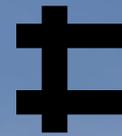


# THE BIRCH TS-03

## 2-Storey Detached

### ELEVATION A

3,908 SQ. FT. (3,971 SQ. FT. OPT. 5 BED)  
+ 78 SF FINISHED BASEMENT



CLAREHAVEN  
ESTATES

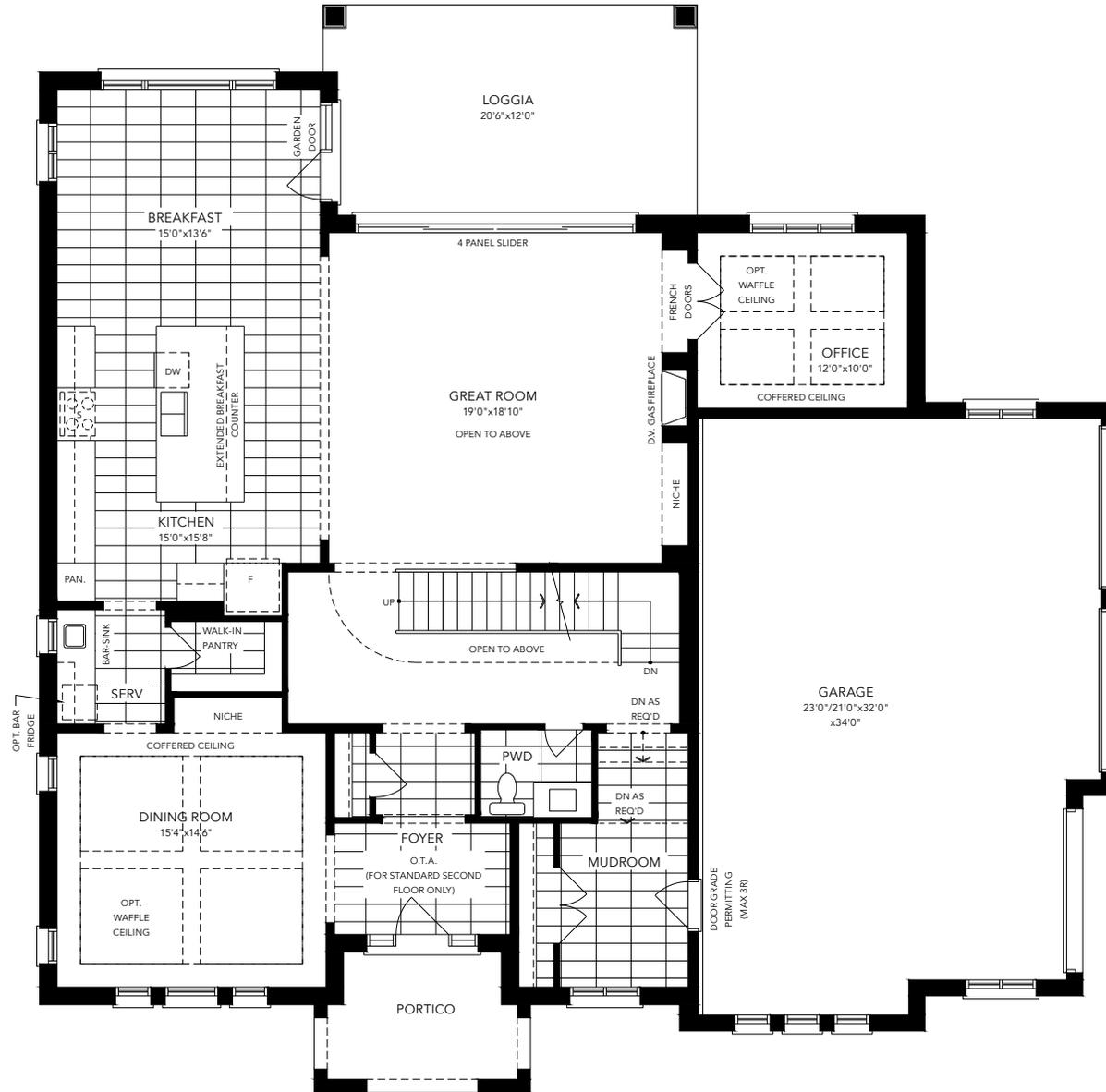


# THE BIRCH TS-03

## 2-Storey Detached

3,908 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### GROUND FLOOR ELEVATION A

