



BRASADA
ESTATES

Estate Homesites

AN UNMATCHED SETTING
FOR YOUR DREAM HOME





Exclusively Yours

The details of your dreams are uniquely yours. Perhaps you imagine the archways and piazzas of a Tuscan villa. Or your home will be accented by clean dramatic modern design with roof decks, symmetry and sleekness.

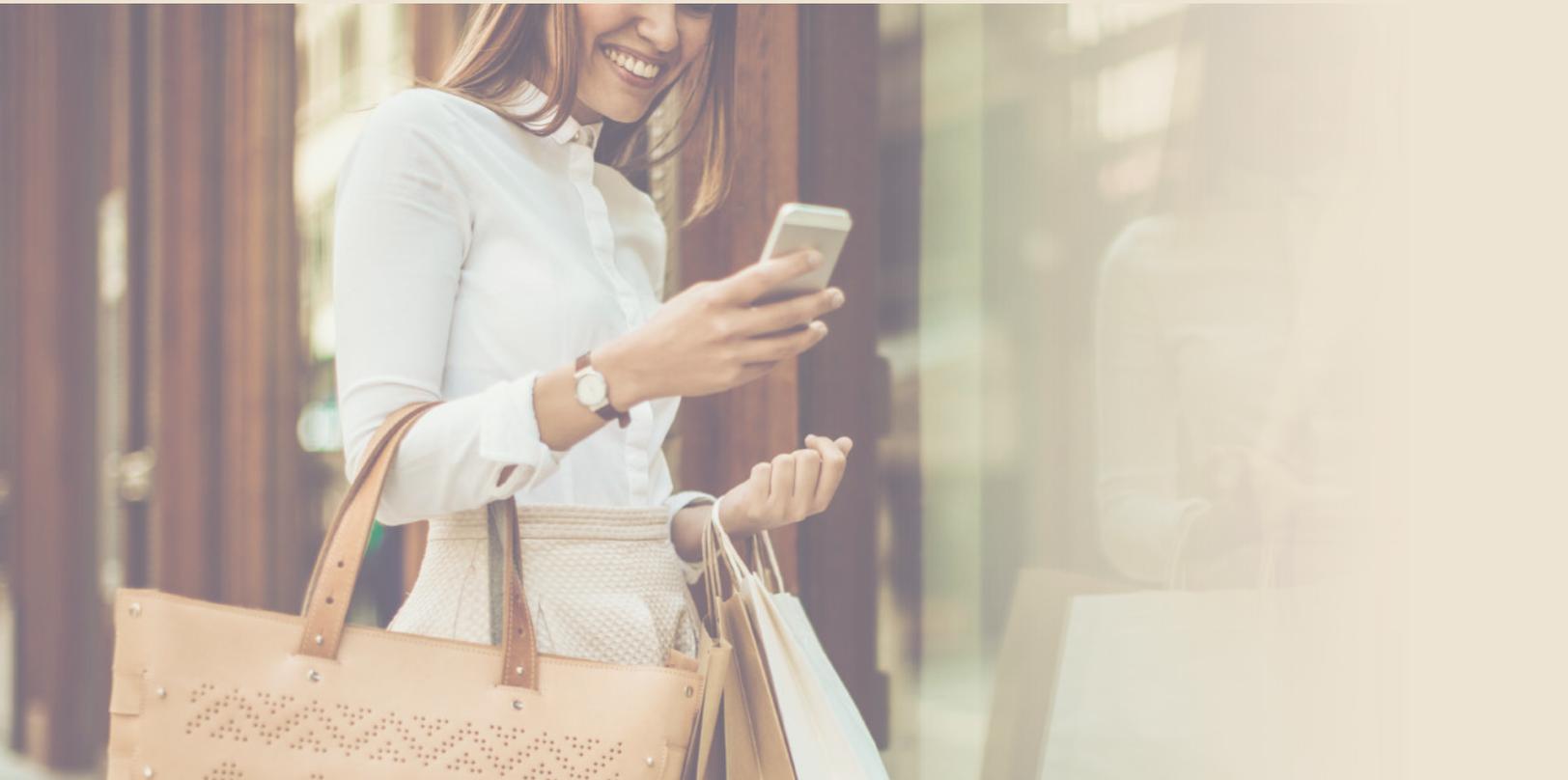
At Brasada Estates, our Estate Homesites are set aside to set you free, realize your vision and enjoy the rewards of your life.



Luxury. Your Style.

You've seen hundreds of beautiful homes in your lifetime. Yet each one has something you'd refine, reimagine or change. The beauty of a custom build is that your home is exclusively yours – a pure reflection of who you are, how you live, and what home means to you. That's exciting.

At Brasada Estates, the excitement is yours.





