

AMIRA

THE SOLUS SERIES

Price List for the 45' Series

MODEL	ELEVATION	SQ. FT.	PRICE	BROKER'S PREVIEW WEEKEND
SOLUS II	A	2082	\$1,759,900	\$1,699,900
SOLUS I	A	2538	\$1,799,900	\$1,729,900
SOLUS 2	A	2750	\$1,899,900	\$1,799,900
SOLUS 3	A	2934	\$1,999,900	\$1,879,900
SOLUS 4	A	3207	\$2,099,900	\$1,959,900
SOLUS LOT 29	C	2631	\$2,024,900	\$1,879,900
SOLUS LOT 30	C	2674	\$2,024,900	\$1,879,900
SOLUS LOT 38	C	2885	\$2,059,900	\$1,899,900
SOLUS LOT 48	C	2650	\$2,039,900	\$1,899,900
SOLUS LOT 62	C	3327	\$2,150,900	\$1,979,900
SOLUS LOT 67	C	2495	\$2,039,900	\$1,859,900

ELEVATION B ADD \$20,000

ELEVATION C ADD \$40,000

DEPOSIT STRUCTURE:

\$40,000 on signing, \$40,000 in 30 days, \$40,000 in 90 days

\$40,000 in 120 days, \$40,000 in 180 days

Total: \$200,000





JOE Godara
 REALTOR®
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AMIRA

THE GEMERA SERIES

Price List for the 50' Series

MODEL	ELEVATION	SQ. FT.	PRICE	BROKER'S PREVIEW WEEKEND
GEMERA LOT 24	C	3570	\$2,799,900	\$2,699,900
GEMERA 11	A	2189	\$2,099,900	\$1,999,900
GEMERA 7	A	3549	\$2,399,900	\$2,299,900
GEMERA 5	A	3643	\$2,299,900	\$2,199,900
GEMERA 6	A	4058	\$2,499,900	\$2,399,900
GEMERA LOT 61	C	3090	\$2,419,900	\$2,319,900
GEMERA LOT 23	C	3940	\$2,849,900	\$2,759,900

ELEVATION B ADD \$25,000
ELEVATION C ADD \$50,000

DEPOSIT STRUCTURE:

\$40,000 on signing, \$40,000 in 30 days, \$40,000 in 90 days
\$40,000 in 120 days, \$40,000 in 180 days

Total: \$200,000





RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
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THE VALOUR SERIES

Price List for the 57' Series

MODEL	ELEVATION	SQ. FT.	PRICE	BROKER'S PREVIEW WEEKEND
VALOUR 7	A	4113	\$2,899,900	\$2,799,900
VALOUR LOT 18	C	4869	\$2,999,900	\$2,899,900
VALOUR LOT 19	A	4873	\$2,999,900	\$2,899,900
VALOUR LOT 22	A	5061	\$3,069,900	\$2,969,900
VALOUR 1	A	4454	\$2,850,900	\$2,750,900
VALOUR 2	A	4829	\$2,899,900	\$2,799,900
VALOUR 3	A	5291	\$2,959,900	\$2,859,900
VALOUR 4	A	5376	\$2,999,900	\$2,899,900

ELEVATION B ADD \$30,000

ELEVATION C ADD \$60,000

GROUND FLOOR OPT. FIFTH BEDROOM ADD \$35,000

SECOND FLOOR OPT. FIFTH BEDROOM ADD \$20,000

DEPOSIT STRUCTURE:

\$50,000 on signing, \$50,000 in 30 days, \$50,000 in 90 days

\$50,000 in 120 days, \$50,000 in 180 days

Total: \$250,000





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45' SOLUS & 50' GEMERA BONUS

\$20,000 Décor Dollars

(Inclusive of HST)

9FT Ceilings on Second Floor

Smooth Ceilings Throughout Finished Areas

Optional 3 Piece Basement Bath Rough-in

Interior Group 2 Wrought Iron Picket
Package Throughout Finished Areas, As Per
Plan

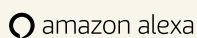
Genius Package



ring



nest.



Aprilaire

LiftMaster

QUARTZ



AMIRA ESTATES IN UPPER BRAMPTON

TREASURE HILL



57' VALOUR BONUS

\$20,000 Décor Dollars

(Inclusive of HST)

Appliance Package;

36" Miele Range, 36" Miele Fridge, 24" Miele Dishwasher.
Chimney Hood, White Washer and Dryer, as selected by Builder

Air Conditioner(s)

Increased Poured Basement Height to (+/-) 9 FT

36" x 24" Basement Windows

Optional 3 Piece Basement Bath Rough-in

Smooth Ceilings Throughout Finished Areas

Interior Group 2 Wrought Iron Picket Package Throughout
Finished Areas, As Per Plan

Genius Package



ring



nest

amazon alexa

Benjamin Moore
Paints

ROGERS™

Aprilaire

LiftMaster

QUARTZ

myQ

AMIRA ESTATES IN UPPER BRAMPTON

TREASURE HILL



**AMIRA ESTATES
UPPER BRAMPTON
LEGEND**

- ✦
- 45'-0" SOLUS SERIES
- 50'-0" GEMERA SERIES
- 57'-0" VALOUR SERIES

* LOT SPECIFIC



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SERVING:

GREATER TORONTO AREA

THE SOLUS COLLECTION

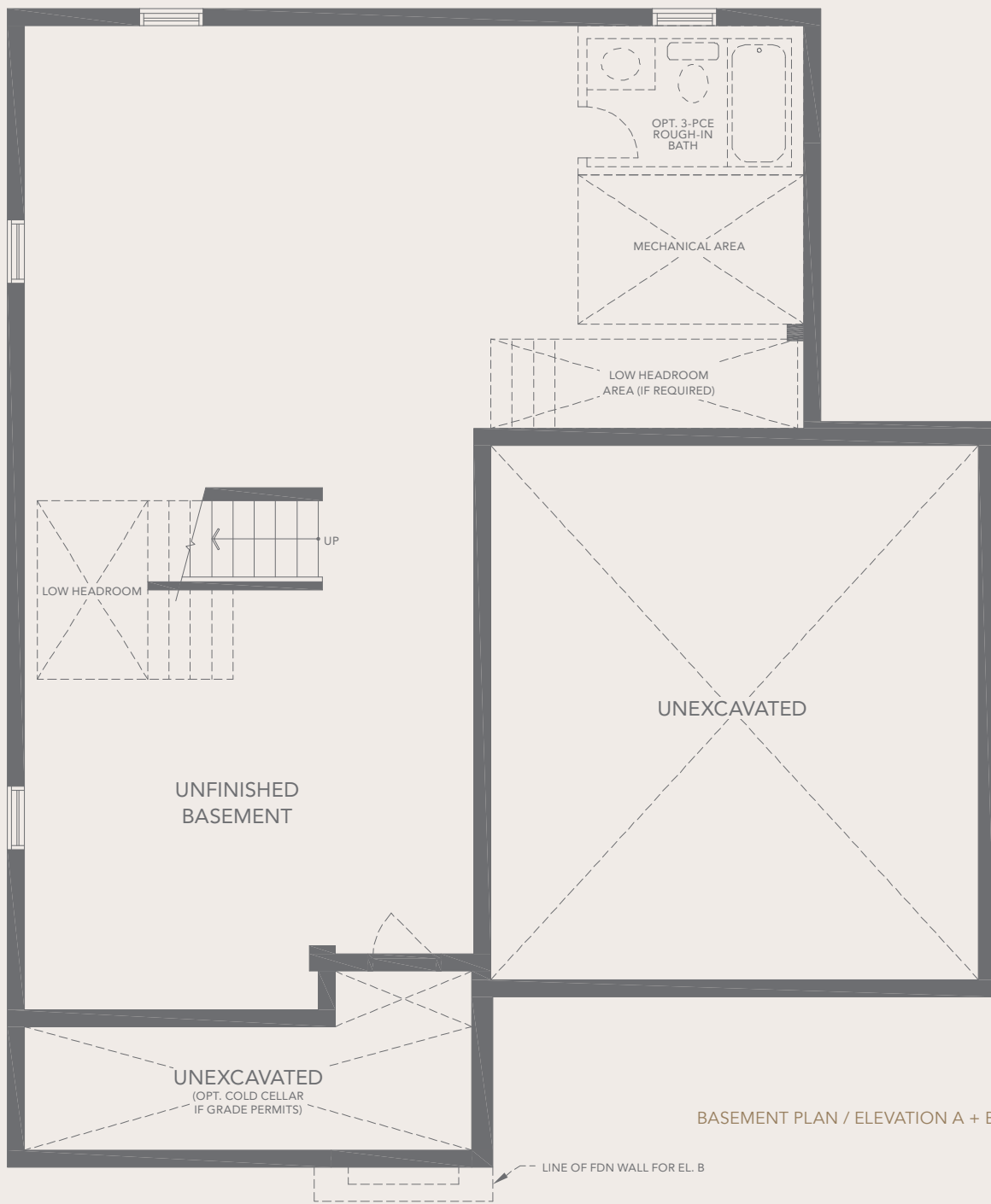
SOLUS II

A 2,082 SQ.FT. B 2,134 SQ.FT. C 2,124 SQ.FT.



AMIRA

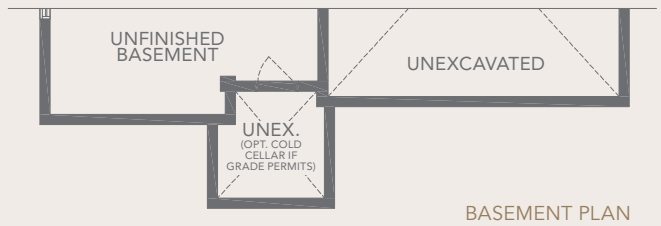
SOLUS II (45-11) A 2,082 SQ.FT. B 2,134 SQ.FT. C 2,124 SQ.FT.



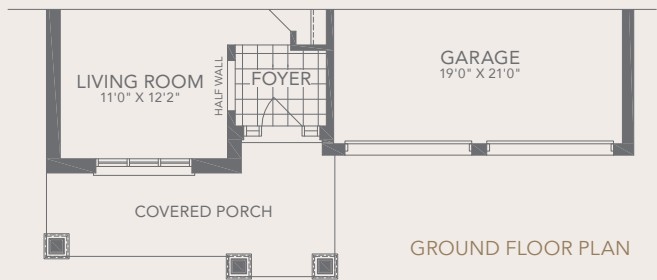
BASEMENT PLAN / ELEVATION A + B

ELEVATION B

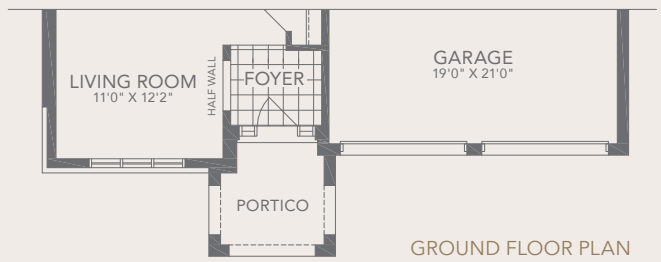
ELEVATION C



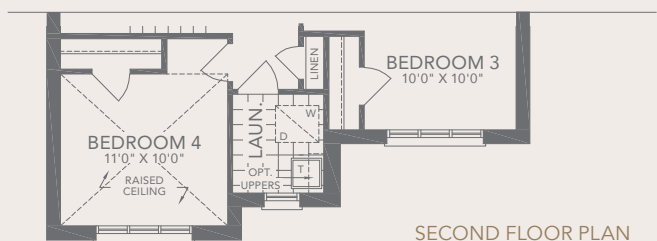
BASEMENT PLAN



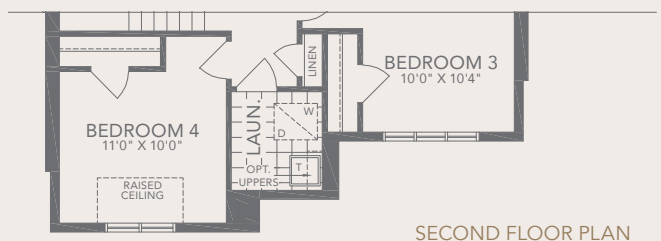
GROUND FLOOR PLAN



GROUND FLOOR PLAN



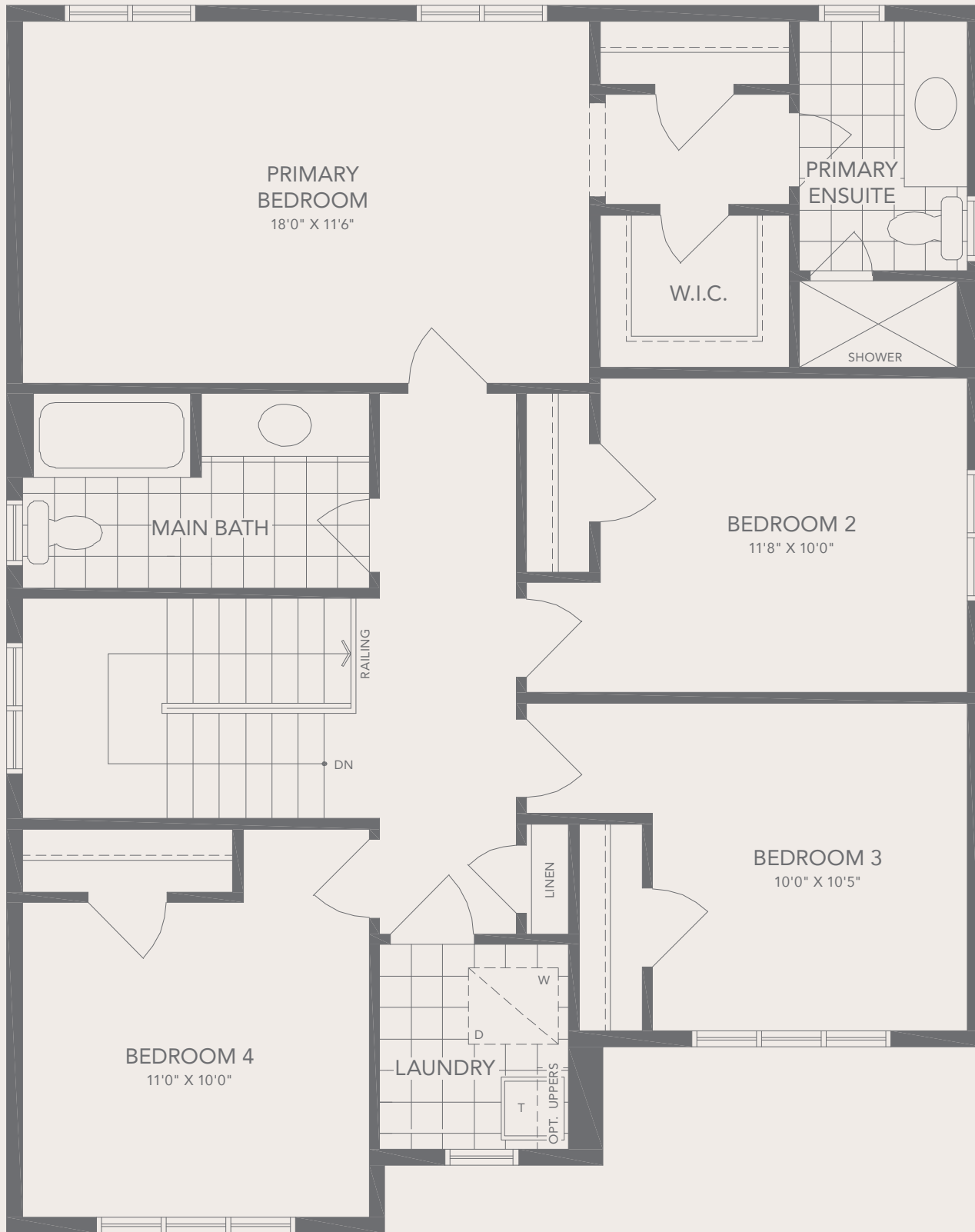
SECOND FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE SOLUS COLLECTION

SOLUS 1

A 2,538 SQ.FT. **B** 2,627 SQ.FT. **C** 2,613 SQ.FT.
Includes 6 SQ.FT. Open Area



ELEVATION C



ELEVATION A



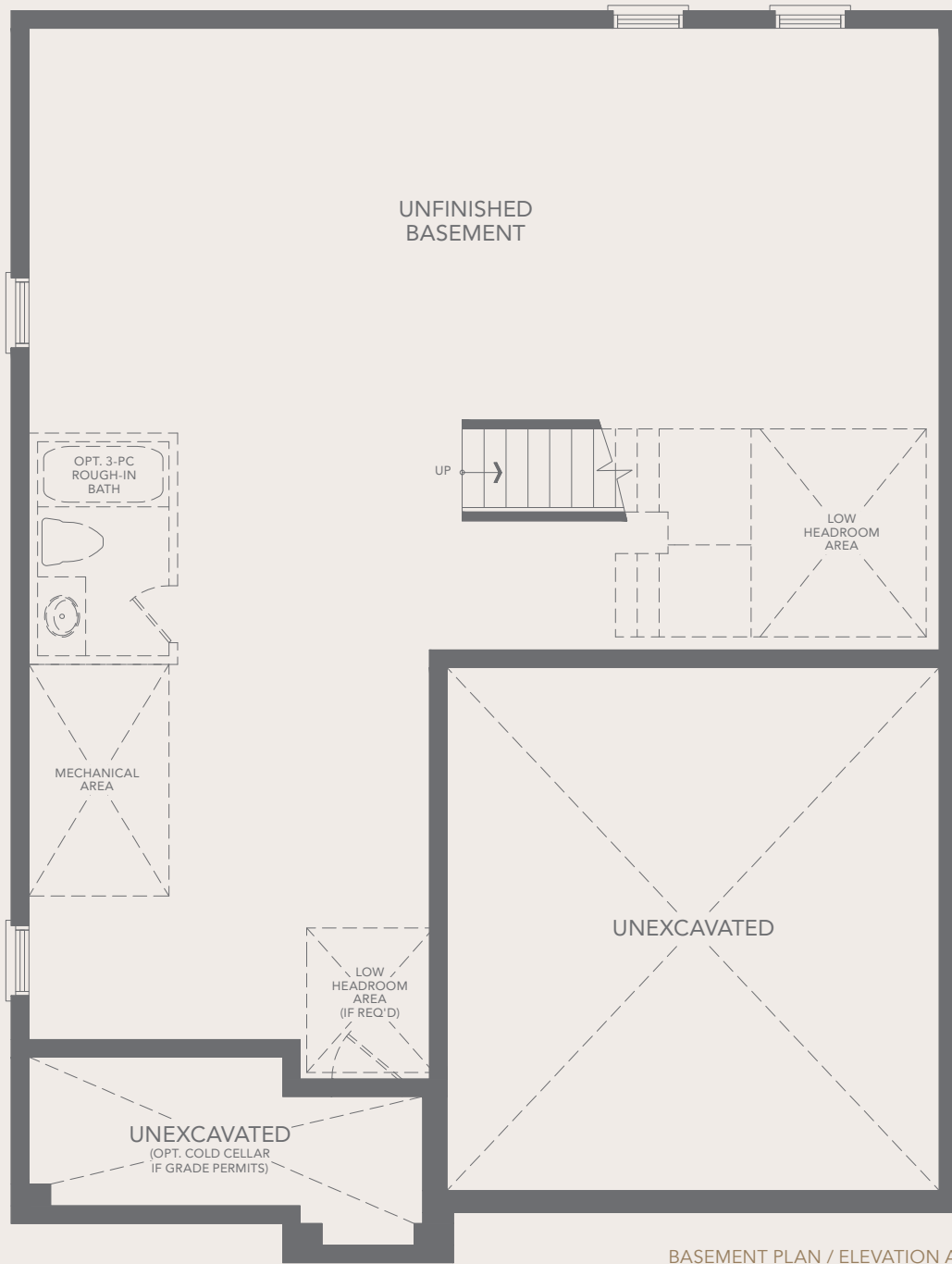
ELEVATION B

AMIRA

SOLUS 1

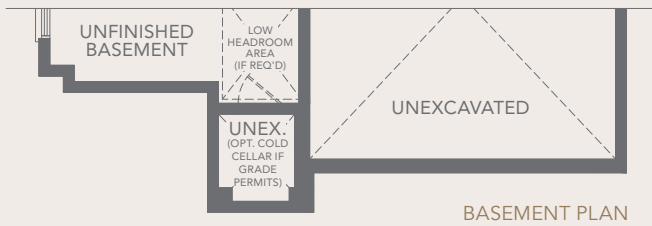
(45-1) A 2,538 SQ.FT. B 2,627 SQ.FT. C 2,613 SQ.FT.

Includes 6 SQ.FT. Open Area

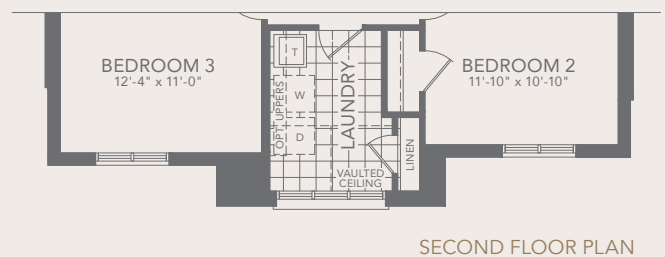
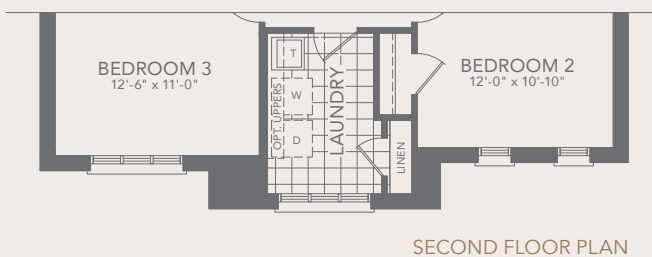
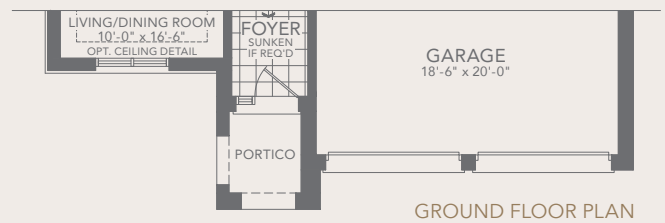
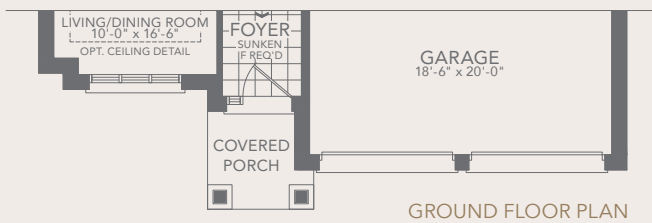
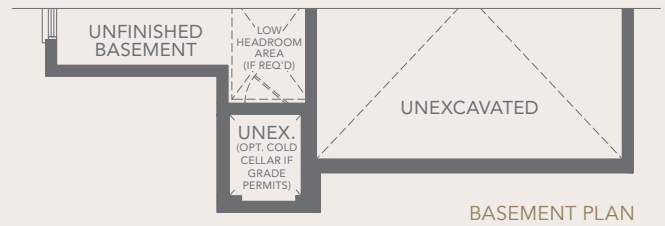


BASEMENT PLAN / ELEVATION A

ELEVATION B

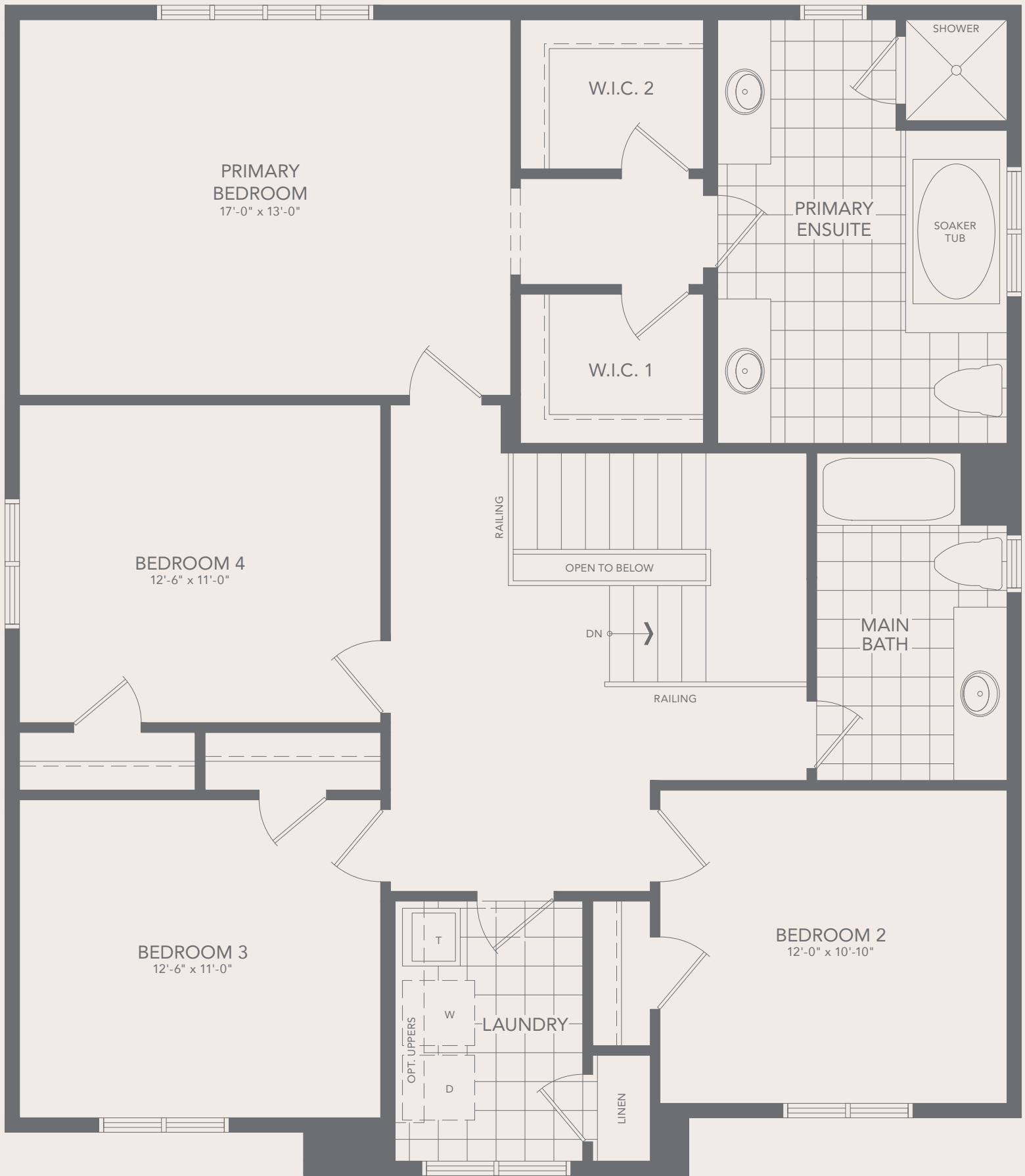


ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE SOLUS COLLECTION

SOLUS 2

A 2,750 SQ.FT. B 2,822 SQ.FT. C 2,811 SQ.FT.



ELEVATION C



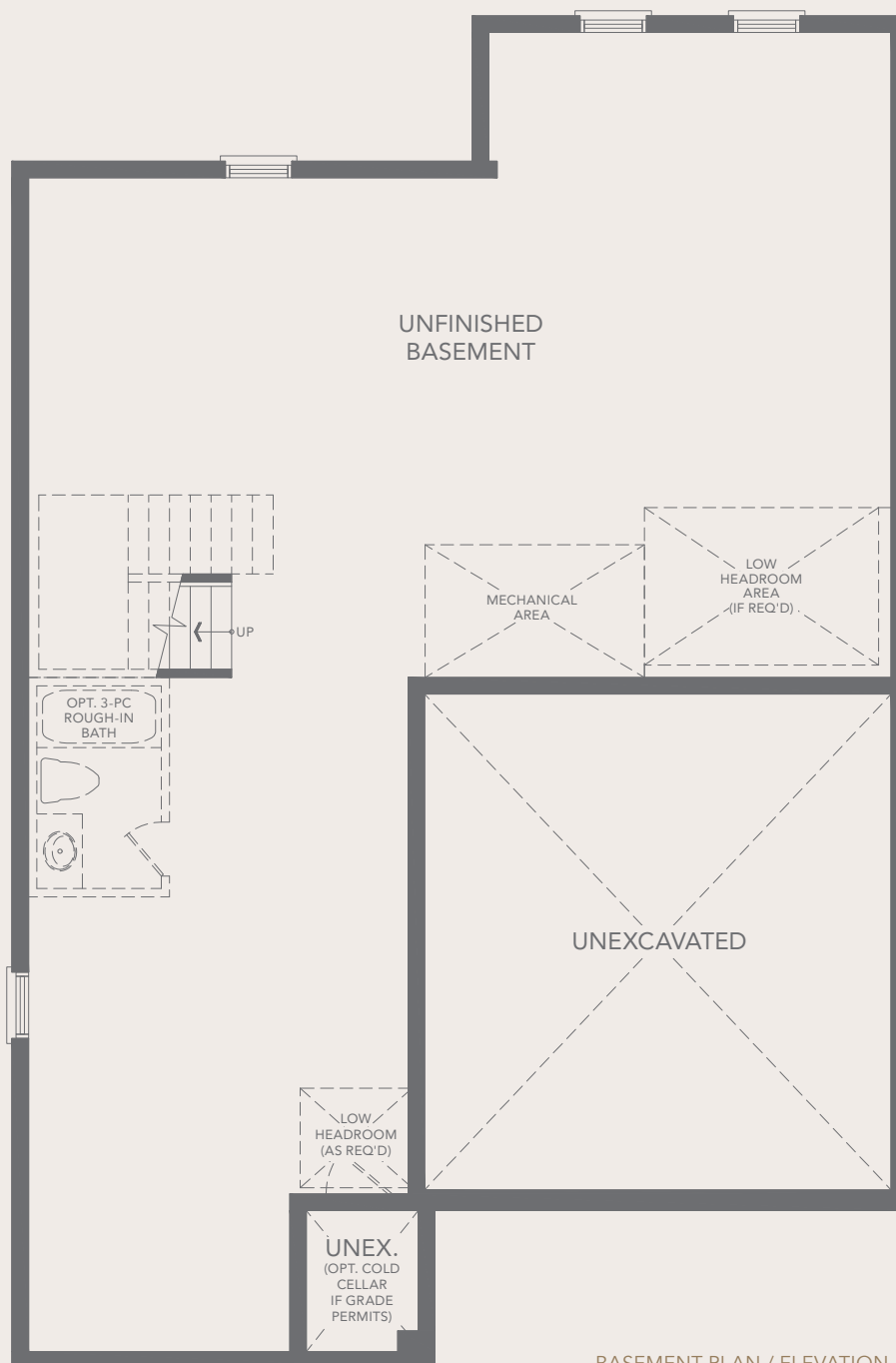
ELEVATION A



ELEVATION B

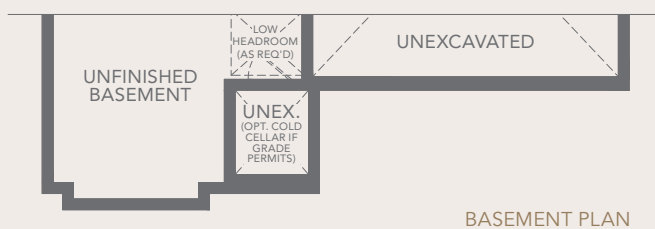
AMIRA

SOLUS 2 (45-2) A 2,750 SQ.FT. B 2,822 SQ.FT. C 2,811 SQ.FT.

