



BRASADA
ESTATES

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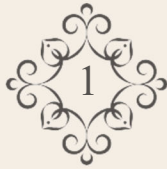


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Z h o p h

You’ve arrived at a rare and unique place of fulfillment and possibility. Perhaps for the very first time, you discover the home you’ve held dear in your own mind’s eye. As you explore, aspirations are achieved and imagination is unleashed in designs that offer a way of living that pleases, delights and inspires you.





Scout 4#Y 1604#

1 Story + Upstairs Guest Suite
4,476 - 4,784 Sq. Ft. • 4 Bedrooms • 4.5 Baths • 3-Car Garage

Features

Courtyard • Grand Foyer • Great Room • Breakfast Nook • Dining Room • Dual Walk-in Pantries
Multiple Covered Patios • 1st Floor Master with Alcove • Master Outdoor Access

Options

2nd Kitchen • Extended Great Room* • Extended Covered Patio* • Pool Bath*



TUSCAN



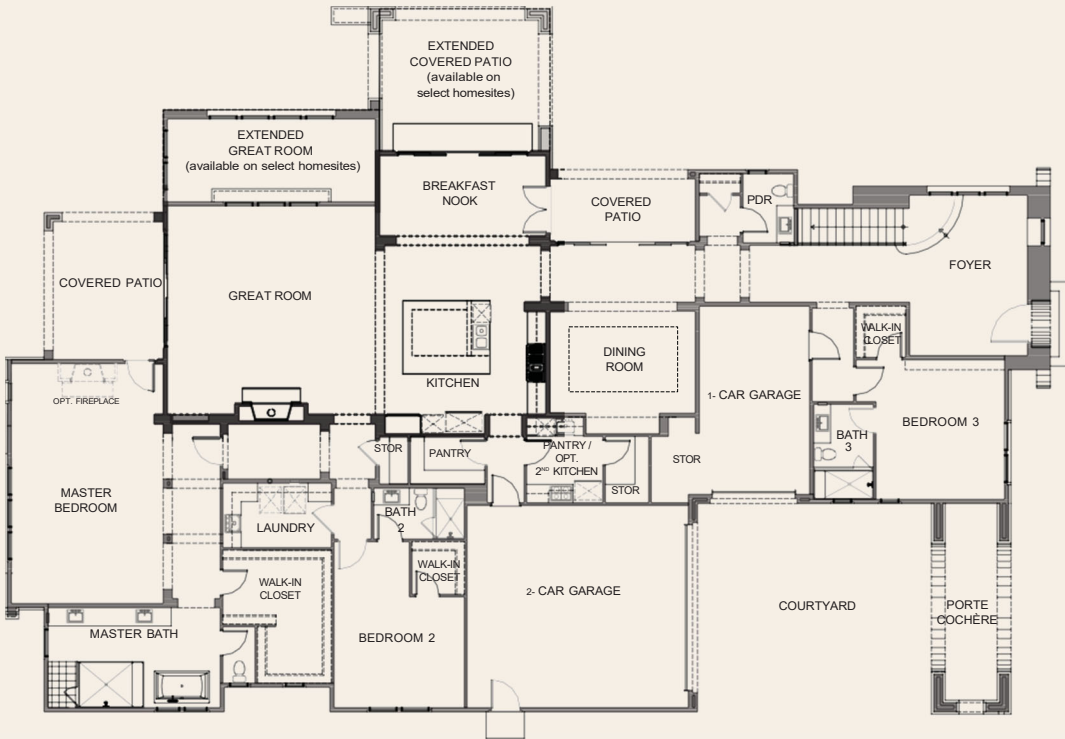
TUSCAN - REAR VIEW

**available on select homesites*

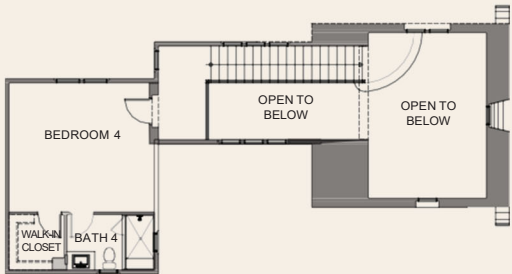
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1 Story + Upstairs Guest Suite
4,476 - 4,784 Sq. Ft. • 4 Bedrooms • 4.5 Baths • 3-Car Garage
Courtyard • Grand Foyer • Great Room • Breakfast Nook • Dining Room
Dual Walk-in Pantries • Multiple Covered Patios • 1st Floor Master with Alcove
Master Outdoor Access