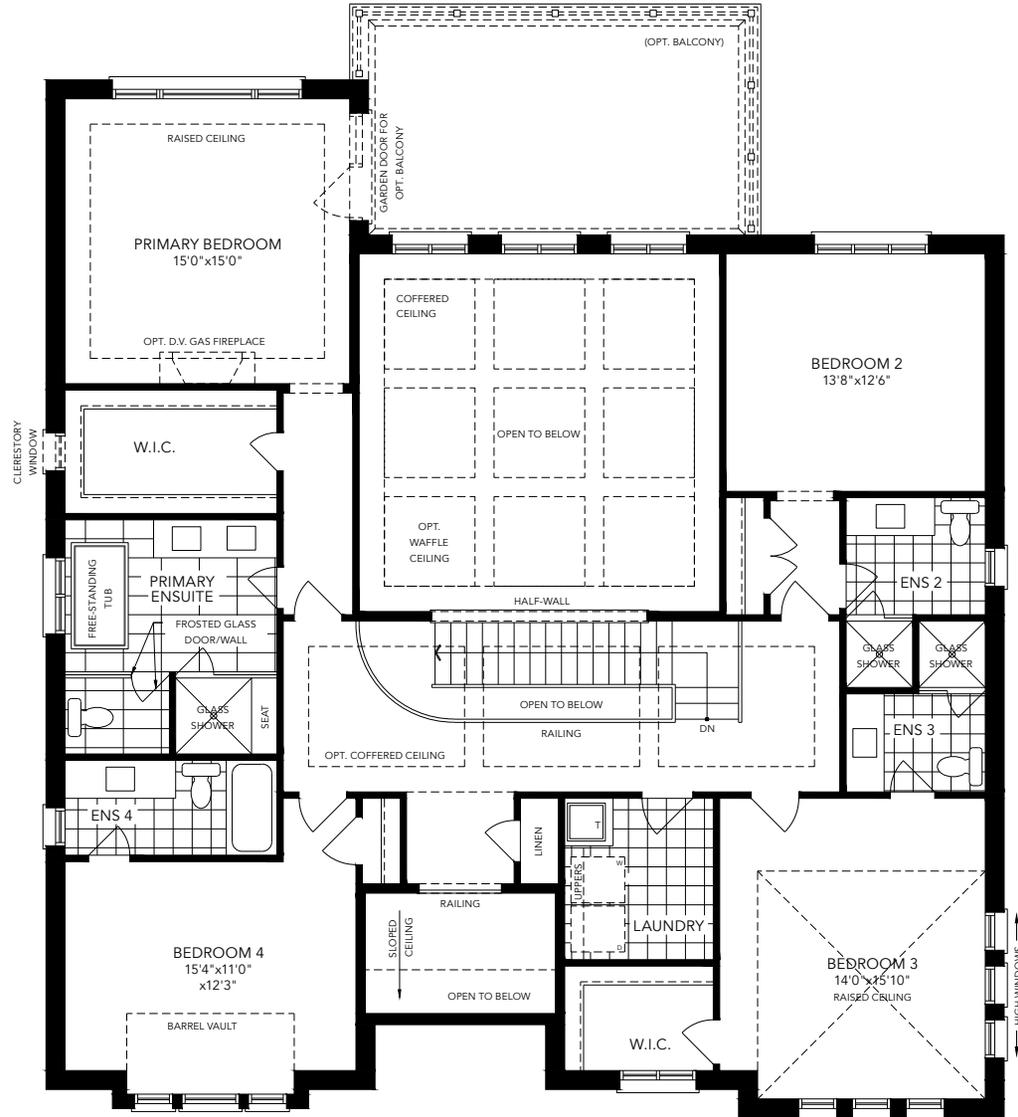


# THE BIRCH TS-03

## 2-Storey Detached

3,908 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### SECOND FLOOR ELEVATION A

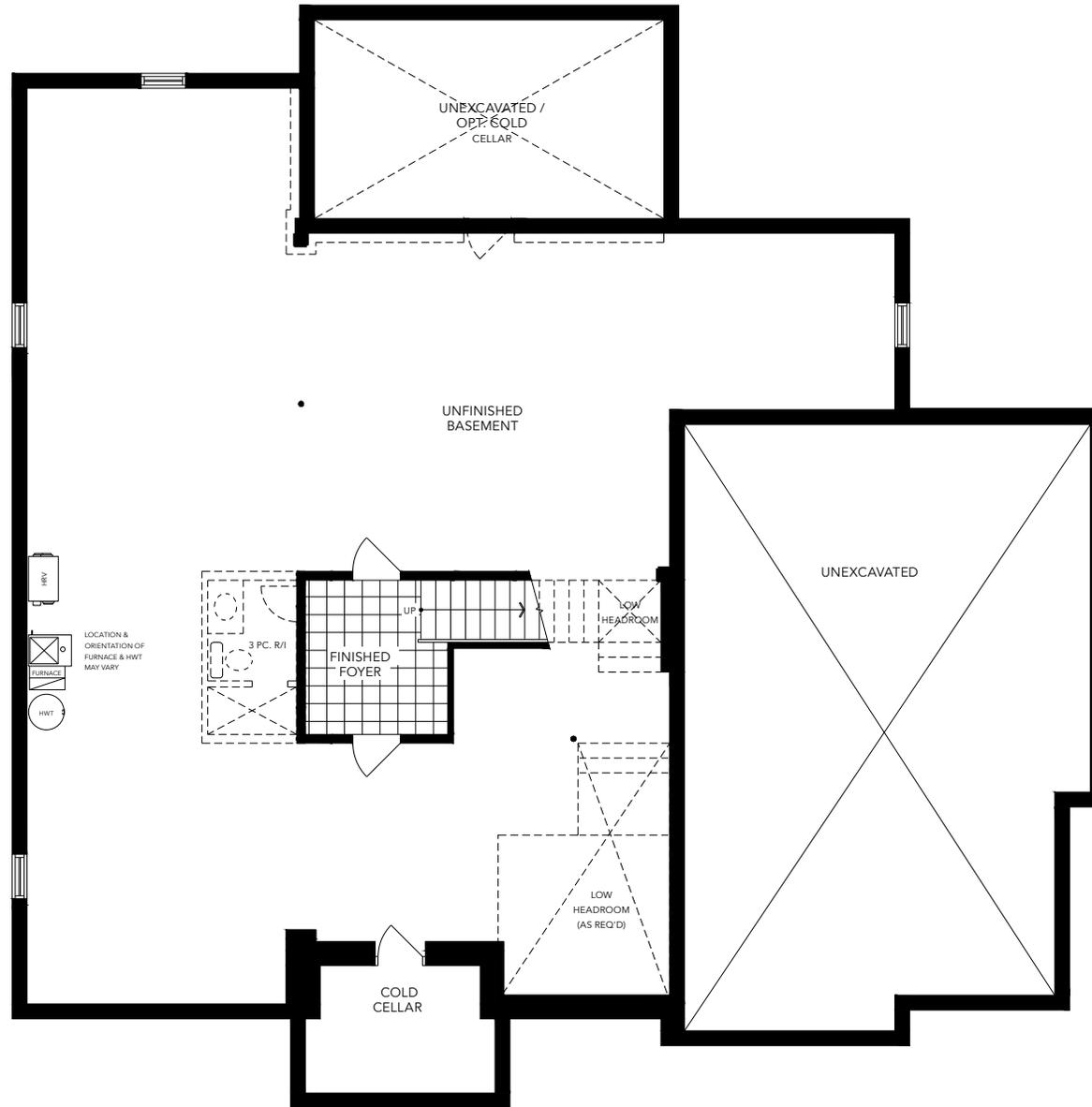


# THE BIRCH TS-03

## 2-Storey Detached

3,908 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### BASEMENT ELEVATION A

