



MEADOWVALE BROOKS

MISSISSAUGA

A CAMCOS COMMUNITY



A COMMUNITY BY
CAMCOS
L I V I N G



MEADOWVALE BROOKS

Life On The Ravine

Meadowvale Brooks is an intimate enclave of 45 exquisitely crafted homes, set within one of Mississauga's most scenic and established neighbourhoods. Nestled along the tranquil banks of Fletcher's Creek, each home embodies Camcos' hallmark commitment to quality, thoughtful design, and meticulous attention to detail. Surrounded by lush urban greenery and appointed with elegant features and finishes, Meadowvale Brooks offers a serene escape – right in the heart of the city.



ARTIST'S CONCEPT



Heritage Charm, Natural Beauty

Nestled in northern Mississauga, Meadowvale Village is a peaceful community where history and nature exist in perfect harmony. Celebrated for its rich heritage, winding rivers, and beautifully maintained streetscapes, the area radiates timeless charm. Tree-lined trails, character-filled homes, and scenic landscapes come together to create a truly idyllic setting.



CONNECTED TO NATURE. CLOSE TO IT ALL.

At Meadowvale Brooks, you're perfectly situated to enjoy the best of both worlds – natural tranquility and urban convenience. Explore the nearby beauty of the Credit River and its surrounding green spaces, or venture into the city to shop at Square One, stroll the Port Credit waterfront, or take in a show at the Living Arts Centre.

With effortless access to major highways, premier transit options, and scenic trails, this is a community where convenience and character come together – bringing every facet of modern living comfortably within reach.

Shops & Dining



The Meadowvale Lifestyle

From the timeless elegance of Aristotle's Steak and Seafood to the contemporary flair of Chop Steakhouse & Bar, Meadowvale Brooks places refined dining just moments from home. Explore local favorites like Lionheart British Pub, cozy cafés such as Halo Espresso Bar, or grab a quick bite at Union Social Eatery – all just minutes away.



Daily essentials are just as convenient, with Meadowvale Town Centre, the community centre, and nearby retailers providing everything from groceries to wellness services. Plus, with access to nearby fitness clubs, salons, medical clinics, and family-friendly amenities, everything you need is right in your neighbourhood.

Modern Streetscapes in a Warm, Welcoming Neighbourhood



ARTIST'S CONCEPT

TAKE A WALK BY THE WATER

Meadowvale is rich with winding trails, open green spaces, and tranquil moments of escape.

Just beyond Meadowvale Brooks, Fletcher's Creek winds gently through the landscape, offering a serene natural backdrop to everyday life. A short distance away, the Credit Valley Conservation Area invites exploration, where the scenic Culham Trail follows the path of Levi's Creek – ideal for peaceful walks, cycling adventures, or simply reconnecting with nature.

Seamless Connectivity. Strong Foundations.



Meadowvale Brooks offers effortless access to the Greater Toronto Area and beyond. With regular transit service to Downtown Mississauga and Toronto, and close proximity to Highways 407, 403, and 401, commuting is smooth and efficient – whether you're heading into the city or exploring the region.

For families, the area also offers exceptional educational opportunities. Esteemed schools like St. Aloysius Gonzaga Secondary School and Streetsville Secondary School are known for their academic excellence, enriching extracurricular programs, and commitment to student success – laying the groundwork for bright futures.



DESIGNED WITH CARE

Every home at Meadowvale Brooks is thoughtfully designed to blend timeless architecture with modern elegance. The spacious three-storey semi-detached homes offer functional layouts and refined finishes, perfect for growing families. The single-detached homes also feature an option for a third-storey loft, providing versatile space for a home office, media room, or additional bedroom. With premium materials, carefully curated features, and a focus on livability, these homes embody both sophistication and everyday comfort.



AMENITIES



SITE

DINING

- 1 Wendy's
- 2 Pizza Nova
- 3 Union Social Eatery
- 4 Chop Steakhouse
- 5 Wind Japanese and Thai
- 6 Harvey's
- 7 Blackstone Steakhouse and Grill
- 8 Chipotle
- 9 Kelsey's
- 10 Chuck's Roadhouse Bar & Grill
- 11 Wok of Fame Restaurant
- 12 Pür & Simple
- 13 McDonald's
- 14 Popeyes Louisiana Kitchen
- 15 The Hakka Club
- 16 Pacini Italian Restaurant
- 17 Tim Hortons
- 18 Subway
- 19 Ace Bakery
- 20 Lindt Chocolate Shop
- 21 Mr. Sub
- 22 St. Louis Bar & Grill
- 23 Idil Street
- 24 Turtle Jacks
- 25 Moxie's
- 26 Naan Kabob
- 27 Starbucks
- 28 Pane E Vino Ristorante
- 29 Wingstop
- 30 Pizzaville
- 31 East Side Marios
- 32 Krispy Kreme Doughnuts
- 33 The Keg Steakhouse + Bar

