

CEL

REO

LET
IN THE
LIGHT

FIND YOUR JOY



*An innovative fusion of modern
creativity and classic sophistication*



THE PLACE

World, meet fingertips. At Playa Vista you'll find yourself just over a mile to the beach, a short drive to the Westside's hottest destinations — not that you'll ever want to leave — and minutes to LAX.

THE LIFESTYLE

Experience a whole new level of activity and social connectedness at The Resort in Playa Vista. Lounge by the pool, join a fitness class or host amazing gatherings in the great room.

ACTIVE & OUTDOORS

You can walk or bike to places for shopping and dining to entertainment and live events, all from your doorstep. Gather with friends at one of the 20+ community parks, enjoy Concerts or Movies in the Park and pick up the freshest produce at the Farmers' Market.

SILICON BEACH

The Campus provides an ideal environment to innovate and create for tech titans like Google, Yahoo, YouTube Space LA – along with creative powerhouses like 72andSunny and IMAX.



MAKING HEADLINES

All eyes on Playa Vista. We love being featured in *LA Confidential*, *The Hollywood Reporter*, *Los Angeles Times*, *DIGS*, *Curbed LA* and more.

LIVING *in* PLAYA VISTA

Open spaces meet urban places





MOVIES IN THE PARK



THE RESORT



THE POINTE



ilo IN THE CAMPUS





THE RESIDENCY





THE RESORT

Get going. Relax by the pool and stay in your best shape at The Resort, the newest resident activity club that features a two-level fitness center and an enviable pool area with outdoor fireplace and cabanas. With plenty of event programming and classes, you can always switch it up. Plus, the chef-inspired demonstration and catering kitchens are the perfect backdrop for your gourmet parties.

**TWO-LEVEL, 10,000 SQ. FT.
FITNESS CENTER**

CABANAS

OUTDOOR FIREPLACE

JR. OLYMPIC POOL

ADULT POOL & SPA

KIDS' POOL & SPA

**CATERING & CHEF-INSPIRED
DEMONSTRATION KITCHENS**

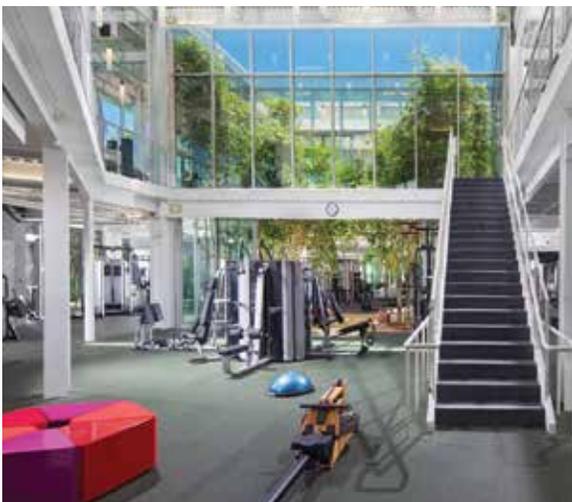
RICH COMMUNITY PROGRAMMING

GROUP EXERCISE CLASSES

PERSONAL TRAINING

EVENT SPACES

ON-SITE LIFESTYLE DIRECTOR



YOUR SPOT *in the* SUN

*The Resort conveys the modern allure
of an oasis in the middle of the city*



A WALK *in the* PARK

*There are open spaces for doing
anything or a whole lot of nothing*





More than 20 parks await. You'll discover acres of inviting spaces that make room for adventure, fitness or relaxation and expand far beyond any yard. Playa Vista lets you find the perfect place to unwind, come together and take it all in.

Part of Playa Vista's commitment to restoration and preservation involved designing and building an award-winning 51-acre freshwater wetlands system consisting of a 25-acre riparian corridor and a 26-acre freshwater marsh. Today, the corridor includes over 3,000 nature plants and is home to more than 180 species of birds.

