



MASON

PLAYA VISTA





# WE'VE BEEN EXPECTING YOU

Welcome to an unconventional mix of modern and traditional that brings a new sense of coastal cool to the Playa Vista scene.



# PLAYA VISTA LIVING

## THE PLACE

At Playa Vista, you're right where you want to be and close to everything else.

Just over a mile to the beach and short drive to Venice Beach, downtown Culver City and LAX, you can picture yourself here.



## THE LIFESTYLE

Discover The Resort – your personal haven for everything you need to stay healthy and rested. Enjoy the fitness center, classes, pools and events.



## ACTIVE & OUTDOORS

Playa Vista features more than 20 parks. Walk or bike to acres of refreshing open space and parks that present opportunities for fun and excitement, and it's all waiting for you.



## ALWAYS HAPPENING

Connecting and sharing moments – that's what life in Playa Vista is all about. Say hello to Concerts and Movies in the Park, gourmet cooking demonstrations at The Resort, the Farmers' Market and more.



## SILICON BEACH

Innovations in technology, media and other creative fields are born here. Google, Yahoo, YouTube Space LA, 72andSunny, The Honest Company and more call The Campus in Playa Vista home.



## AN ICON

We love the attention! Playa Vista has been featured in *The Hollywood Reporter*, *Los Angeles Times*, *DIGS*, *Curbed LA* and more.



# COASTAL COOL



Unwind, re-energize, relax and repeat. The Resort is your place for everything. This 25,000 sq. ft. glass and steel contemporary space is the modern oasis you've been waiting for. Check out the invigorating pool area with an outdoor fireplace, cabanas, junior Olympic pool, adult pool and spa and kids' pool and spa. Take a yoga or spin class. Or sign up to perfect your cooking skills in the demonstration kitchen.

- TWO-LEVEL, 10,000 SQ. FT. FITNESS CENTER
- POOL AREA WITH AN OUTDOOR FIREPLACE, CABANAS, JUNIOR OLYMPIC POOL
- ADULT POOL AND SPA AND KIDS' POOL AND SPA
- CATERING AND CHEF-INSPIRED DEMONSTRATION KITCHENS
- RICH COMMUNITY PROGRAMMING
- GROUP EXERCISE CLASSES AND PERSONAL TRAINING
- EVENT SPACES
- ON-SITE LIFESTYLE DIRECTOR



# RUNWAY

A new lifestyle destination just happens to be in the neighborhood. Runway is evolving into a Westside hotspot with all of the style, taste and scene you can handle. Shop at Whole Foods, see a movie or stay in shape at one of the buzz-worthy studios. Dinner and drinks, no problem. With all of this just walking distance away, you may never want to leave.

- |                       |                            |
|-----------------------|----------------------------|
| WHOLE FOODS           | STARBUCKS                  |
| FRED SEGAL            | THE STUDIO MDR             |
| CINEMARK              | YOGAWORKS                  |
| HAL'S BAR & GRILL     | 18/8 FINE MEN'S SALON      |
| SOL COCINA            | MELLORÉ                    |
| HOPDODDY BURGER BAR   | VARNISH LAB                |
| DA KIKOKIKO           | FLYWHEEL SPORTS            |
| URBAN PLATES          | RUNWAY OPTOMETRY           |
| LYFE KITCHEN          | CEDARS-SINAI HEALTH SYSTEM |
| PANINI CAFÉ           | CHASE BANK                 |
| N'ICE CREAM           | WELLS FARGO BANK           |
| 800 DEGREES           | CVS PHARMACY               |
| ROC KITCHEN           | AT&T                       |
| BEAUTY BEACH LOUNGE   | ...AND MORE COMING SOON    |
| BIKE ATTACK           |                            |
| BARNABAS CLOTHING CO. |                            |

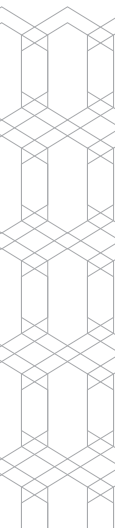




# STYLE IS FOREVER



A bold new blend of brick and beachside chic is redefining single-level living on the Westside. Thoughtful designs create open spaces that fill with light and flow seamlessly. The sophisticated master baths double as your own personal spa retreat with stylish amenities and smart closet space. Gourmet kitchens inspire your next party with sizable islands and designer appliances. Private decks, flex spaces and modern details allow these homes to fit any lifestyle, giving Mason that distinct edge.