EDUCATION

- 1 Lynn-Rose College
- 2 Sheridan College Davis Campus
- 3 Le Flambeau Elementary School
- 4 St. Veronica Elementary School
- 5 David Leeder Middle School
- 6 St. Marcellinus Secondary School
- 7 Mississauga Secondary School
- 8 Averroes Academy Private School

SHOPPING

- 1 Rocky's No Frills Brampton
- 2 Meadowvale North Shopping Centre
- 3 Longo's Brampton
- 4 Ashley's No Frills Mississauga
- 5 Meadowvale Village Centre
- 6 Shoppers Drug Mart
- 7 Food Basics
- 8 Dollarama
- 9 Derry Village Square
- 10 Credit Valley Town Plaza
- 11 Best Buy
- 12 Heartland Town Centre
- 13 Michaels
- 14 Canadian Tire
- 15 Home Depot
- 16 Walmart
- 17 Ren's Pets
- 18 Costco
- 19 Home Sense
- 20 Loblaws
- 21 Party City
- 22 LCBO
- 23 Winners
- 24 Highland Farms

RECREATION

- 1 Streetsville Glen Golf Club
- 2 Movati Athletic Mississauga
- 3 Susan Fennell Sportsplex
- 4 Neebin Park
- 5 Meadowvale Conservation Area
- 6 CAA Centre Sports and Entertainment Complex
- 7 Brampton Golf Club
- 8 Meadowlark Park
- 9 Mississauga Convention Centre
- 10 Derrydale Golf Course
- 11 Scott's Brae Park
- 12 Credit Meadows Park
- 13 Playcious
- 14 Courtney Park Athletic Fields
- 15 Mississauga Stadium
- 16 Courtney Cricket Ground Mississauga
- 17 Cineplex Cinemas Courtney Park
- 18 LA Fitness



*MAP NOT TO SCALE

SITE PLAN



LEGEND

- SEMIS
- 32' SINGLES
- 38' SINGLES

Site plan is for general information reference only. All dimensions are approximate. Dwelling and garage siting may be constructed as reversed mirror image. All details should be confirmed with sales representative and/or municipality. Sidewalk location (if any) may vary. All renderings and images including landscaping and park are artist's concept only. Dimensions and locations not to scale. E. & O.E. September 2025.



ELEV. A • 2,021 SQ.FT. (2,716 SQ.FT. with optional loft)



ELEV. C • 2,021 SQ.FT. (2,716 SQ.FT. with optional loft)



ELEV. B • 2,045 SQ.FT. (2,740 SQ.FT. with optional loft)



ELEV. D • 2,045 SQ.FT. (2,740 SQ.FT. with optional loft)



ELEV. A • 2,321 SQ.FT. (3,054 SQ.FT. with optional loft)



ELEV. C • 2,321 SQ.FT. (3,054 SQ.FT. with optional loft)



ELEV. B • 2,342 SQ.FT. (3,075 SQ.FT. with optional loft)



ELEV. D • 2,342 SQ.FT. (3,075 SQ.FT. with optional loft)



ELEV. A • 2,662 SQ.FT. (3,549 SQ.FT. with optional loft)



ELEV. C • 2,662 SQ.FT. (3,549 SQ.FT. with optional loft)



ELEV. B • 2,691 SQ.FT. (3,578 SQ.FT. with optional loft)



ELEV. D • 2,691 SQ.FT. (3,578 SQ.FT. with optional loft)

MESIC

20' SEMI



ARTIST'S CONCEPT

ELEV. A (CORNER) • 2,089 SQ.FT.

ELEV. A • 1,984 SQ. FT.

TIDAL

20' SEMI



ARTIST'S CONCEPT

ELEV. A (CORNER) • 2,222 SQ.FT.

ELEV. A • 2,115 SQ.FT.





At Camcos Living, smarter living transcends the latest tech gadgets. It's an integrated approach that prioritizes efficiency, sustainability, comfort, and resilience.

Every home we create is thoughtfully planned and rigorously evaluated to bring your home features into balance while maximizing value. Harmony embodies this vision, seamlessly blending products, practices, and design to optimize comfort, convenience, and functionality. More than a solution, Harmony is a philosophy rooted in innovation, enduring quality, and a commitment to providing homes that enrich life today and for generations to come.