COMMUNITY HIGHLIGHTS

- New gated community of 65 luxury homes, situated on 270+ acres of pristine hillside in San Dimas, California
- Located within minutes of shopping, entertainment, parks, golf courses, hiking trails, and excellent public and private schools
- Located within minutes of Fwy 210 and Fwy 57, which provide great access to major employment centers, commercial areas, and entertainment centers in both Los Angeles and Orange County
- Master plan provides for:
 - 25 Estate Homesites – Fully graded and ready for delivery, ready for custom home design and home construction
 - 40 Luxury Residences – Built by the developer, with an average home size of 5,100 square feet
- Individual homesites average 1.08 acres (~47,000 SF) in size and new homes generally range from 4,500 to 6,500 SF in size
- All homesites have mountain views, the majority of homesites have city views, and some homesites are equestrian
- Community provides gated entry with guardhouse, private walking and hiking trails, and 100+ acres of natural protected space
- Architectural styles within the community are generally European, ranging from Italianate and Tuscan to French Country, Spanish and Andalusian

The background of the page is a composite image. The top half features a faded architectural floor plan with various lines, rectangles, and text such as '6'-8" ARCH'. The bottom half shows a modern interior space with a large window, a dining table with a silver faucet, and a wall with a textured, stone-like pattern. The overall color palette is warm and neutral, with shades of beige and cream.

About the Developer

Grandway Residential, the developer behind Brasada Estates, is a team of seasoned professionals with extensive experience in land development, community development, and residential design and construction. Our firm is committed to building great and lasting residential communities which bring value to both the residents and the surrounding communities. We take pride in our excellence, professionalism, and integrity. We seek to provide quality development and construction services to clients together with our extensive network of partners that represent the best in their fields. Grandway Residential is a member of Grandway Group.

www.grandway.com





About the Homebuilder

Grandway Construction is the custom home builder committed to building the luxury spec homes in Brasada Estates. For over 20 years, those who dream have turned to Grandway Construction to design and custom build homes that are one-of-a-kind. You'll see our custom homes in communities throughout the State of California, including Palos Verdes Estates, Pasadena, La Canada Flintridge, Arcadia, Diamond Bar, and Lake Tahoe. Our deep history and knowledge equip us to understand all the talent and expertise necessary for you to achieve your goals. Whether you select from our architectural library or use your own plans, Grandway Construction is adept and experienced in providing you the essentials including design, architecture, engineering, site survey, permitting, construction and inspection. In a luxury home community like Brasada Estates, placing all of these crucial responsibilities in trusted hands will make the process an experience you'll love. Grandway Construction is a member of Grandway Group.

www.grandway.com/construction

The Possibilities

A custom-built home is the soul of self-expression. It is a way to create a home that is literally tailored to your needs, tastes, preferences and ideas. You become the lead architect of how your home will look and live. You decide on its features and finishes, from hardware and flooring to energy efficiency and in home technology. You begin with a blank canvas and vision, and finish with a dream come true.

Memorable artists are those who begin with a plan, a vision. When you decide to undertake a custom build, it is important to come to it with an outline of your ideas and goals. These questions and suggestions are intended to help you create that all-important plan.



The design process will be streamlined by the people you select to assist you, work for you and create for you. Listen to what your heart is telling you and begin.

- Determine the size your home should be and confirm any size restrictions on your home
- Determine the general layout you want for your home, including the number of stories, the rooms or functional areas you need, and additional structures or extensions, such as a pool house, guest house, or basement
- Think about the aspects of your lifestyle you want to be built into your home
- Consider a more specific layout for your home and how it will flow from one room to another
- Determine the structural features and decorations you want in each room or area
- Determine your design and style preferences according to your wishes, tastes, your art, furnishings and keepsakes, and make sure they are built into your home
- Think about the materials and appliances you want for your home
- Think about the special features you want to be included, such as fireplaces, heated floors, security systems, and sound systems
- Consider how green design and energy efficient materials and systems should be incorporated into your home
- Consider what type of landscaping do you want surrounding your home
- Determine the outdoor amenities you want, such as infinity pool, sports court, barbeque grill, water features, and landscaping features



Your Priorities. Your Team.

It is essential that your custom home team has your priorities front and center from beginning to end. It is important to understand the process of a custom build, including assembling your team on your own, establishing a timeline, and creating accountability. When you utilize Grandway Construction for your homebuilding, all of these items are handled for you based on your priorities.