Options
2nd Kitchen • Extended Great Room* • Extended Covered Patio* • Pool Bath*



FIRST FLOOR



SECOND FLOOR

**available on select homesites*



ITALIANATE



FRENCH COUNTRY



SPANISH





Soberwy

1 Story + Upstairs Guest Suite
4,657 - 5,145 Sq. Ft. • 4 - 6 Bedrooms • 4.5 - 6.5 Baths • 3-Car Garage

Features

Great Room • Dining Room • Dual Walk-in Pantries • Covered Patio
1st Floor Master with Retreat

Options

2nd Kitchen • Bedroom 5 Suite • Pool Bath • Wine Storage* • Study/Bedroom 6*



ANDALUSIAN



ANDALUSIAN - REAR VIEW

**available on select homesites*

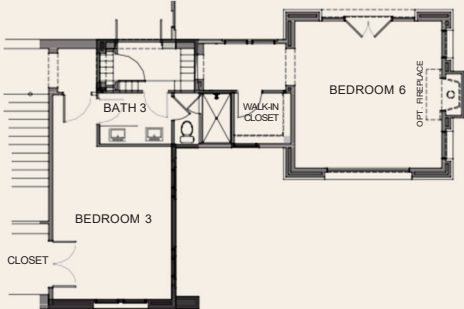
So why?

1 Story + Upstairs Guest Suite
4,657 - 5,145 Sq. Ft. • 4 - 6 Bedrooms • 4.5 - 6.5 Baths • 3-Car Garage
Great Room • Dining Room • Dual Walk-in Pantries • Covered Patio
1st Floor Master with Retreat

Options
2nd Kitchen • Bedroom 5 Suite • Pool Bath • Wine Storage* • Study/Bedroom 6*

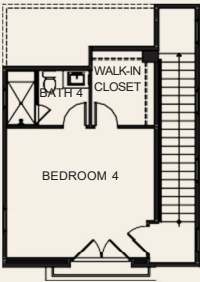


Optional Bedroom 5 w/ Bath 5



Study/Bedroom 6
(available on select homesites)

FIRST FLOOR



SECOND FLOOR

**available on select homesites*



SPANISH



TUSCAN



FRENCH COUNTRY





Spanish #3

1 Story + Upstairs Guest Suite
5,411 - 5,491 Sq. Ft. • 4 - 6 Bedrooms • 4.5 - 6.5 Baths • 3-Car Garage

Features

Courtyard • Great Room • Dining Room • Walk-in Pantry • Study • Media Room
Loft • Multiple Covered Patios • 1st Floor Master with Retreat • Master Private Patio