Modern Efficiency

Experience a home where modern technology meets energy efficiency. Thoughtfully designed systems, including adaptable, smart home technology, advanced climate control systems and a precision-engineered building envelope ensure convenience, security, and energy savings, creating a future-ready lifestyle.



Sustainable Living

Our homes are built with the environment in mind, incorporating sustainable materials and advanced systems to minimize impact. Every choice reflects a commitment to greener living and a more sustainable future.



Refined Comfort

Blending comfort and style, our homes are thoughtfully designed with premium materials and spacious layouts to enhance everyday living. With practical details and refined finishes, each space is crafted to optimize value, providing an inviting and elegant environment tailored for modern living.

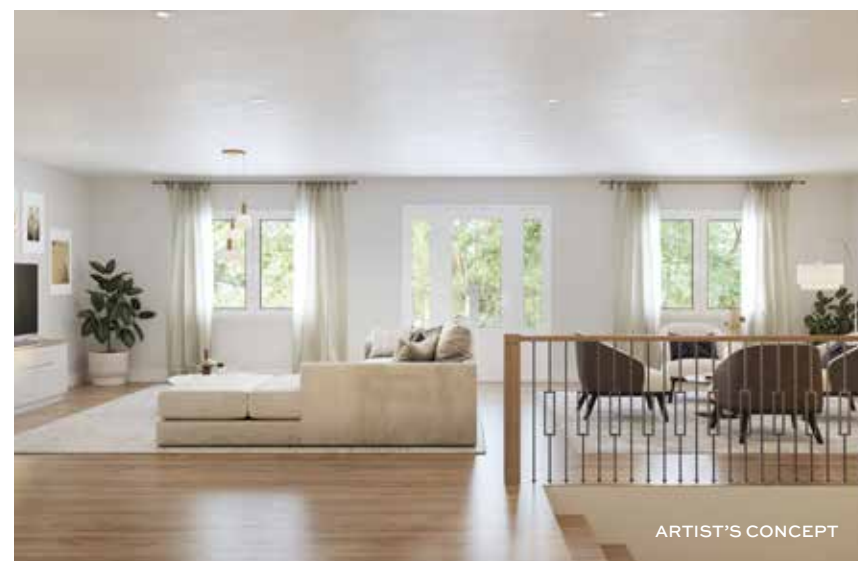


Resilient Design

Built to withstand Ontario's diverse climate, our homes feature advanced sealing systems, air-leakage barriers, rain-shield technology, and maintenance-free components. These high-performance features ensure long-lasting protection, reducing upkeep while maximizing durability and security, so your investment stands strong for years to come.

THE 'PLUS' FACTOR

Customer Service & Our Immersive
Design Studio Experience



At Camcos Living, exceptional service is not just a goal – it's our way of doing things. "Plus" signifies our relentless pursuit of innovation, continuous improvement, and commitment to delivering extraordinary experiences. Our Experience+ and Care+ teams are committed to surpassing expectations and evolving to meet your needs.

DesignStudio+ is Camcos' immersive design studio experience. With an array of personalized interior design choices, our team of in-house experts provides the guidance you need to help you create a home that is entirely your own.



FEATURES & FINISHES

EXTERIOR

- Distinctive architectural designs with brick, stone, and hardie board siding, where applicable.
- Elegant, low-maintenance exteriors including columns, railing and pickets.
- Elegant colour coordinated, low-maintenance aluminum soffits, fascia, eavestroughs and downspouts.
- Stylish complementary architectural address plaque.

INTERIOR

- **Detached Singles:** 10’ ceiling on ground floor, 9’ ceiling on second floor, except in sunken and raised areas. 8’ ceilings in optional loft areas, except in sunken and raised areas. Smooth finish ceilings on ground and second floor and in bathrooms, laundry room, mudroom. Stipple finish with 4” smooth border in loft areas.
- **Semi Detached:** 9’ ceilings ground, second and third floor, except in sunken and raised areas. Smooth finish ceilings on second floor and in bathrooms, laundry room, mudroom. Basements, where applicable, to have 8’ ceilings with stipple finish and 4” border.
- Natural oak finish staircase with oak treads, risers, pickets, railings and stringers on stairwells with nosing where required, in finished areas. Coordinated stain choice from Vendors standard selections.
- **Detached Singles:** Direct vent gas fireplace in great room with paint- grade mantle.
- **Semi Detached:** Wall-mounted linear electric fireplace in great room.