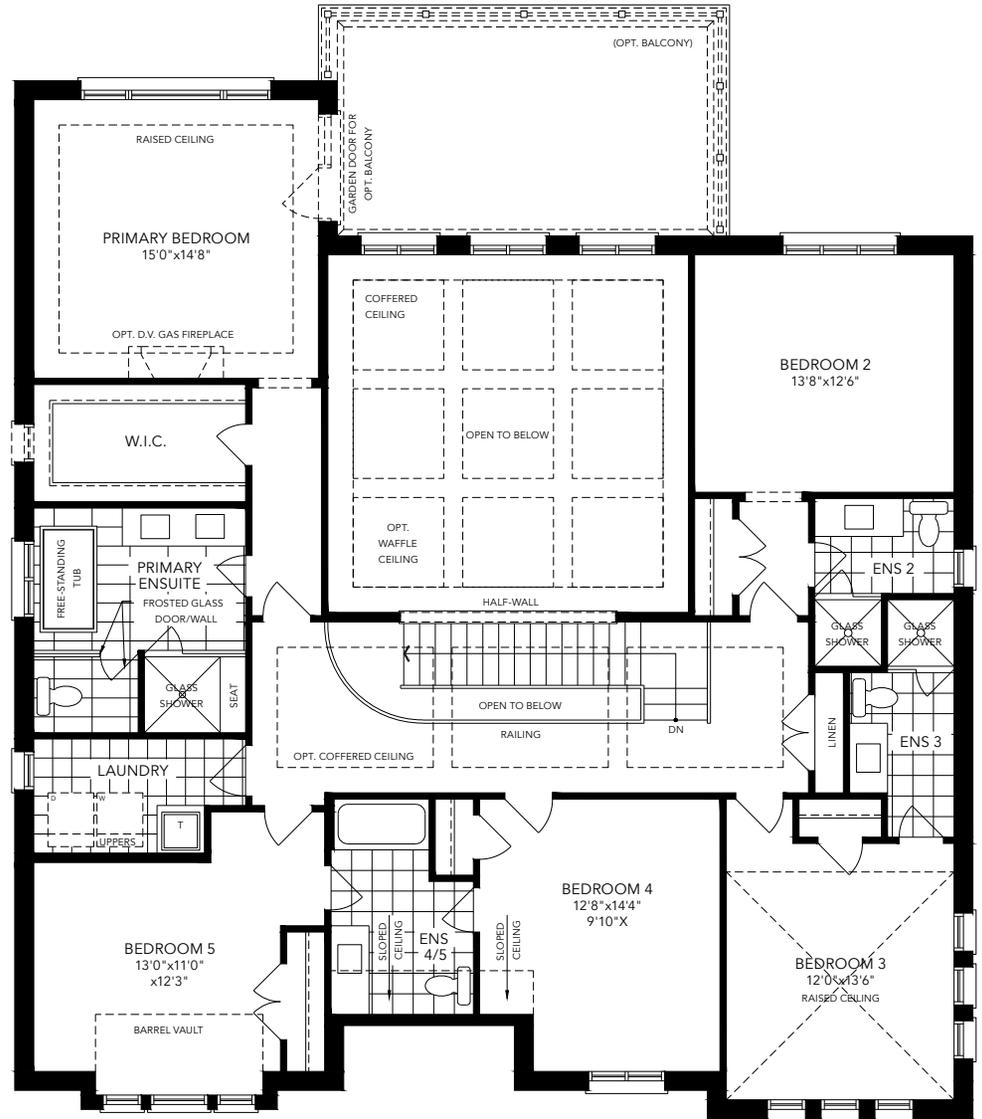


# THE BIRCH TS-03

## 2-Storey Detached

3,971 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### SECOND FLOOR - OPTIONAL WITH 5 BEDROOM ELEVATION A

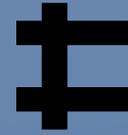


# THE BIRCH TS-03

## 2-Storey Detached

### ELEVATION B

3,928 SQ. FT. (3,991 SQ. FT. OPT. 5 BED)  
+ 78 SQ. FT. FINISHED BASEMENT



CLAREHAVEN  
ESTATES

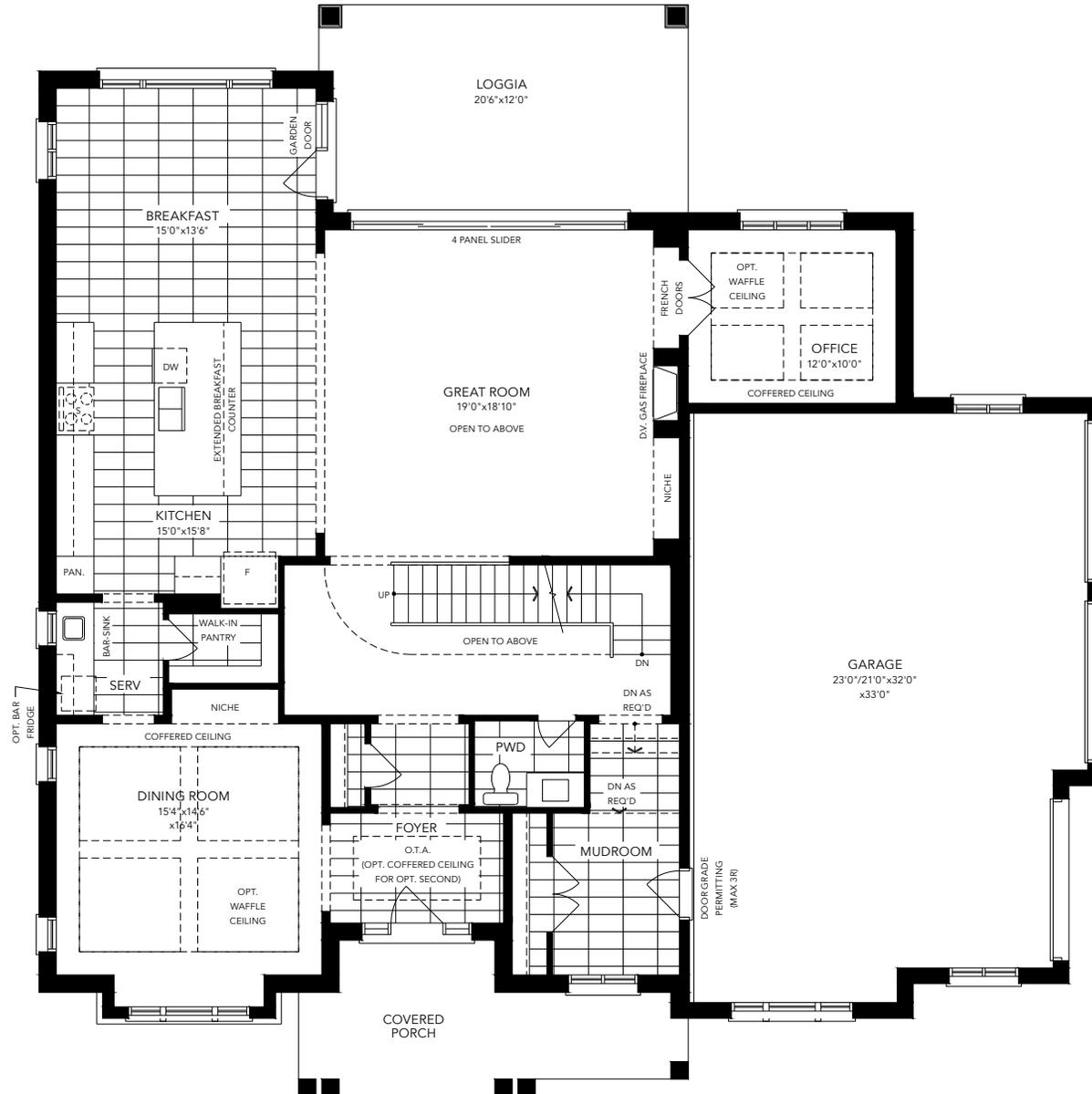


# THE BIRCH TS-03

## 2-Storey Detached

3,928 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### GROUND FLOOR ELEVATION B