With 70% of its original land area designated as parks and open space, and with modern sustainable development featured throughout the community, Playa Vista has been described by the *Los Angeles Times* as "LA's Urban Model."





YOUR LIFESTYLE DESTINATION

*With all of this just walking distance away,
you may never want to leave*

RUNWAY

Everything you need is here at Runway. The Westside's hottest new social and retail epicenter features top restaurants, Whole Foods, movies, boutiques and more so you never have to go far to catch up with friends or grab your weekly essentials. Take it all in.

WHOLE FOODS

FRED SEGAL

CINEMARK

HAL'S BAR & GRILL

SOL COCINA

HOPDODDY
BURGER BAR

DA KIKOKIKO

URBAN PLATES

LYFE KITCHEN

PANINI CAFÉ

N'ICE CREAM

800 DEGREES

ROC KITCHEN

BEAUTY BEACH LOUNGE

BIKE ATTACK

BARNABAS
CLOTHING CO.

STARBUCKS

THE STUDIO MDR

YOGAWORKS

18/8 FINE MEN'S SALON

MELLORÉ

VARNISH LAB

FLYWHEEL SPORTS

RUNWAY
OPTOMETRY

CEDARS-SINAI HEALTH
SYSTEM

CHASE BANK

WELLS FARGO BANK

CVS PHARMACY

AT&T

...AND MORE
COMING SOON





THIS *is* HOME

Live as connected or as intimately as you desire

Step into Cleo and you'll feel it immediately. This is home. Cleo seamlessly merges the natural beauty of Playa Vista with elegant contemporary aesthetics and stylish design. The striking glass and sleek exterior invites in the iconic Playa Vista light. Everything you need is on one level. From the expansive windows, to the wide open and airy spaces, this is your place

for comfortable, refined and easy living, inside and out. There are private decks that create true outdoor rooms for entertaining or lounging, gourmet kitchens for cooking up excitement and luxurious master baths for getting ready for a fun night out or hiding away. This is your joy.



ELEVATION A
(AS MODELED)