Options

2nd Kitchen • Bedroom 5 Suite • Bedroom 6 Suite



SPANISH

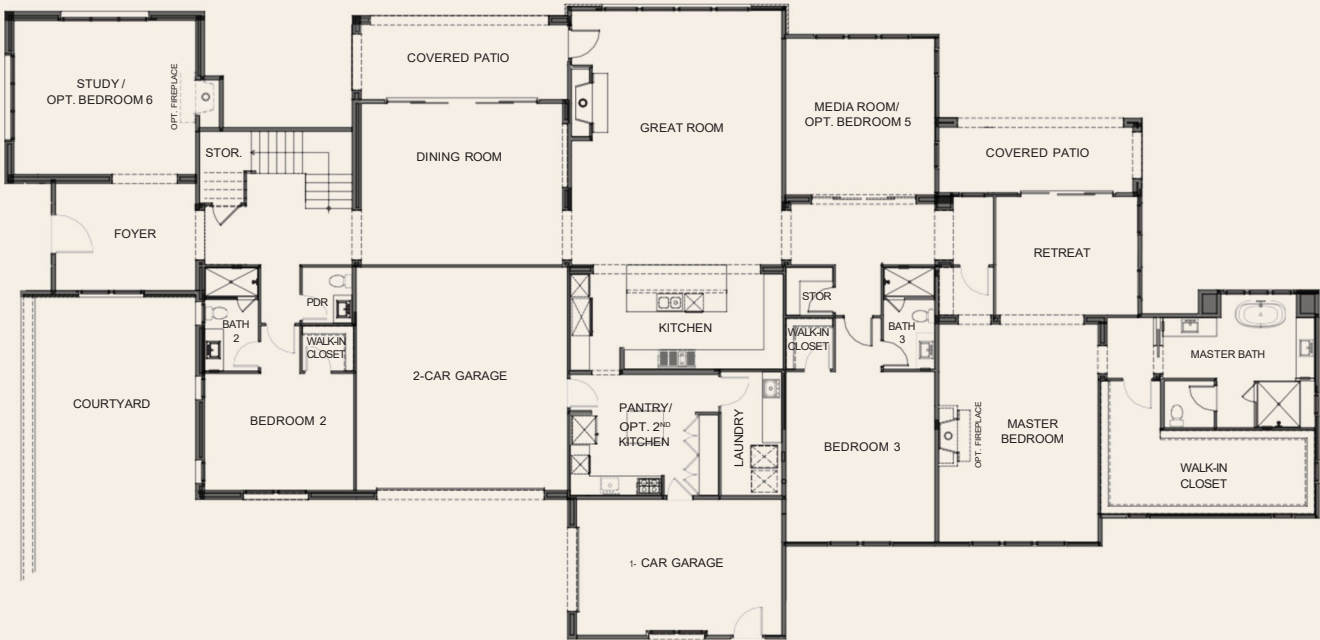


SPANISH - REAR VIEW

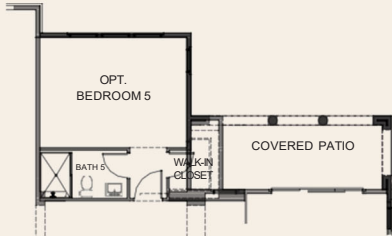
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1 Story + Upstairs Guest Suite
5,411 - 5,491 Sq. Ft. • 4 - 6 Bedrooms • 4.5 - 6.5 Baths • 3-Car Garage
Courtyard • Great Room • Dining Room • Walk-in Pantry • Study • Media Room
Loft • Multiple Covered Patios • 1st Floor Master with Retreat • Master Private Patio

Options
2nd Kitchen • Bedroom 5 Suite • Bedroom 6 Suite

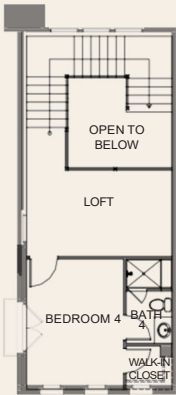


Optional Bedroom 6
w/ Bath 6



Optional Bedroom 5
w/ Bath 5

FIRST FLOOR



SECOND FLOOR



FRENCH COUNTRY



ITALIANTE



ANDALUSIAN





Stargazer

1 Story + Upstairs Guest Suite
4,553 Sq. Ft. • 4 Bedrooms • 4.5 Baths • 3-Car Garage

Features

Courtyard • Great Room • Dual Walk-in Pantries • Study • Covered Patio
1st Floor Master with Alcove • Master Outdoor Access