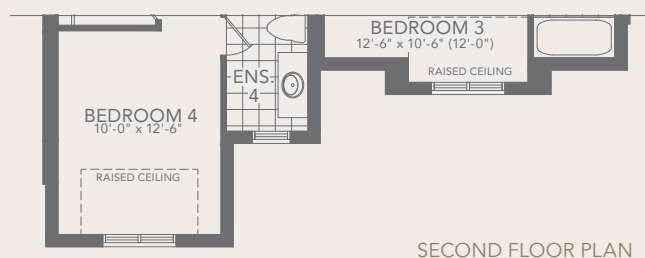
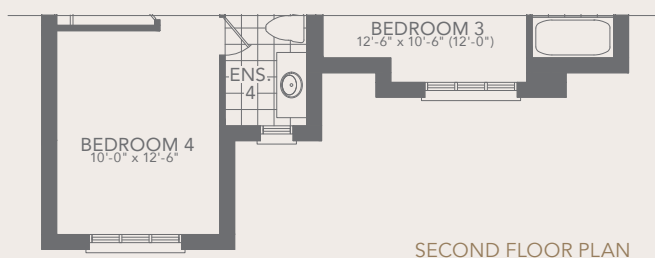
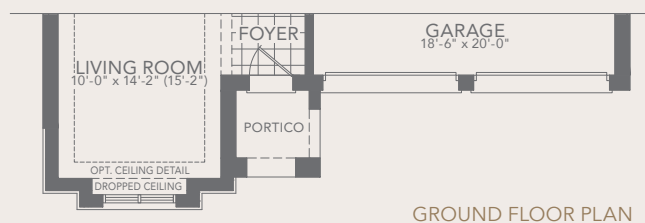
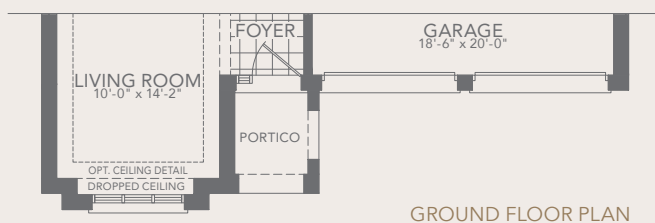
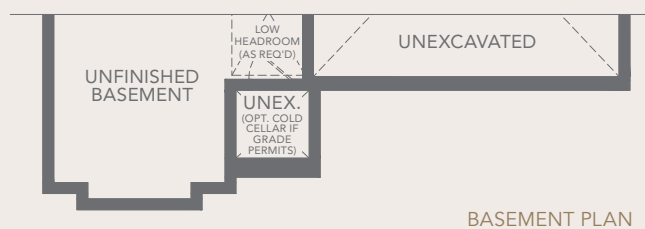


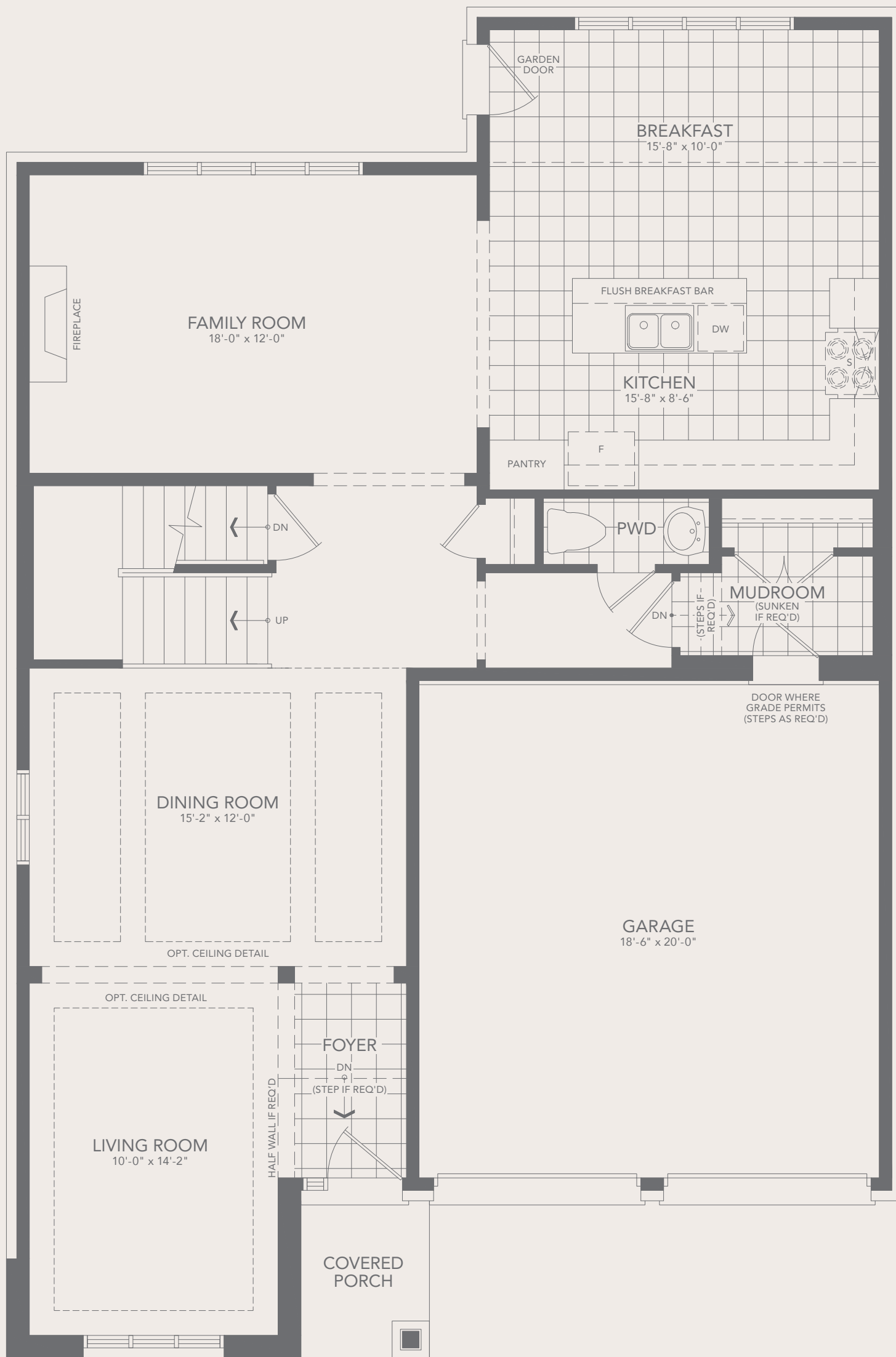
BASEMENT PLAN / ELEVATION A

ELEVATION B

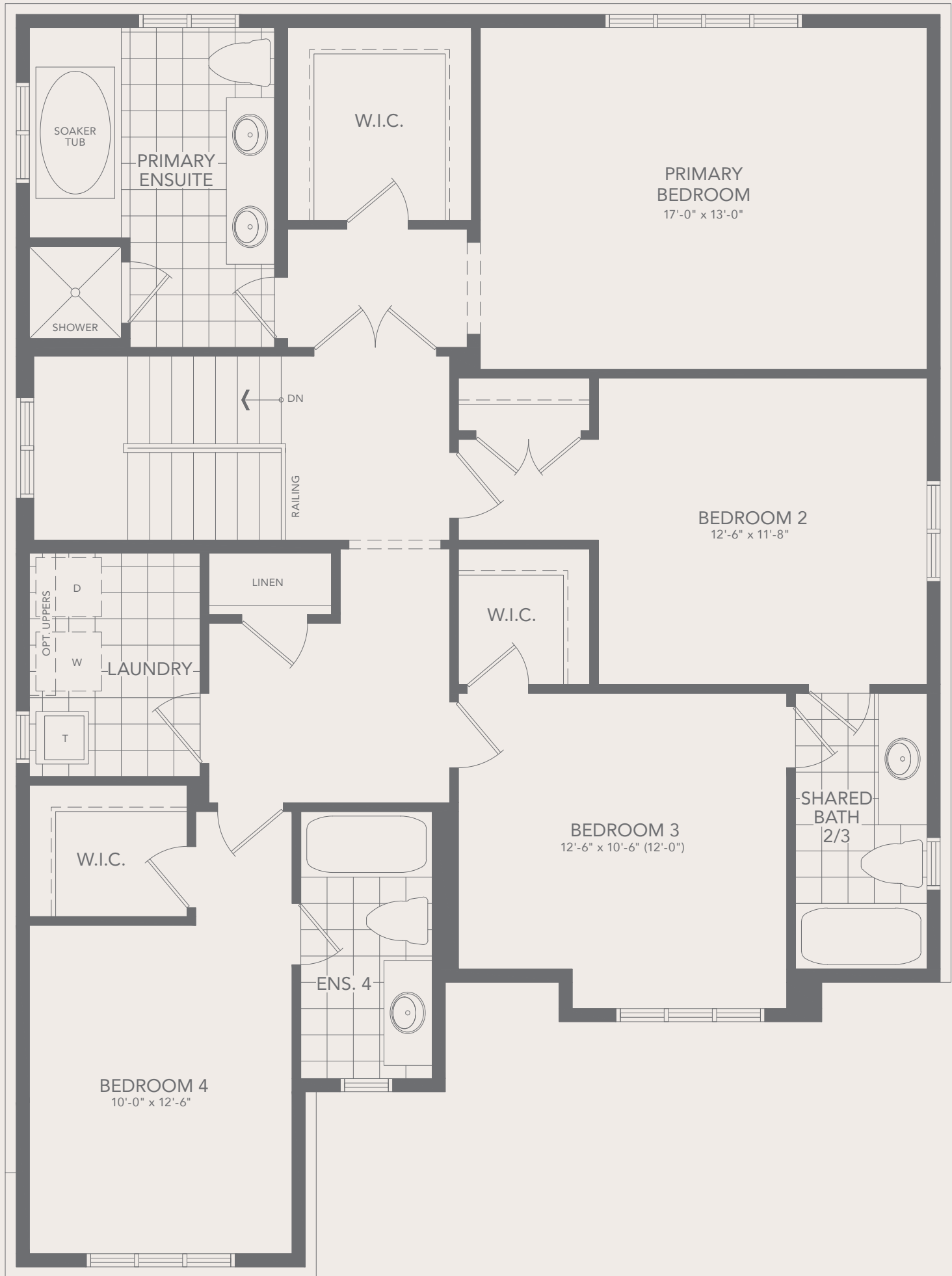


ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE SOLUS COLLECTION

SOLUS 3

A 2,926 SQ.FT. **B** 2,977 SQ.FT. **C** 2,991 SQ.FT.
Includes 10 SQ.FT. Open Area



ELEVATION C



ELEVATION A



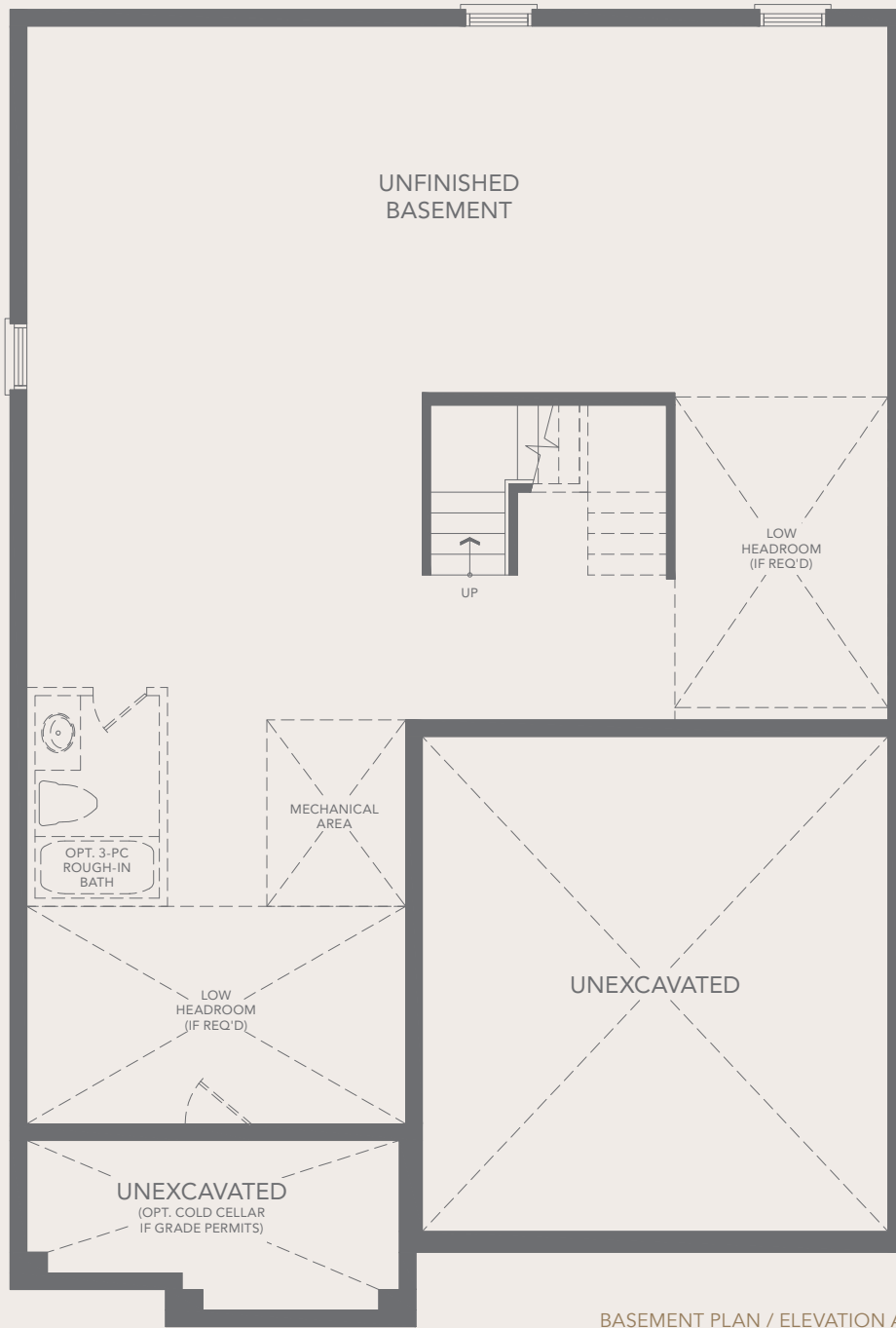
ELEVATION B

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SOLUS 3

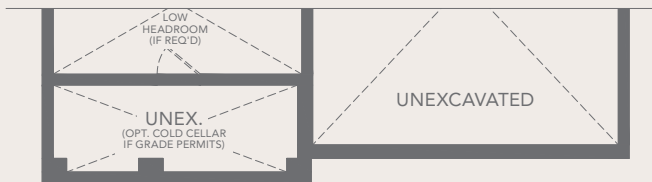
(45-3) A 2,926 SQ.FT. B 2,977 SQ.FT. C 2,991 SQ.FT.

Includes 10 SQ.FT. Open Area



BASEMENT PLAN / ELEVATION A

ELEVATION B

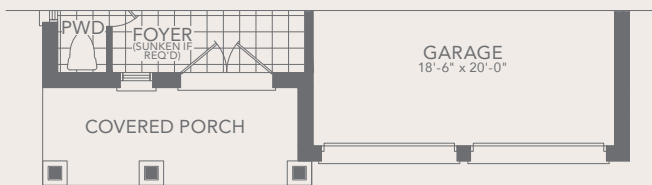


BASEMENT PLAN

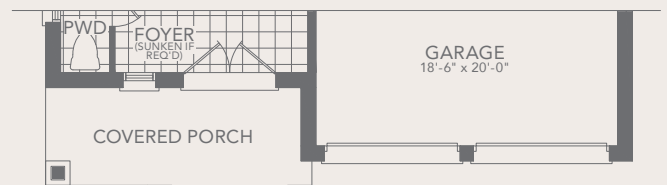
ELEVATION C



BASEMENT PLAN



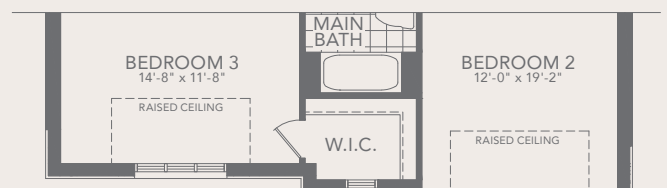
GROUND FLOOR PLAN



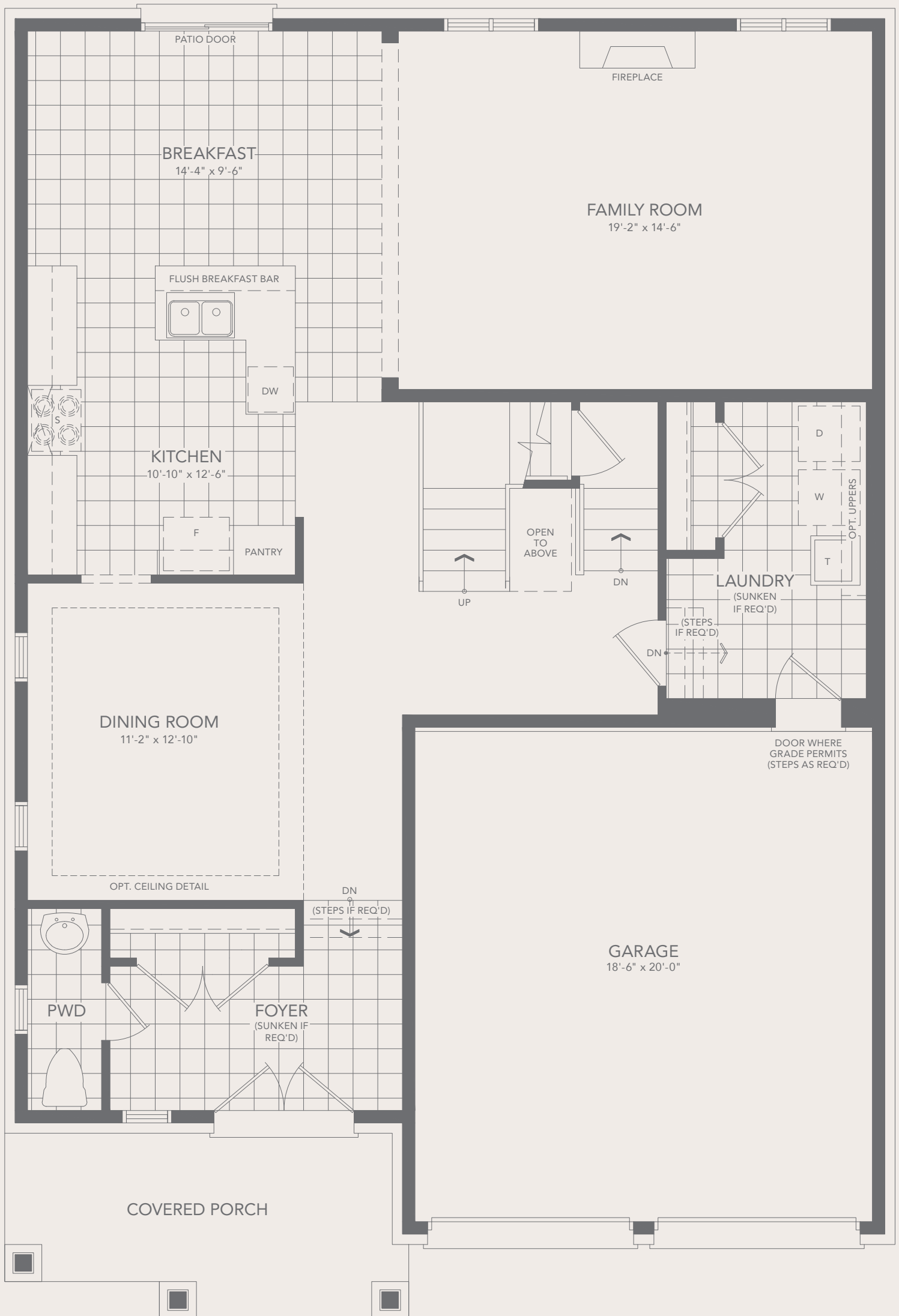
GROUND FLOOR PLAN



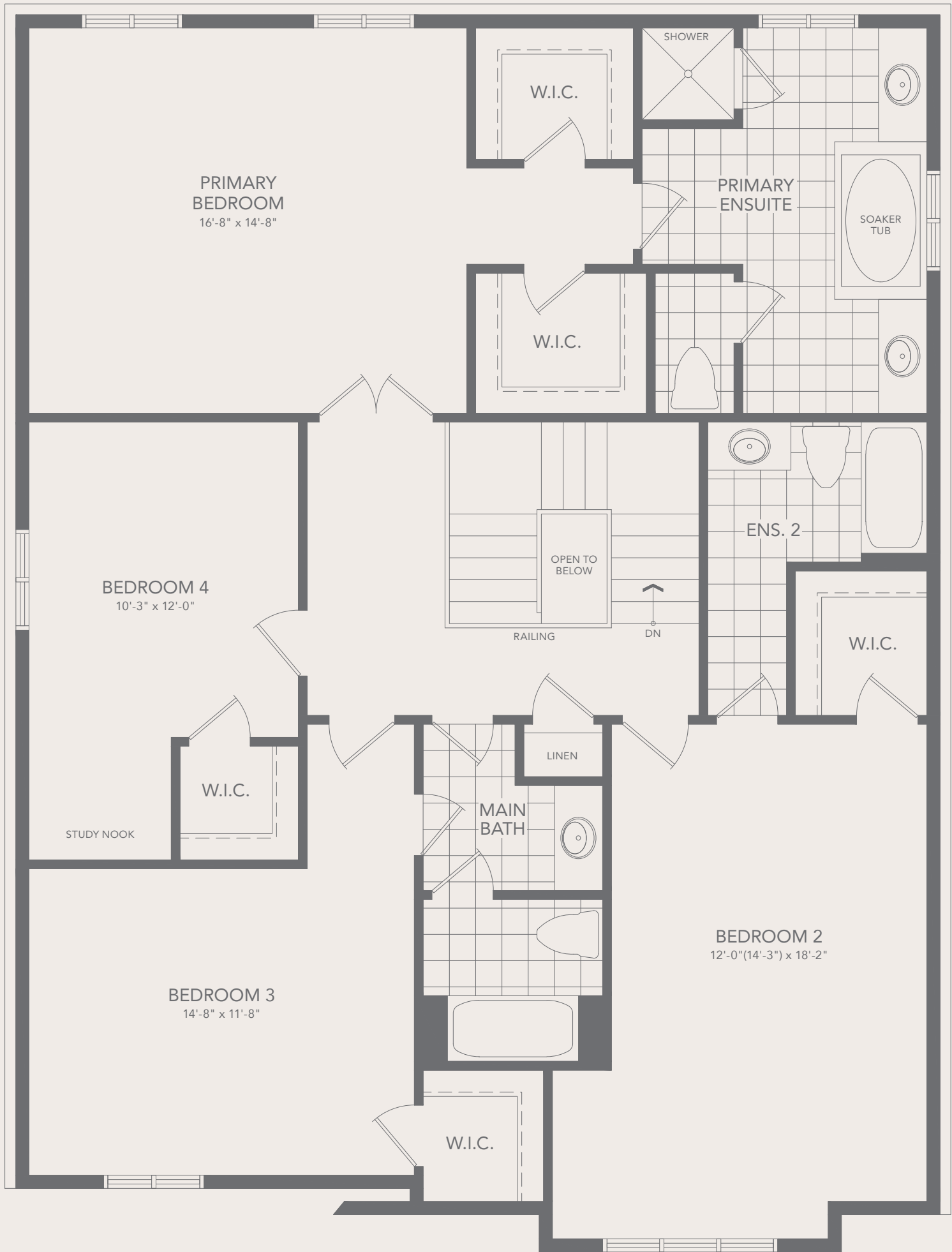
SECOND FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE SOLUS COLLECTION

SOLUS 4

A 3,207 SQ.FT. **B** 3,292 SQ.FT. **C** 3,291 SQ.FT.
Includes 7 SQ.FT. Open Area



ELEVATION C



ELEVATION A

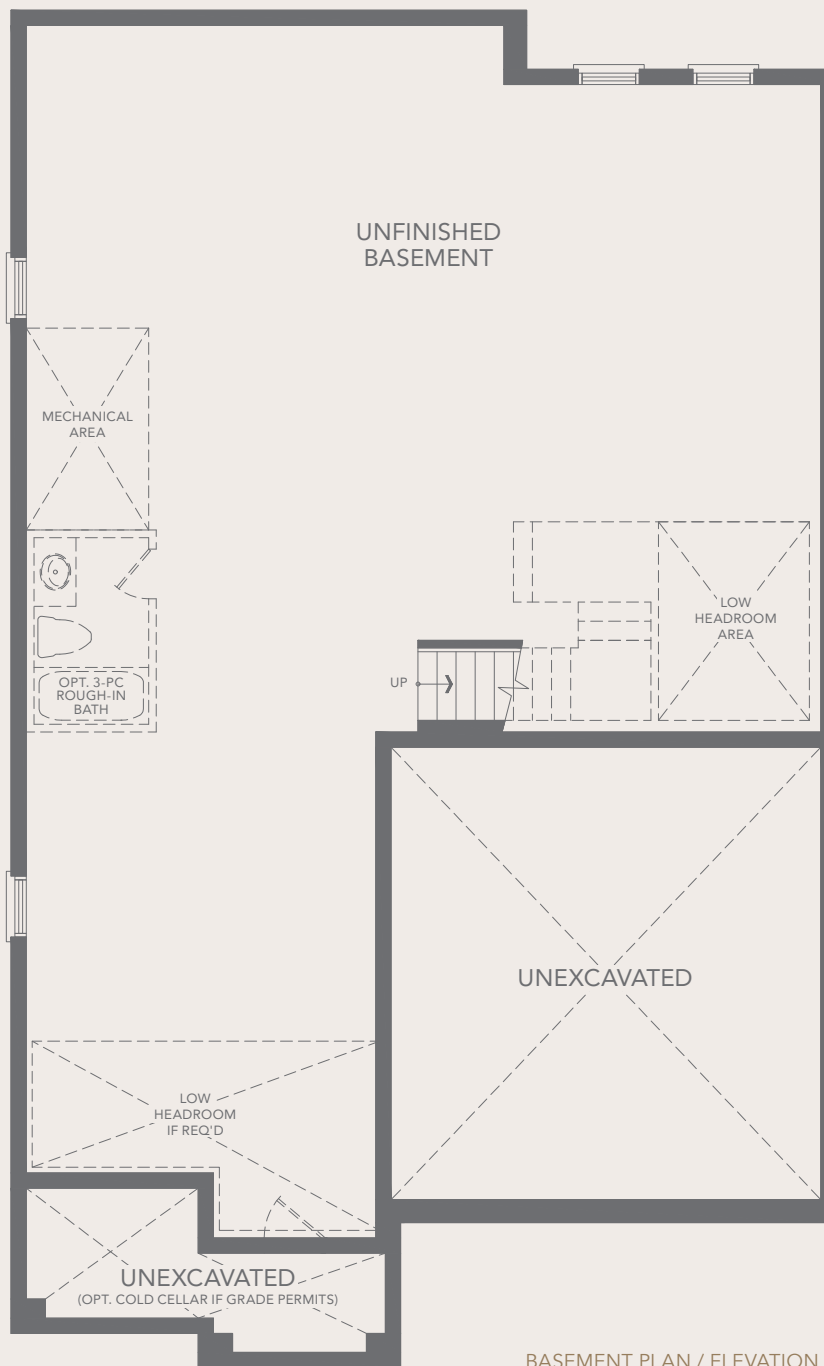


ELEVATION B

AMIRA

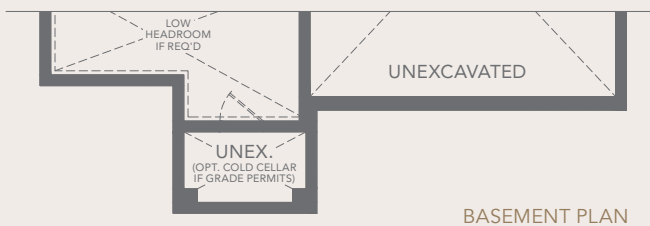
SOLUS 4 (45-4) A 3,207 SQ.FT. B 3,292 SQ.FT. C 3,291 SQ.FT.

Includes 7 SQ.FT. Open Area

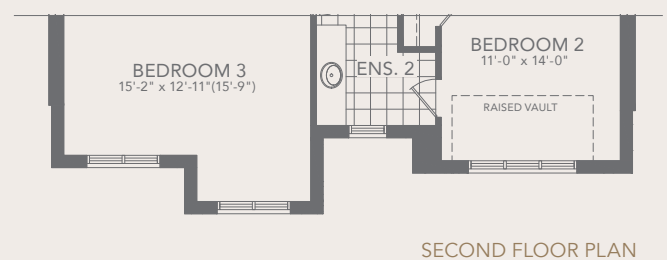
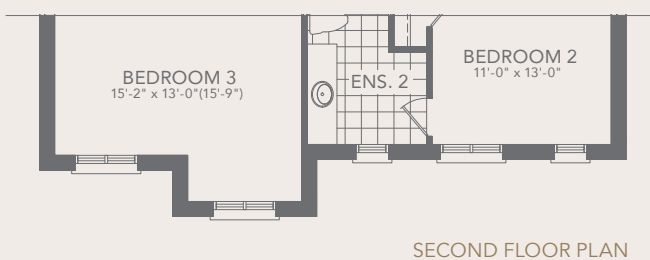
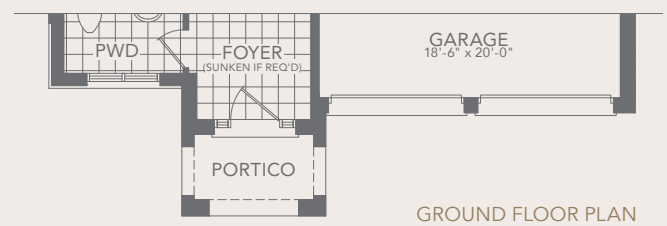
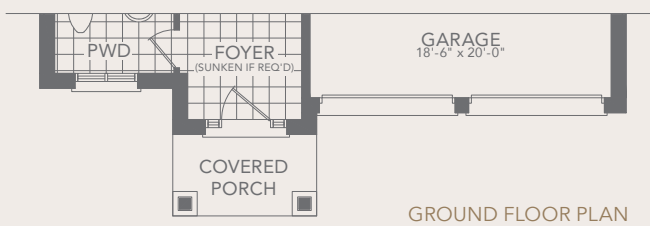
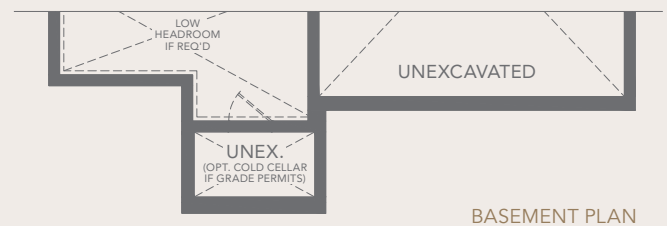