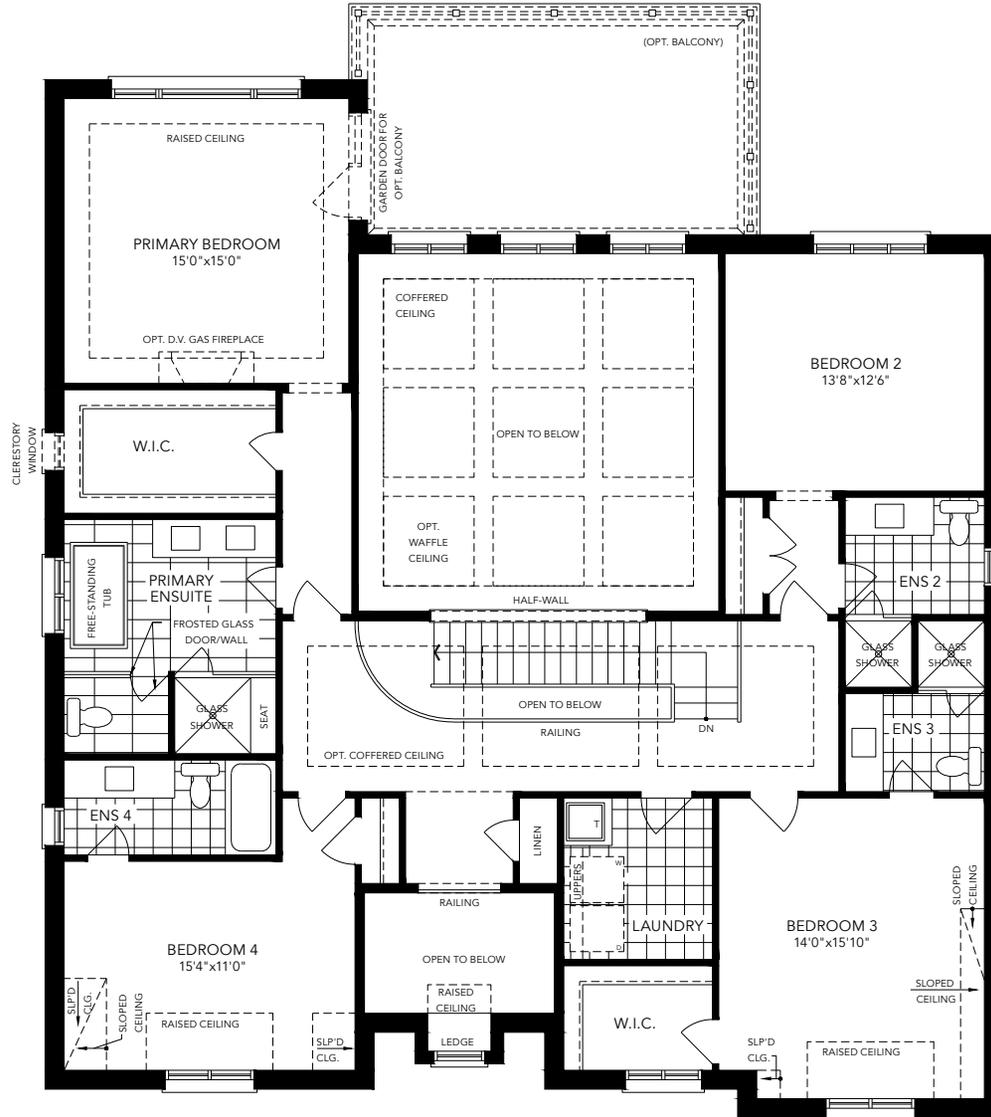


# THE BIRCH TS-03

## 2-Storey Detached

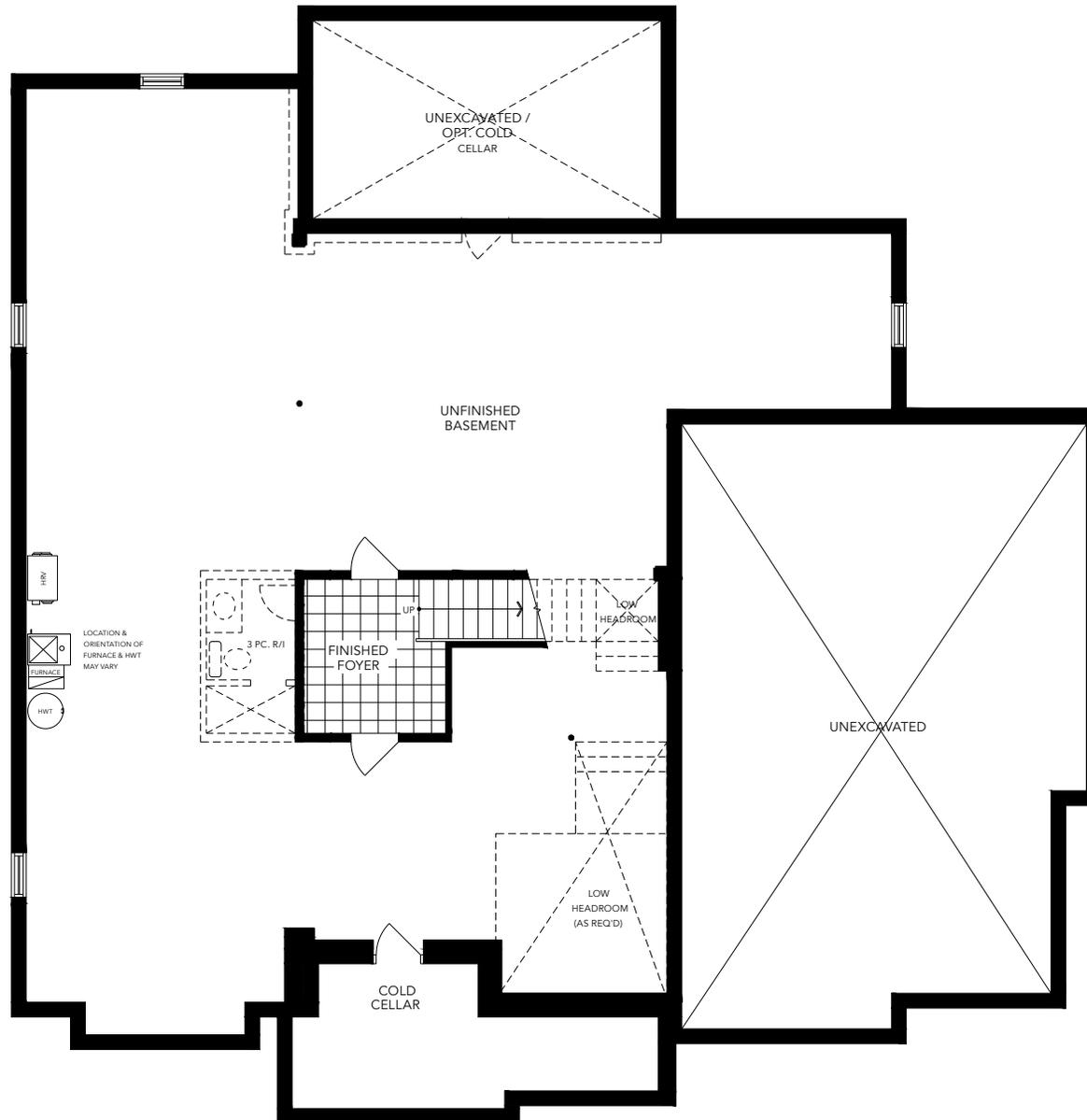
3,928 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### SECOND FLOOR ELEVATION B