ELEVATION B



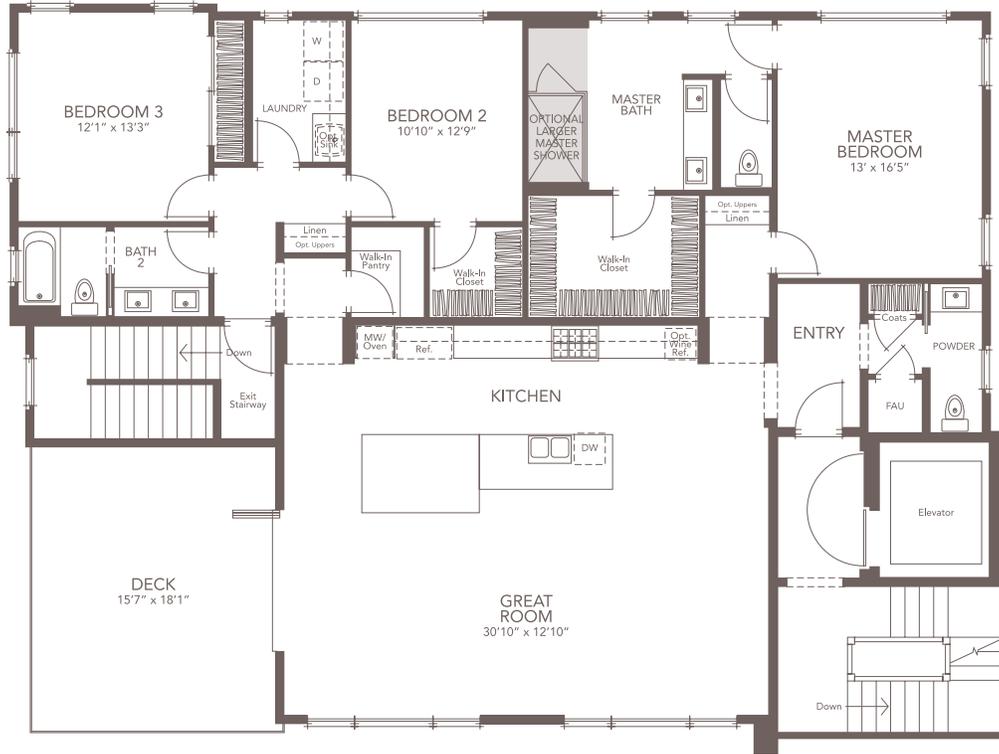


CLEO

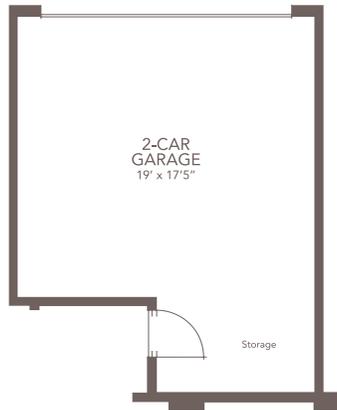
Residence 1a

APPROX. 2,052 – 2,066 SQ. FT.
3 BEDROOMS | 2.5 BATHS | 11'6" CEILING
DECK | 2-CAR PRIVATE GARAGE

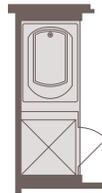
Residence 1 is located on the 4th floor.



FOURTH FLOOR



FIRST FLOOR



STANDARD MASTER BATH/SHOWER



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.





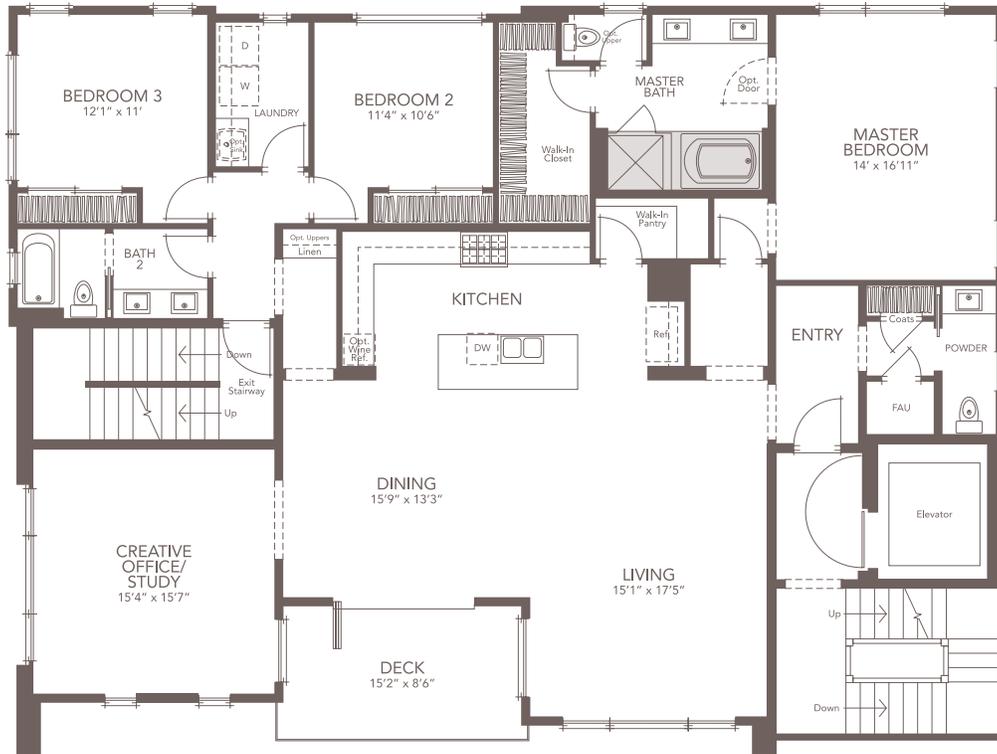
CLEO

Residence 2a

APPROX. 2,242 SQ. FT.