# RESIDENCE 1B

APPROX. 1,816 SQ. FT. | 3 BEDROOMS | 2 BATHS

10' CEILING | OPTIONAL CREATIVE OFFICE | DECK | 2-CAR PRIVATE GARAGE

Residence 1 is located on the 2nd, 3rd and 4th floors.

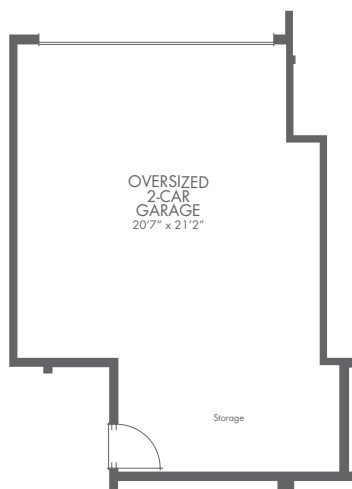


All square footage is approximate. Windows, decks and doors vary by elevation. Stated dimensions are approximate estimates and not intended for space planning purposes. See a Brookfield representative for details. Home shown does not reflect actual homesites. Model does not reflect racial preference.

# RESIDENCE 2B

APPROX. 2,141 SQ. FT. | 3 BEDROOMS PLUS FLEX SPACE | 2.5 BATHS  
10' CEILING | DECK | 2-CAR PRIVATE GARAGE

*Residence 2 is located on the 3rd floor.*



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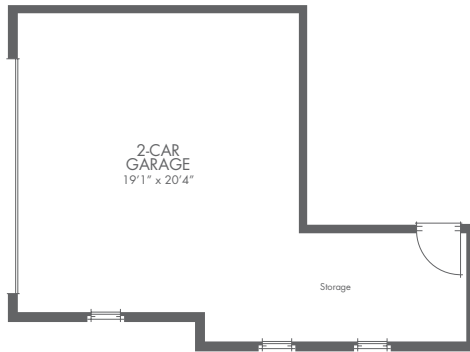


# RESIDENCE 2BX

APPROX. 2,141 SQ. FT. | 3 BEDROOMS PLUS FLEX SPACE | 2.5 BATHS

11' CEILING | DECK | 2-CAR PRIVATE GARAGE

Residence 2X is located on the 4th floor.