**THE BIRCH** TS-03  
**2-Storey Detached**  
 3,928 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

**BASEMENT**  
 ELEVATION B

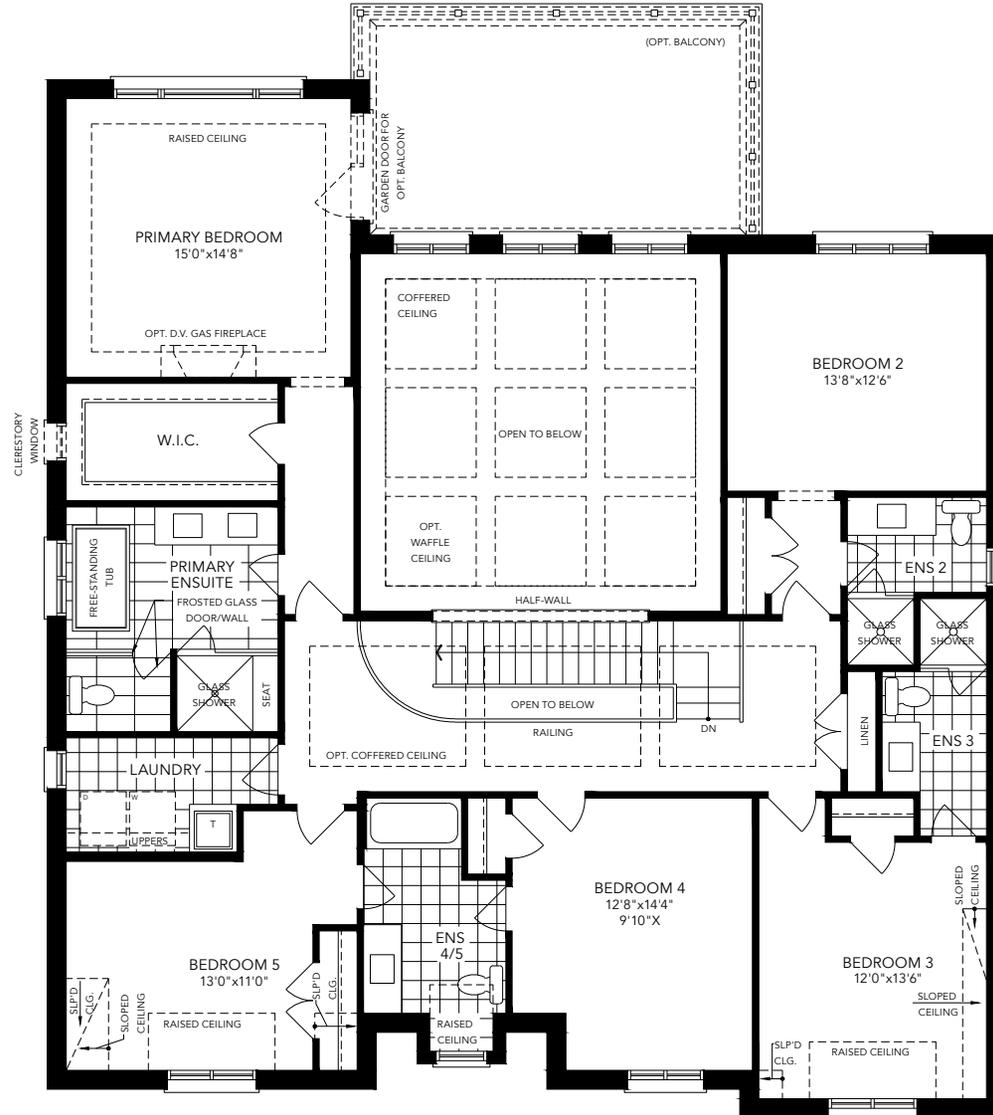


# THE BIRCH TS-03

## 2-Storey Detached

3,991 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### SECOND FLOOR - OPTIONAL WITH 5 BEDROOM ELEVATION B