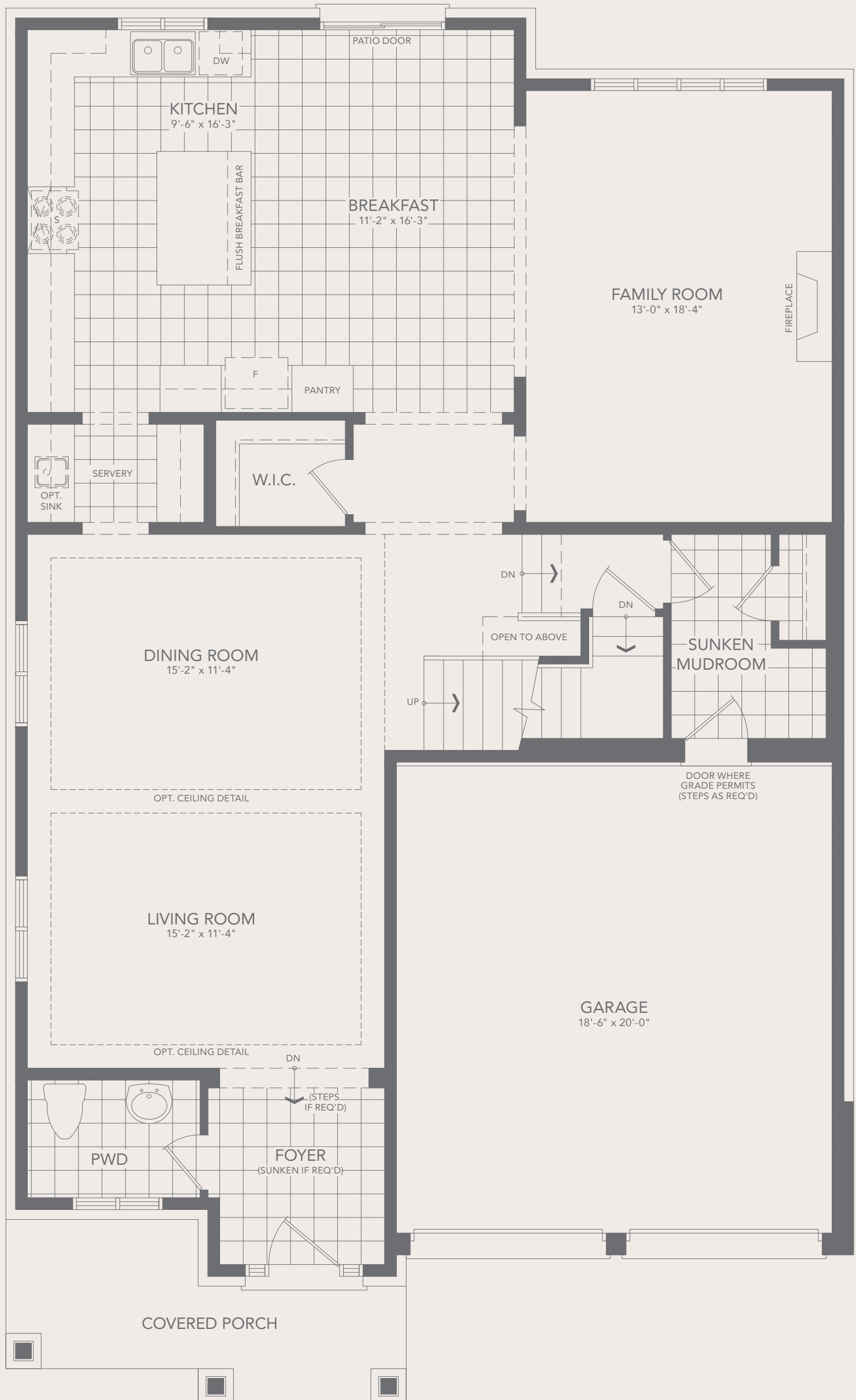
BASEMENT PLAN / ELEVATION A

ELEVATION B

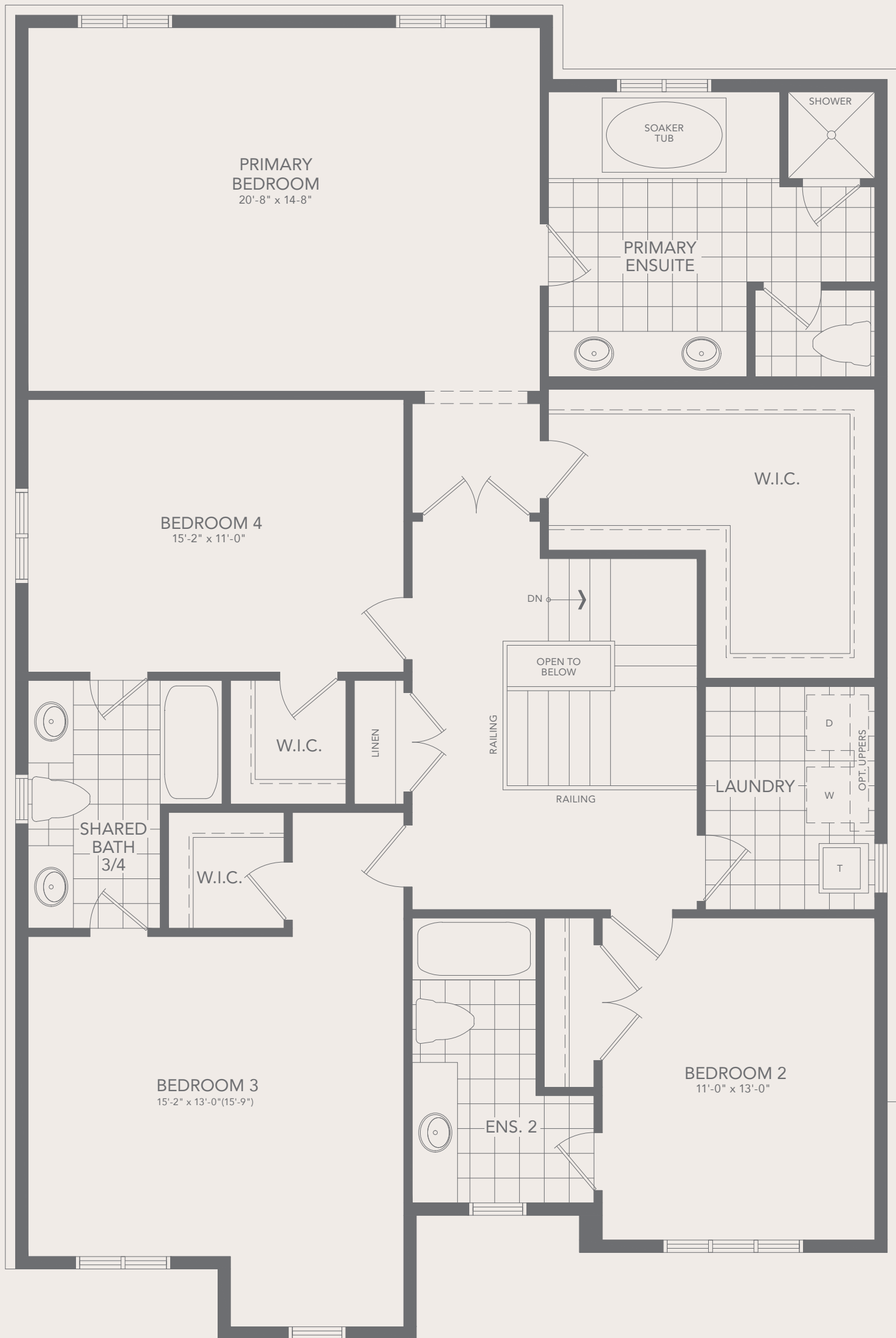


ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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SERVING:

GREATER TORONTO AREA

THE GEMERA COLLECTION

GEMERA 5

A 3,643 SQ.FT. **B** 3,724 SQ.FT. **C** 3,720 SQ.FT.
Includes 17 SQ.FT. Open Area

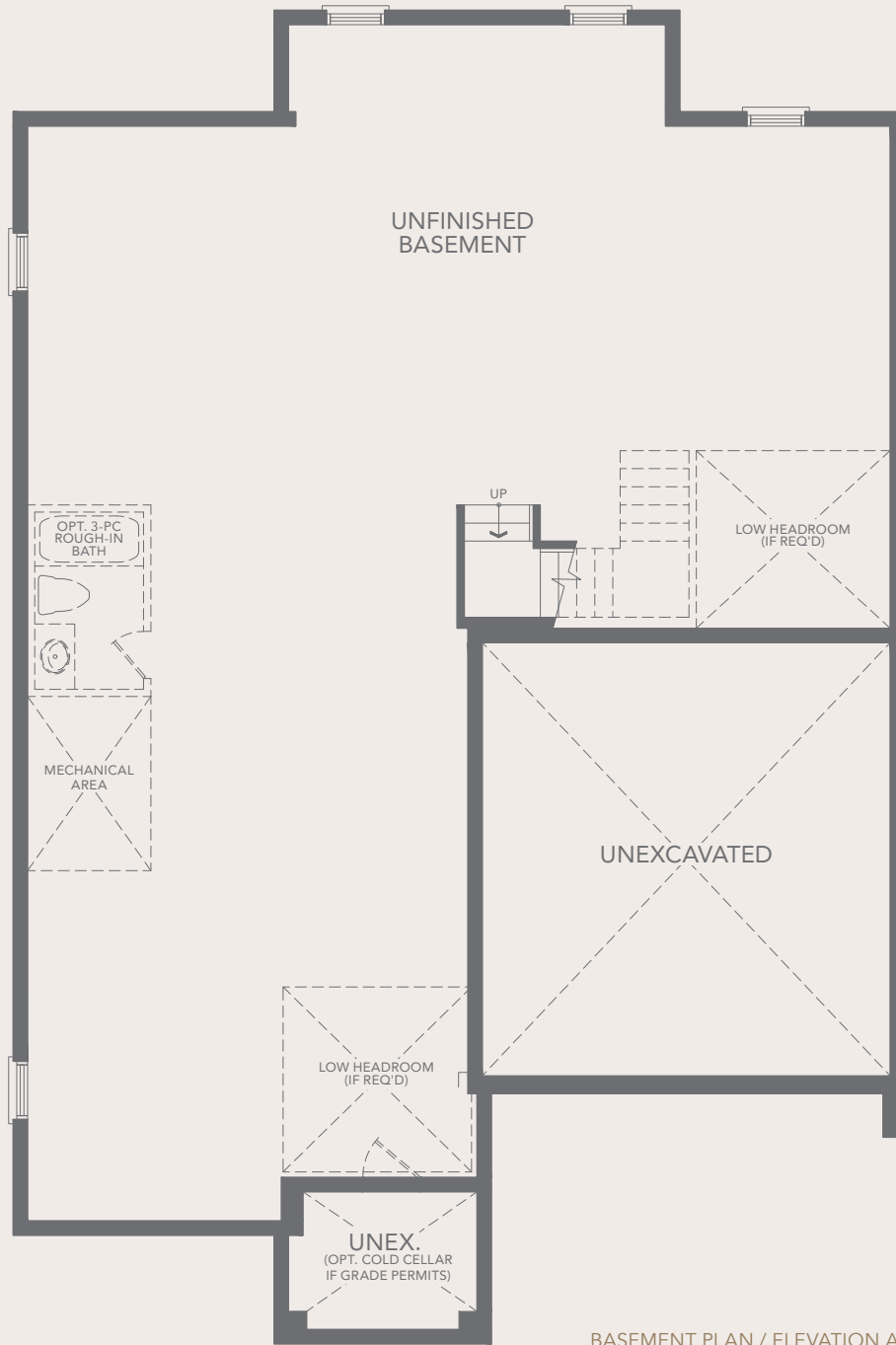


AMIRA

GEMERA 5

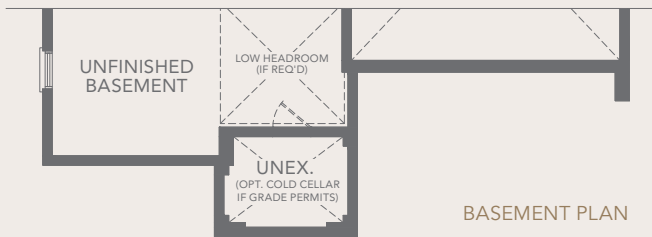
(50-5) A 3,643 SQ.FT. B 3,724 SQ.FT. C 3,720 SQ.FT.

Includes 17 SQ.FT. Open Area

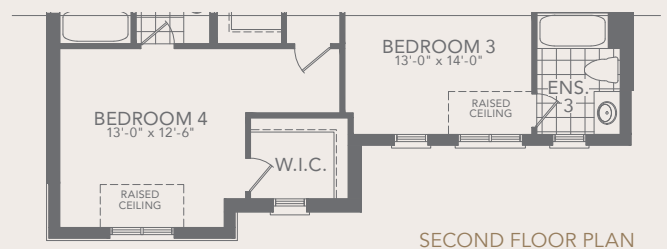
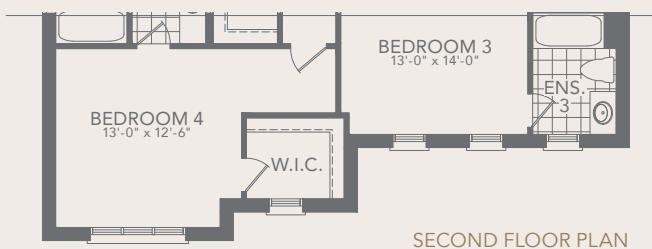
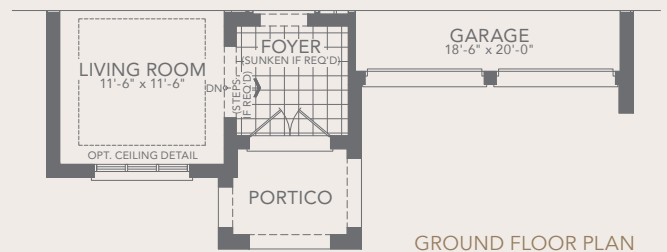
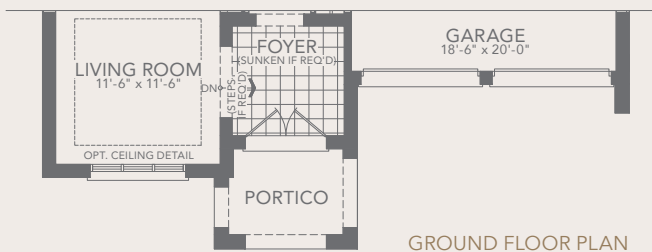
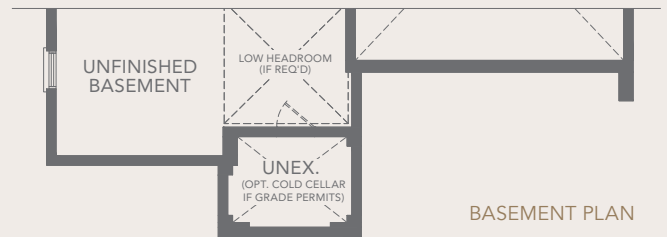


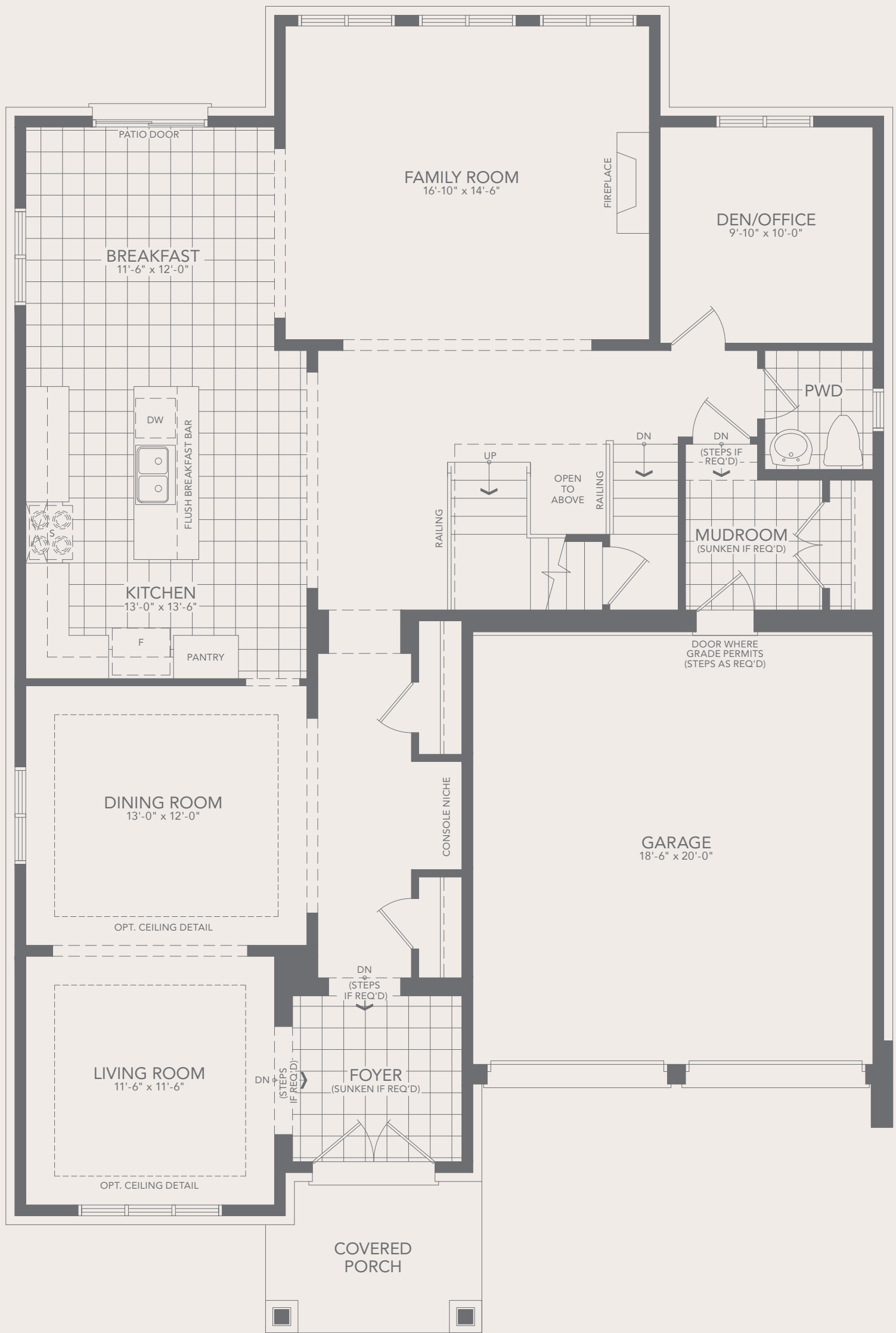
BASEMENT PLAN / ELEVATION A

ELEVATION B

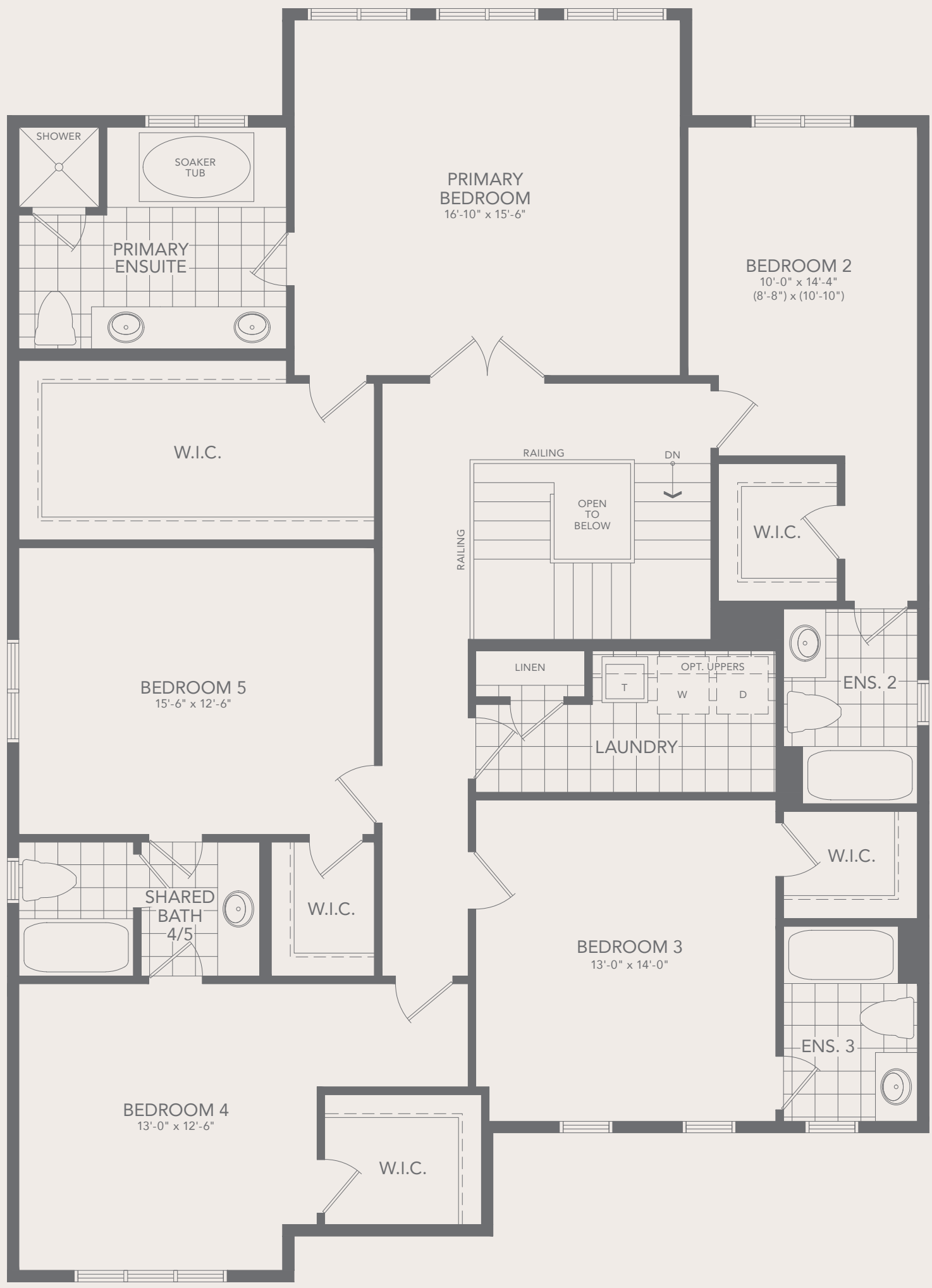


ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE GEMERA COLLECTION

GEMERA 6

A 4,058 SQ.FT. **B** 4,065 SQ.FT. **C** 4,055 SQ.FT.
Includes 104 SQ.FT. Open Area



ELEVATION C



ELEVATION A



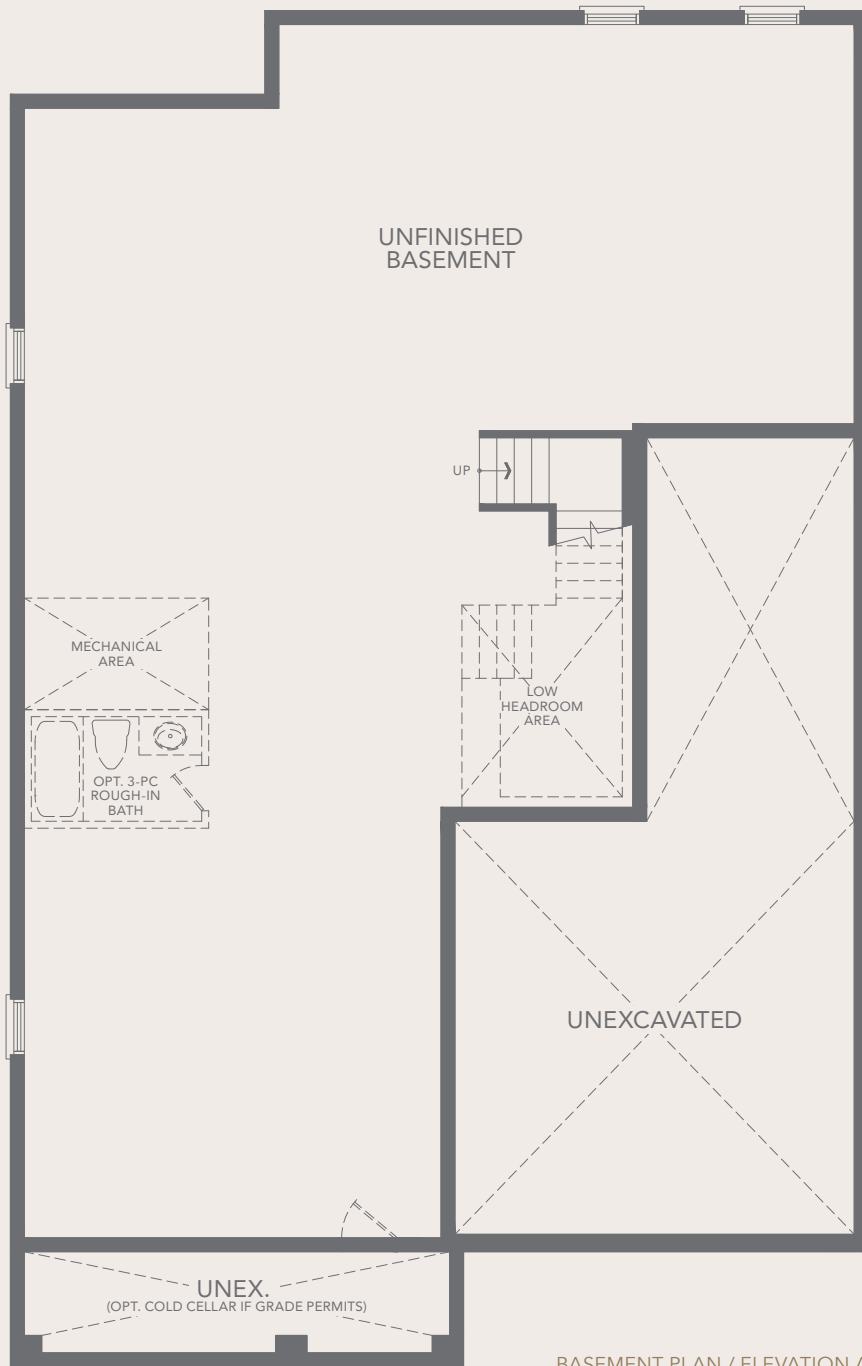
ELEVATION B

AMIRA

GEMERA 6

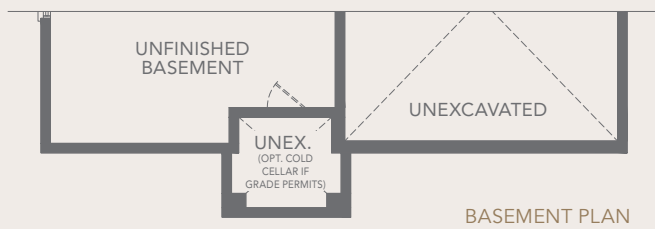
(50-6) A 4,058 SQ.FT. B 4,065 SQ.FT. C 4,055 SQ.FT.

Includes 104 SQ.FT. Open Area

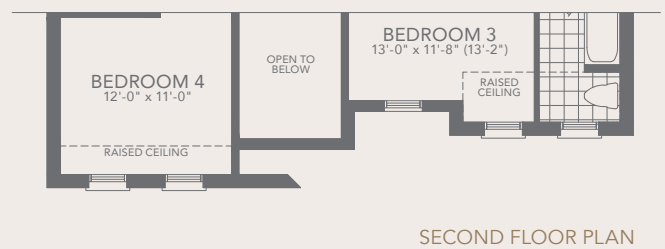
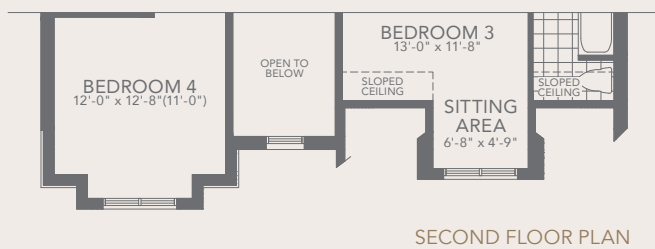
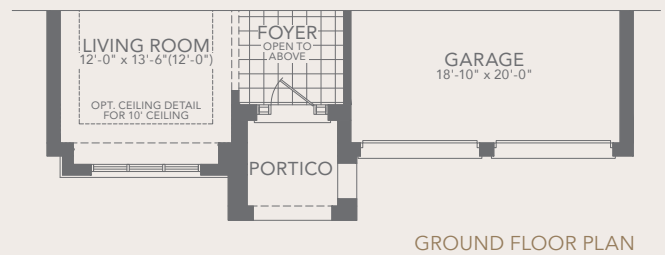
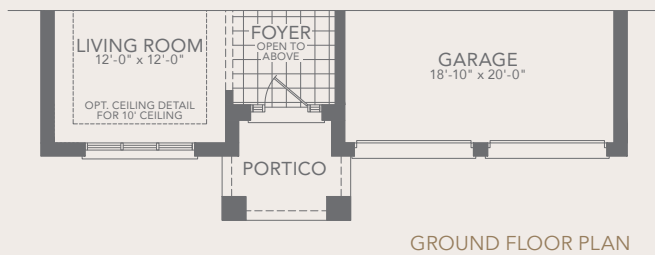
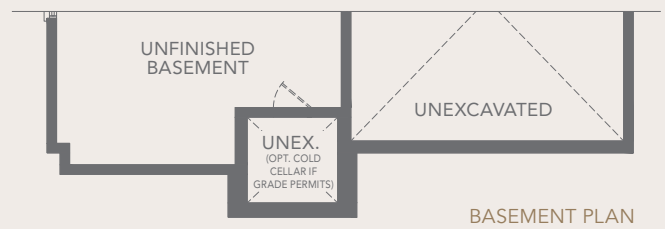


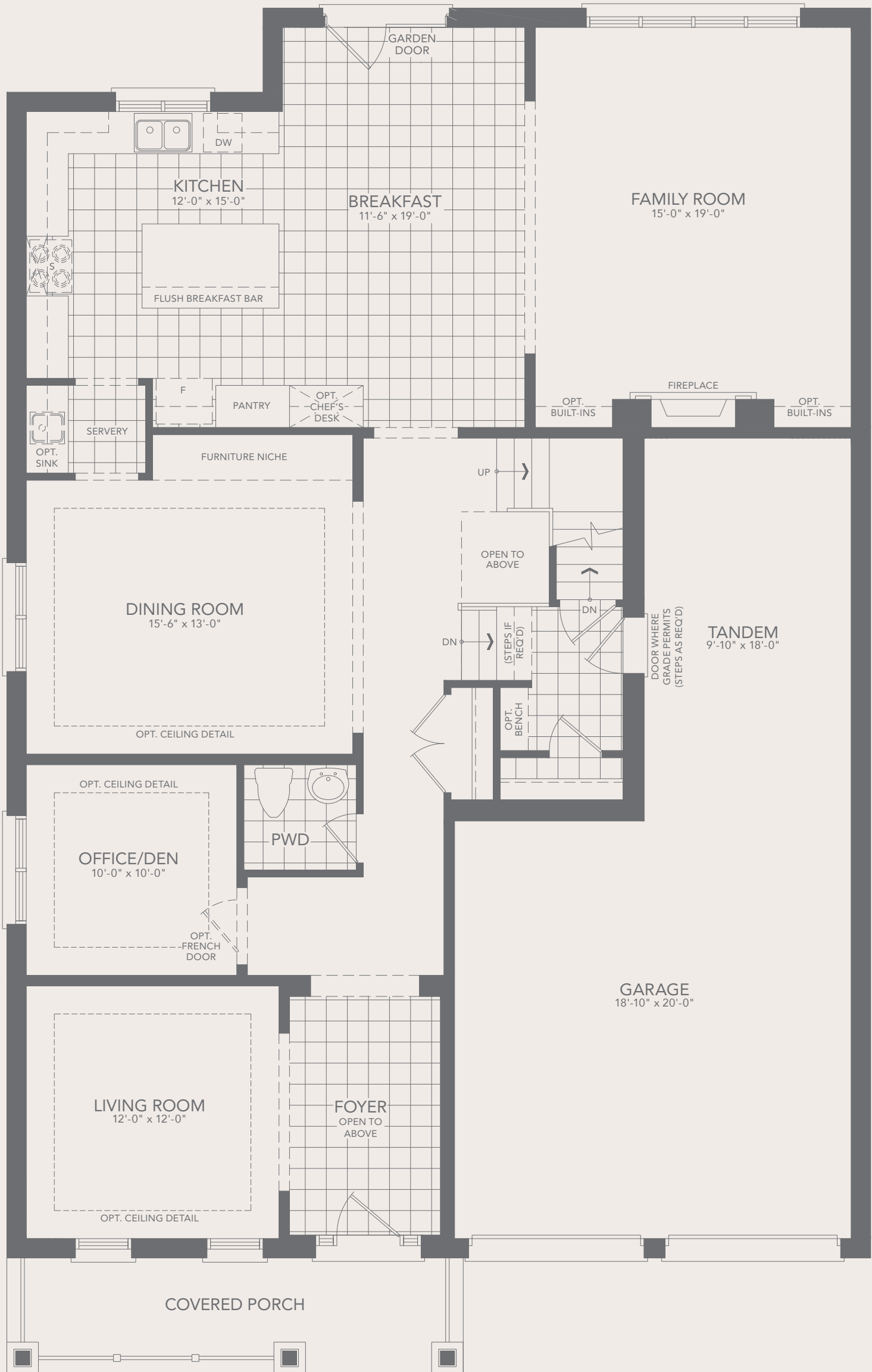
BASEMENT PLAN / ELEVATION A

ELEVATION B



ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE GEMERA COLLECTION

GEMERA 7

A 3,549 SQ.FT. **B** 3,593 SQ.FT. **C** 3,582 SQ.FT.
Includes 10 SQ.FT. Open Area