Options

2nd Kitchen • Stairway Wine Storage



TUSCAN

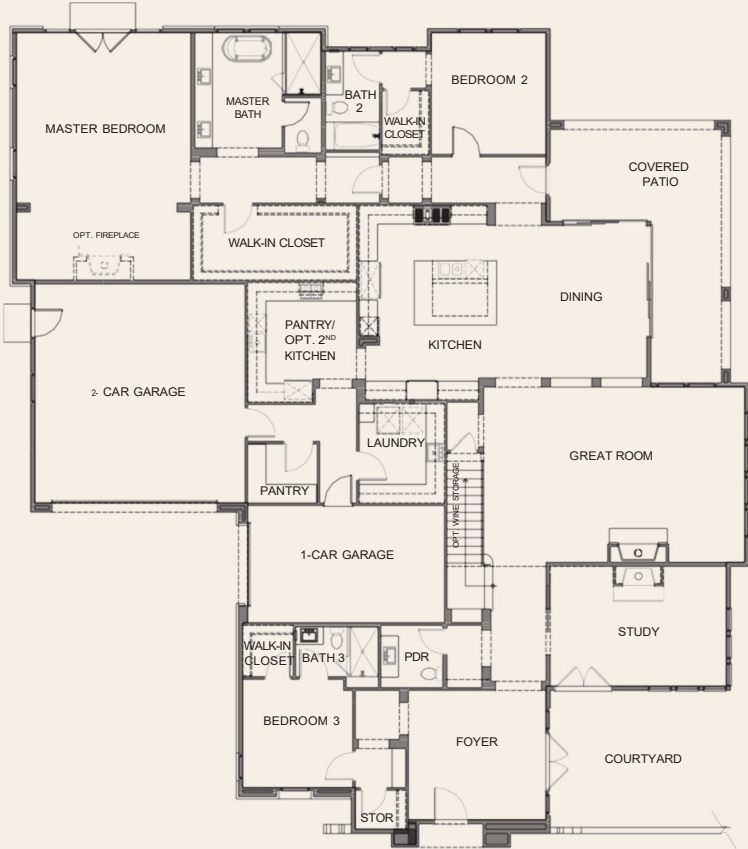


TUSCAN - REAR VIEW

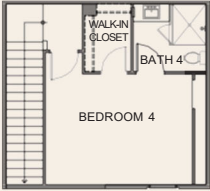
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1 Story + Upstairs Guest Suite
4,553 Sq. Ft. • 4 Bedrooms • 4.5 Baths • 3-Car Garage
Courtyard • Great Room • Dual Walk-in Pantries • Study • Covered Patio
1st Floor Master with Alcove • Master Outdoor Access

Options
2nd Kitchen • Stairway Wine Storage



FIRST FLOOR



SECOND FLOOR



SPANISH



FRENCH COUNTRY



ITALIANTE



Scob#B#Scobup r#

2 Story
5,937-6,261 Sq. Ft. • 5 - 6 Bedrooms • 5.5 - 6.5 Baths • 3-Car Garage

Features

Grand Foyer • Great Room • Dual Walk-in Pantries • Study • Loft
Covered Patio • Upstairs Master Suite with Vestibule • Downstairs Jr. Master Suite

Options

2nd Kitchen • Breakfast Nook • Extended Study* • Extended Loft* • Bedroom 6 Suite* • Midnight Bar



ITALIANTE



ITALIANTE - REAR VIEW

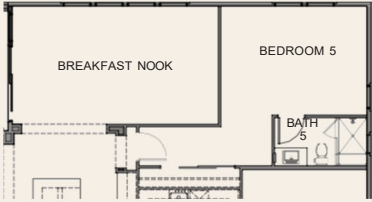
**available on select homesites*

Sub #3 Subup 1#

2 Story
5,937-6,261 Sq. Ft. • 5 - 6 Bedrooms • 5.5 - 6.5 Baths • 3-Car Garage
Grand Foyer • Great Room • Dual Walk-in Pantries • Study • Loft
Covered Patio • Upstairs Master Suite with Vestibule • Downstairs Jr. Master Suite