3 BEDROOMS | PLUS CREATIVE OFFICE | 2.5 BATHS
10' CEILING | DECK | 2-CAR PRIVATE GARAGE

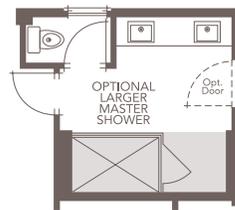
Residence 2 is located on the 3rd floor.



THIRD FLOOR



FIRST FLOOR



OPTIONAL LARGER MASTER SHOWER



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CLEO

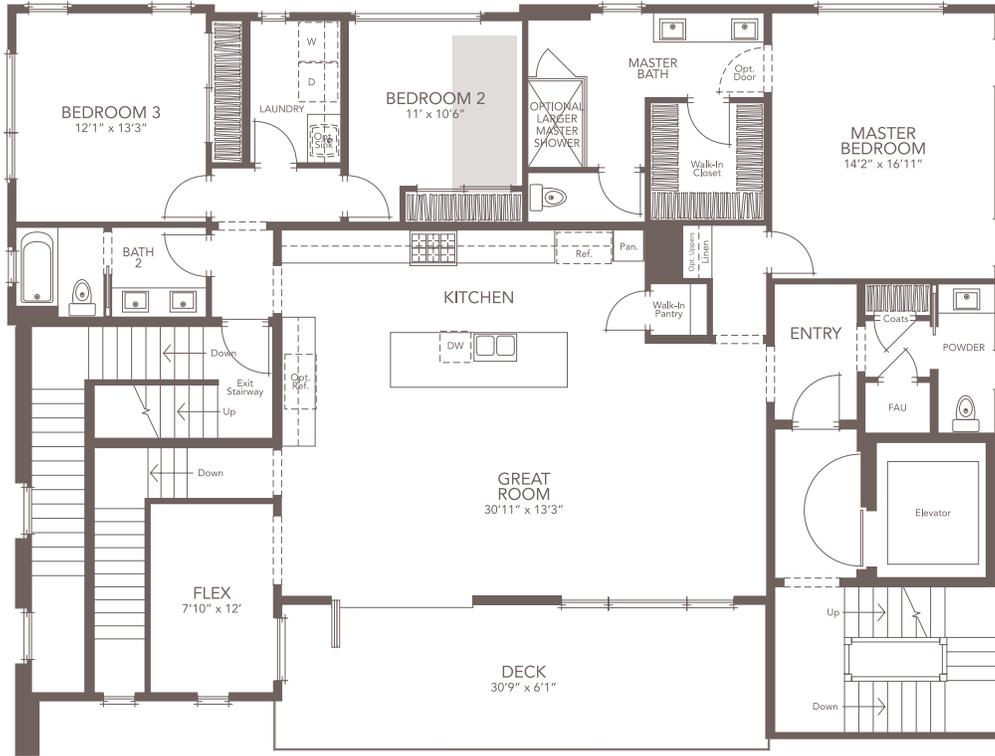
Residence 3a

APPROX. 2,674 SQ. FT.