ELEVATION C



ELEVATION A

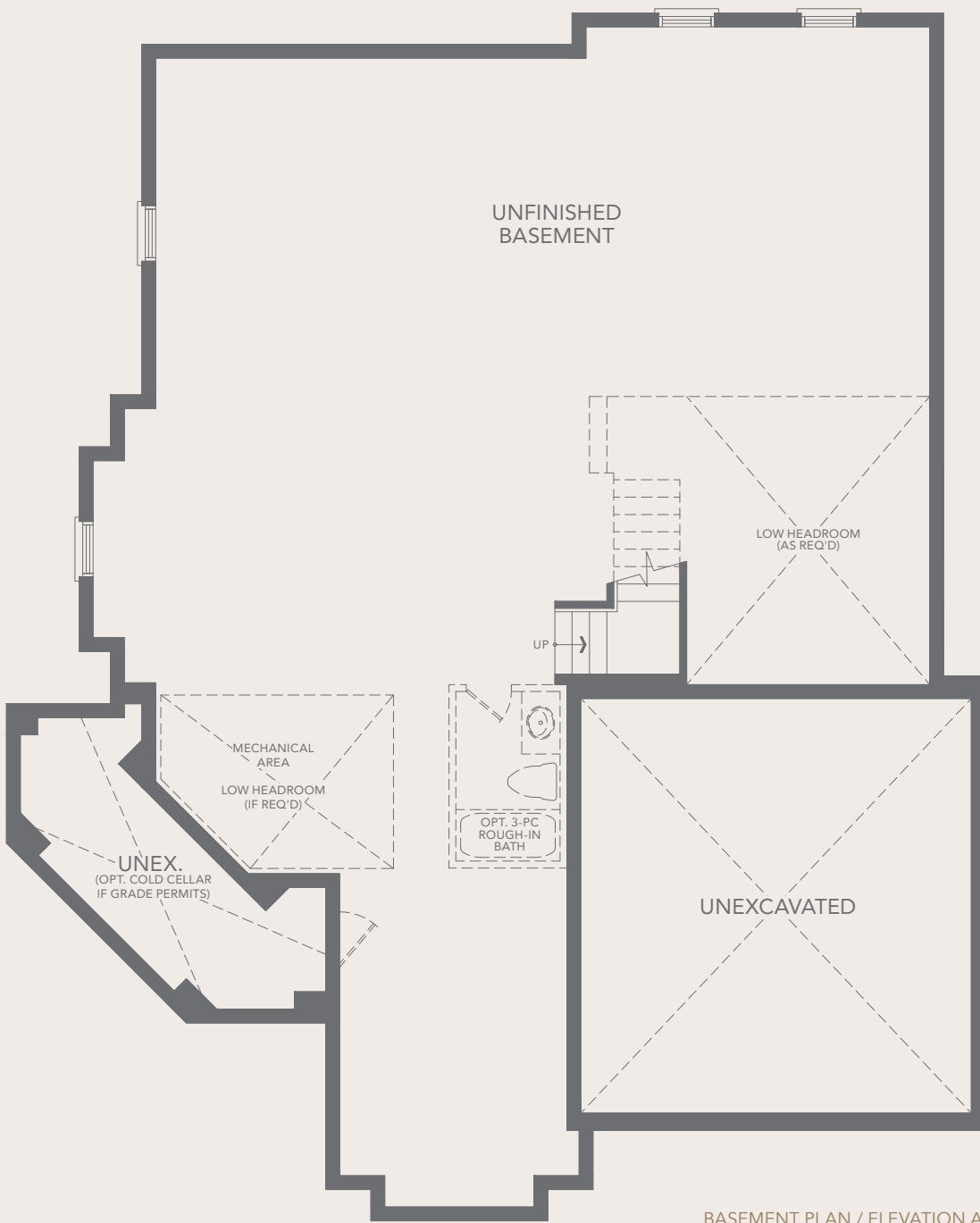


ELEVATION B

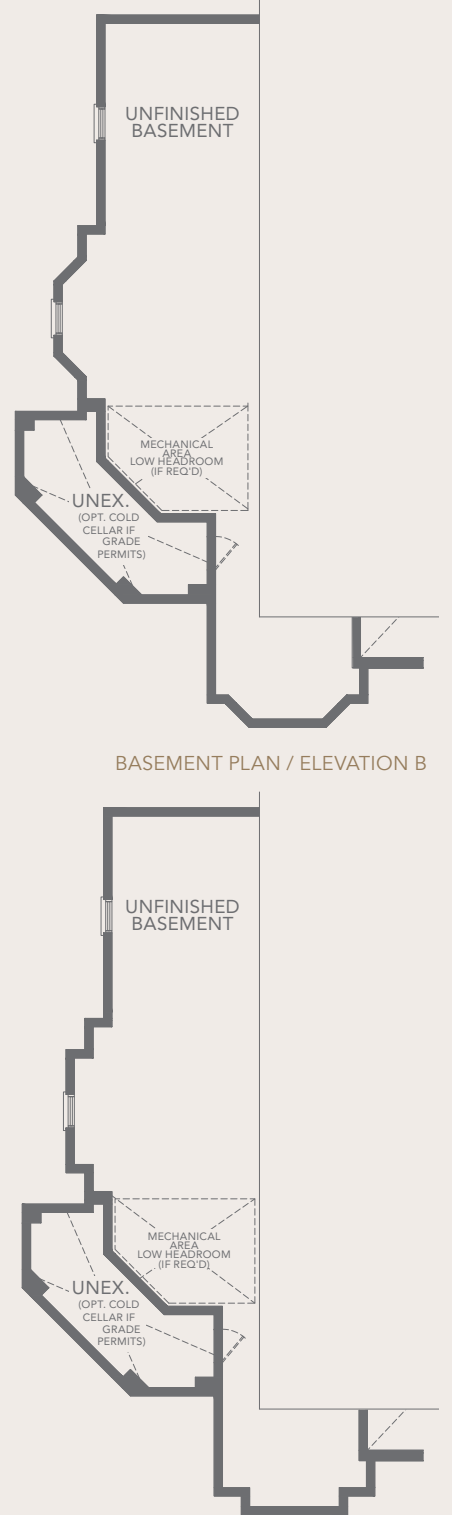
AMIRA

GEMERA 7

(50-7) A 3,549 SQ.FT. B 3,593 SQ.FT. C 3,582 SQ.FT.
Includes 10 SQ.FT. Open Area



BASEMENT PLAN / ELEVATION A

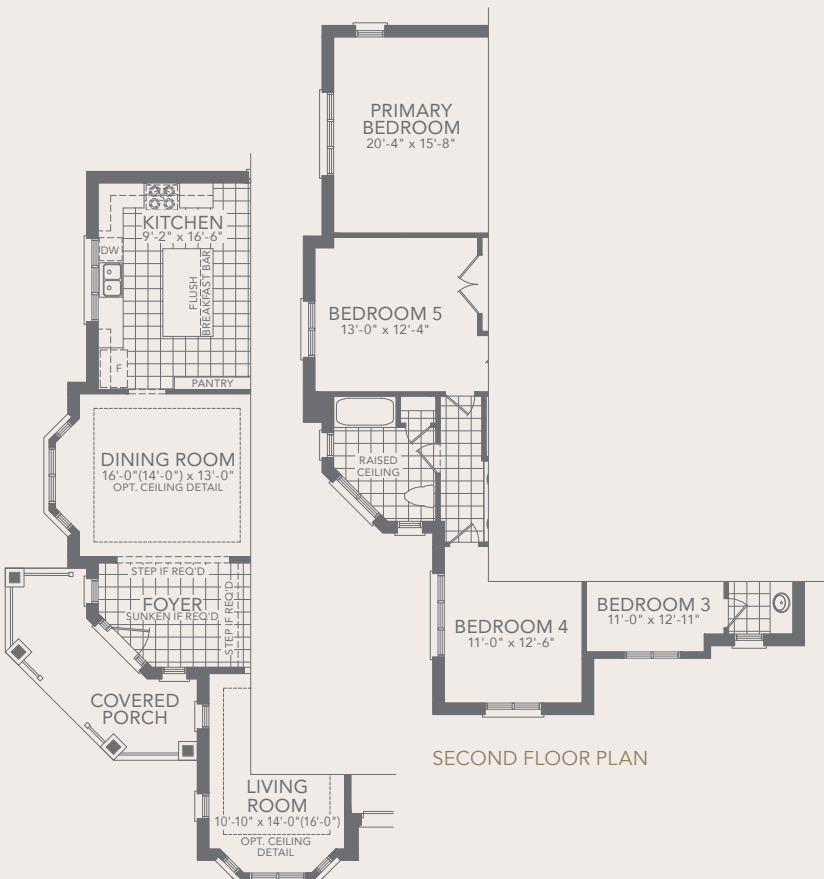


BASEMENT PLAN / ELEVATION B

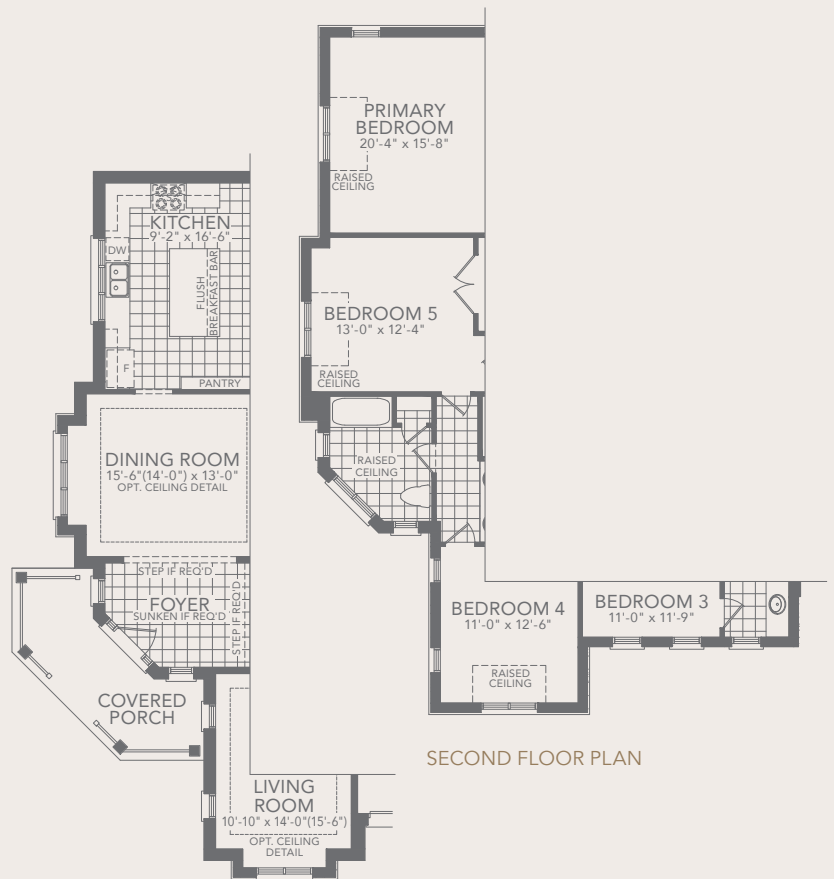
BASEMENT PLAN / ELEVATION C

ELEVATION B

ELEVATION C



GROUND FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE GEMERA COLLECTION

GEMERA II

A 2,189 SQ.FT. B 2,239 SQ.FT. C 2,247 SQ.FT.



ELEVATION C



ELEVATION A



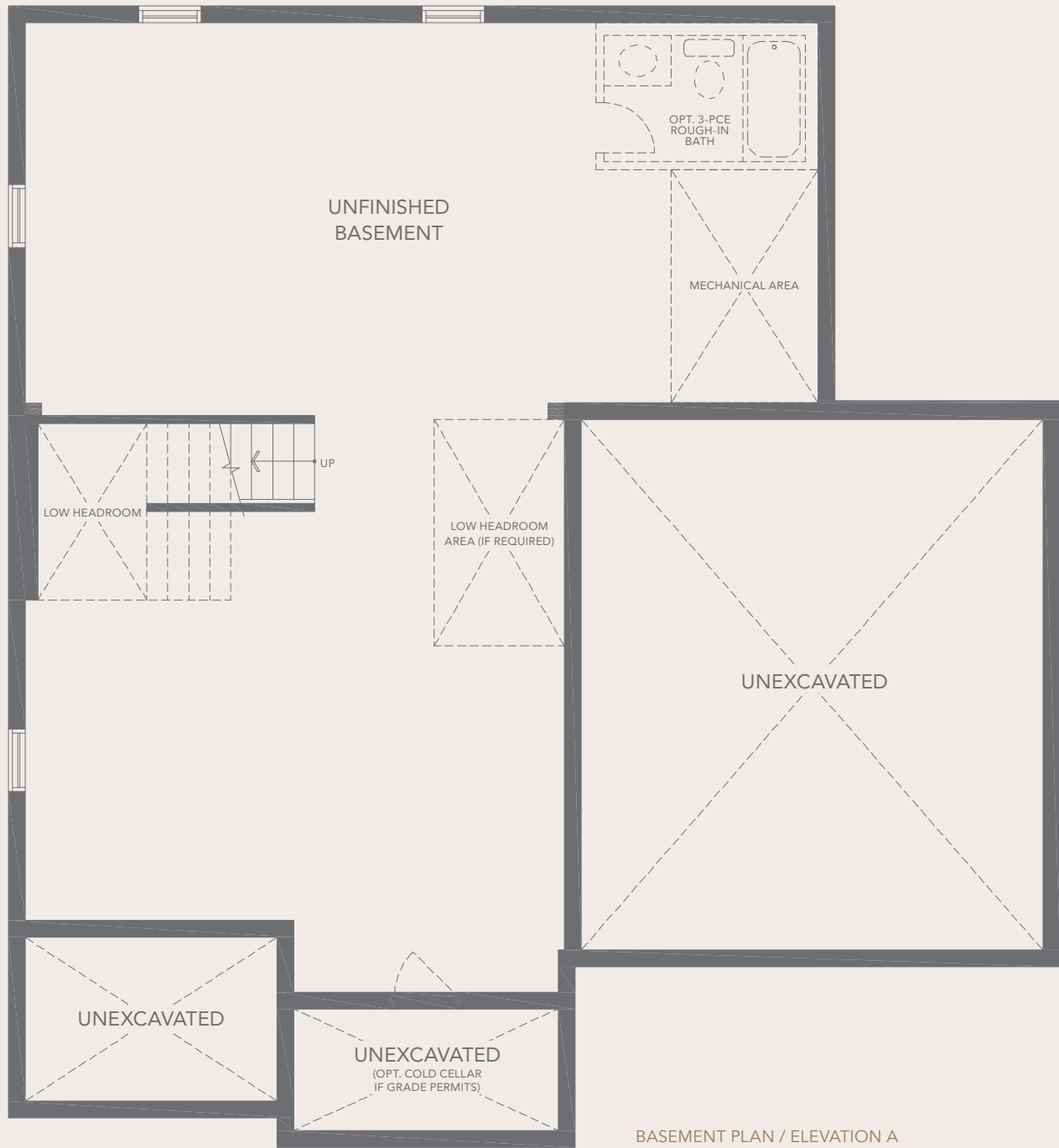
ELEVATION B

AMIRA

GEMERA II

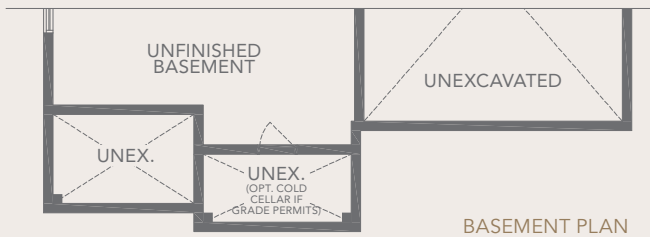
(50-11) A 2,189 SQ.FT. B 2,239 SQ.FT. C 2,247 SQ.FT.

4 Bedroom



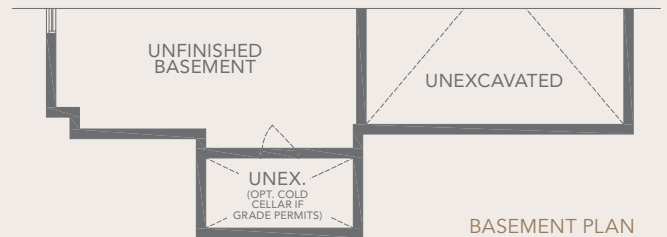
BASEMENT PLAN / ELEVATION A

ELEVATION B

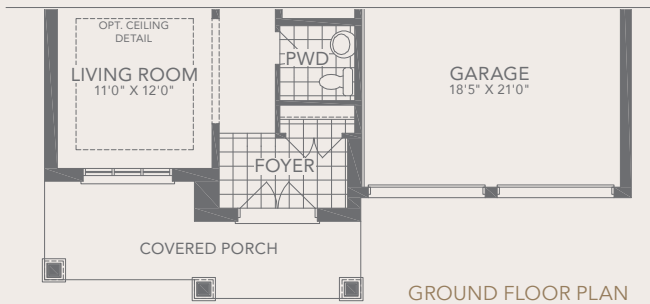


BASEMENT PLAN

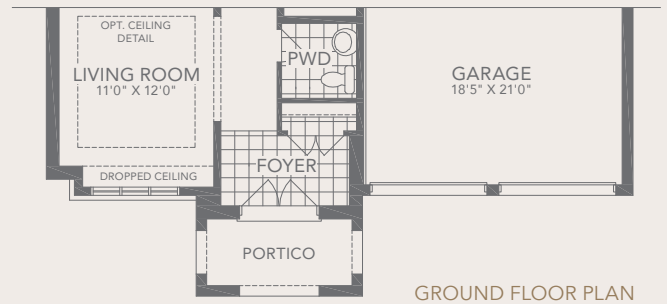
ELEVATION C



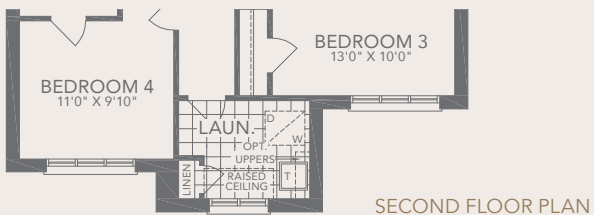
BASEMENT PLAN



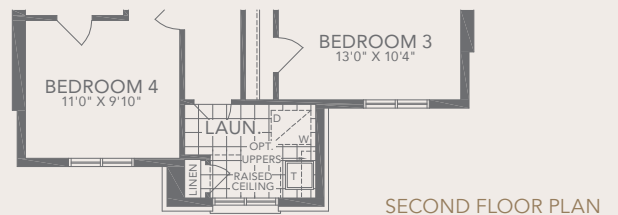
GROUND FLOOR PLAN



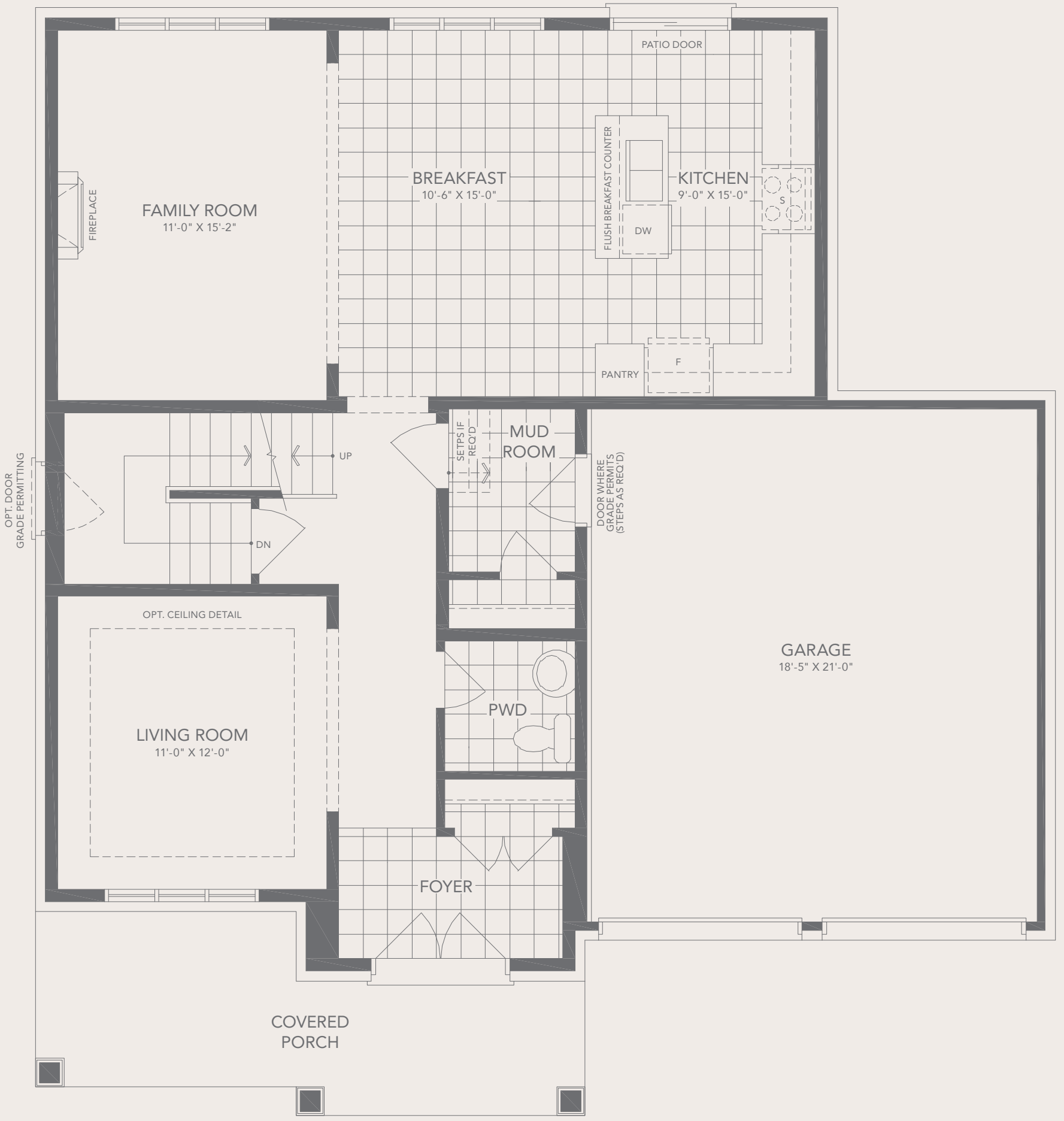
GROUND FLOOR PLAN



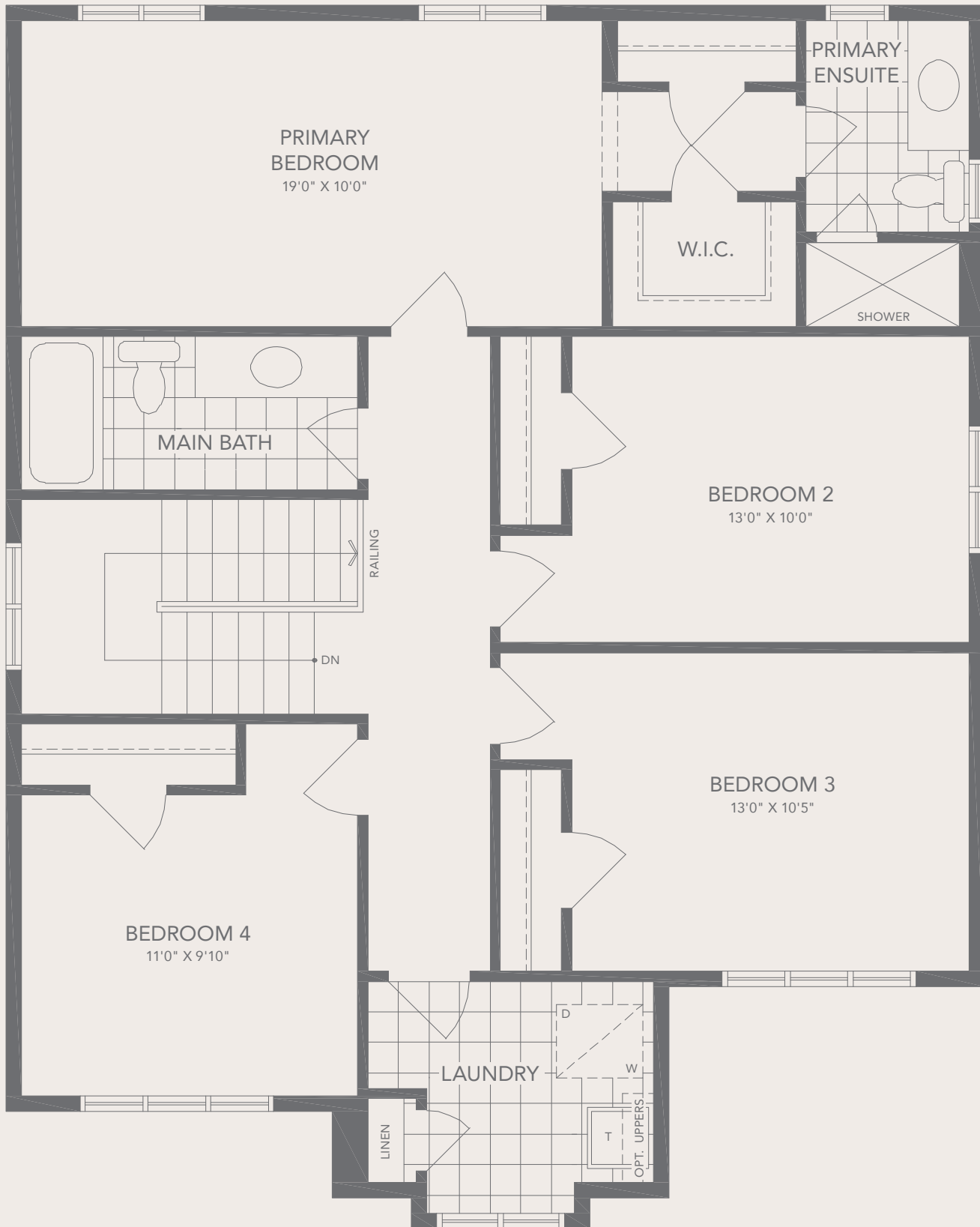
SECOND FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

JOE Godara

REALTOR®

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condoplushome.com

PRE-CONSTRUCTION REALTOR®

SERVING:

GREATER TORONTO AREA

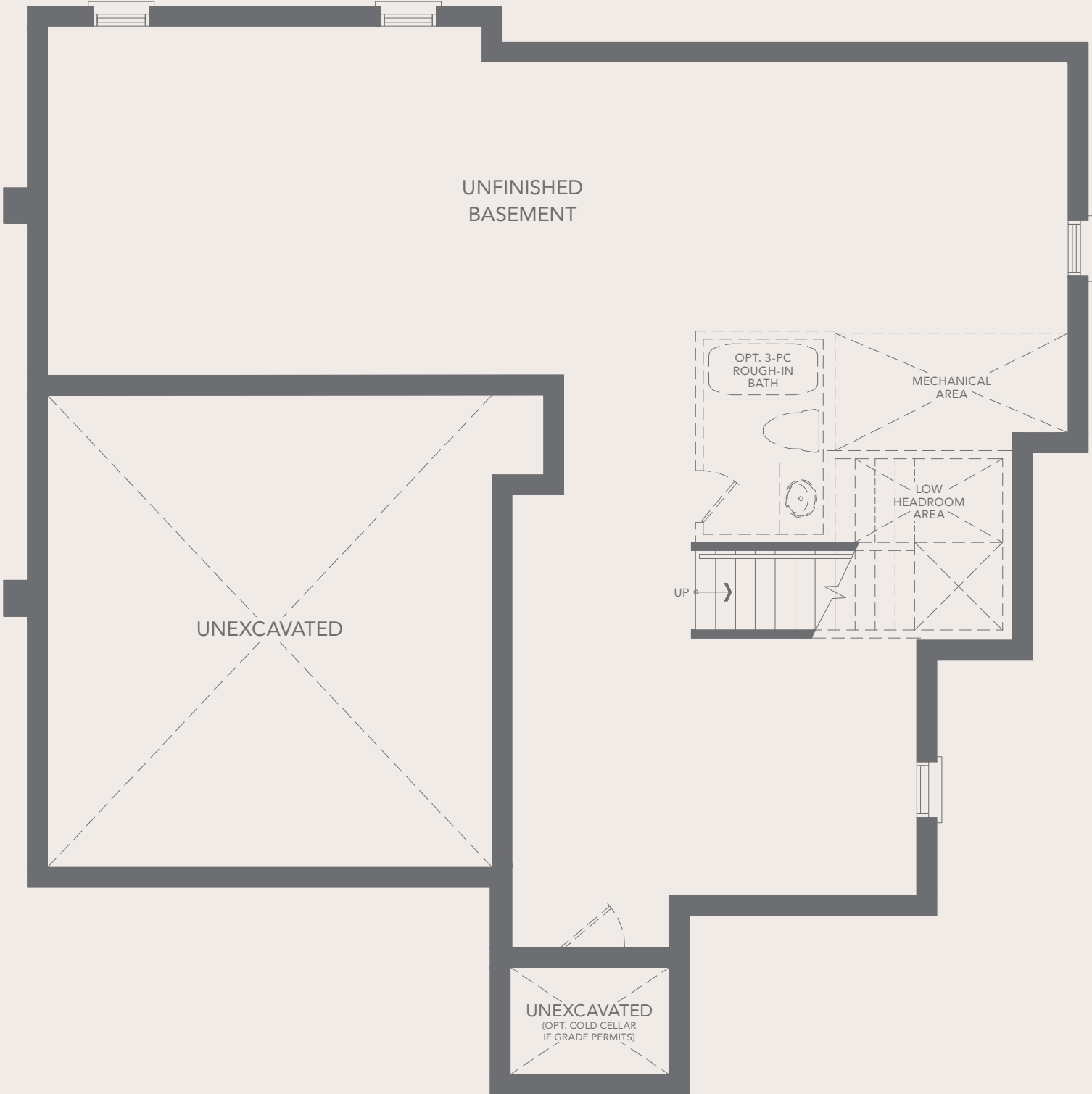
SOLUS LOT No. 29

2,631 SQ.FT.