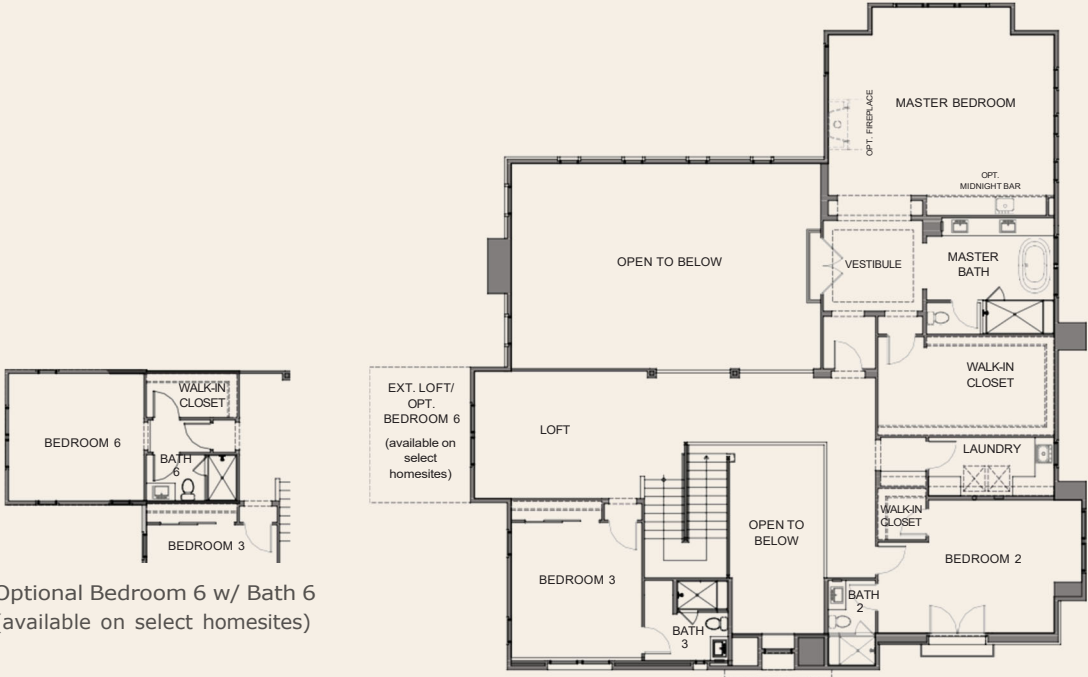
Options

2nd Kitchen • Breakfast Nook • Extended Study* • Extended Loft* • Bedroom 6 Suite*
Midnight Bar



Optional
Breakfast Nook w/ Bedroom 5

FIRST FLOOR



Optional Bedroom 6 w/ Bath 6
(available on select homesites)

SECOND FLOOR

**available on select homesites*



SPANISH



SPANISH - REAR VIEW



TUSCAN



Southern

2 Story

6,135 - 6,156 Sq. Ft. • 5 Bedrooms • 5.5 Baths • 3-Car Garage

Features

Grand Foyer • Great Room • Breakfast Nook • Dining Room • Dual Walk-in Pantries
Loft • Covered Patio • Upstairs Master Suite • Downstairs Jr. Master Suite