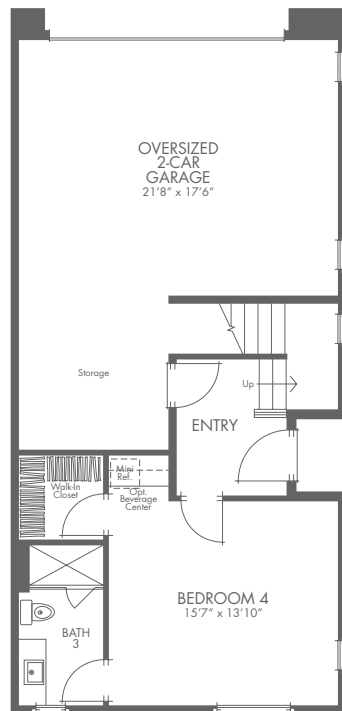
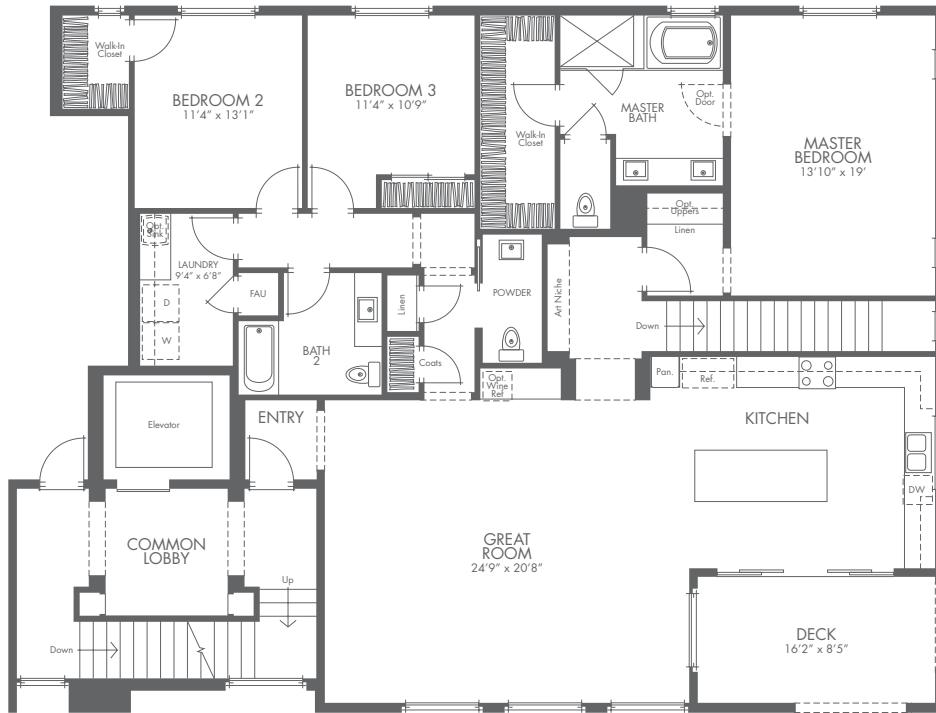
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# RESIDENCE 3B

APPROX. 2,658 SQ. FT. | 4 BEDROOMS | 3.5 BATHS

10' CEILING | DECK | 2-CAR DIRECT-ACCESS PRIVATE GARAGE

Residence 3 is located on the 1st and 2nd floors.



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# IT'S ALL IN THE DETAILS

## EXCEPTIONAL ARCHITECTURE AND LASTING FIRST IMPRESSIONS

- Classic brick architecture with an unconventional mix of modern and traditional that brings a new sense of coastal cool to Playa Vista
- Community landscape includes outdoor kitchen with overhead structure and two built-in BBQs, square shade trellis with casual seating, three courtyard fountains and overhead gateway, decorative pottery on pedestals, outdoor seating areas and night lighting
- Access-controlled building with distinctive glass lobby/front entrance door
- Welcoming entrance lobby with brick focal wall and elevator to floors above
- Stylish 8' residence front doors with a varied design (per residence) and entry handleset in satin chrome finish
- Spacious and comfortable decks to enjoy the temperate coastal weather and Playa Vista breezes
- Private two-car garage (per residence) with insulated sectional roll-up doors, drywalled interiors, overhead lighting, convenient electrical outlets and optional pre-wiring for electric vehicle charging station; convenient direct access to private two-car garage for Residence 3
- Color Wheel™ Paint Flex Lox® acrylic coating specially formulated to provide beautiful color retention for all stucco surfaces through rain or shine
- Custom-designed light fixtures, styled per elevation

LOS ANGELES

SAN DIEGO

SACRAMENTO

SAN FRANCISCO

HAWAII

PHOENIX

DENVER

AUSTIN

WASHINGTON, D.C.