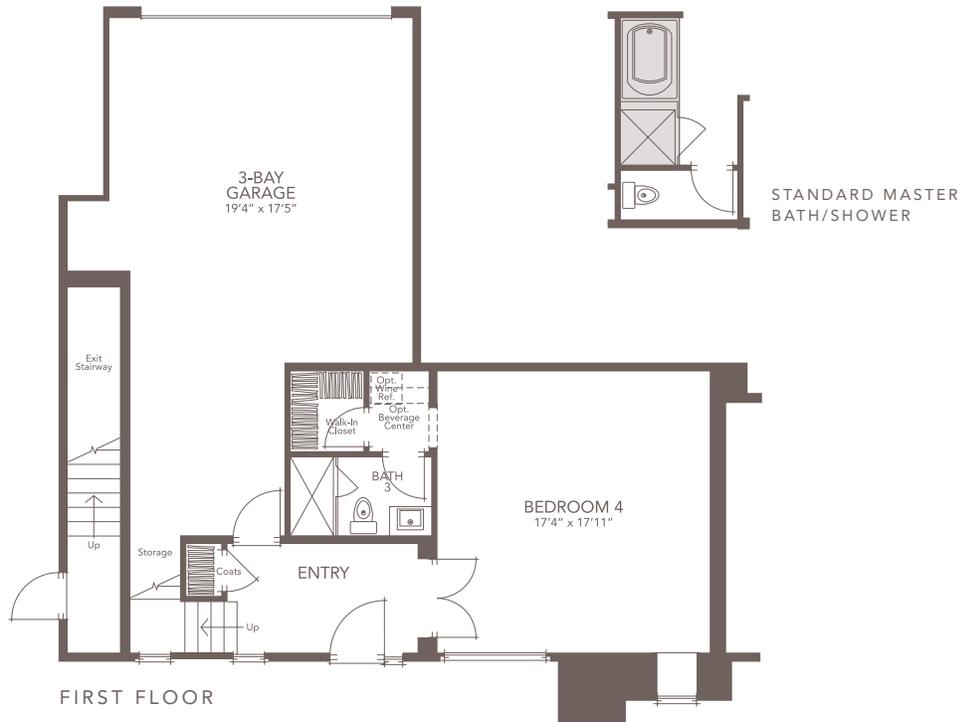
4 BEDROOMS PLUS FLEX SPACE | 3.5 BATHS

10' CEILING | DECK | 3-BAY DIRECT-ACCESS PRIVATE GARAGE

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



SECOND FLOOR



FIRST FLOOR



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.



IT'S ALL *in the* DETAILS

Exceptional Architecture and Lasting First Impressions

- Contemporary architecture with an innovative fusion of modern creativity and classic sophistication adds new excitement to the Playa Vista scene
- Community landscape includes three metal and glass shade trellises with casual seating, three rock water features, decorative pottery on pedestals and night lighting
- Access-controlled building with distinctive lobby/front entrance door
- Inviting entrance lobby with elevator to floors above
- Stylish 8' residence front entrance doors with a designer-selected look (per residence) and entry handleset in satin chrome
- Exciting and spacious decks create true outdoor rooms to entertain, relax and enjoy the 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; direct access to private three-bay 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

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
- Square interior wall corners for a clean and contemporary look
- Modern single-panel 8' interior doors with Kwikset® Halifax levers in polished chrome
- Decorative 2 1/4" 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 MAAX® Exhibit soaking tub with 3" x 6" handset ceramic tile surround
 - Walk-in shower with built-in ledge, shampoo niche, 3/8" frameless enclosure
 - Sterling® Stinson® Comfort Height elongated toilet
 - Kohler® Archer® rectangular sinks with Delta® Tesla™ widespread faucets in polished chrome and decorative bath lighting
- Secondary baths feature:
 - E-Stone® countertops in Glacier White with 6" backsplash
 - Soothing MAAX® Exhibit tub with 4" x 8" handset ceramic tile surround at tub/shower or shower
 - Convenient 36" frameless medicine cabinet for extra storage
- Convenient interior laundry room with full-sized side-by-side hookups, E-Stone® countertops in Glacier White with 6" backsplash and extra linen/utility storage (per residence)

Chef-Caliber Kitchens

- Stainless steel KitchenAid® appliance package includes:
 - Generously proportioned 36" six-burner gas cooktop with TripleTier® Burner (Ultra Power Dual Flame); built-in wall oven with Even-Heat™ True Convection System with three racks and 5.0 cubic-foot convection oven
 - Full-capacity 30" built-in 1.6 cubic-foot 1,200 watt microwave with stainless trim kit
 - 36" under-cabinet commercial-style 600 CFM ventilation hood
 - Multi-cycle six-option dishwasher with ProScrub® and ProWash™
 - 25.5 cubic-foot 42" built-in side-by-side refrigerator
- Stained Shaker-style cabinetry with fully concealed hinges, adjustable shelves and contemporary 6" pull handles in satin nickel
- Countertop-illuminating under-cabinet lighting
- Stylish square-edge granite countertops with 6" backsplash and full backsplash behind cooktop in Crema Blanco, 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 ample seating adds to your kitchen's overall functionality as well as its aesthetic appeal
- Spacious walk-in pantry with shelving (per residence)
- 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 bronze 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 and low-flow toilets and showerheads help conserve water
- Insulated Wayne Dalton® sectional roll-up garage door opener with (2) two-button transmitters
- AquaPEX® plumbing piping system with standard expansion tank
- Two 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 door 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