AMIRA

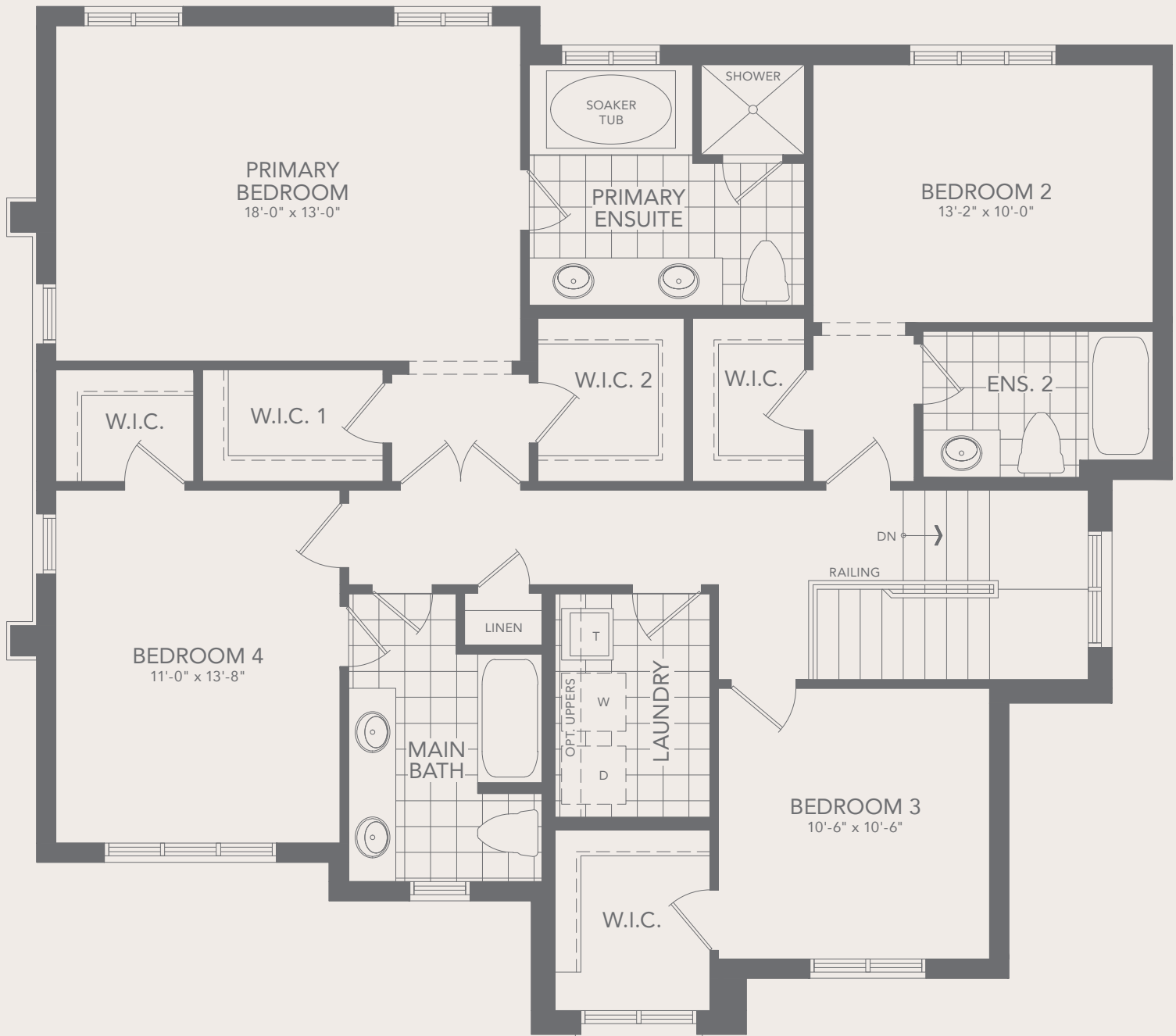
SOLUS LOT No. 29 2,631 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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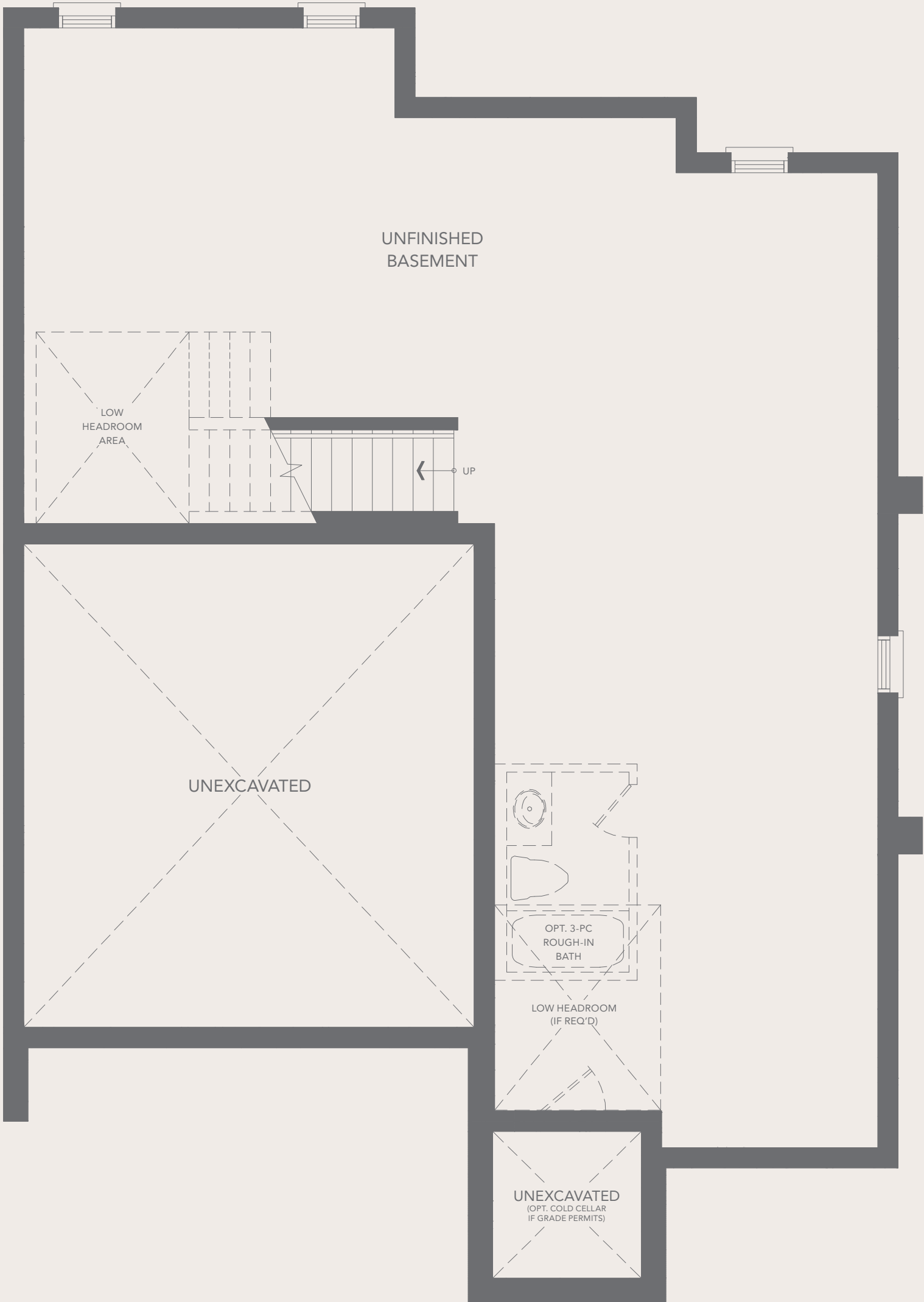
SOLUS LOT No. 30

2,674 SQ.FT.



AMIRA

SOLUS LOT No. 30 2,674 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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SOLUS LOT No. 38

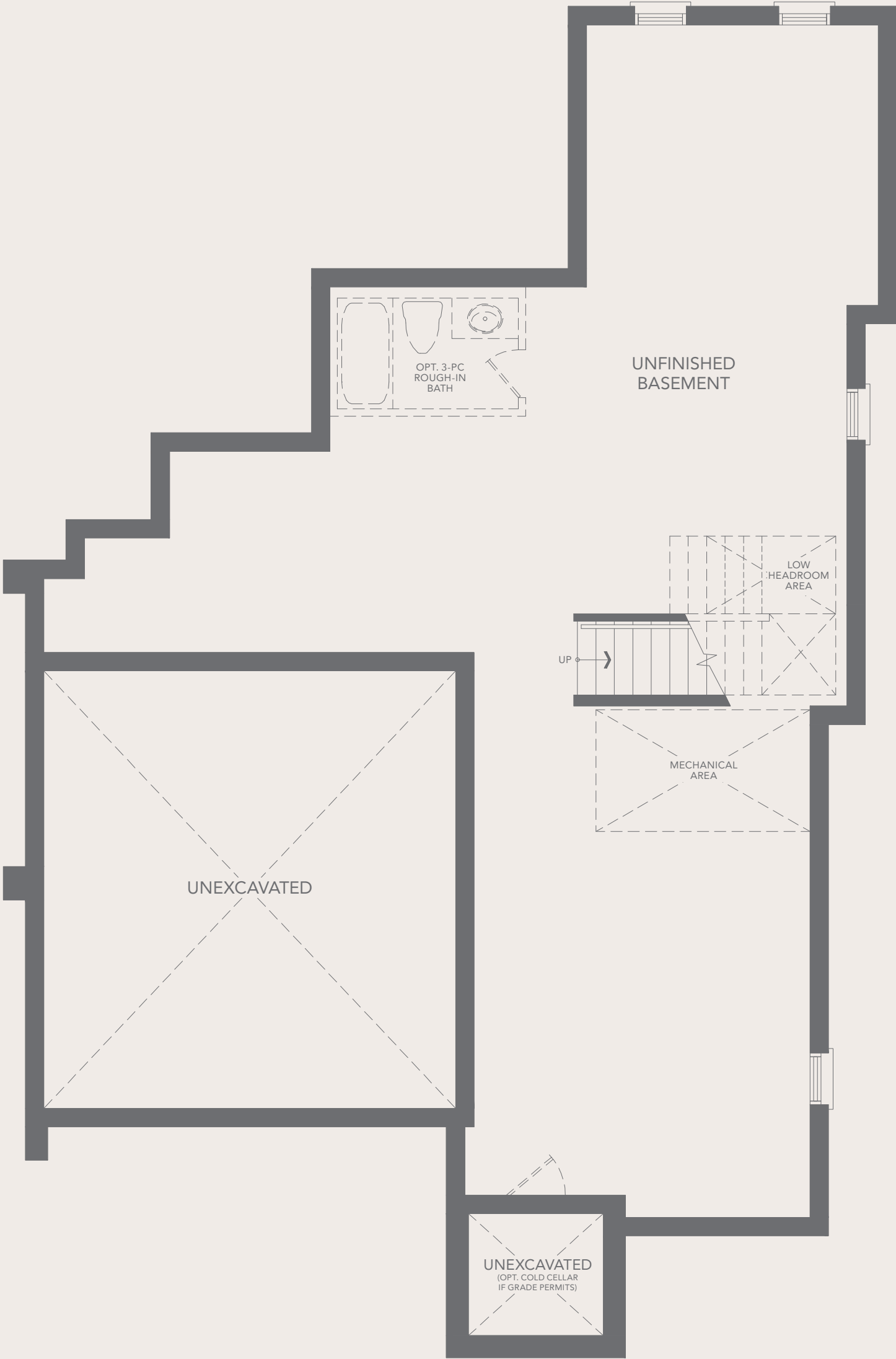
2,712 SQ.FT.



ELEVATION C

AMIRA

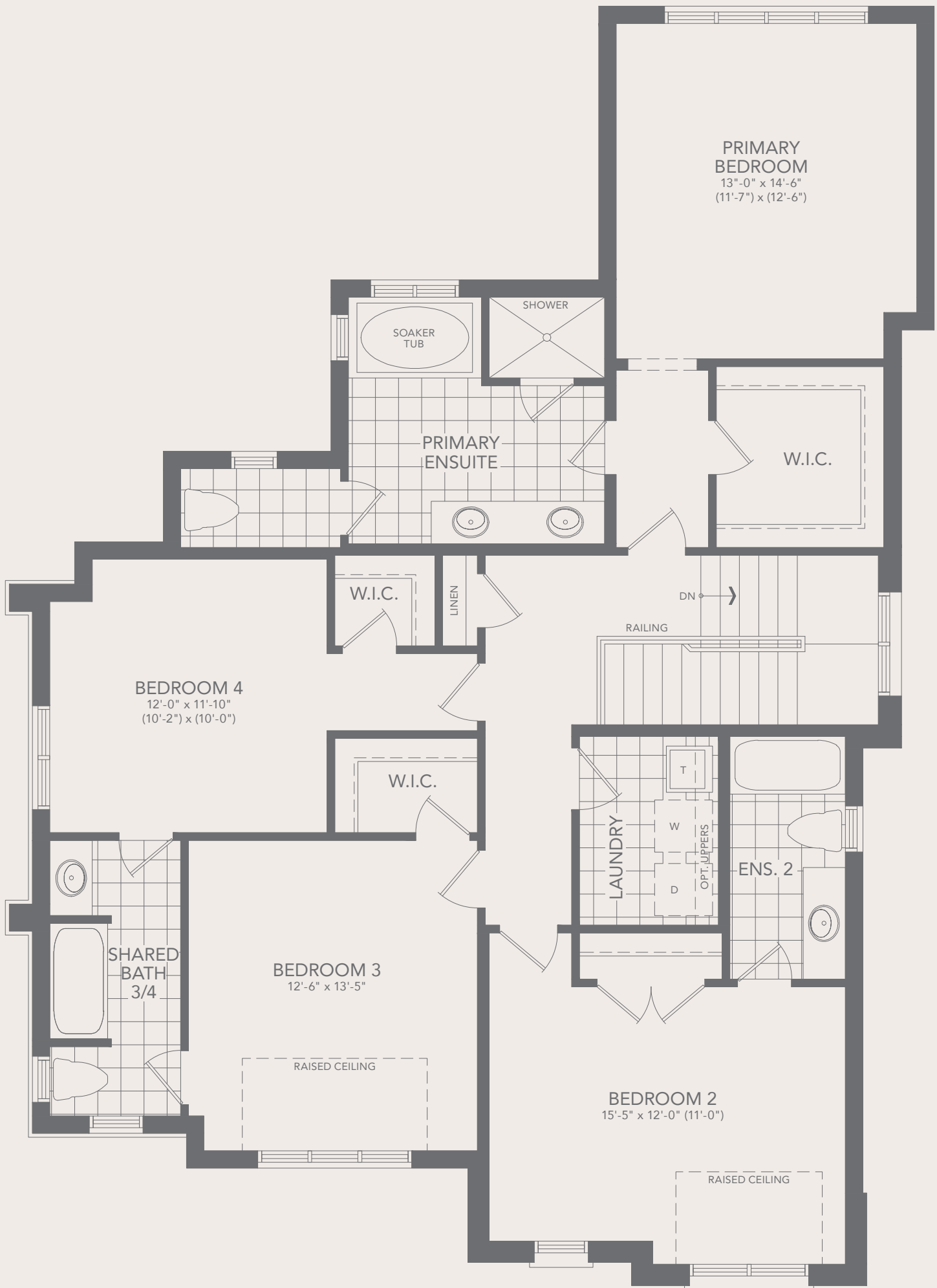
SOLUS LOT No. 38 2,712 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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SOLUS LOT No. 48

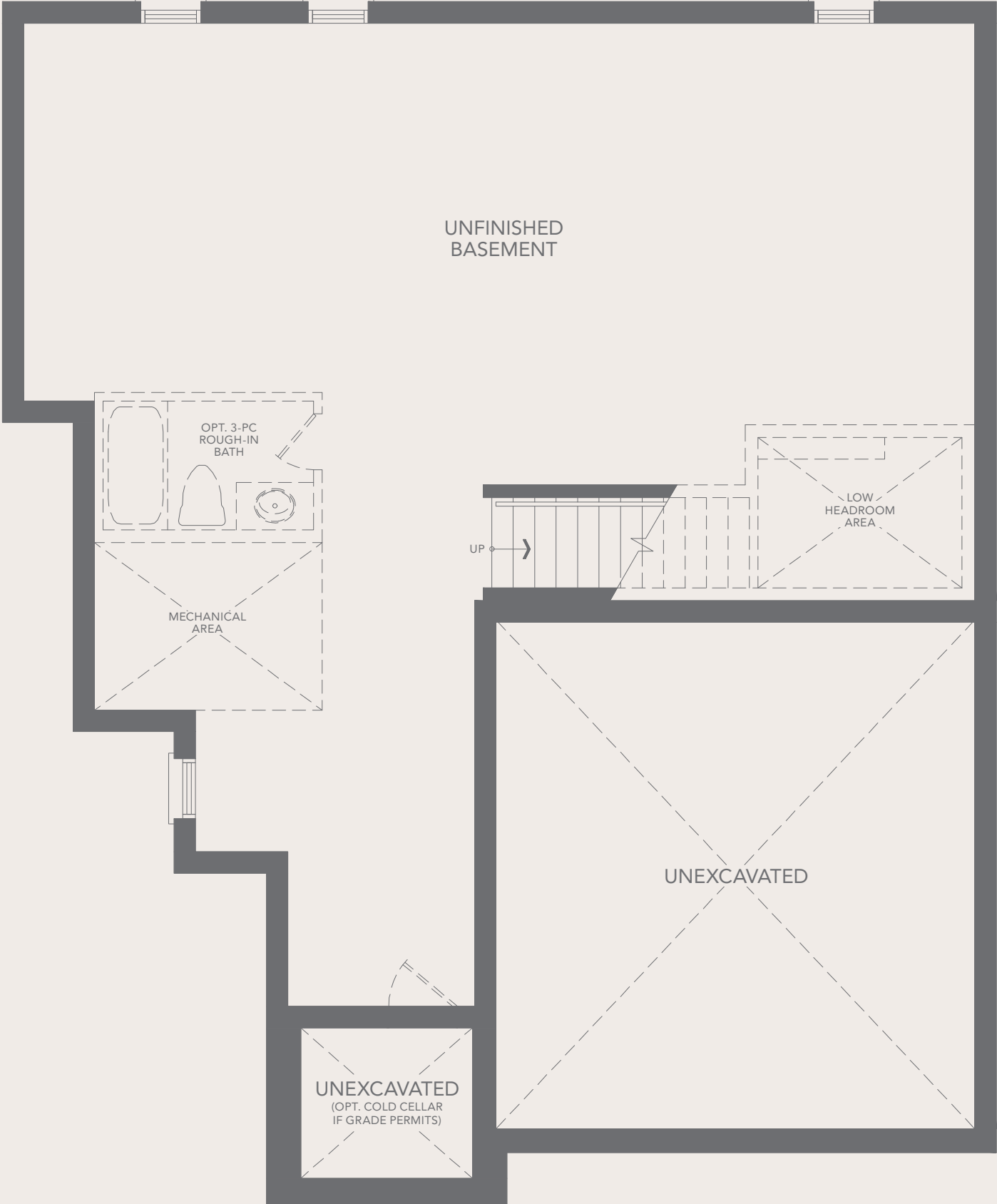
2,536 SQ.FT.



ELEVATION C

AMIRA

SOLUS LOT No. 48 2,536 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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SOLUS LOT No. 62

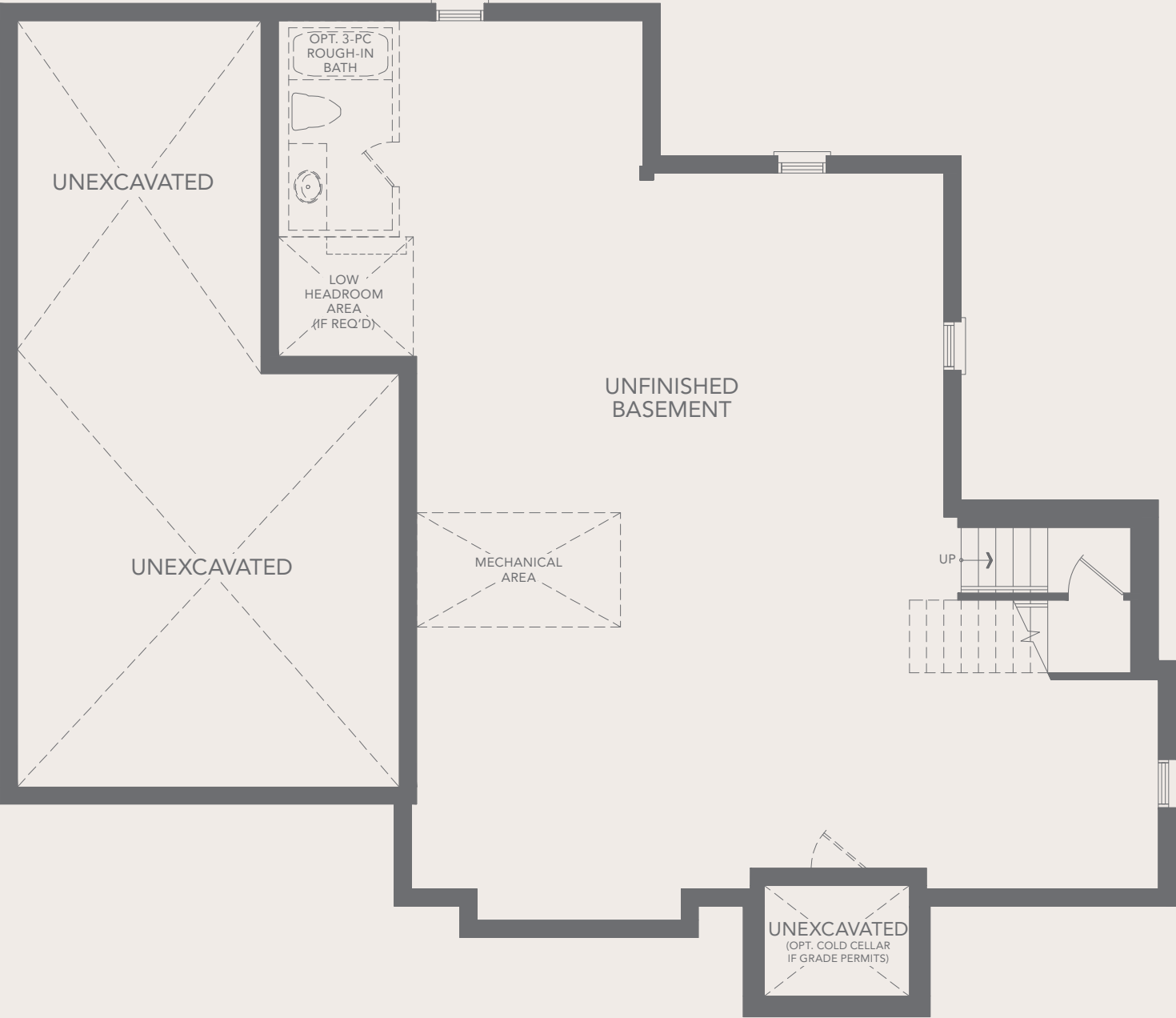
3,327 SQ.FT.



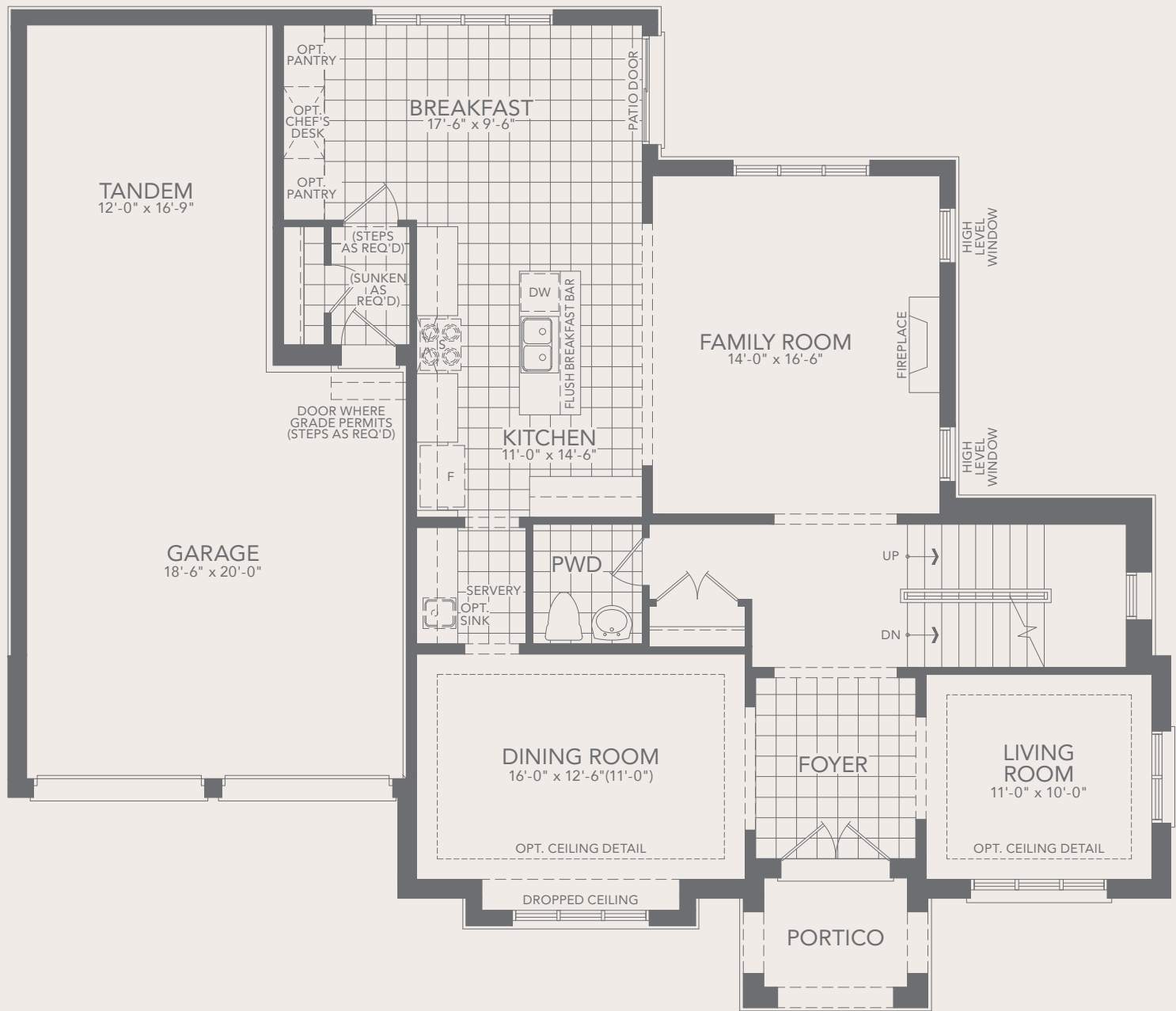
ELEVATION C

AMIRA

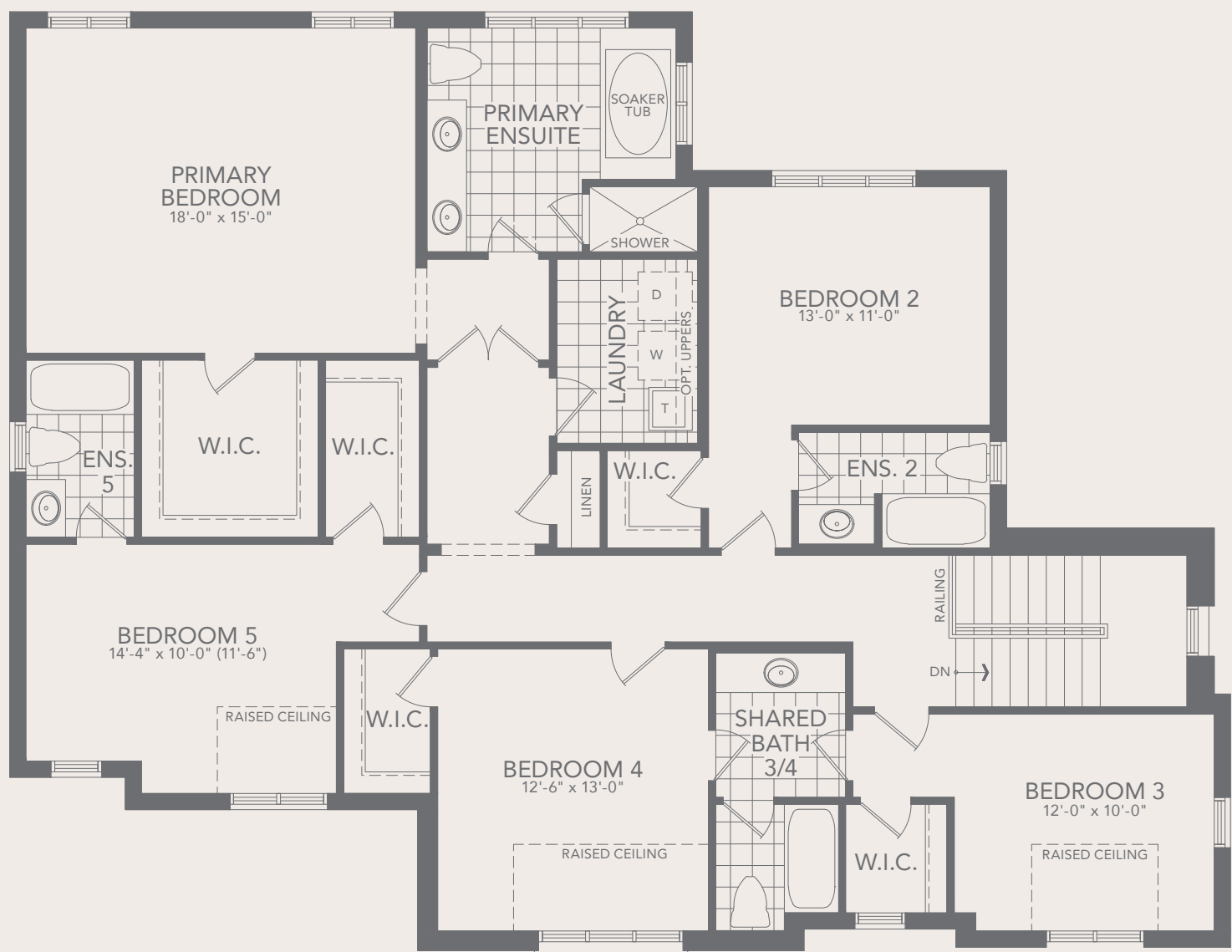
SOLUS LOT No. 62 3,327 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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SOLUS LOT No. 67

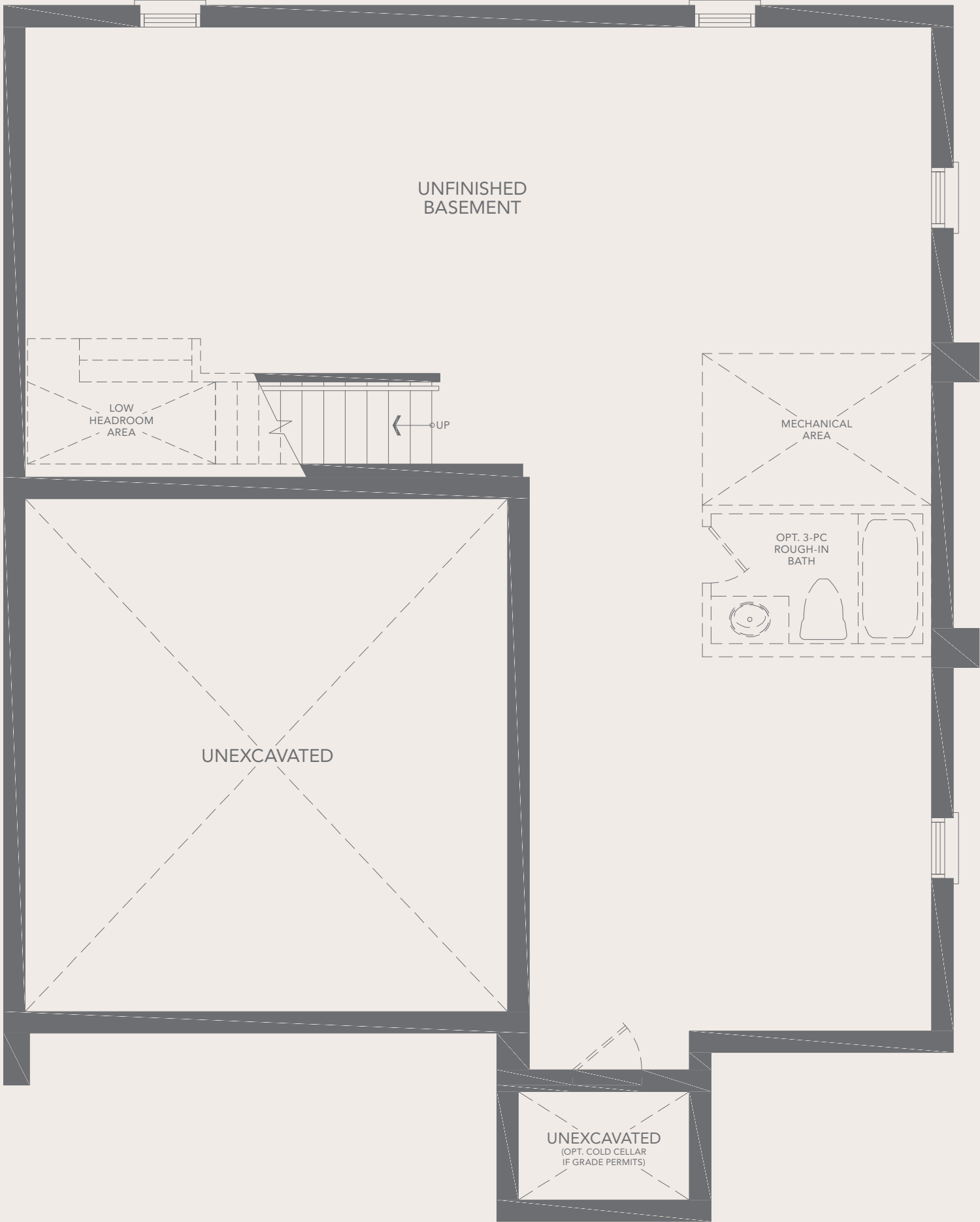
2,495 SQ.FT.