Options

2nd Kitchen • Stairway Wine Storage • Family Room



FRENCH COUNTRY



FRENCH COUNTRY - REAR VIEW

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2 Story

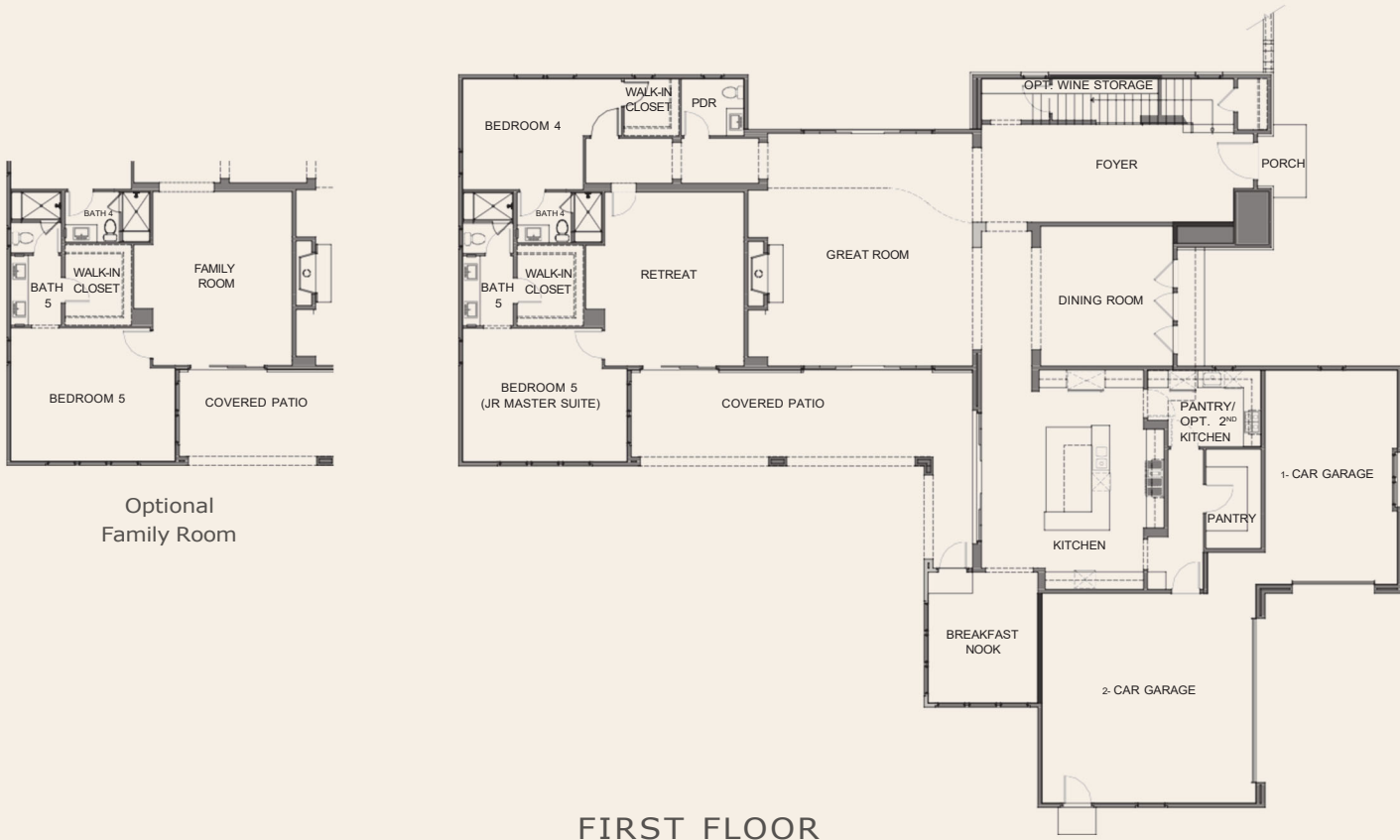
6,135 - 6,156 Sq. Ft. • 5 Bedrooms • 5.5 Baths • 3-Car Garage

Grand Foyer • Great Room • Breakfast Nook • Dining Room • Dual Walk-in Pantries

Loft • Covered Patio • Upstairs Master Suite • Downstairs Jr. Master Suite

Options

2nd Kitchen • Stairway Wine Storage • Family Room





ANDALUSIAN



ANDALUSIAN - REAR VIEW



TUSCAN

F x u o w g # I n u x { x u | # I x o b w | # b o g # F r p i n u w #

EXTERIORS

- Richly detailed exterior architecture
- Handsome stone, brick, ceramic tile and precast exteriors
- Fire-resistant Flat or S Tile roofs
- Dramatic entry doors with entry handles and deadbolts
- Durable three coat stucco exteriors
- Carriage style, insulated roll up garage doors, with full perimeter weather seal, automatic opener, and exterior keypad
- Custom selected, energy efficient LED coach lighting
- Full wrap 6" rain gutter system with 3" round downspouts
- Impressive decorative hardscape and front yard landscape with water saving irrigation system
- Rear yard gas plumbed for barbeque grill