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.

Appointments, features and amenity information are subject to change. See a Brookfield representative for details. Homes shown do not reflect actual homesites.





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.

BrookfieldSoCal.com

Brookfield
Residential





CAMDEN



MARLOWE



LA VITA



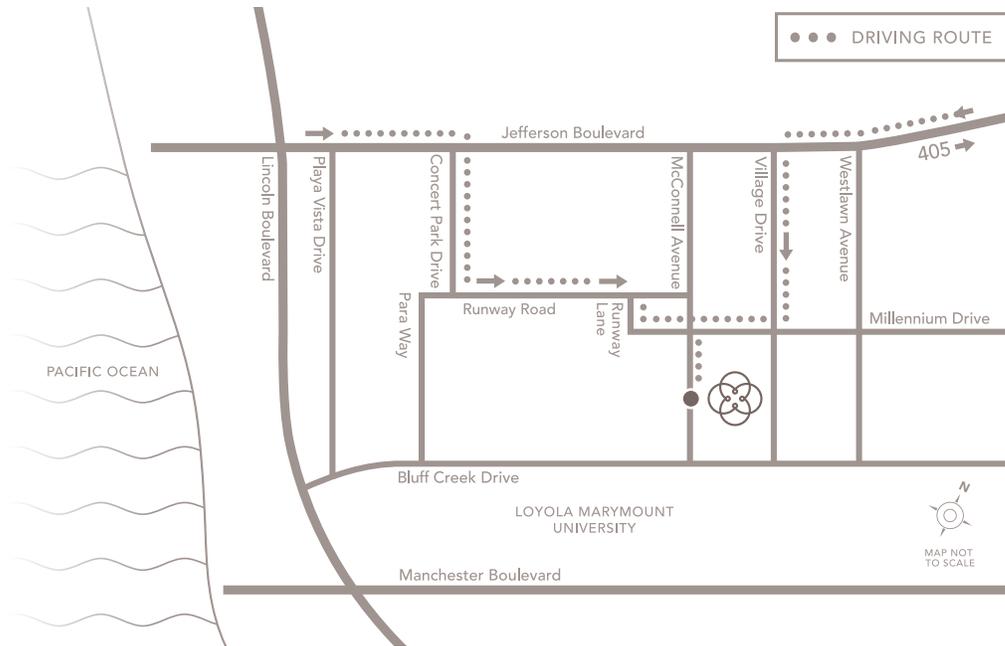
TREVION





CLEO

PLAYA VISTA



BrookfieldSoCal.com

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PLAYA VISTA 

Brookfield
Residential

Brookfield Residential reserves the right, in its sole discretion, to change sales price and add, delete or modify floorplans, elevations, maps, specifications, features, options, materials, designs, colors and incentives without notice or obligation. Square footages may vary. Windows, decks and garages vary by building type and elevation. Optional features are subject to construction cut-off dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. The Playa Vista Community Association (PVPAL) is supported by all residents in order to maintain the aesthetic integrity of Playa Vista, maintain certain common areas and administer other standards for the use and enjoyment of Playa Vista residents. Each neighborhood's Owners Association, supported by all residents, maintains the common facilities in each neighborhood. Membership in the Associations is required by all residents. Homes shown do not reflect actual homesites. Models do not reflect racial preference. Equal housing opportunity. CalBRE #00991326. 5/2016. 