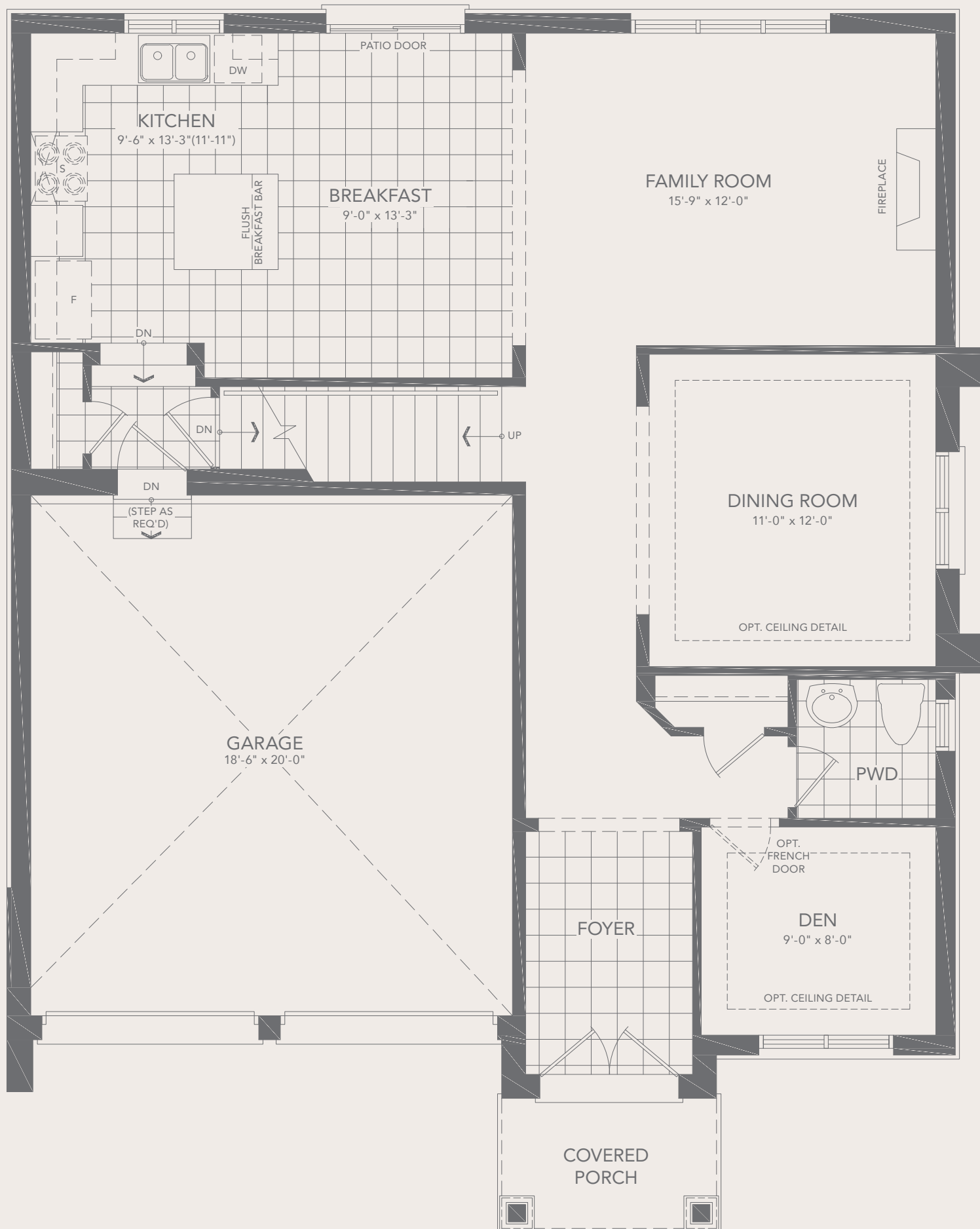
ELEVATION C

AMIRA

SOLUS LOT No. 67 2,495 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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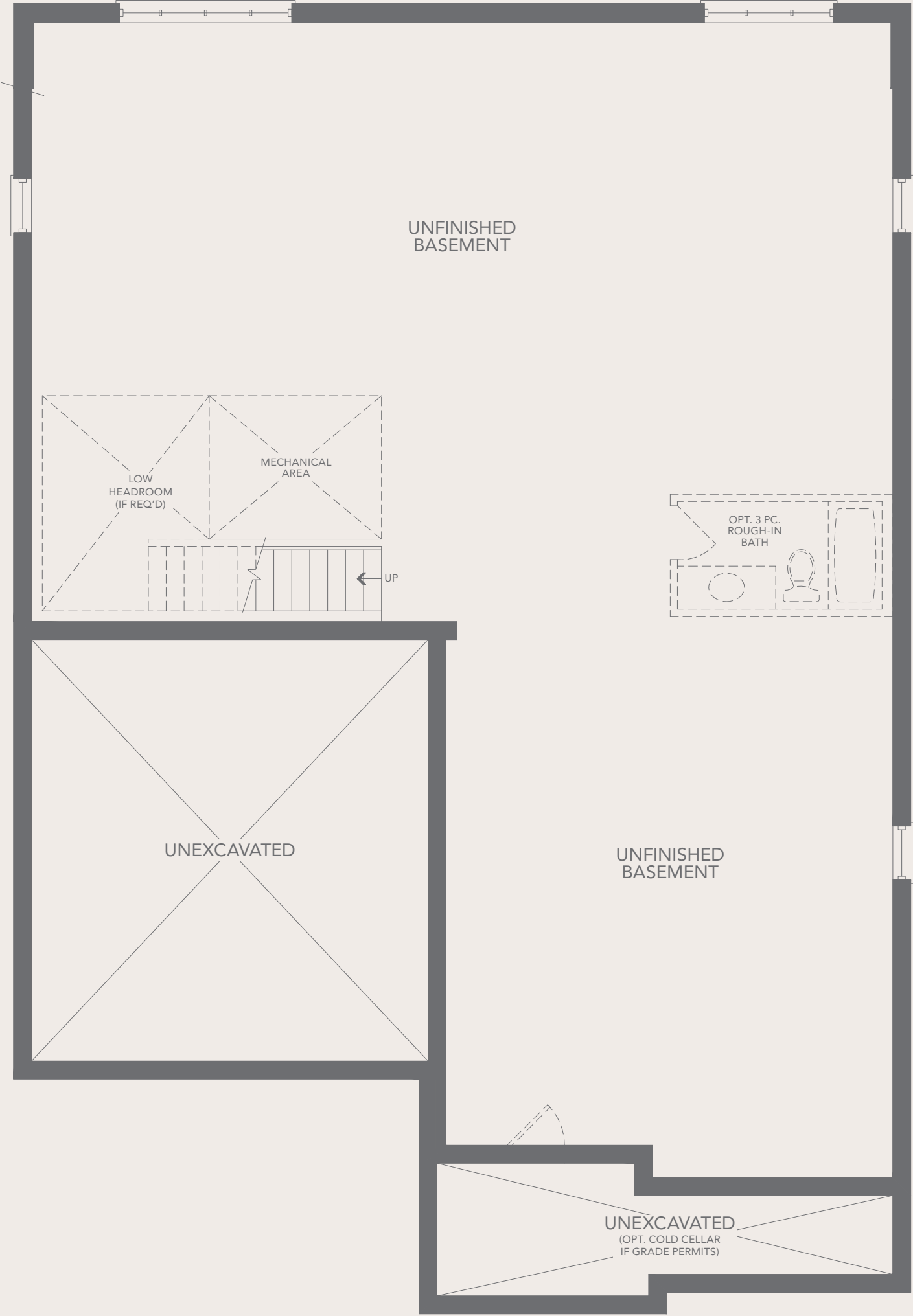
GEMERA LOT No. 23

3,941 SQ.FT.

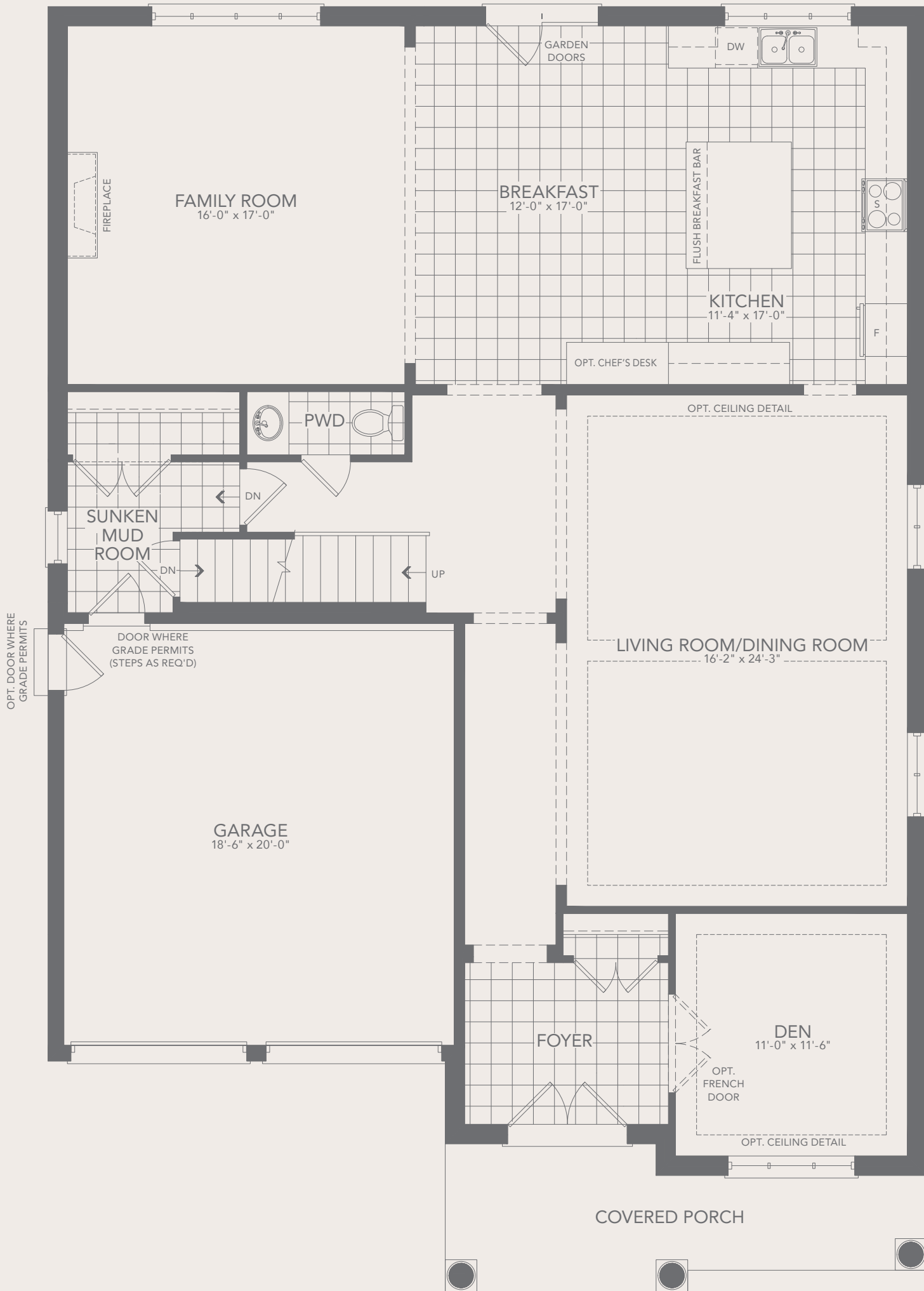


AMIRA

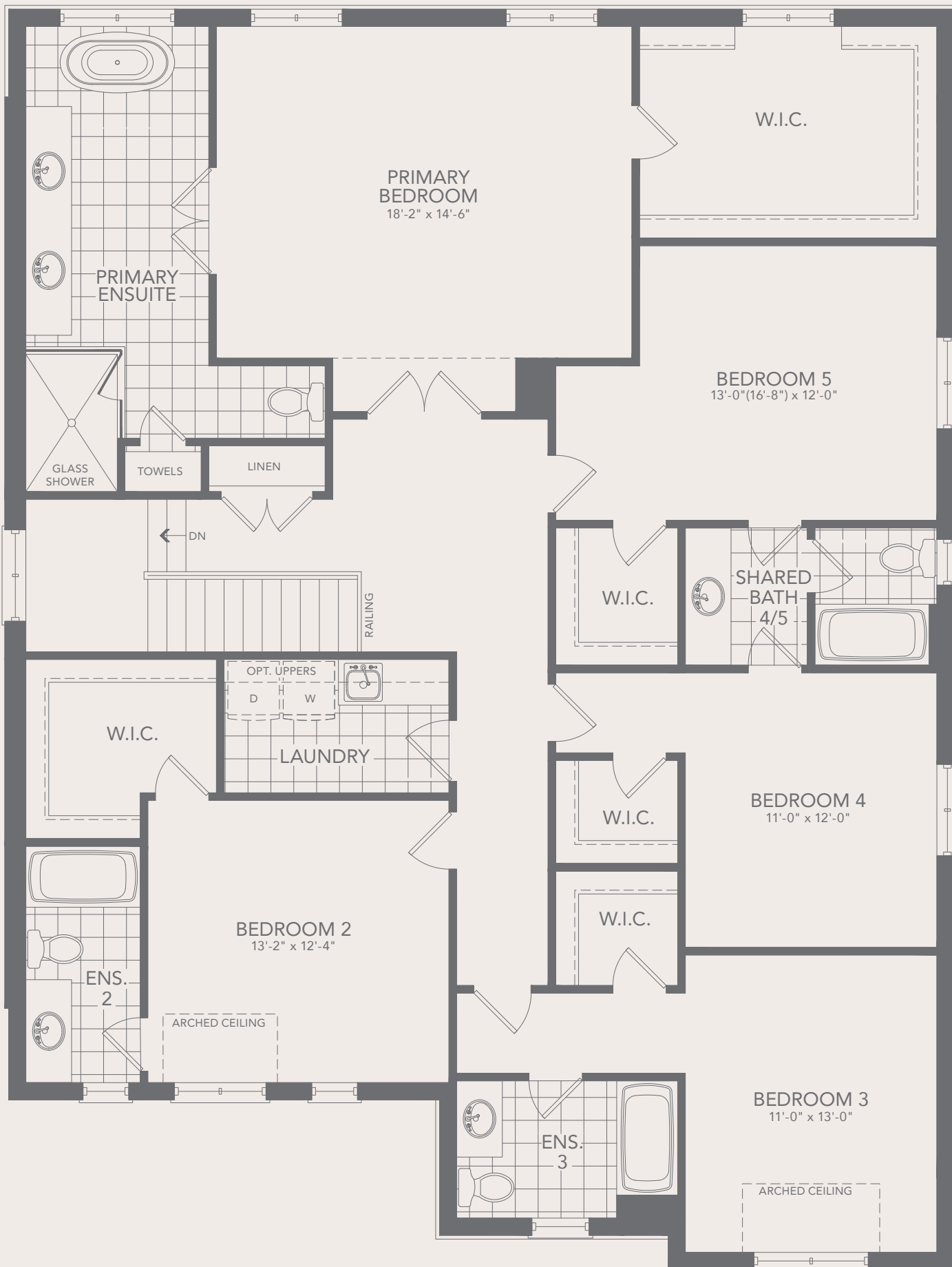
GEMERA LOT No. 23 3,941 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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GEMERA LOT No. 24

3,570 SQ.FT.

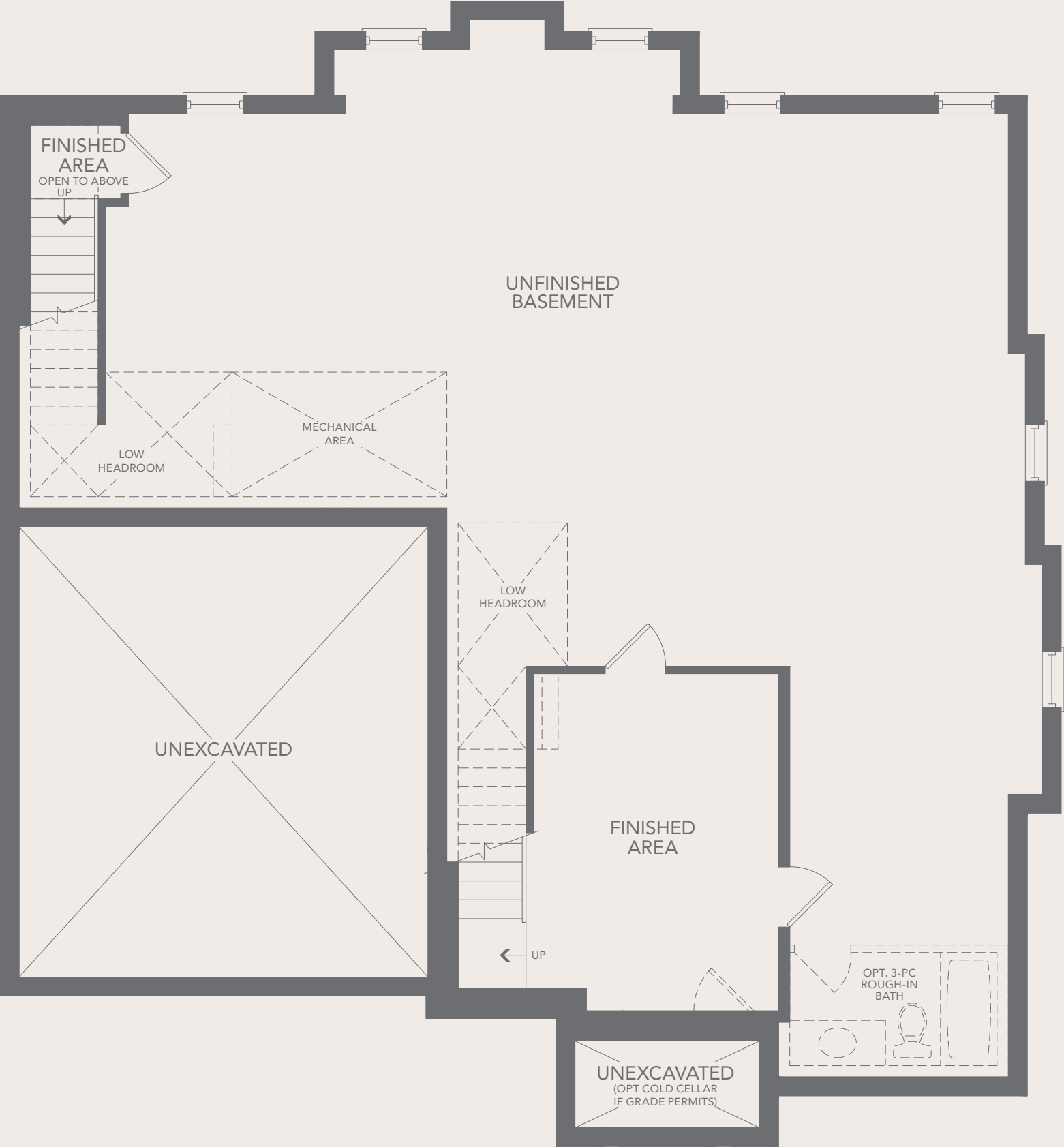
Includes 208 SQ.FT. Basement Area / 110 SQ.FT. Open Area



ELEVATION C

AMIRA

GEMERA LOT No. 24 3,570 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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GEMERA LOT No. 61

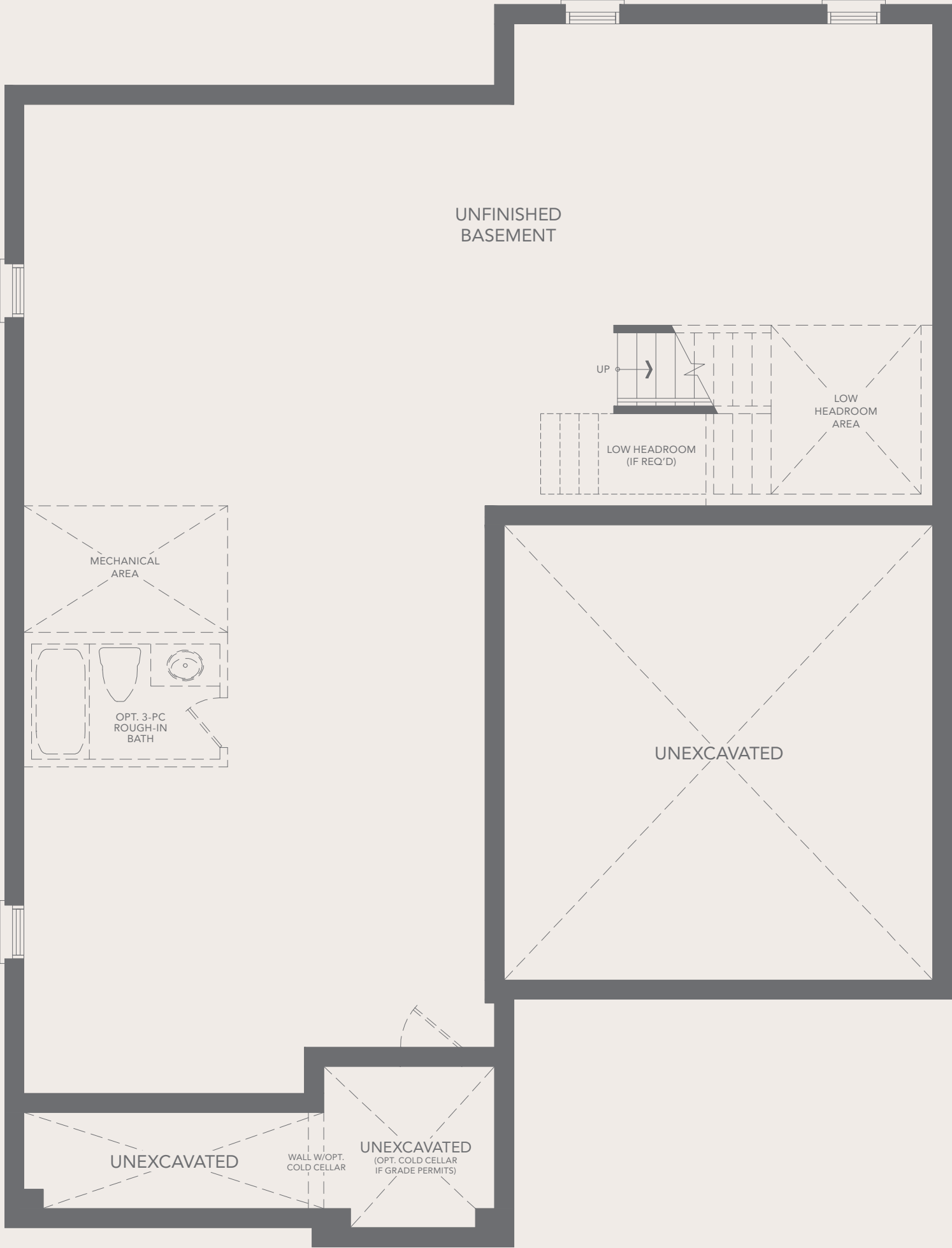
3,091 SQ.FT.



ELEVATION C

AMIRA

GEMERA LOT No. 61 3,091 SQ.FT.



BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

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AMIRA

FEATURES AND FINISHES

45' SOLUS AND
50' GEMERA SERIES

LUXURY
PACKAGE

ESTATES IN UPPER BRAMPTON

Exterior

- BARBEOA HOME BUILDERS INC.– all exterior colours are architecturally controlled and coordinated.
- Architecturally designed elevations with stucco, stone, clay brick, stone accents, staccato board, polymer shakes, siding and other accent details in other materials as per model type (actual detailing may vary from Artist's Concept and subject to grade conditions).
- Self-sealing quality shingles from Vendor's pre-determined colour schemes.
- Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
- Windows to be vinyl casement double-glazed low E, colours based on exterior colour schemes (excluding basement windows).
- Metal insulated front entry (+/-) 6'-8" door(s) with transom, as per elevation.
- Metal insulated flat slab (+/-) 6'-8" door from house to garage, if grade permits, with safety door closer, as per plans.
- Patio Slider(s) or Garden Exterior door at rear; where applicable, as per plans.
- Sectional roll-up garage door(s) with decorative windows (glazing), as per plans.
- White vinyl (+/-) 30" x 16" basement windows as per plans (except cold cellar)
- Two (2) exterior hose bibs (one in garage and one at rear).
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear.
- Black exterior light fixtures; where applicable, as per plans.
- Where grading requires a deck, the Vendor will provide pressure treated decking and black aluminum railing, with stairs to grade as required.
- Poured concrete front porch with poured in place or precast front entry steps; number of risers vary based on grading.
- Fully sodded lot, except paved areas (common side yard 6' or less may be finished with granular material.)
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts the same.

Kitchen

- Purchaser's choice of Group 2 cabinets from Vendor's standard selection; where applicable as per plan.
- Purchaser's choice of Group 1 quartz countertop from Vendor's standard selection; where applicable as per plan.
- Breakfast bar and island, as per plan.
- Taller height upper cabinets, as per plans.
- Undermount double bowl stainless steel sink with single lever faucet.
- Shut-off valve to kitchen sink.
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet or appliance supplied).

Baths

- Purchaser's choice of Group 2 cabinets, from Vendor's standard samples in all washroom(s); where applicable, as per plans.
- Purchaser's choice of Group 1 quartz countertop from Vendor's standard selection; where applicable as per plan.
- Pedestal sink in powder room(s); where applicable, as per plans.
- Single lever chrome faucets with pop-up drains in all washrooms, as per plans.
- Purchaser's choice of Group 3a- (+/-) 12" x 24" floor and wall tile in Primary Ensuite from Vendor's standard selection; as per plans.
- Purchaser's choice of Group 3a- (+/-) 12" x 24" floor tile on bath floors from Vendor's standard selection; as per plans.
- Purchaser's choice of Group 1- (+/-) 8" x 10" wall tile for tub/shower enclosures and separate shower stalls in all baths (except the Primary Ensuite) from Vendor's standard selection; as per plans.
- Shower stall floors to have (+/-) 2" x 2" tile as per Vendor's standard samples; where applicable, as per plans.
- Chrome three-piece Roman tub faucet in all Primary ensuite soaker tubs.
- Drop-in tub with tile deck Primary ensuite, as per plan.
- Mirror(s) in all washroom(s) and powder room as per plans.

- Acrylic skirted tub in all washroom's excluding Primary Ensuite, as per plans.
- Frameless shower door in Primary ensuite, as per plans.
- Privacy locks on all washroom(s) and powder room doors as per plans.
- Pressure balance valve to all shower stalls and tub/showers as per plans.
- Shut-off valves for all washroom(s) and powder room faucets.
- Exhaust fans vented to exterior in all washroom(s) and powder room.
- Water resistant board on separate shower and tub stall walls.

Flooring

- Purchaser's choice of Group 3a-12" x 24" floor tile in foyer, kitchen, breakfast area, laundry and washrooms from Vendor's standard selection; where applicable as per plan.
- Group 1a- (+/-) 3-1/4" Prefinished, stained red oak hardwood throughout Main Level areas and Upper Hall (excluding tiled areas) from Vendor's standard selection; where applicable as per plan.
- 40oz broadloom (one colour) throughout bedrooms (excluding tiled areas) as per plan.
- Engineered floor joists for Main and Second Floor assemblies.

Stairs and Railing

- Red oak staircase stained to compliment hardwood flooring, throughout finished areas, including landings.
- Interior handrail to be Group 1 red oak, stained to compliment hardwood flooring; where applicable, as per plans.
- Group 1 square oak post and pickets, stained to compliment hardwood flooring; where applicable, as per plans.
- Paint grade basement stairs and handrail; where applicable, as per plans.

Interior Trim

- Main Floor ceiling height to be (+/-) 9'-0"; door heights to be (+/-) 6'-8" and arches to be (+/-) 7'-8", as per plans.
- Second floor ceiling height to be (+/-) 8'-0"; door heights and arches to be (+/-) 6'-8", as per plans.
- Tudor (+/-) 2" casing throughout all swing doors, arches (excluding rounded and oversized arches) and windows throughout finished areas, as per plans.
- Tudor (+/-) 4" baseboard throughout all finished areas with doorstop applied in all hard surfaced finished areas, as per plans.
- All interior doors in finished areas to have Satin Nickel finish levers, as per plans.
- Group 1- Textured panel interior doors throughout finished areas; where applicable, as per plans.
- Exterior Satin Nickel grip sets with deadbolt on main entry door and rear Garden doors; where applicable, as per plans

Laundry

- Electrical for future washer and dryer, location as per plans.
- Dryer vent to exterior for future dryer, location as per plans.
- Laundry area with drop-in sink and group 1 cabinet with Group1 quartz countertop, as per plan.
- Water connections for future washing machine provided, as per plans.

Painting

- Interior latex paint in finished areas from Vendor's standard selection.
- Interior trim and doors to be painted one colour, white.
- Smooth ceilings throughout Main floor (excluding open to above areas), where applicable, as per plans.
- Stipple ceilings throughout Second floor finished areas excluding laundry and washrooms, as per plans.

Heating

- Forced air High-Efficiency gas heating system vented to exterior.
- Heating system accommodates future central air-conditioning system.
- Heat Recovery Ventilator (HRV) supplied and installed.
- Direct vent gas fireplace with wood mantle, as per model type.

Electrical

- All wiring in accordance with Ontario Hydro standards.
- 200 Amp service with circuit breaker panel to utility authority standards on all models.
- One electrical outlet under electrical panel if located in unfinished area.
- One electrical outlet in garage for each parking space; as per plans
- One ceiling outlet in garage for each future garage door opener; as per plans.
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear.
- White decora switches and plugs throughout finished areas, as per plans.
- Ceiling mounted light fixtures; where applicable, as per plans.
- Split receptacle(s) at Kitchen counters; where applicable, as per plans.
- Electrical outlet(s) in all Washrooms and Powder Room include ground fault interrupter, as per plans.
- Water resistant light fixtures in all shower stalls.
- Smoke detectors equipped with strobe lights installed as per OBC.
- Carbon monoxide detector as per OBC.
- White kitchen exhaust fan with 6" exhaust vented to exterior.
- Pre-wire two smart wires, one in Family Room and one in Primary Bedroom, as per plans.

Additional Features

- Duct Cleaning provided, prior to closing.
- Rough-in central vacuum.
- Poured concrete Basement walls to be (+/-) 7'10" in height; drainage membrane
- Concrete Basement floor in unfinished areas, as per plans.

Warranty All Homes Covered By Tarion Warranty Corporation Includes:
One (1) year Builder's comprehensive warranty. Two (2) year limited warranty. Seven (7) year major structural warranty.

NOTE: 1. Purchaser acknowledges being advised that flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency. 2. The purchaser acknowledges the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder. 3. The purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier. 4. The purchaser acknowledges that the ceilings and walls may be modified to accommodate mechanical systems. 5. The purchaser acknowledges that variations in colour from Vendor standard selections may occur in finished materials due to standard production process and manufacturing. 6. Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan. 7. Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. Barbecoa Home Builders Inc.



