and three
- Expansive Signature Outdoor Room



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



HOMES DESIGNED WITH **DUAL MASTER SUITES**

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



For suites so nice we made them twice, these plans harmonize dual master 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 master 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 >



GLENDALE V2

BUILT WITH DUAL MASTER SUITES



EXPLORE THE EXCEPTIONAL.

Set your internal navigation system on "roam" because innovative multi-generational space in The Glendale is worth exploring all on your own, room by room.

Prefer a magnificent master suite on the main level? It's included. Want to double-down on a second master bedroom upstairs, too? The Glendale has you covered. Covet a colossal upstairs leisure room with volume that reaches out to the two-story foyer? Consider it done. Even the three-car garage enhances the convenience and appeal for more than one set of adults living under a single roof.

Arrive at the entry's glass panel-framed door while stepping in to a soaring-ceiling foyer

with dynamic pendant lighting and two-story walls ready for art of your choosing. While some guests will linger at the corner-set den, others will follow the wide-plank timber-look floors past the design's stylish staircase toward the riveting dining room.

From here, sit down at the oversized service island in the kitchen where unrivalled Electrolux appliances become kick-starters to formal dinner parties and late-night snacks. Stocking for entertainment is easy: errand-day access to the walk-through butler's pantry and step-in interior storage pantry is discreet via the oversized garage. Especially large window-walls off the kitchen and adjacent L-shaped great room open out to MainVue's light-infused semi-central Signature Outdoor Room.

For main-level master bedroom privacy, continue beyond the discreet vestibule toward the corner-set suite. It is graced with a tile-accented bath, Grohe faucets, a vanity with side-by-side vessel

sinks, soothing stand-alone tub and step-in shower.

Upstairs, three secondary bedrooms – two with their own walk-in closets – connect to the casual-spot leisure room where spacious comfort shifts into down-time with games, movies, work-outs or crafts – potentially all in the same day.

Down the private hallway, Master Bedroom II – an equally impressive reflection of the main-level suite – fills the entire rear of the upper floor with two walk-in closets, a relaxing menu of bath amenities, and a bedroom wall space ideal for its own big screen TV.

With spaces like these in The Glendale, you're never at a loss for luxury.



Luxury and innovation.



GLENDALE V2

BUILT WITH DUAL
MASTER SUITES

4249 SQUARE FEET

5 | 3.5 | 3

Dual Master Suites, Den, Grand
Butler's Pantry, Leisure Room,
Signature Outdoor Room

Main Floor	2089
Upper Floor	1955
Outdoor Room	205
Total Square Feet	4249
Garage	628



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Dual Master Suites on Main Floor and Upper Floor
- Master Suites each include free-standing designer soaking tub, dual vanities with quartz counters and expansive walk-in dressing room
- Grand entry with soaring double story Foyer and Den
- Grand Butler's Pantry with additional walk-through pantry for flexible and convenient access to Gourmet Kitchen
- Perfectly placed Leisure Room on upper floor overlooking Grand Foyer below allowing a flood of natural light and volume
- Three secondary bedrooms, two with a walk-in closet
- Centrally situated Signature Outdoor Room with direct access to Great Room and Gourmet Kitchen via wall-height sliding glass doors



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ELLINGTON V3

BUILT WITH DUAL MASTER SUITES



IN SYNC WITH A FLAWLESS FIT.

Without a doubt, your household is one-of-a-kind – especially when it feels as if you have more than one family under one roof. When your new home needs require this kind of flawless fit, MainVue delivers. Proof positive: The Ellington's exceptional versatility featuring two generous master bedroom suites – one on each level.

It means multi-generational households don't have to sacrifice the luxury amenities that come with only one master offering. The Ellington's intuitively-designed main-level master showcases a sweeping suite with a tile-surround drop-in soaking tub, semi-frameless glass shower and luxurious dual-sink vanity leading to a dressing room closet. Meanwhile, a second master

– complete its own virtually identical superior bath and closet features – is arranged at the rear of the upstairs for maximum privacy.

Around the corner from the upstairs leisure room's engaging vibe, even The Ellington's two secondary bedrooms host their own walk-in closets and shared bath. The result: almost endless options for two couples, live-in grandparents, families with a nanny or au pair, and young adults who are living with parents before finding their own home.

For gathering spaces, the main level's great room is energized by the hum from the gourmet kitchen: a modern fusion of sophisticated dining and great rooms, spotlighting a warm fireplace, quartz-crowned supersized service island, and a corner-set Signature Outdoor Room – expansive space as brilliant as the natural light that streams through its floor-to-ceiling sliding walls. Off the kitchen, a walk-through butler's pantry with owner access to the two-bay garage sweetens the deal with savvy storage and discreet meal-prep counters.