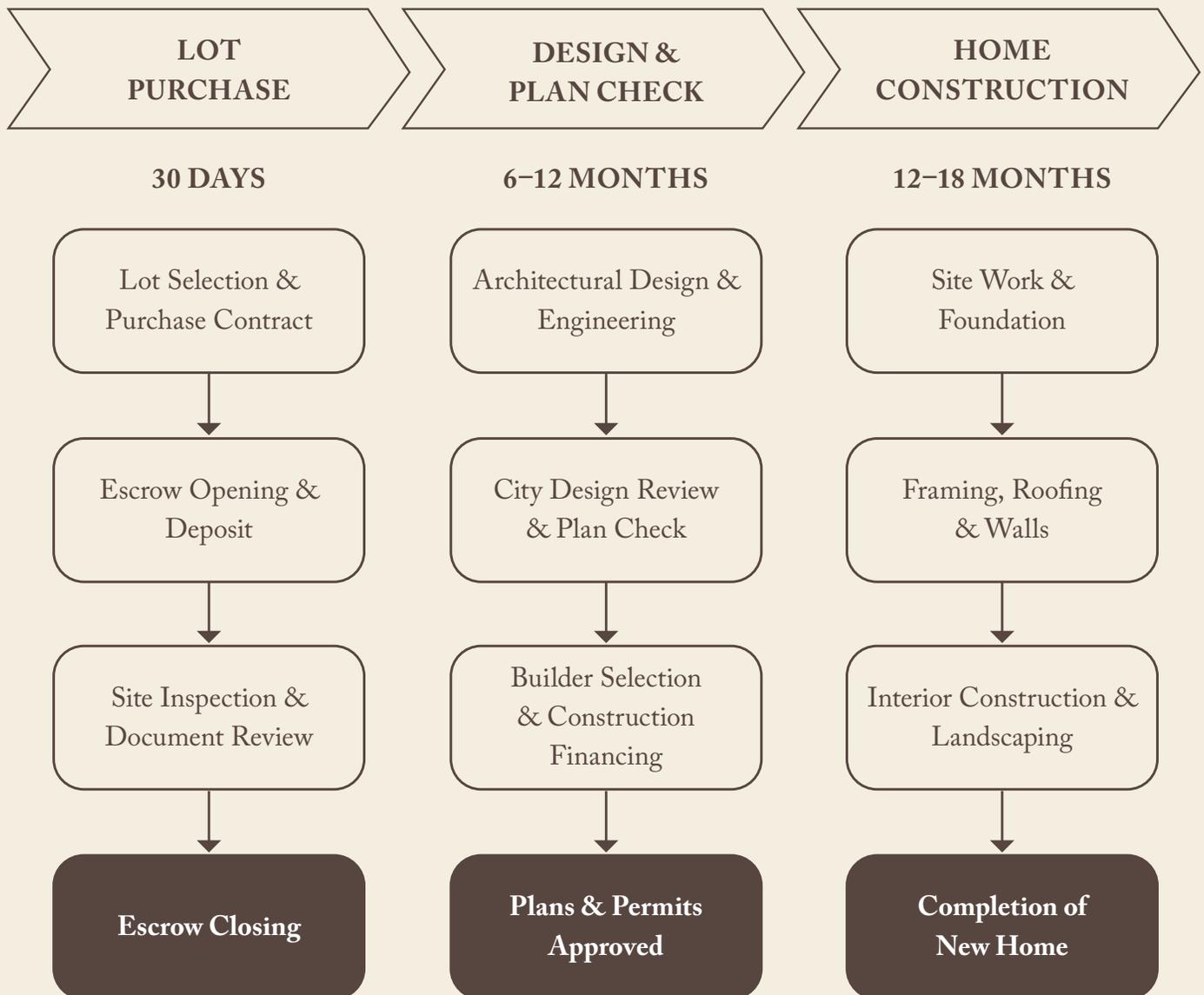


YOU & YOUR ARCHITECT... A CREATIVE BOND

Your architect brings your vision into focus. Your wants and needs inform the design as your vision begins to take real and practical shape. It is important to select your architect early in the process because architects do far more than draw up plans. They bring their education, experience and capabilities to the table to steward your vision, translate your ideas and needs into a plan. And they help you sort through what is and isn't possible based on your land, budget, and timeframe. You will work closely with your architect, so it is important that you establish a respectful and enjoyable relationship from day one.



The Custom Build Process





STEPS TO DESIGNING & BUILDING YOUR CUSTOM HOME

1. Summarize your vision in simple terms from size and bedroom count to architectural preferences
2. Interview and hire an architect
3. Interview and hire a general contractor
4. Consider what other team members you need such as a landscape architect and interior designer
5. Participate in the design process and provide feedback as the plans are developed
6. Approve the construction budget prepared by the general contractor
7. Arrange for construction financing (construction loan) as needed
8. Monitor the building process by setting up a schedule including site visits, inspections, and payments
9. Fine-tune interior and exterior details during construction
10. Final walkthrough

The Defining Details







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