# THE BIRCH TS-03

## 2-Storey Detached

### ELEVATION C

3,936 SQ. FT. (3,999 SQ. FT. OPT. 5 BED)  
+ 78 SQ. FT. FINISHED BASEMENT



# CLAREHAVEN

ESTATES

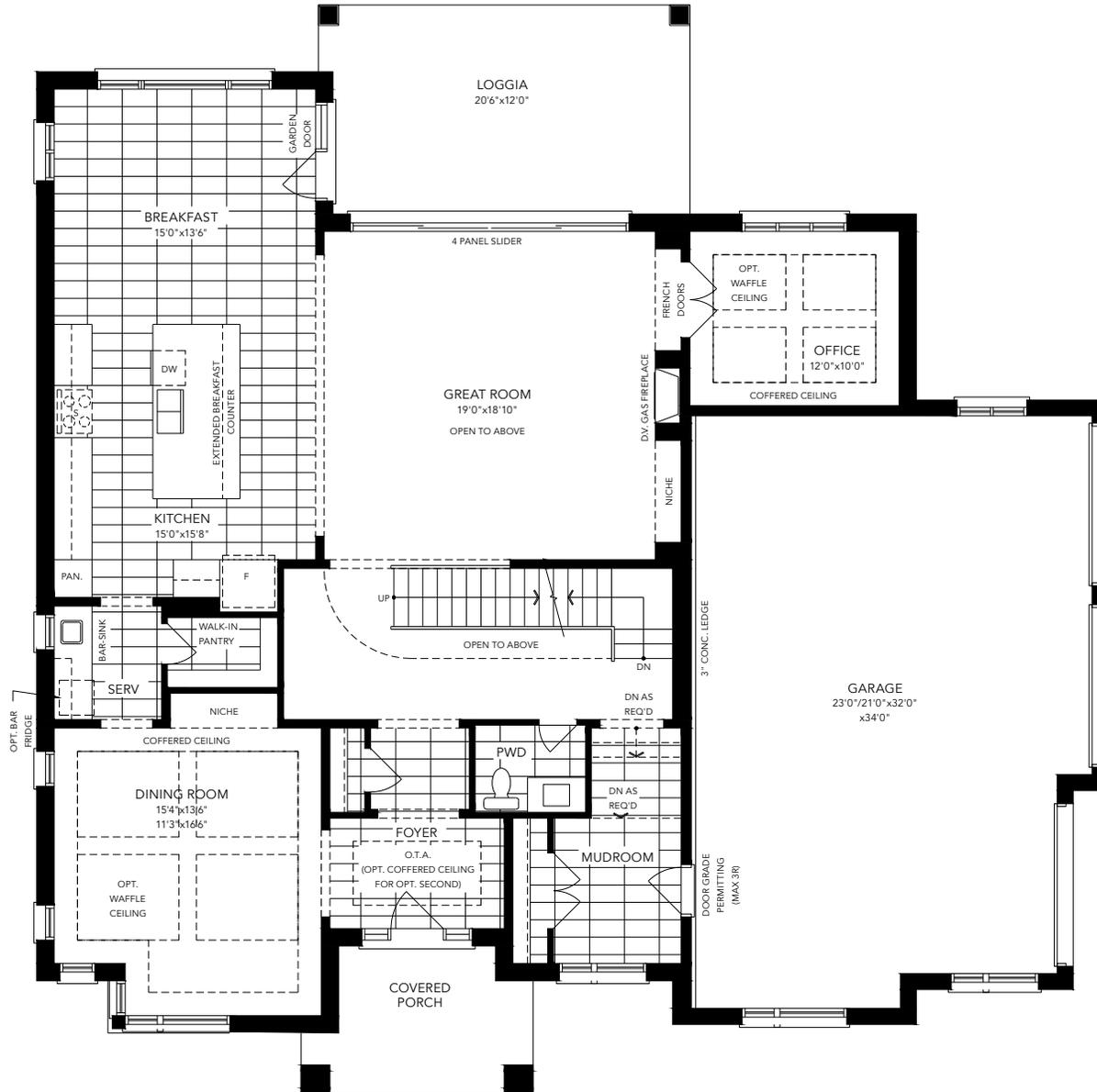


# THE BIRCH TS-03

## 2-Storey Detached

3,936 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### GROUND FLOOR ELEVATION C