FLOORING

- **Detached Singles:** 5” x ¾” engineered hardwood on ground floor (excluding tiled areas) and second floor hallway.
- **Semi Detached:** 7” laminate in basement recreation room, as per plan, on ground and second floor (excluding tiled areas) and third floor hallway.
- Purchaser’s choice of 12” x 24” porcelain tile flooring in entry, kitchen, walk-in pantry (where applicable), powder room, ensuite, bathrooms and laundry room in finished areas.
- Purchaser’s choice from standard selections of 40-ounce broadloom with foam underlayment on upper floor bedrooms and loft areas, where applicable.

KITCHEN

- Deluxe cabinetry with extended height uppers, enclosed fridge cabinet with gable, and Quartz countertop, from Vendor’s standard selections, complete with stainless steel undermount double bowl sink and Moen® single lever pullout faucet.
- Kitchen island, to be fixed and include electrical receptacle, as per plan.

BATHROOMS

- PRIMARY ENSUITE
 - o **Detached singles** will feature a freestanding soaker bathtub with tub-mounted faucets where tub and shower are separate.
 - o Separate shower completed with framed glass door, 8” x 10” or 3” x 6” wall tiles, 2” x 2” mosaic floor tiles, and pot light, where height permits, as per plan.

- SECONDARY BATHROOM(S)
 - o Alcove acrylic tub with 8” x 10” or 3” x 6” wall tiles and chrome shower head.
 - o Deluxe cabinetry with Quartz countertop with undermount sink(s).
- Powder Room(s) to include white pedestal sink.
- All bathrooms to be equipped with an exhaust fan, privacy lock on door(s).

WINDOWS, DOORS AND MILLWORK

- 5 ¼” baseboard, coordinated with smooth 2-paneled interior doors.
- 2 ¾” casing on all doors, windows and archways.
- Thermopane Low-E Argon filled sliding glass patio doors at rear, as per plan.
- Thermopane Low-E Argon filled vinyl casement windows on ground, second and loft floors.

LIGHTING AND ELECTRICAL

- 200 AMP electrical service supplied with circuit breaker panel.
- Coordinated coach lamps on exterior elevations.
- Two weatherproof exterior electrical receptacles.
- White décor style switches and receptacles with screwless plates.

HOME ENERGY AND COMFORT

- Heat Recovery Ventilator (HRV) unit (owned).
- Rental high-efficiency gas water heater.
- Forced air, high efficiency gas furnace (owned).
- Mini-split in loft areas (owned).

DISCLOSURES

Purchaser(s) acknowledge the following clauses:

1. All listed features listed in Schedule A of Agreement of Purchase and Sale.
2. All measurements provided in this schedule are approximate.
3. All colour and finishing selections are to be made at Design Studio and from Vendor’s standard samples.
4. Variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Model Homes and Design Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor’s samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to manufacturing processes.
5. Drop ceilings, bulkheads and modified walls may be modified to accommodate mechanical systems, where required.
6. The number of steps at the front and rear may vary from that shown according to grading conditions and municipal requirements.
7. There may be models on specific lots (such as corner lots or lots with upgraded elevations) requiring architectural changes and special treatments.
8. Vendor reserves the right to substitute materials of equal or better quality without notice, subject to availability at the time of construction. All selections on finishes from Vendor’s samples, sizes, and specifications are subject to change without notice.
9. All features and finishes as per plan.

E.&O.E.



BUILDING WITH PASSION AND INTEGRITY

Camcos Living is a fully integrated homebuilder with over 80 years of combined experience. Our founders have constructed hundreds of communities across Ontario, and our in-house expertise spans all aspects of real estate development and homebuilding. The Camcos portfolio includes diverse communities and products, from boutique mid-rise condominiums to luxury townhomes and single-detached master-planned communities in the GTA's most coveted real estate markets.

At Camcos, our team operates with a unified vision and a steadfast set of values. Central to our philosophy is the "Plus Factor," a unique approach to customer service and home design refined over decades of industry leadership. This approach stems from a deep understanding of the challenges in the new home buying process resulting in a best-in-class experience and homes crafted with meticulous mindfulness. At Camcos, our customers are at the forefront of everything we do, guiding our dedication to excellence, innovation, and value.

Our commitment is to operate with integrity and enhance the broader community where we build. With every home, we strive to elevate the quality of life for those who trust us with one of life's most significant investments.

LEARN MORE ABOUT US AT [CAMCOS.CA](https://camcos.ca).

CAMCOS
LIVING



CAMCOS
L I V I N G