CALGARY

EDMONTON

TORONTO



TREVION



CAMDEN



MARLOWE

## LUXURIOUS LIVING SPACES

- Open-concept floorplan designs
  - 12" x 12" handset ceramic tile flooring at entry, powder room, kitchen and baths with vinyl flooring in laundry room
  - Designer carpeting in all living and bedroom areas
  - Bullnose interior wall corners
  - Contemporary single-panel 8' interior doors with levers in polished chrome
  - Decorative 2 3/4" door casings and 5 1/2" baseboards
  - Spacious walk-in closets (per residence)
  - Stylish master baths feature:
    - E-Stone® countertops in Glacier White with 6" backsplash
    - Luxurious MAAAX® Exhibit soaking tub with 12" x 18" handset ceramic tile surround
    - Walk-in shower with built-in ledge and shampoo niche and 1/4" frameless enclosure
    - Mansfield® Comfort Height elongated toilet
    - Vortens® Tripoli rectangular sinks with Delta® Compel™ widespread faucets in polished chrome and George Kovacs® bathroom lighting
  - Secondary baths feature:
    - E-Stone® countertops in Glacier White with 6" backsplash
    - Soothing MAAAX® Exhibit tub with 3" x 6" handset ceramic tile surround with shampoo niche at tub/shower or shower
    - Convenient 36" frameless medicine cabinet for extra storage
  - Convenient interior laundry room with full-size side-by-side hookups, E-Stone® countertops in Glacier White with 6" backsplash (Residence 3) and extra linen/utility storage (per residence)
- White thermofoil flat-panel cabinetry with concealed hinges, adjustable shelves and contemporary 6" pull handles in satin nickel finish
  - Countertop-illuminating under-cabinet lighting
  - Stylish square-edge granite countertops with 4" backsplash and full backsplash behind range in New Sunset Gold, New Caledonia or Santa Cecilia
  - Kohler® Vault™ stainless steel single-basin sink with single-handle Delta® Trinsic® faucet in stainless steel finish with food waste disposal and convenience button
  - Kitchen island with seating for three or more adds to your kitchen's overall functionality as well as its aesthetic appeal
  - Spacious walk-in pantry with shelving (Residence 2)
  - Convenient trash and recycling cabinet with two bins

## TECHNOLOGY & ENVIRONMENTAL ENGINEERING EFFICIENCIES

- Pursuing LEED certification
- Title 24-compliant lighting throughout
- ENERGY STAR®-rated whole-house fan ventilation system to enhance your indoor comfort
- LED recessed lighting
- Technology pre-wiring with Category 6 data wire to allow for phone lines, TV and high-speed data connection in kitchen, great room/dining room and all bedrooms
- USB outlet in kitchen and master bedroom to charge your devices
- Low-E dual-glazed taupe vinyl windows and sliding doors provide solar control and visible light transmittance, resulting in utility cost savings with increased efficiency
- Gas forced-air heating and central air conditioning with programmable thermostats with Wi-Fi capabilities
- High-performance WaterSense® faucets, low-flow toilets and showerheads help conserve water
- Insulated, roll-up Genie® belt-drive garage door opener with (2) two-button transmitters
- AquaPEX® plumbing piping system with standard expansion tank
- Modern tankless water heaters with switches in kitchen and all baths that trigger your hot water to start flowing
- All homes are pre-wired for future satellite TV access
- Six-zone panel security system on all exterior doors and sliding glass door to deck, including keypad at front entry or garage door (Residence 3) and one motion detector (per residence) with pet immunity
- Whole-house fire sprinkler and alarm system
- Move-in spray and termite treatment pest control
- Third-party testing performed on each home to certify tight construction and energy efficiency

## CHEF-CALIBER KITCHENS

- Stainless steel KitchenAid® appliance package includes:
  - Generously proportioned 30" gas slide-in range with four burners up to 15,000 BTU and Even-Heat™ True Convection System with three racks, a warming drawer and 6.5 cubic-foot convection oven
  - Full capacity 1.6 cubic-foot 1,200 watt microwave with trim kit
  - 36" under-cabinet hood with 400 CFM motor and halogen lighting
  - Multi-cycle five-option dishwasher with hidden controls, ProScrub® and ProWash™
  - 25.5 cubic-foot 42" built-in side-by-side refrigerator



## PERSONALIZE YOUR HOME

With the guidance of the Brookfield design professionals, you may choose from a host of optional upgrades to personalize your new home, including flooring, countertops, cabinetry, appliances, electrical and audio visual and finish carpentry to make your home uniquely yours.