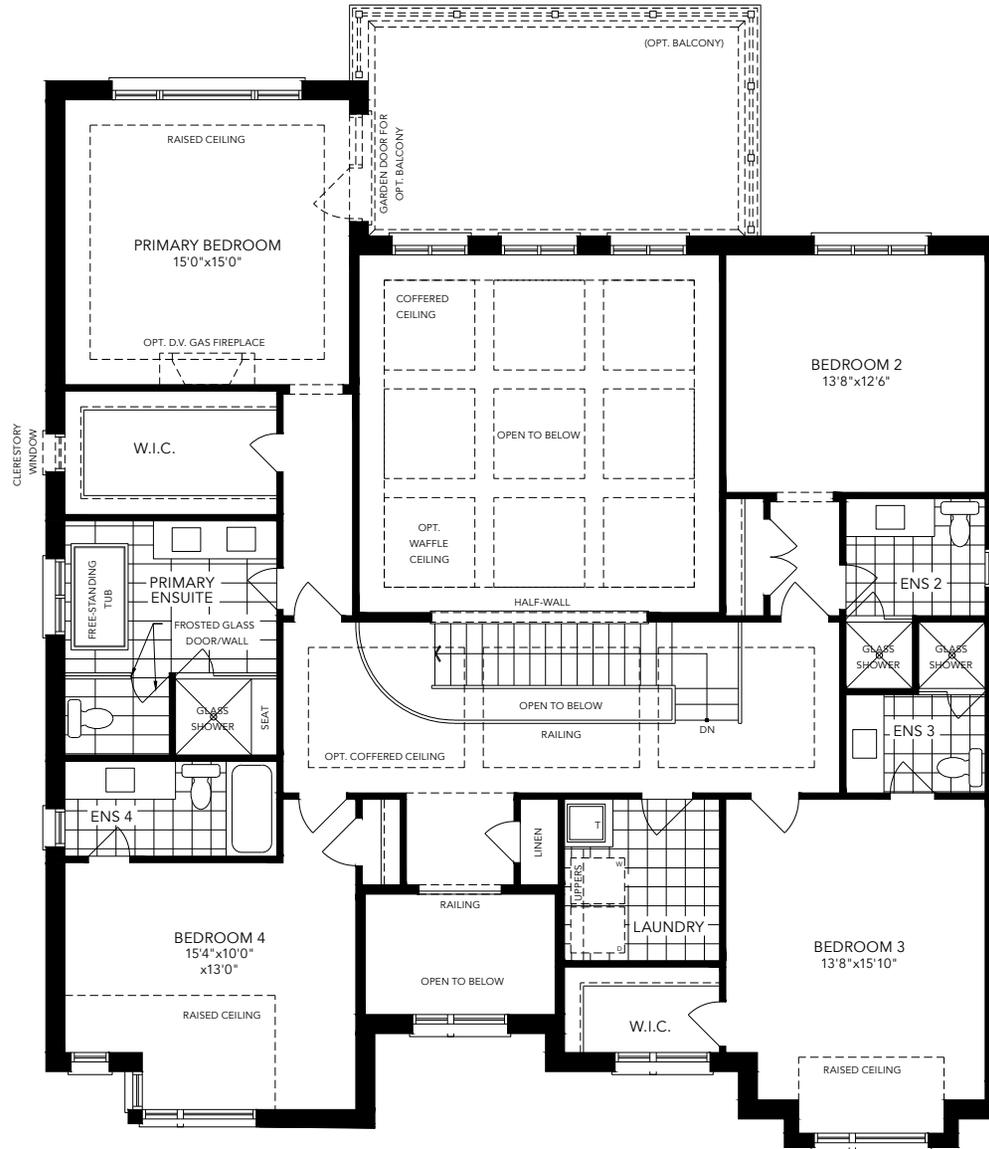


# THE BIRCH TS-03

## 2-Storey Detached

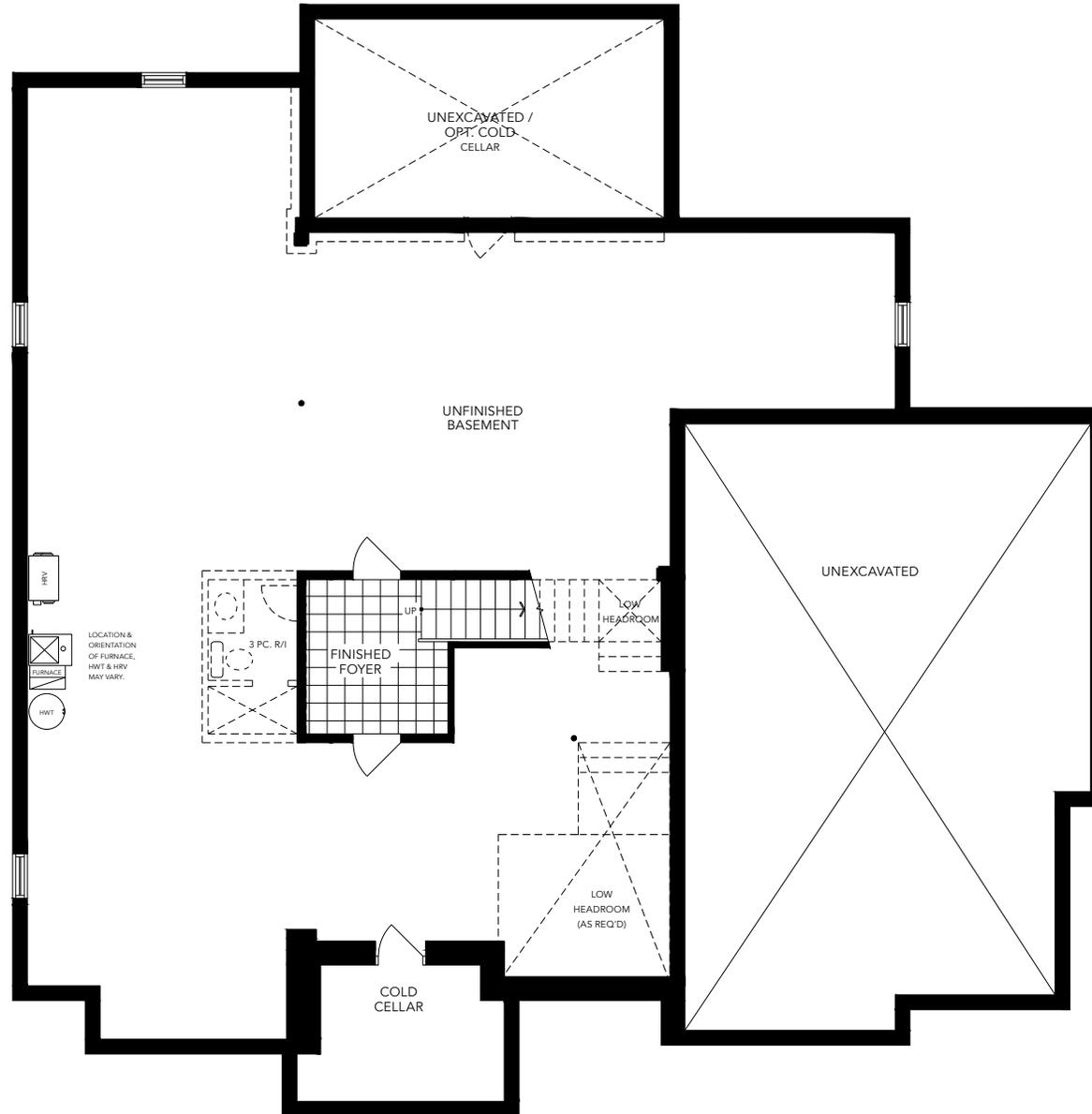
3,936 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### SECOND FLOOR ELEVATION C