Far more striking: the modern façade and columned porch leading to the on-trend glass-panel entry door. Inside, volume amps up in the statement-making foyer and the adjacent entertainment-ready multi-purpose room. Make it a play zone, game room, viewing studio, library or semi-formal reception space: the potential is undeniable.

With every last inch, for each of its one-of-a-kind buyers, The Ellington offers versatility in a class by itself.



*All
luxury with
no limits.*



ELLINGTON V3

BUILT WITH DUAL MASTER SUITES

3624 SQUARE FEET

4 bedrooms | 3.5 bathrooms | 2 cars

Dual Master Suites, Multi-Purpose Room, Butler's Pantry, Leisure Room, Signature Outdoor Room

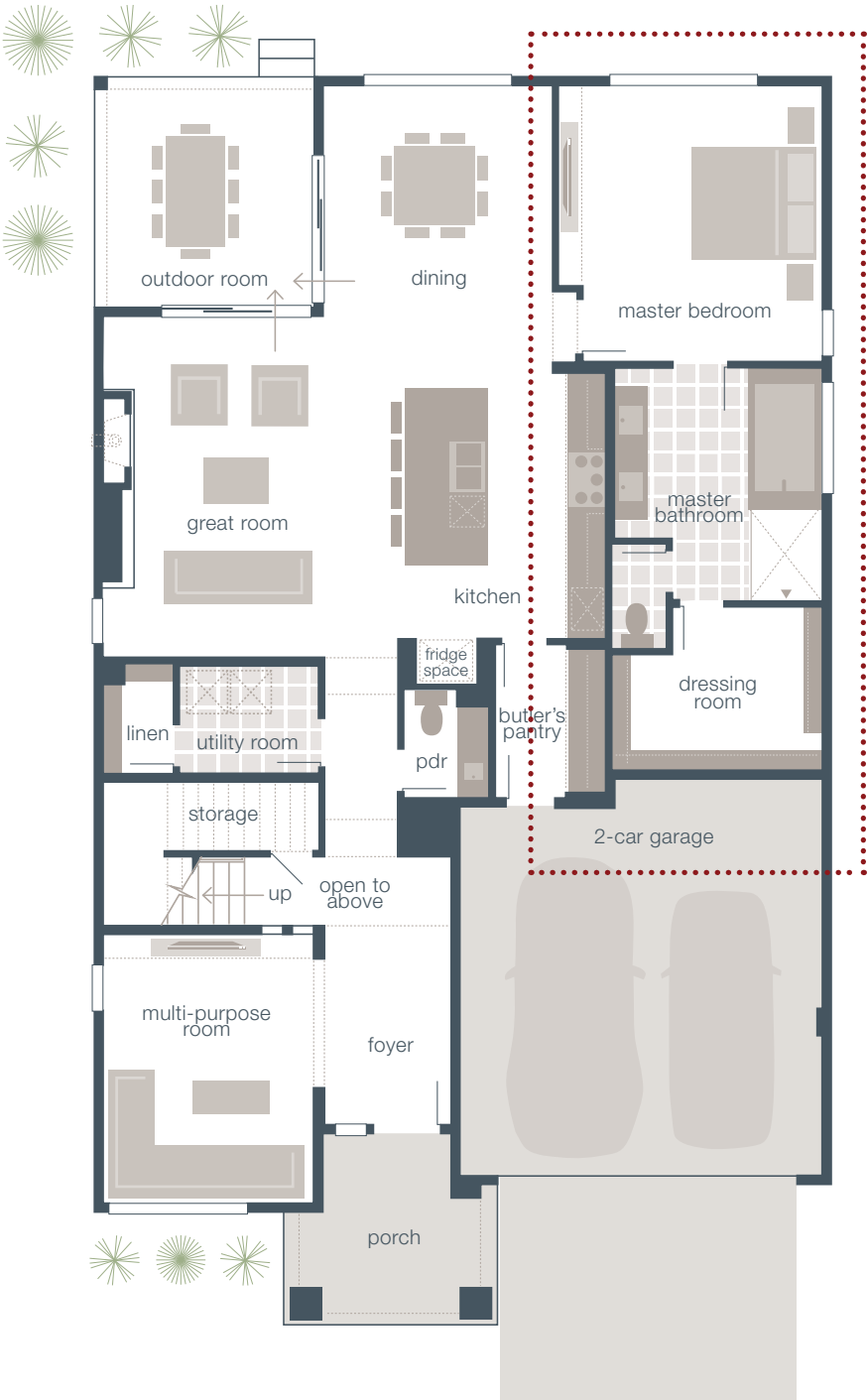
Main Floor	1815
Upper Floor	1660
Outdoor Room	149
Total Square Feet	3624
Garage	431

AVAILABLE OPTIONS:

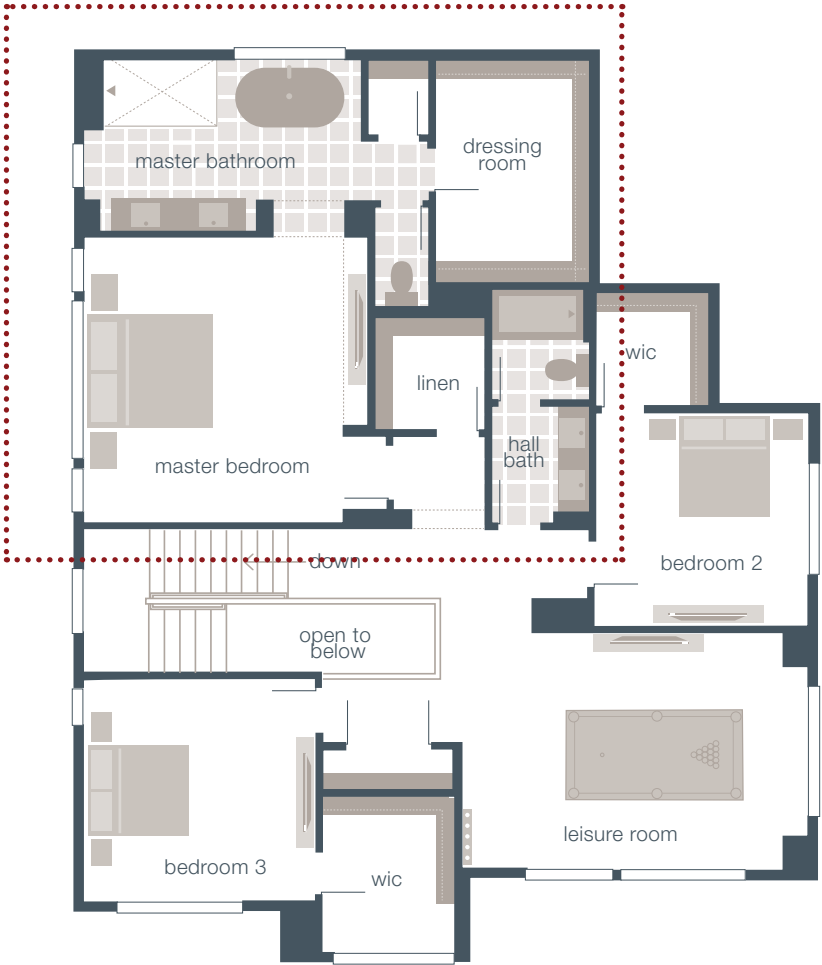
Enclosed Multi-Purpose Room, Alternate Master Bath Tub Design, Enclosed Leisure Room



Main Floor



Upper Floor



KEY DESIGNER FEATURES:

- Dual Master Suites on Main Floor and upper Floor
- Master Suites each include designer soaking tub, dual vanities with quartz counters and expansive walk-in dressing room
- Flexible Multi-Purpose Room with option to enclose
- Walk-through Butler's Pantry with direct access to Garage
- Gourmet Kitchen with Quartz counters and oversized Kitchen island for entertaining
- Main floor Powder Room with designer pendant lighting
- Two secondary bedrooms with walk-in closets
- Corner situated 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, Kitchenette and private exterior access.



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 >



MAINVUE DUET

BUILT WITH A 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 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 master 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.