INTERIORS

- Large scale wood windows and glass doors, featuring aluminum exterior cladding for durability and stylish appearance, and fiberglass for shower areas
- Timeless white shaker-style painted cabinets throughout, with dovetailed drawers, and coordinating hardware
- Smooth finish two panel solid core interior doors, with coordinated interior hardware
- Impressive 5 ½" baseboards with matching 3 ¼" casing
- Custom smooth finish drywall with square corners throughout
- Elegant open rail staircase with painted newel posts and balusters, and stained handrails
- LED recessed can lighting throughout
- Flat panel television outlets at Great Room, Master Bedroom and Media Room (as applicable)
- RG6 Coax and Category 6 wiring, with convenient television, phone and USB outlets
- Standard home security alarm system
- Convenient and efficient laundry rooms with ample storage
- Distinctive wood and tile flooring and high-quality carpet at designated locations

CULINARY KITCHENS

- Beautiful and durable quartz countertops with substantial square edge, and hand set ceramic tile backsplashes
- Oversized islands, perfect for entertaining
- Shaker cabinets, with dovetail drawers, pullout recycling bins and spice racks
- Professional style Bertazzoni® appliances including:
 - 48" natural gas range with griddle
 - 48" canopy hood
 - 30" drawer style microwave
 - fully integrated dishwasher
- Stainless steel, single basin undermount sink, with high quality garbage disposal and air switch
- High quality Brizo® articulating faucet, soap dispenser and wall mounted pot filler
- Undercabinet LED task lighting
- Walk-in Pantry
- Optional secondary kitchen available in select plans

MASTER SUITES

- Spa-like master baths, with expansive showers and elegant free-standing tubs
- Quartz countertops with square edge, in choice of colors, with 8" backsplash
- Full height ceramic tile walls with coordinating mosaic tile floors
- Stylish rectangular undermount sinks, and elongated toilets
- Designer faucets at sinks, showers and tubs, with coordinating bath hardware
- Frameless Victoria + Albert® heavy glass shower enclosures
- Full width polished edged mirrors over cabinets, and frameless mirrored medicine cabinets in master baths



SECONDARY BATHS

- Quartz countertops with square edge, in choice of colors
- Handset ceramic tile tub or shower walls
- Faucets at sinks, showers and tubs, with coordinating hardware
- Full width polished edged mirrors and frameless mirrored medicine cabinets
- Elongated Kohler® toilets, sinks and tubs (as applicable per plan)

ENERGY EFFICIENCY

- Standard solar panels included on all homes
- Conduit for future EV charging station
- High quality dual or three zoned air conditioning system (per plan), and central heating, with WiFi digital thermostats
- Dual paned, low E-glass windows and doors
- Energy efficient insulation and weather stripping
- LED lighting throughout







Grandway

Residential Grandway Residential, the development division of Grandway Group, is founded on a two-generation legacy of unmatched quality, impeccable service, and true integrity in homebuilding. The company is renowned for its prestigious fine homes, which can be found all across southern California, from the coastline residences atop the Queen's Necklace in Palos Verdes Estates, to the meticulous mansions of La Canada Flintridge hidden behind Descanso Gardens. A commitment to homebuilding craftsmanship naturally carries over to the company's new home communities, where every detail is meticulously curated for each homeowner. The highly esteemed team is integrally involved in every aspect including: land acquisition, land-use planning and entitlement, design and engineering, financing, marketing and sales. Driven by a passion to bring every homeowner the perfect home, Grandway Residential is proud to be a part of America's homebuilding tradition.



BRASADA

ESTATES

By Grandway Residential



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San Dimas, CA 91773



Grandway Development LLC reserves the right to change elevations, specifications, materials and prices without notice. Porches, window locations, sizes and styles, ceiling heights, entry and room dimensions and front porches vary per plan and elevation. All square footages are approximate. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at additional cost on select home sites. See a Sales Counselor for further details. May 2021.