# CREATING THE BEST PLACES TO CALL HOME

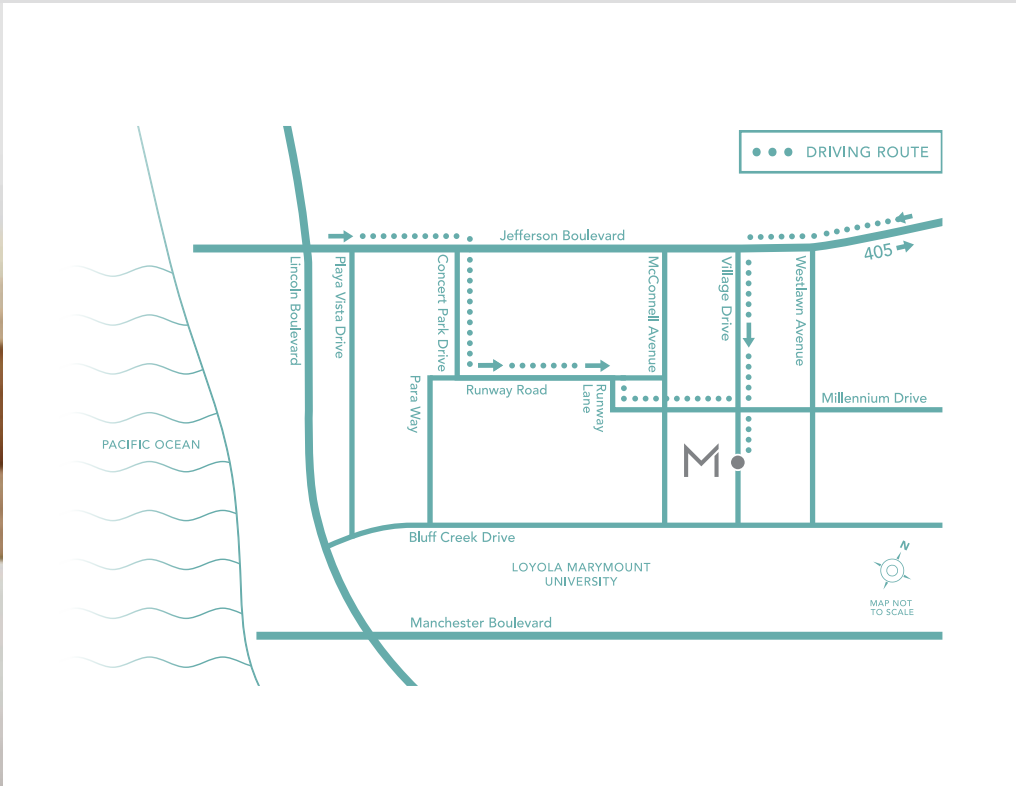


Brookfield Residential Los Angeles is a premier lifestyle provider comprised of a dedicated, knowledgeable team of professionals with the passion and experience to craft exceptional new homes, neighborhoods and communities. From the goals of first-time buyers to the prestige of luxury homes, we are proud to offer opportunities that embrace a diversity of aspirations. Respected as an award-winning innovator, we are recognized for delivering consistent quality, design details and an outstanding customer experience.

Brookfield Residential Properties Inc. is a leading North American land developer and homebuilder. We entitle and develop land to create master-planned communities and build and sell lots to third-party builders, as well as to our own homebuilding division. We also participate in select strategic real estate opportunities, including infill projects, mixed-use developments and joint ventures. For more information, please visit [BrookfieldResidential.com](http://BrookfieldResidential.com).

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