MAINVUE DUET

BUILT WITH DUET LIVING SUITE

3646 SQUARE FEET

5 | 3.5 | 2

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

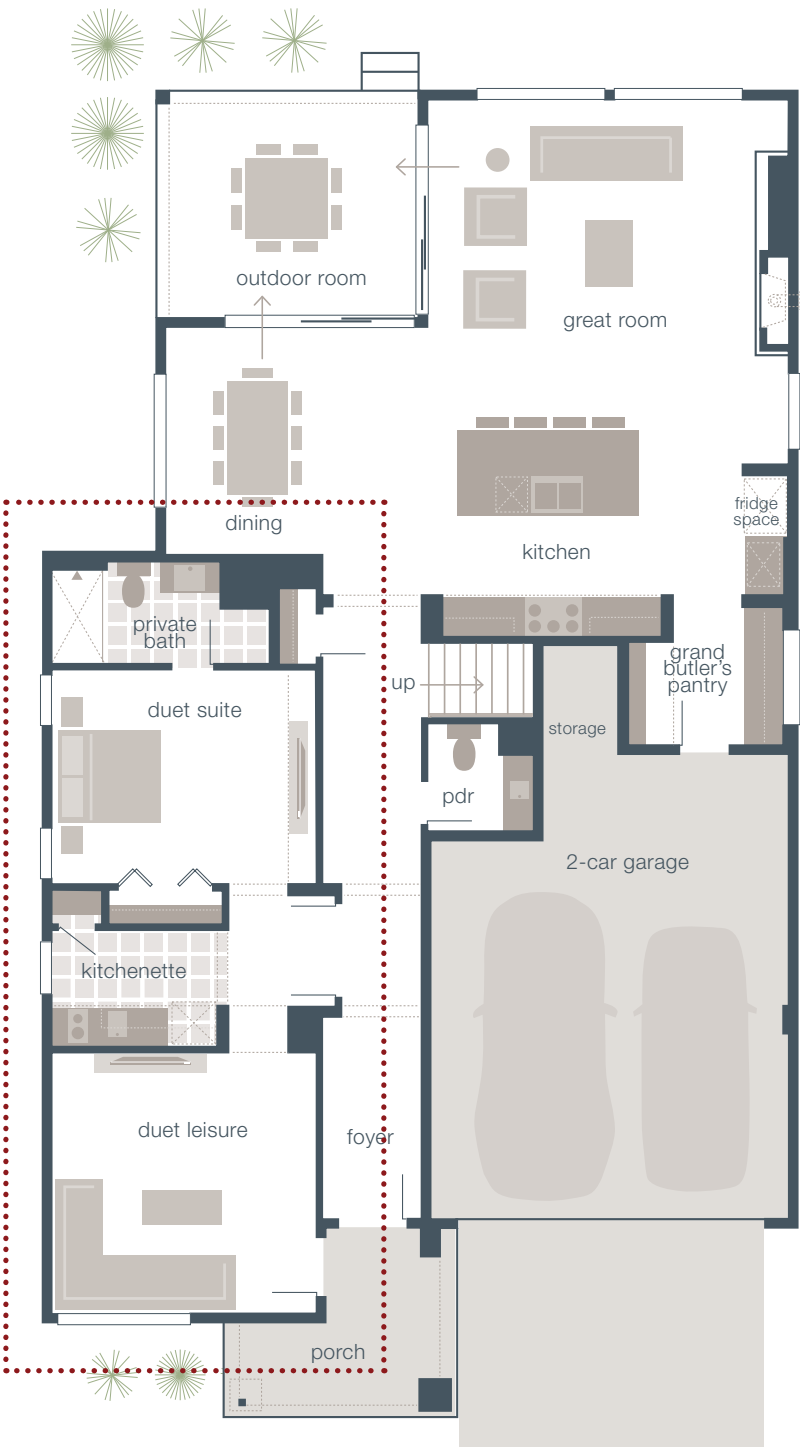
Main Floor	1672
Upper Floor	1808
Outdoor Room	166
Total Square Feet	3646
Garage	480

AVAILABLE OPTIONS:

Mud Room ILO Grand Butler's Pantry, Alternate Master Bath Tub Design, Enclosed Duet Suite



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 Suite with private bathroom, Guest Leisure and Kitchenette
- Exterior access to Duet Living Suite from porch or via double doors in Foyer
- Kitchenette features refrigerator, microwave, Electric cooktop, dishwasher and Quartz counters
- Luxurious Designer free-standing tub in Master Suite plus dual walk-in closets
- Perfectly placed Leisure Room on the upper floor for an extra entertainment space
- Grand Butler's Pantry with additional walk-in pantry and direct access to two car Garage with extra storage
- Signature Outdoor Room accessed from the Great Room or Dining Room via wall-height sliding glass doors



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MAINVUE HOMES

LUXURY INCLUSIONS ARE OUR STANDARD

With the most sought-after luxury finishes included as standard in every home, the buying process is effortless and stress-free.



- Grand Kitchen Island with deep overhang and spacious seating
- Quartz counters - scratch and stain resistant
- Frameless European-style cabinets with soft-close function
- Stunning full-height painted glass backsplash at Kitchen counter
- Sleek Chrome faucet and dual Stainless Steel Sink
- Professional grade Electrolux appliances package in Stainless Steel including wall oven, microwave, gas cooktop and an energy-efficient dishwasher
- Abundant storage found in oversized pantries and Grand Butler's Pantries (per plan)
- Glass canopy wall hood with halogen lighting
- Elegant cage-style pendant fixture in Dining Room with LED Edison style bulbs
- State-of-the-art wide-plank timber-look flooring
- 72" Rodin Hydro System free-standing tub or drop-in soaking tub with large tile surrounding deck (per plan)
- 72" high semi-frameless shower enclosure with chrome hardware and designer porcelain tile floor and walls
- Expansive and oversized windows throughout allowing for natural light to flood inside
- LED flush rim lighting throughout
- Dynamic customized wood and glass front entry door
- A wide variety of unique facades with exclusive architectural details including block, stone, tile, stucco and/or stone block elements

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



Loaded with luxury from top to bottom.



THE DIFFERENCE IS
EVERYWHERE



*MainVue Homes:
Redefining
luxury.*

1.800.764.8171
WWW.MAINVUEHOMES.COM