**THE BIRCH** TS-03  
2-Storey Detached  
3,936 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

**BASEMENT  
ELEVATION C**

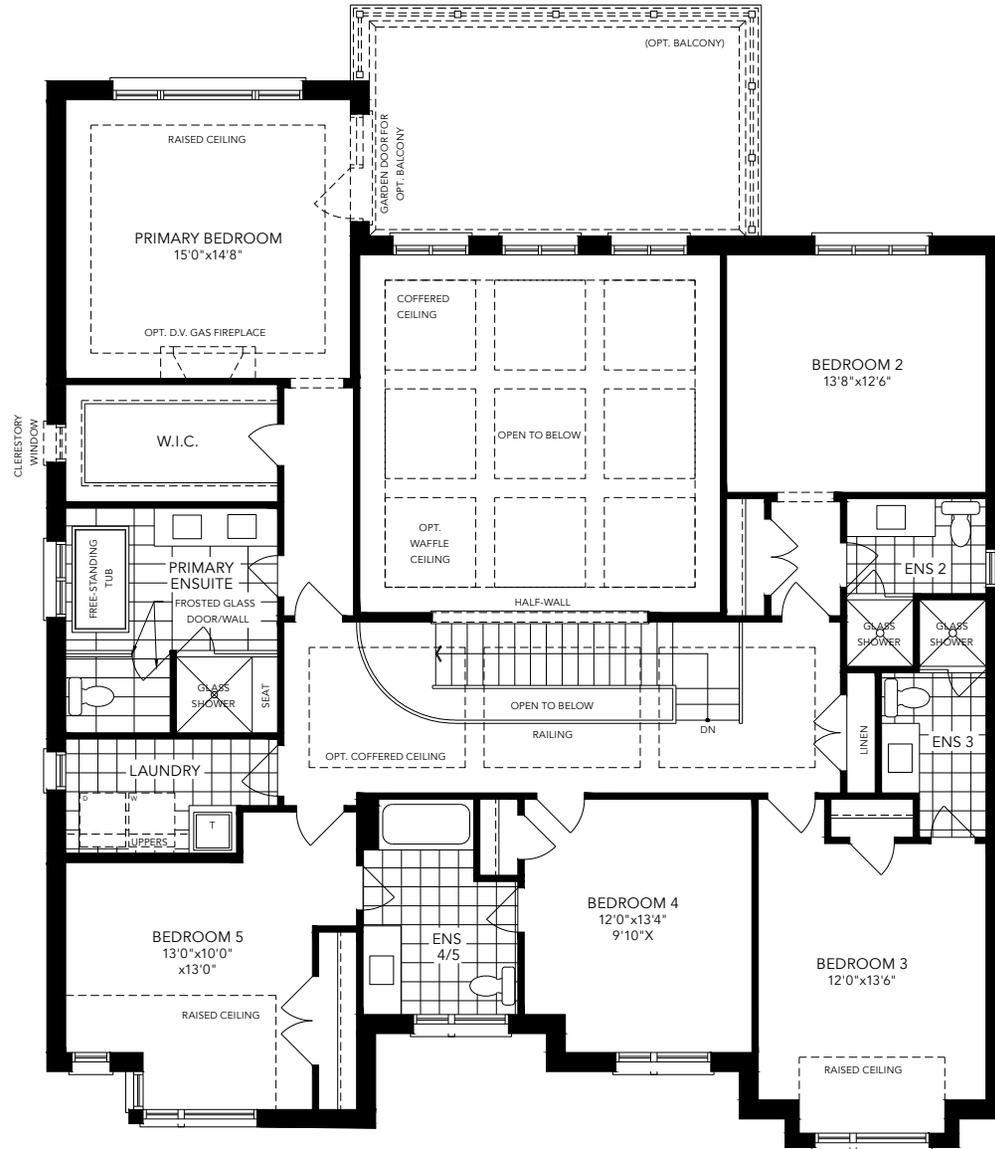


# THE BIRCH TS-03

## 2-Storey Detached

3,999 SQ. FT. + 78 SQ. FT. FINISHED BASEMENT

### SECOND FLOOR - OPTIONAL WITH 5 BEDROOM ELEVATION C





CLAREHAVEN  
ESTATES

Welcome to a curated collection of 70 country chic estate homes, located in north Pickering. These exquisite homes are situated on spacious lots of up to one acre, offering ample space for you and your family to enjoy. With an emphasis on elegance and comfort, these homes are designed to impress, featuring stunning architectural details, modern amenities, and a serene natural setting.

[ClareHavenEstates.com](http://ClareHavenEstates.com)

Builder reserves the right to substitute materials for equal or better quality. Prices, any lot premiums, features and any applicable incentives referred to are subject to change without notice. Lot sizes, square footages and room dimensions are approximate and are subject to change without notice. Please refer to Schedule 'B' and 'C' of the Agreement of Purchase and Sale for full details. Illustrations and photographs included may be upgrade features and/or Artist's concept. October, 2023. E.60.E.

## It's your home. And, we take pride in it.

Since 1977, Geranium has designed and built homes with sensitivity and respect for the environment, the local neighbourhood, and the families who will call them home. That's just one reason why we've won hundreds of homebuilding awards for craftsmanship and care since our founding in 1977. It's also the reason why we are the proud recipients of the 2021 Durham Region Builder of the Year Award.



[geranium.com](http://geranium.com)