TREASURE HILL



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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PRE-CONSTRUCTION REALTOR®

SERVING:

GREATER TORONTO AREA

THE VALOUR COLLECTION

VALOUR 1

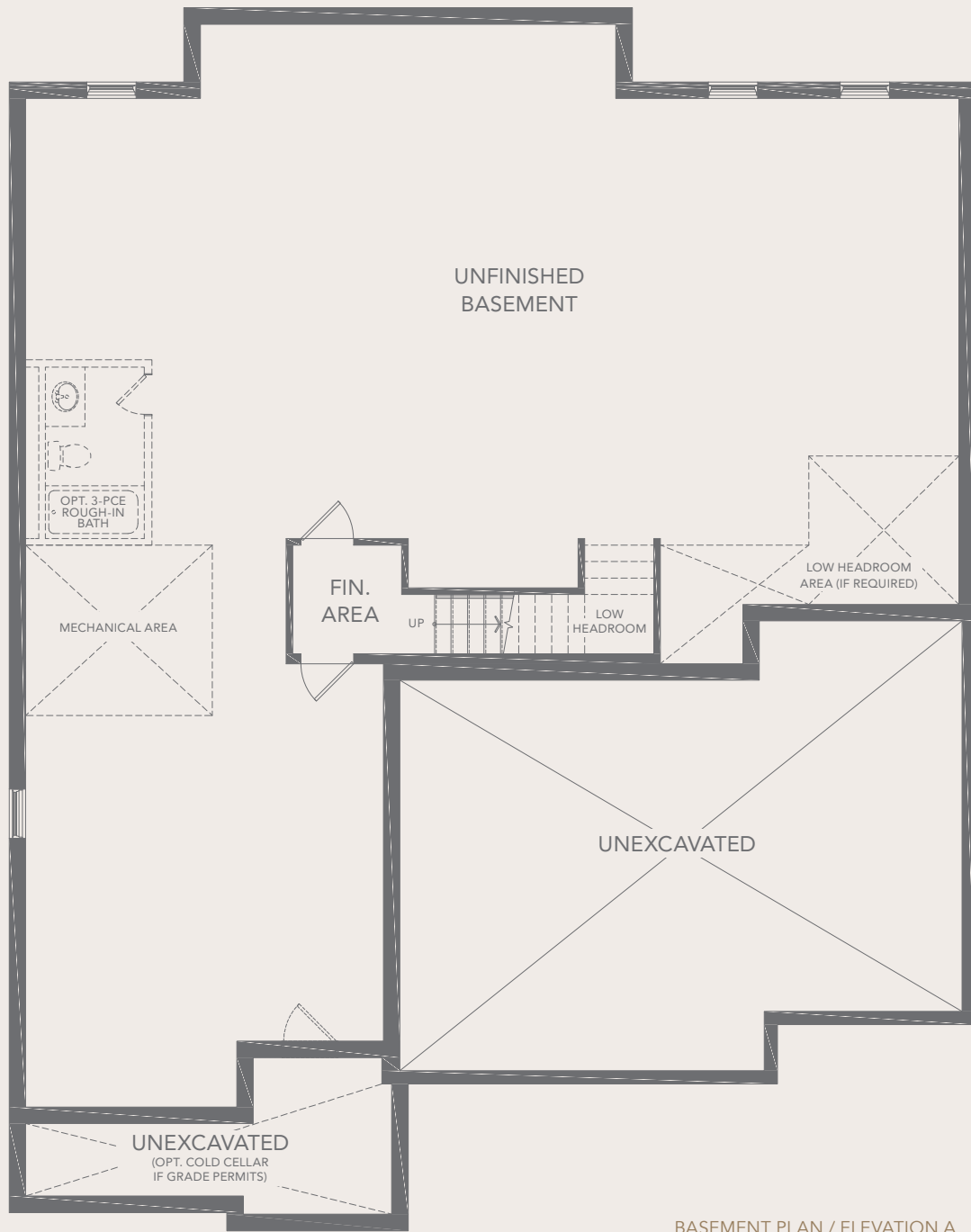
A 4,454 SQ.FT. **B** 4,451 SQ.FT. **C** 4,438 SQ.FT.
Includes 44 SQ.FT. Basement Area / 114 SQ.FT. Open Area



AMIRA

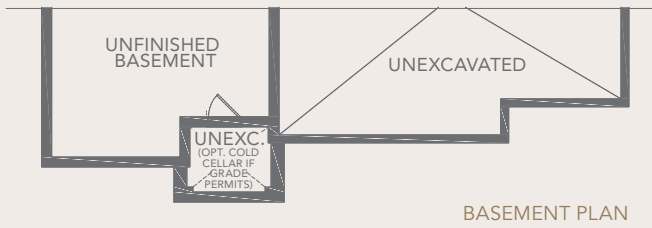
VALOUR 1

(57-13) A 4,454 SQ.FT. B 4,451 SQ.FT. C 4,438 SQ.FT.
Includes 44 SQ.FT. Basement Area / 114 SQ.FT. Open Area

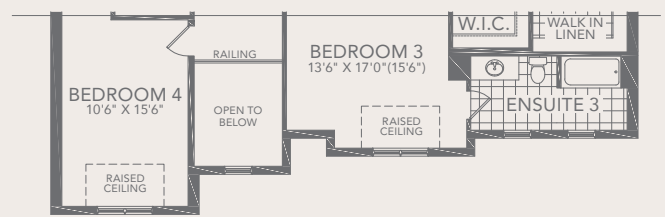
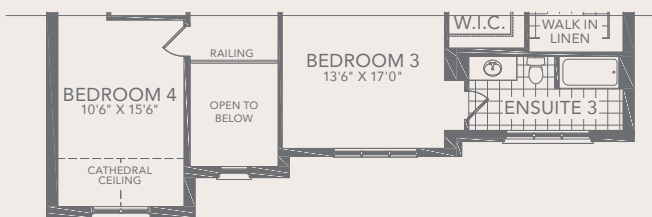
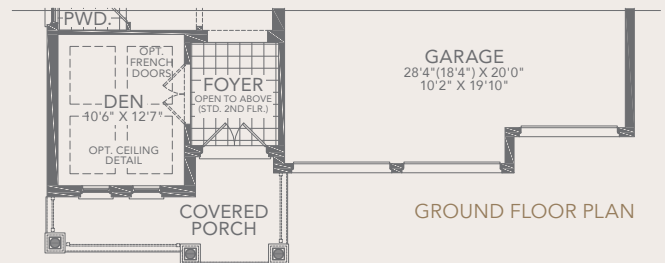
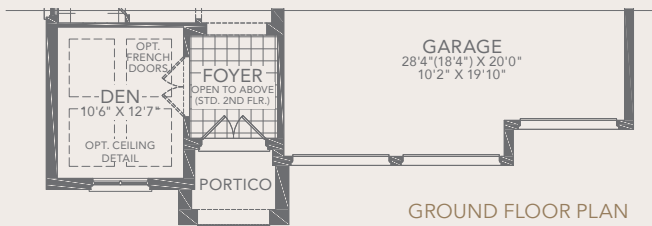
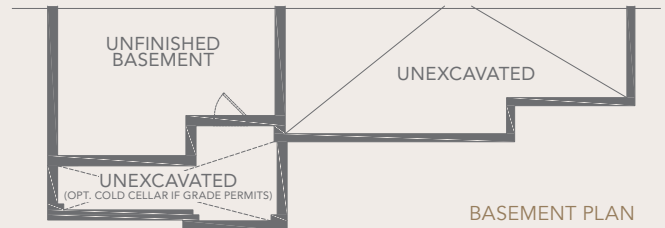


BASEMENT PLAN / ELEVATION A

ELEVATION B



ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

All dimensions are approximate. Information subject to change without notice. The square footage is calculated from the outside dimension of the building on the first and second floor and includes the finished area of the basement if applicable. Garages, attics and unfinished area in the basement are not included in calculations. Basement columns, water heater and furnace are not shown and will be placed based on builder's requirements. Number of steps and railings provided may vary due to grade. Windows vary as per elevation. Actual useable floor space may vary from the stated floor area. Renderings are artist's concept. E.&O.E. - D.O.P. 2024.

THE VALOUR COLLECTION

VALOUR 2

A 4,829 SQ.FT. **B** 4,822 SQ.FT. **C** 4,828 SQ.FT.

Includes 101 SQ.FT. Basement Area / 64 SQ.FT. Open Area



ELEVATION C



ELEVATION A



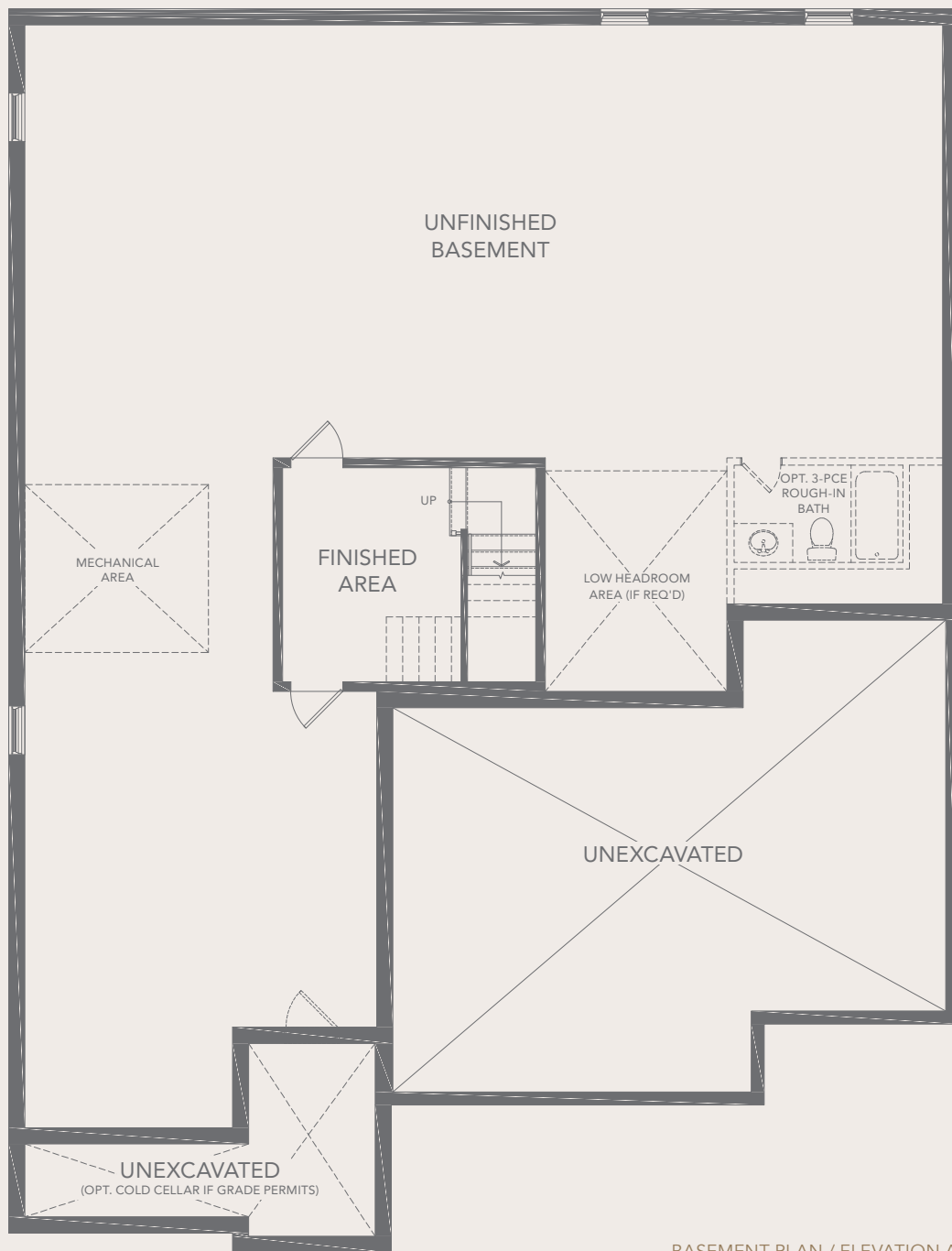
ELEVATION B

AMIRA

VALOUR 2

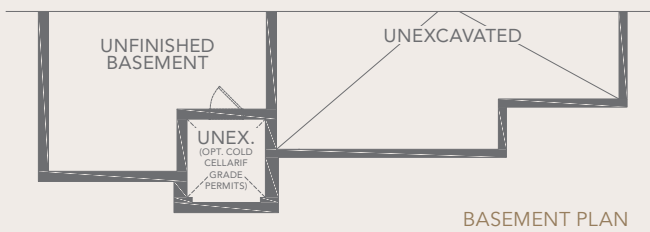
(57-23) A 4,829 SQ.FT. B 4,822 SQ.FT. C 4,828 SQ.FT.

Includes 101 SQ.FT. Basement Area / 64 SQ.FT. Open Area

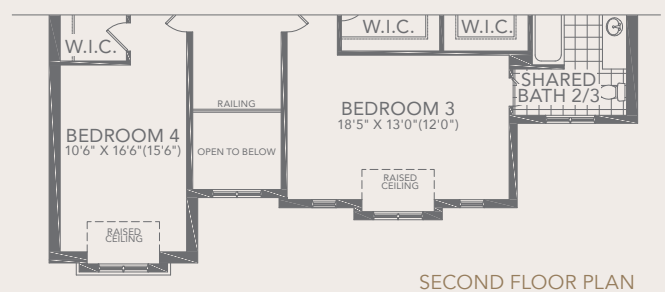
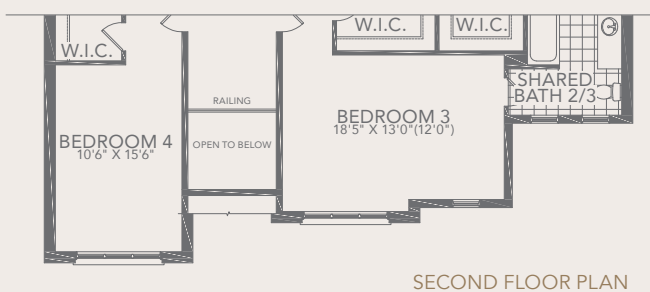
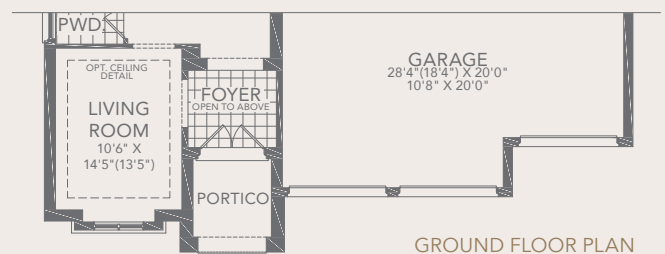
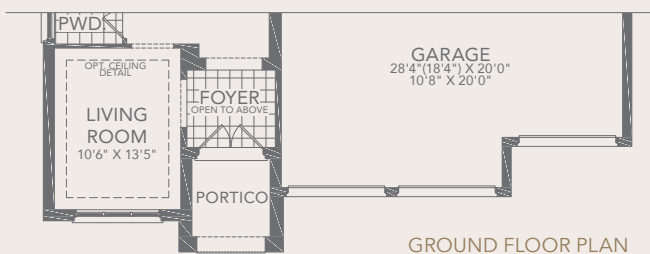
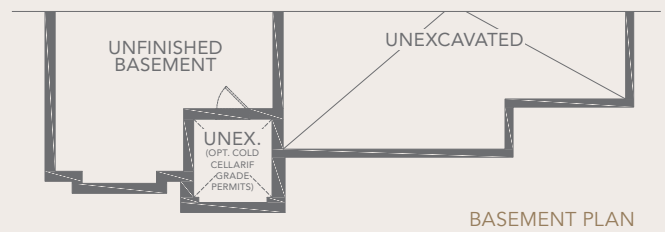


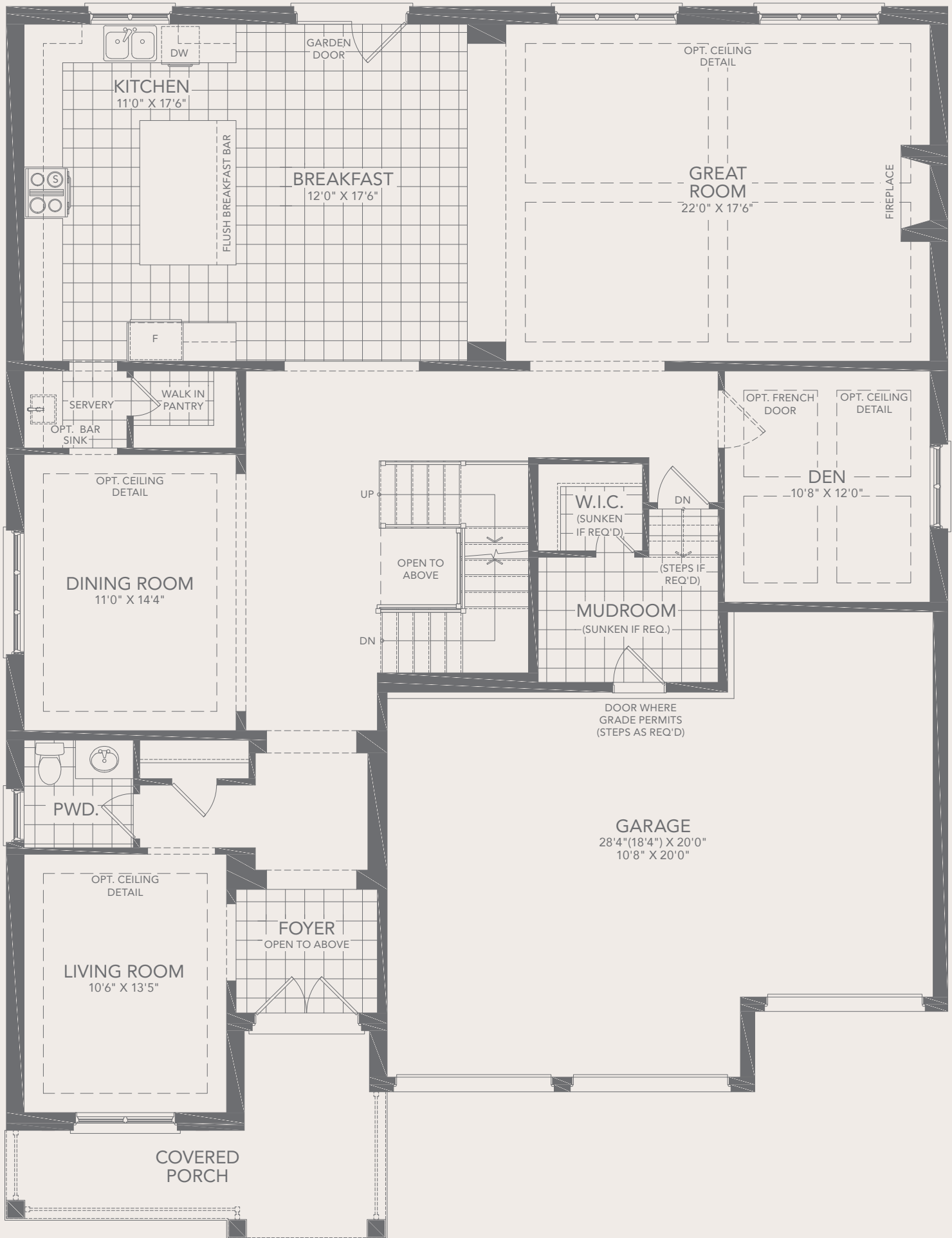
BASEMENT PLAN / ELEVATION A

ELEVATION B

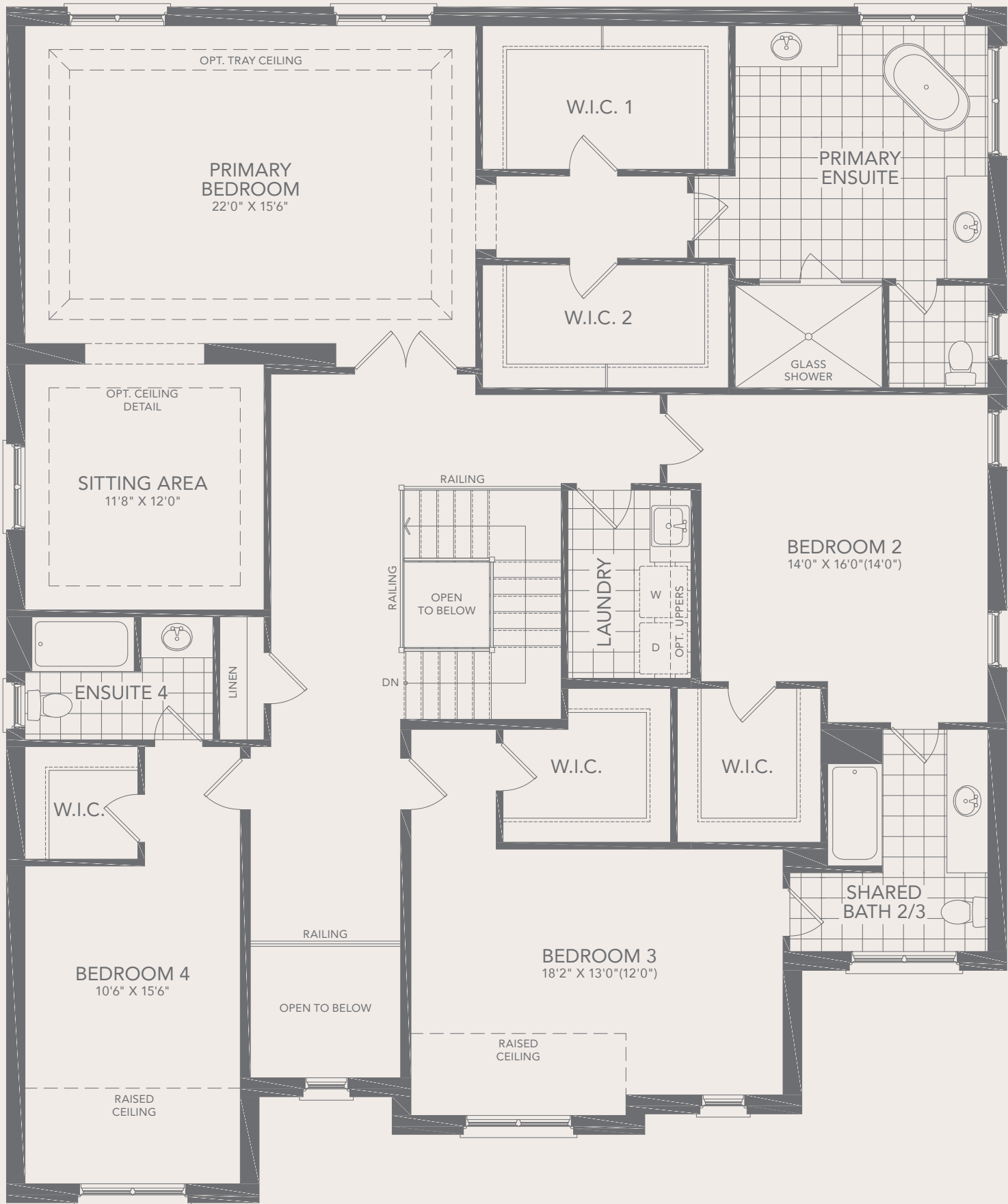


ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE VALOUR COLLECTION

VALOUR 3

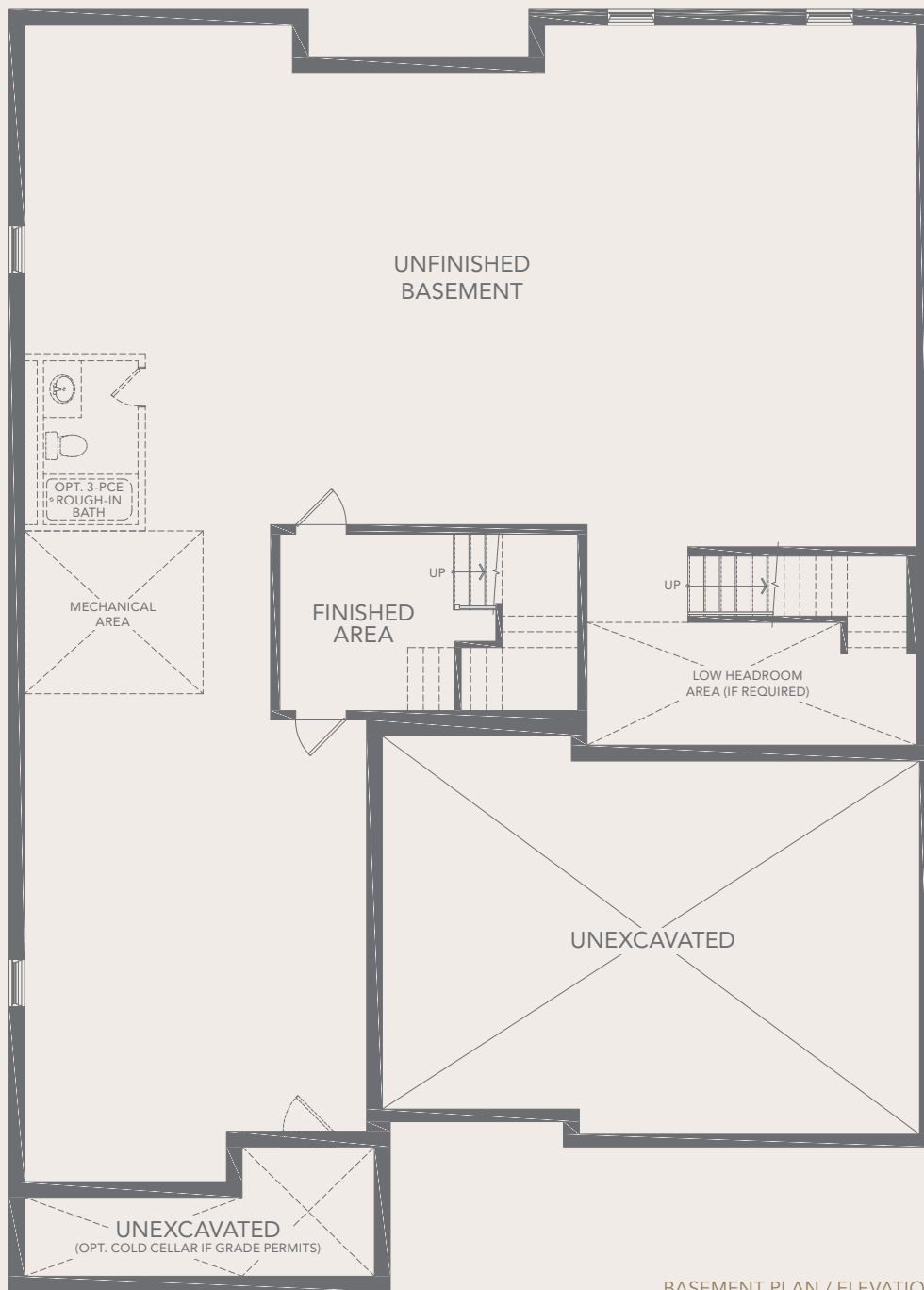
A 5,291 SQ.FT. **B** 5,287 SQ.FT. **C** 5,274 SQ.FT.
Includes 98 SQ.FT. Basement Area / 43 SQ.FT. Open Area



AMIRA

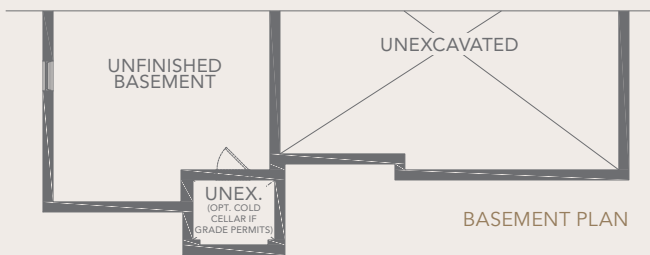
VALOUR 3

(57-33) A 5,291 SQ.FT. B 5,287 SQ.FT. C 5,274 SQ.FT.
Includes 98 SQ.FT. Basement Area / 43 SQ.FT. Open Area

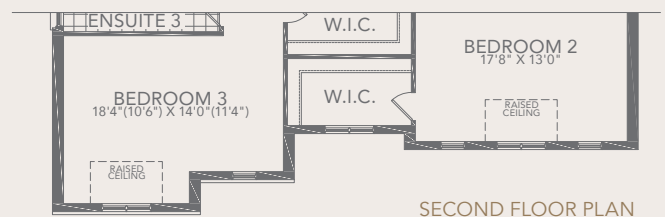
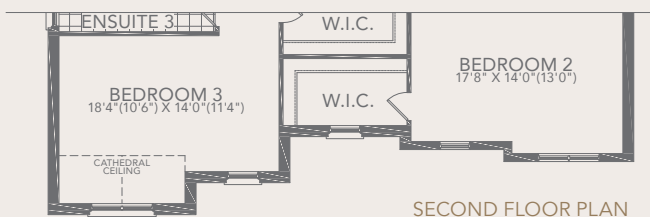
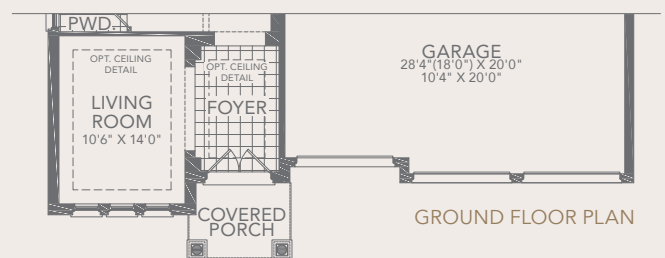
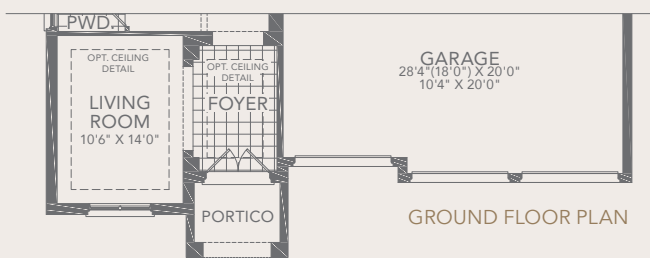
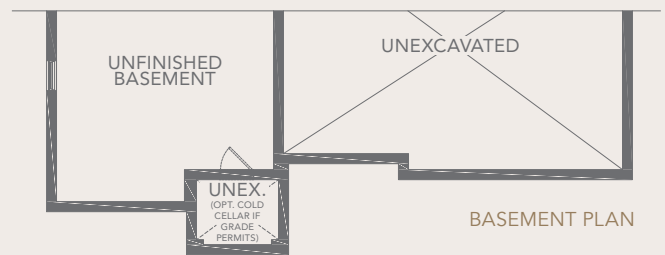


BASEMENT PLAN / ELEVATION A

ELEVATION B



ELEVATION C





SECOND FLOOR PLAN ELEVATION A

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THE VALOUR COLLECTION

VALOUR 4

A 5,376 SQ.FT. **B** 5,377 SQ.FT. **C** 5,363 SQ.FT.
Includes 92 SQ.FT. Basement Area / 14 SQ.FT. Open Area



ELEVATION C



ELEVATION A

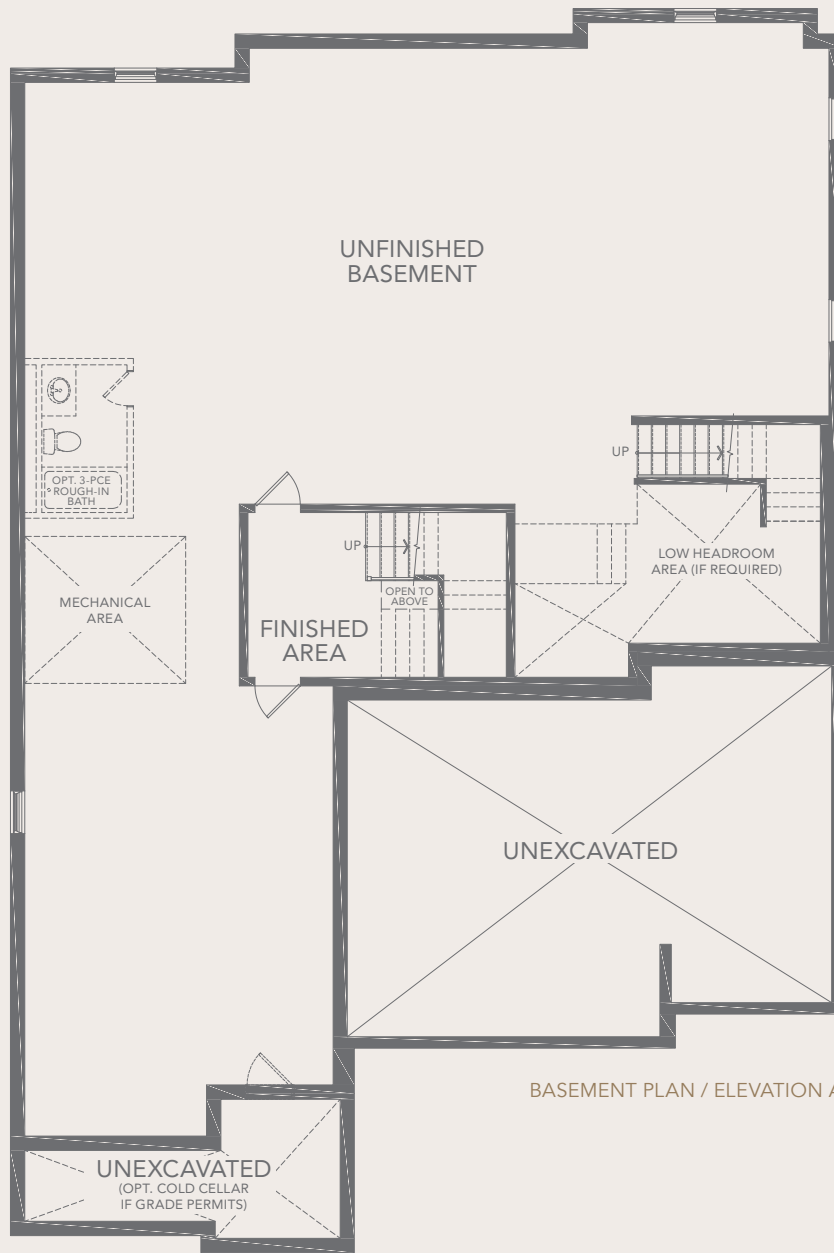


ELEVATION B

AMIRA

VALOUR 4

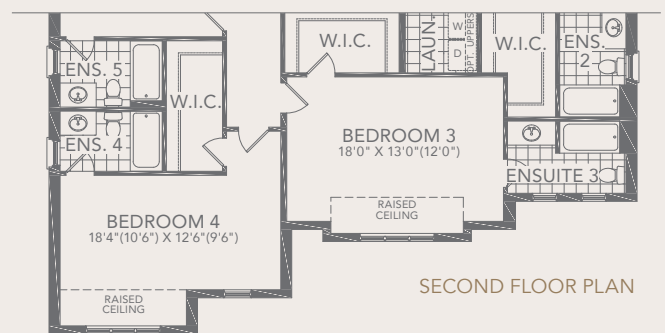
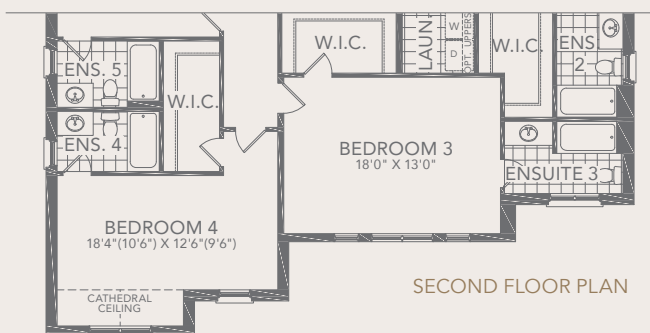
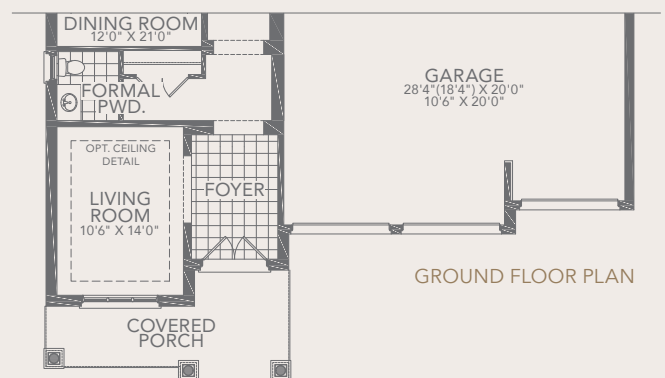
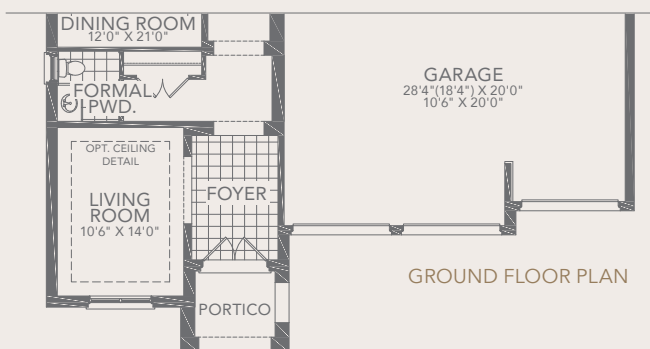
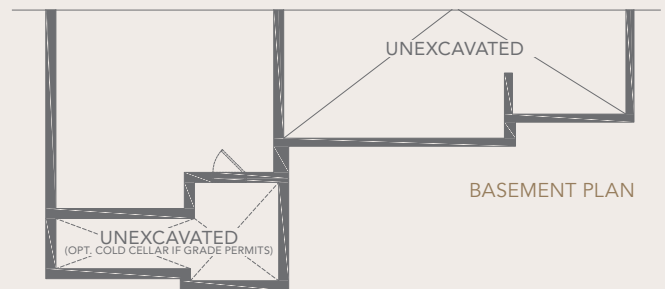
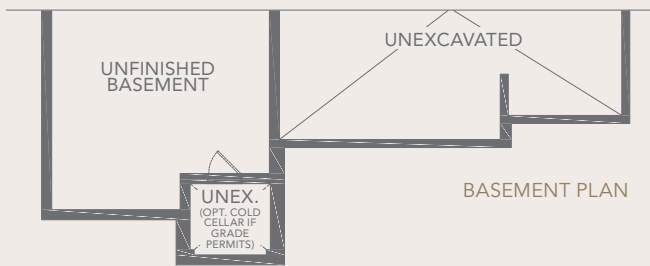
(57-43) A 5,376 SQ.FT. B 5,377 SQ.FT. C 5,363 SQ.FT.
Includes 92 SQ.FT. Basement Area / 14 SQ.FT. Open Area



BASEMENT PLAN / ELEVATION A

ELEVATION B

ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

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THE VALOUR COLLECTION

VALOUR 7

A 4,113 SQ.FT. **B** 4,079 SQ.FT. **C** 4,073 SQ.FT.
Includes 72 SQ.FT. Basement Area / 73 SQ.FT. Open Area



ELEVATION C



ELEVATION A

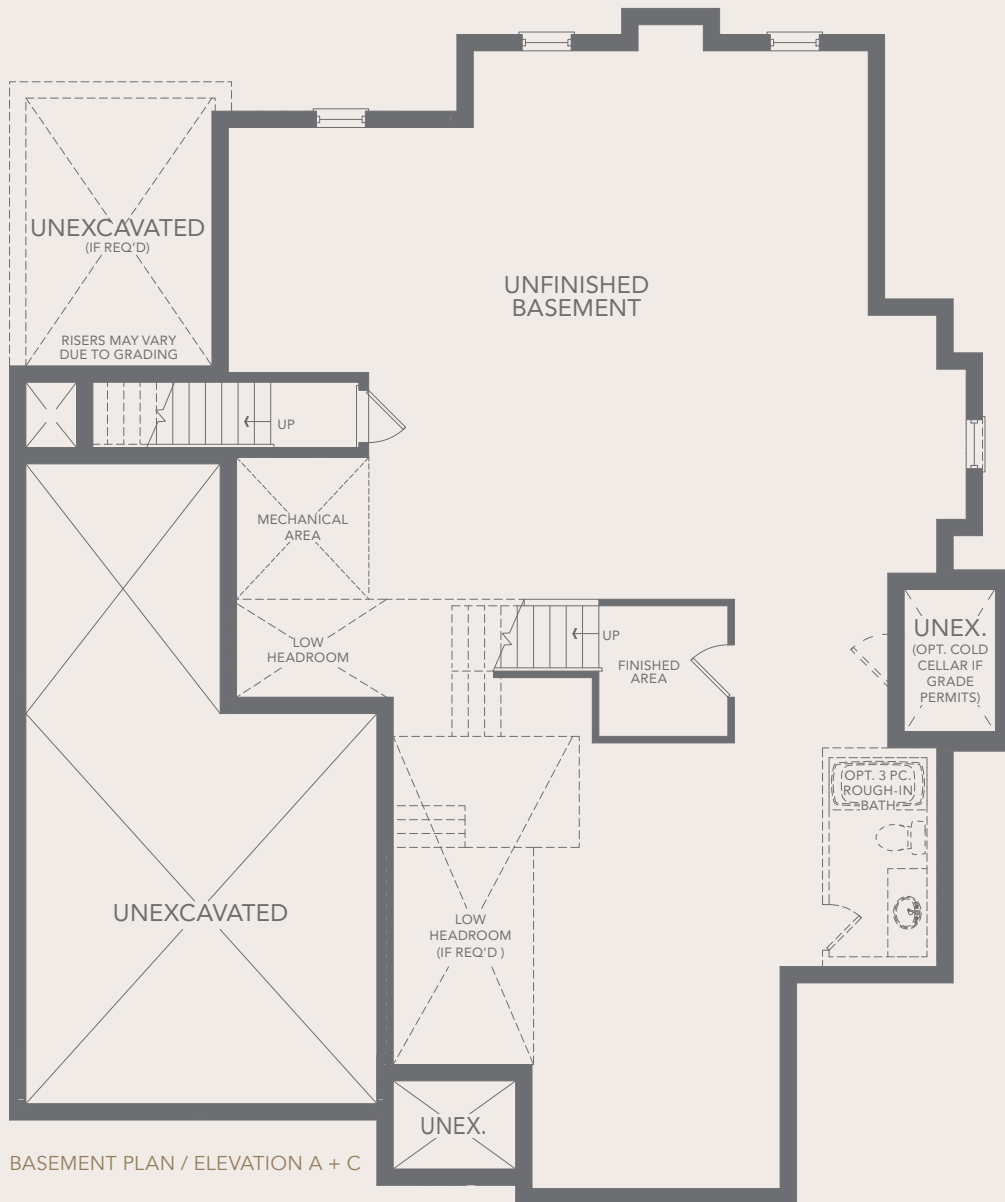


ELEVATION B

AMIRA

VALOUR 7

(57-7) A 4,113 SQ.FT. B 4,079 SQ.FT. C 4,073 SQ.FT.
Includes 72 SQ.FT. Basement Area / 73 SQ.FT. Open Area



ELEVATION B

ELEVATION C





GROUND FLOOR PLAN ELEVATION A



SECOND FLOOR PLAN ELEVATION A

All dimensions are approximate. Information subject to change without notice. The square footage is calculated from the outside dimension of the building on the first and second floor and includes the finished area of the basement if applicable. Garages, attics and unfinished area in the basement are not included in calculations. Basement columns, water heater and furnace are not shown and will be placed based on builder's requirements. Number of steps and railings provided may vary due to grade. Windows vary as per elevation. Actual useable floor space may vary from the stated floor area. Renderings are artist's concept. E.&O.E. - D.O.P. 2024.



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

JOE Godara

REALTOR®

 **416-768-4576**



sales@condoplushome.com



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PRE-CONSTRUCTION REALTOR®

SERVING:

GREATER TORONTO AREA

AMIRA

FEATURES AND FINISHES

57' VALOUR SERIES

LUXURY
PACKAGE

ESTATES IN UPPER BRAMPTON

Exterior

- BARBEOA HOME BUILDERS INC.– all exterior colours are architecturally controlled and coordinated.
- Architecturally designed elevations with stucco, stone, clay brick, stone accents, staccato board, polymer shakes, siding and other accent details in other materials as per model type (actual detailing may vary from Artist's Concept and subject to grade conditions).
- Self-sealing quality shingles from Vendor's pre-determined colour schemes.
- Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
- Windows to be vinyl casement double-glazed low E, colours based on exterior colour schemes (excluding basement windows).
- Fibreglass front entry (+/-) 8'-0", as per elevation.
- Metal insulated flat slab (+/-) 8'-0" door from house to garage, if grade permits, with safety door closer, as per plans.
- Garden Exterior door(s) at rear; where applicable, as per plans.
- Sectional roll-up garage door(s) with decorative windows (glazing), as per plans.
- White vinyl (+/-) 30" x 16" basement windows as per plans (except cold cellar)
- Two (2) exterior hose bibs (one in garage and one at rear).
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear.
- Black exterior light fixtures; where applicable, as per plans.
- Where grading requires a deck, the Vendor will provide pressure treated decking and black aluminum railing, with stairs to grade as required.
- Poured concrete front porch with poured in place or precast front entry steps; number of risers vary based on grading.
- Fully sodded lot, except paved areas. (common side yard 6' or less may be finished with granular material.)
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts the same.

Kitchen

- Purchaser's choice of Group 2 cabinets from Vendor's standard selection; where applicable as per plan.
- Purchaser's choice of Group 1 quartz countertop from Vendor's standard selection; where applicable as per plan.
- Breakfast bar and island, as per plan.
- Taller height upper cabinets, as per plans.
- Undermount double bowl stainless steel sink with single lever faucet.
- Shut-off valve to kitchen sink.
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet or appliance supplied).

Baths

- Purchaser's choice of Group 2 cabinets, from Vendor's standard samples in all washroom(s); where applicable, as per plans.
- Purchaser's choice of Group 1 quartz countertop from Vendor's standard selection; where applicable as per plan.
- Pedestal sink in powder room(s); where applicable, as per plans.
- Single lever chrome faucets with pop-up drains in all washrooms, as per plans.
- Purchaser's choice of Group 3a- (+/-) 12" x 24" floor and wall tile in Primary Ensuite from Vendor's standard selection; as per plans.
- Purchaser's choice of Group 3a- (+/-) 12" x 24" floor tile on bath floors from Vendor's standard selection; as per plans.
- Purchaser's choice of Group 1- (+/-) 8" x 10" wall tile for tub/shower enclosures and separate shower stalls in all baths (except the Primary Ensuite) from Vendor's standard selection; as per plans.
- Shower stall floors to have (+/-) 2" x 2" tile as per Vendor's standard samples; where applicable, as per plans.
- Freestanding tub with deck mounted faucet in Primary Ensuite from Vendor's standard selection, as per plans.
- Mirror(s) in all washroom(s) and powder room as per plans.

- Acrylic skirted tub in all washroom's excluding Primary Ensuite, as per plans.
- Frameless shower enclosure in Primary ensuite, as per plans.
- Privacy locks on all washroom(s) and powder room doors as per plans.
- Pressure balance valve to all shower stalls and tub/showers as per plans.
- Shut-off valves for all washroom(s) and powder room faucets.
- Exhaust fans vented to exterior in all washroom(s) and powder room.
- Water resistant board on separate shower and tub stall walls.

Flooring

- Purchaser's choice of Group 3a- 12" x 24" floor tile in foyer, kitchen, breakfast area, laundry and washrooms from Vendor's standard selection; where applicable as per plan.
- Group 1a- (+/-)3-1/4" Prefinished, stained red oak hardwood throughout Main Level areas and Upper Hall (excluding tiled areas) from Vendor's standard selection; where applicable as per plan.
- 40oz broadloom (one colour) throughout bedrooms and basement finished foyer (excluding tiled areas) as per plan.
- Engineered floor joists for Main and Second Floor assemblies.

Stairs and Railing

- Red oak staircase stained to compliment hardwood flooring, throughout finished areas, including landings.
- Interior handrail to be Group 1 red oak, stained to compliment hardwood flooring; where applicable, as per plans.
- Group 1 square oak post and pickets, stained to compliment hardwood flooring; where applicable, as per plans.

Interior Trim

- Main Floor ceiling height to be (+/-) 10'-0"; door heights to be (+/-) 8'-0" and arches to be (+/-) 8'-0", as per plans.
- Second floor ceiling height to be (+/-) 9'-0"; door heights and arches to be (+/-) 8'-0", as per plans.
- Tudor (+/-) 3" casing throughout all swing doors, arches (excluding rounded and oversized arches) and windows throughout finished areas, as per plans.
- Tudor (+/-) 5" baseboard throughout all finished areas with doorstop applied in all hard surfaced finished areas, as per plans.
- All interior doors in finished areas to have Satin Nickel finish levers, as per plans.
- Group 2- Smooth panel interior doors throughout finished areas; where applicable, as per plans.
- Exterior Satin Nickel grip sets with deadbolt on main entry door and rear Garden doors; where applicable, as per plans

Laundry

- Electrical for future washer and dryer, location as per plans.
- Dryer vent to exterior for future dryer, location as per plans.
- Laundry area with drop-in sink and Group 1 cabinet with Group 1 quartz countertop, as per plan.
- Water connections for future washing machine provided, as per plans.

Painting

- Interior latex paint in finished areas from Vendor's standard selection.
- Interior trim and doors to be painted one colour, white.
- Smooth ceilings throughout Main floor (excluding open to above areas), where applicable, as per plans.
- Stipple ceilings throughout Second floor finished areas excluding laundry and washrooms, as per plans

Heating

- Forced air High-Efficiency gas heating system vented to exterior.
- Heating system accommodates future central air-conditioning system.
- Heat Recovery Ventilator (HRV) supplied and installed.
- Direct vent gas fireplace with wood mantle, as per model type.

Electrical

- All wiring in accordance with Ontario Hydro standards.
- 200 Amp service with circuit breaker panel to utility authority standards on all models.
- One electrical outlet under electrical panel if located in unfinished area.
- One electrical outlet in garage for each parking space; as per plans
- One ceiling outlet in garage for each future garage door opener; as per plans.
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear.
- White decora switches and plugs throughout finished areas, as per plans.
- Ceiling mounted light fixtures; where applicable, as per plans.
- Split receptacle(s) at Kitchen counters; where applicable, as per plans.
- Electrical outlet(s) in all Washrooms and Powder Room include ground fault interrupter, as per plans.
- Water resistant light fixtures in all shower stalls.
- Smoke detectors equipped with strobe lights installed as per OBC.
- Carbon monoxide detector as per OBC.
- Stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Pre-wire two smart wires, one in Family Room and one in Primary Bedroom, as per plans.

Additional Features

- Duct Cleaning provided, prior to closing.
- Rough- in central vacuum.
- Poured concrete Basement walls to be (+/-) 7'10" in height; drainage membrane
- Concrete Basement floor in unfinished areas, as per plans.

Warranty All Homes Covered By Tarion Warranty Corporation Includes:
One (1) year Builder's comprehensive warranty. Two (2) year limited warranty. Seven (7) year major structural warranty.

NOTE: 1. Purchaser acknowledges being advised that flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency. 2. The purchaser acknowledges the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder. 3. The purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier. 4. The purchaser acknowledges that the ceilings and walls may be modified to accommodate mechanical systems. 5. The purchaser acknowledges that variations in colour from Vendor standard selections may occur in finished materials due to standard production process and manufacturing. 6. Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan. 7. Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. Barbecoa Home Builders Inc.



TREASURE HILL

AMIRA

ESTATES IN UPPER BRAMPTON





A RARE COLLECTION OF
65 ESTATE HOMES
IN UPPER BRAMPTON



WELCOME TO AMIRA, WHERE DREAMS BECOME REALITY AND ROMANCE FILLS THE AIR.



Nestled in the heart of Upper Brampton, Amira is an upscale estate community of just 65 stunning homes that reflect the epitome of luxurious living. Built by esteemed Treasure Hill Homes, Amira is renowned for its impeccable craftsmanship and attention to detail, making it a true haven for those seeking a sophisticated and exclusive lifestyle.





BRINGING A NEW LEVEL
OF ARCHITECTURAL
ACHIEVEMENT TO UPPER
BRAMPTON.

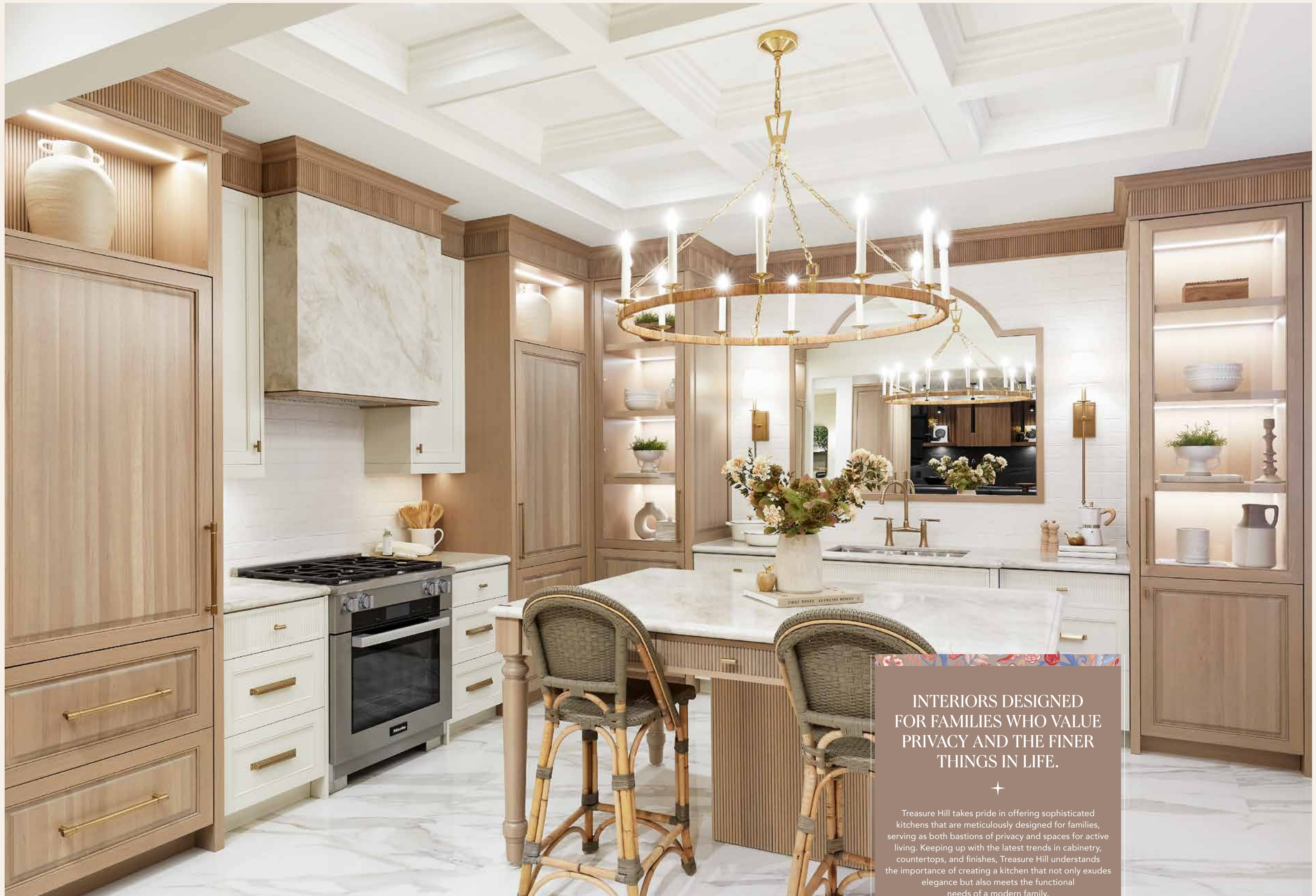


With a focus on upscale living, every Amira home embodies the best in architectural design and finishing details, including Treasure Hill's esteemed Genius™ package of inclusions.

From grand facades to exquisite interiors, to cutting-edge technology and security, each home is a testament to Treasure Hill's commitment to creating luxurious and decadent living spaces.



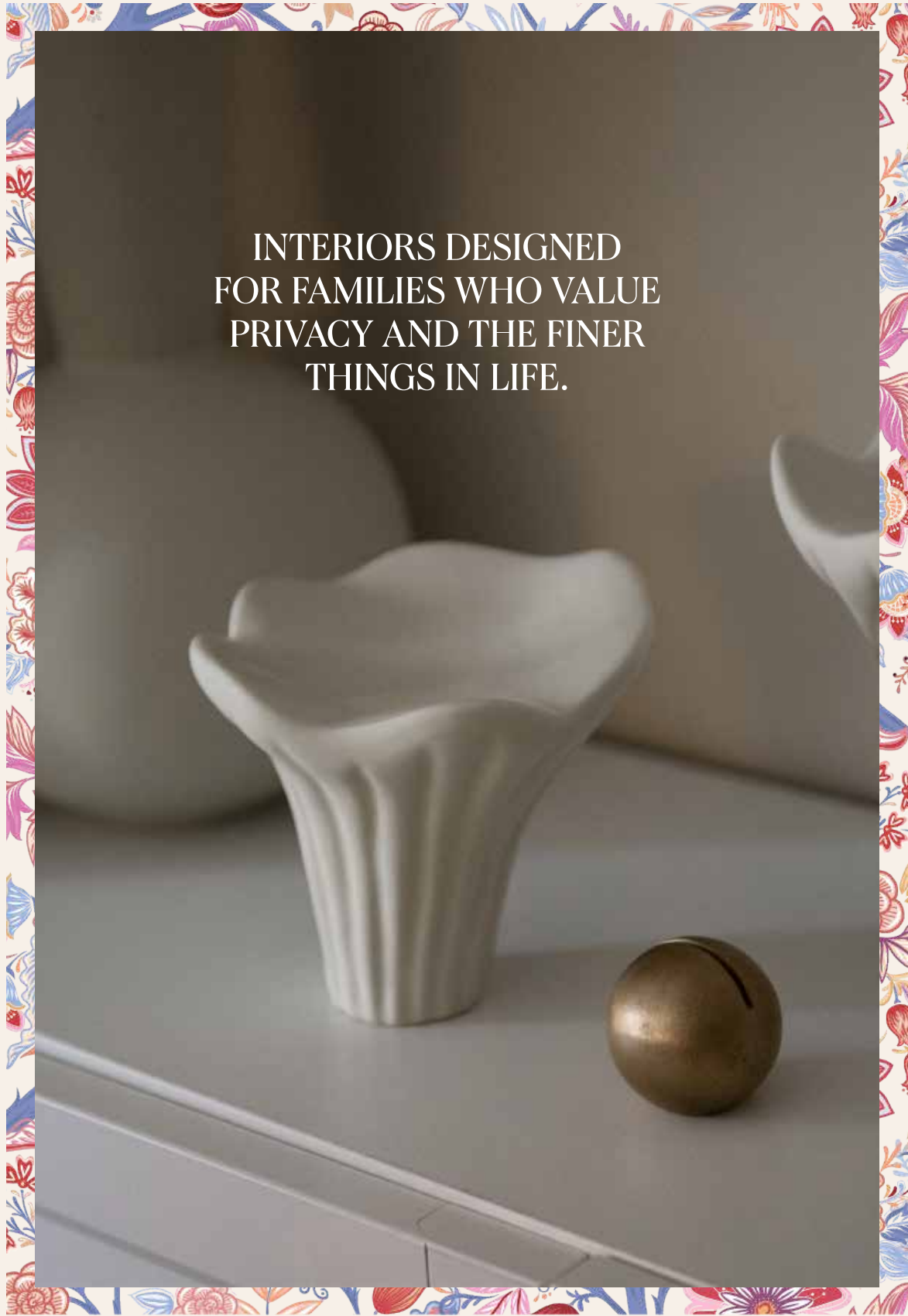
TREASURE HILL



INTERIORS DESIGNED
FOR FAMILIES WHO VALUE
PRIVACY AND THE FINER
THINGS IN LIFE.



Treasure Hill takes pride in offering sophisticated kitchens that are meticulously designed for families, serving as both bastions of privacy and spaces for active living. Keeping up with the latest trends in cabinetry, countertops, and finishes, Treasure Hill understands the importance of creating a kitchen that not only exudes elegance but also meets the functional needs of a modern family.



INTERIORS DESIGNED
FOR FAMILIES WHO VALUE
PRIVACY AND THE FINER
THINGS IN LIFE.



UPPER BRAMPTON
STANDS APART
IN ITS EXCEPTIONAL
LIVABILITY.



Upper Brampton is one of the GTA's most prestigious communities. With a convenient location and an abundance of amenities, combined with exceptional green spaces, top-notch educational institutions, and easy access to transportation and services, Upper Brampton is an exceptional community to call home. It is the perfect location for Treasure Hill's Amira community, where estate homes stand graciously against a backdrop of verdant trees and rolling countryside.



AIRPORT RD

COUNTRYSIDE DR

AMIRA ESTATE HOMES



Brampton dazzles with its cutting-edge transportation, proximity to top-tier healthcare, breathtaking places of worship, and picturesque parks, making it a true gem in the GTA. Experience a lifestyle of unparalleled convenience and value at Amira in Brampton.



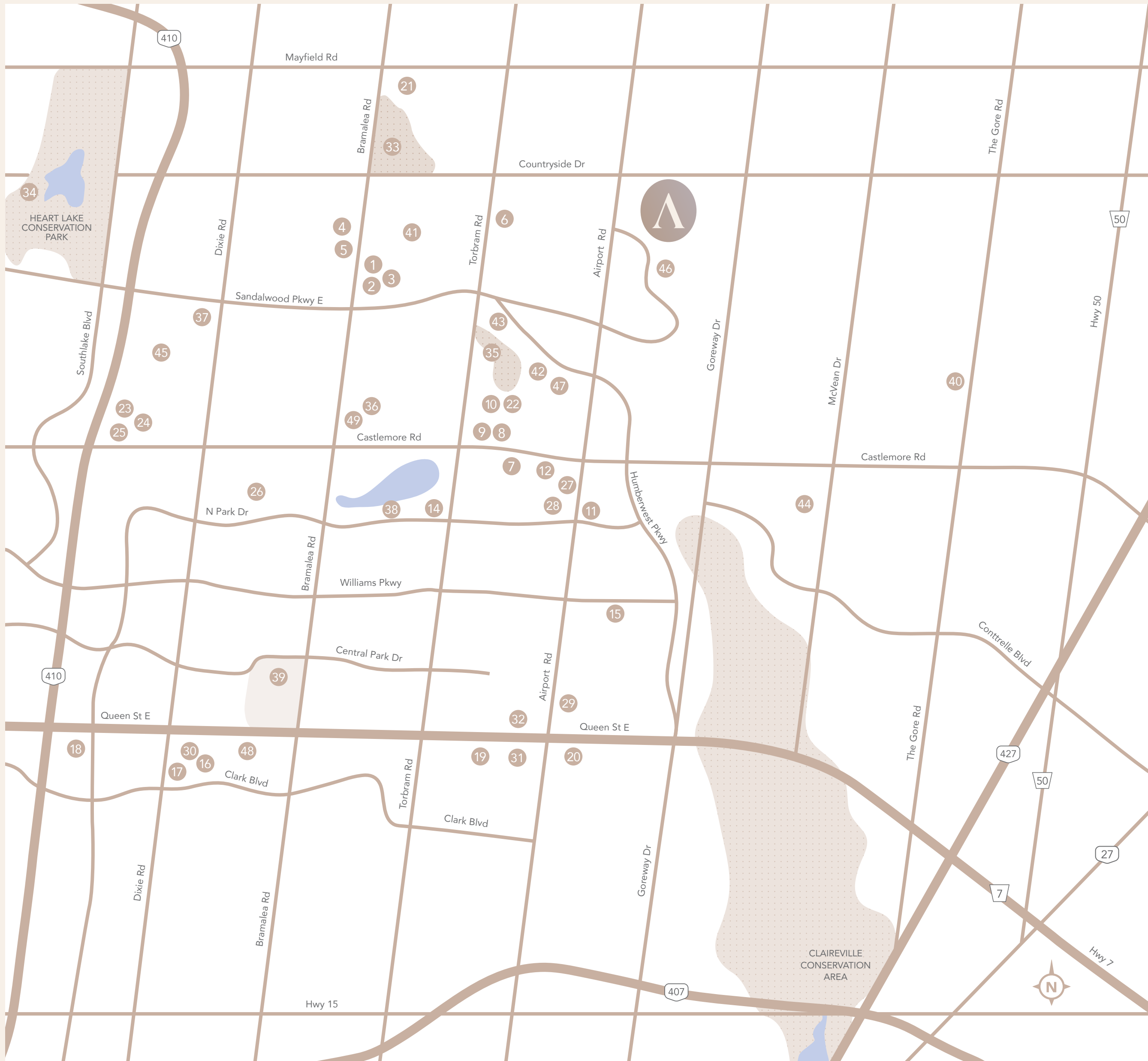
TREASURE HILL



BRAMPTON 2040 A VISION OF THE FUTURE.



The vision for Brampton in 2040 is one of a thriving and inclusive city that embraces diversity, innovation, and sustainability. Brampton will be known as a hub for innovation and technology, attracting businesses and fostering an entrepreneurial spirit among its residents. The city will have a strong transportation network that prioritizes public transit and active modes of transportation, reducing congestion and carbon emissions. With an emphasis on green spaces and environmental preservation, Brampton will be a city that values nature and encourages a healthy and active lifestyle for all its residents.



UPPER BRAMPTON POINTS OF INTEREST

Food & Drink

1. Charminar Indian Cuisine
2. Burrito Boyz
3. Popeyes Louisiana Kitchen
4. Domino's Pizza
5. National Sweets and Restaurant
6. Tim Hortons
7. Sunset Grill
8. Kesar Sweets & Restaurant
9. Lazeez Shawarma
10. Pane Fresco at Fortinos
11. Turtle Jack's Brampton
12. Brar's Bovaird & Airport
13. Osmow's Shawarma
14. Oaks kitchen
15. Nancy Trattoria Restaurant
16. Pickle Barrel
17. Moxies
18. Jack's
19. Starbucks
20. Denny's

Shopping

21. Walmart Supercentre
22. SmartCentres Brampton
23. Trinity Common Brampton
24. Canadian Tire
25. Winners
26. Sobeyes North Park
27. LCBO
28. Raman's NOFRILLS
29. The Home Depot
30. Bramalea City Centre
31. Staples
32. The Shoppes

Parks & Rec

33. Sesquicentennial Park
34. Heart Lake Hiking Trail
35. Stephen Ilwellyn trail
36. Chinguacousy Wellness Centre
37. Save Max Sports Centre
38. Professor's Lake Recreation Centre
39. Chinguacousy Park
40. Gore Meadows Community Centre & Library

Schools

41. Stanley Mills Public School
42. Robert J. Lee Public School
43. Sandalwood Heights Secondary School
44. Red Willow Public School
45. Great Lakes Public School
46. Treeline Public School
47. Eagle Plains Public School

Transit

48. Bramalea Terminal

Healthcare

49. William Osler Health System

BILD AWARDS

- 2022 – Best Home Interior Rendering Low Rise – McMichael Estates
- 2019 – Project of the Year – Low Rise – Charbonnel
- 2019 – Best Brochure – Low Rise – Charbonnel
- 2014 – Project of the Year – Low Rise – Urban Towns at Bayview
- 2014 – Best Sales Office – Low Rise – Urban Towns at Bayview
- 2012 – Project of the Year – Low Rise – block
- 2012 – Best Sales Office – Low Rise – block
- 2012 – Best Brochure – Low Rise – block
- 2012 – Best Direct Mail – Low Rise – block
- 2012 – Best Newspaper Ad – Low Rise – block
- 2012 – Best New Home Design – Semi-Detached or Townhome – block

OHBA

- 2022 – Best Short Video – McMichael Estates
- 2019 – Project of the Year – Low Rise – Charbonnel
- 2019 – Best Logo Design – Charbonnel
- 2019 – Best Attached Multi-Unit Home – Charbonnel

NHBA

- 2019 – Best Brochure – Charbonnel



OVER 20 YEARS OF AWARD - WINNING ACHIEVEMENTS

In celebration of Treasure Hill's 20th Anniversary, looking back at the company's achievements over the past two decades has been a very proud and positive experience. The journey epitomizes the commitment of our founder, Nicholas Fidei, who with a strong work ethic, attention to detail and a direct involvement in every aspect of the homebuilding process has created a winning formula for success. As a result, we have made thousands of Treasure Hill Homebuyers happy that they put their trust in us to build a home for their most treasured assets – their family.

treasurehill.com



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RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

JOE Godara

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