

ROYAL OAK HOMES OF LONDON LIMITED



BUILDER PACKAGE 2022

Foxborough PI Pricing (Phase 4)

Lot	Plan	Story's	Sqft	Bedrooms	Baths	Sale Price
48' Product	Tha Damian	2	1714	3	2.5	\$ 949,900.00
	The Olivia	2	1714	3	2.5	\$ 949,900.00
	The Talon	1	1808	3	2.5	\$ 999,900.00
	The Mason	2	1850	3	2.5	\$ 999,900.00
	The Brighton I	2	1850	3	2.5	\$ 1,019,900.00
	The Brighton II	2	2000	3	2.5	\$ 1,039,900.00
	The Kleinfield A	2	2066	3	2.5	\$ 1,024,900.00
	The Dario	2	2078	4	2.5	\$ 1,029,900.00
	The Kleinfield B	2	2144	3	2.5	\$ 1,049,900.00
	The Manhattan	2	2236	4	2.5	\$ 1,074,900.00
	The Aberdeen	2	2260	4	2.5	\$ 1,089,900.00
	The Brighton III	2	2553	4	3.5	\$ 1,129,900.00
51' Product	The Cambridge	1	1564	2	2	\$ 974,900.00
	The French	1	1675	2	2	\$ 989,900.00
	The Early	1	1688	3	2	\$ 989,900.00
	The Woodbridge	2	2032	3	2.5	\$ 1,049,900.00
	The Livie 1	2	2306	4	2.5	\$ 1,079,900.00
	The Everly	2	2382	4	2.5	\$ 1,099,900.00
	The Livie 2	2	2418	4	2.5	\$ 1,109,900.00
	The Sheffield	2	2802	4	3.5	\$ 1,174,900.00
59' Product	The Ivy	1	1975	3	2	\$ 1,149,900.00
	The Kolapsis	1	2000	3	2.5	\$ 1,139,900.00
	The Kleinburg I	2	2108	3	2.5	\$ 1,149,900.00
	The Kleinburg II	2	2326	4	2.5	\$ 1,199,900.00
	The Luca	2	2526	4	2.5	\$ 1,249,900.00
	The Madison	2	2800	4	2.5	\$ 1,299,900.00
	The Rosedale	2	2850	4	3.5	\$ 1,399,900.00

EXCLAIMER: Plans and renderings may show upgrades that are not included in the standard prices

PRICE LIST

Site Plan



EXCLAIMER: Plans and renderings may show upgrades that are not included in the standard prices

SITE PLAN

Lot Details

LOT #	Frontage (feet)	Depth (feet)	Premium
1	58.07	131.2	none
2	58.79	131.2	none
6	54.99	134.5	\$ 25,000
9	50.00	124.7	none
10	50.98	131.2	none
11	50.98	131.2	none
12	50.98	131.2	none
13	50.98	124.7	none
14	50.98	124.7	none
15	50.95	144.4	none
16	50.98	134.5	none
20	50.98	134.5	none
21	50.75	134.5	none
22	47.47	137.8	none
23	47.67	137.8	none
24	47.67	141.1	none
25	47.67	144.4	none
26	47.67	144.4	none
30	47.67	147.6	none
31	47.67	147.6	none
32	47.67	147.6	none

LOTS

THE DAMIAN

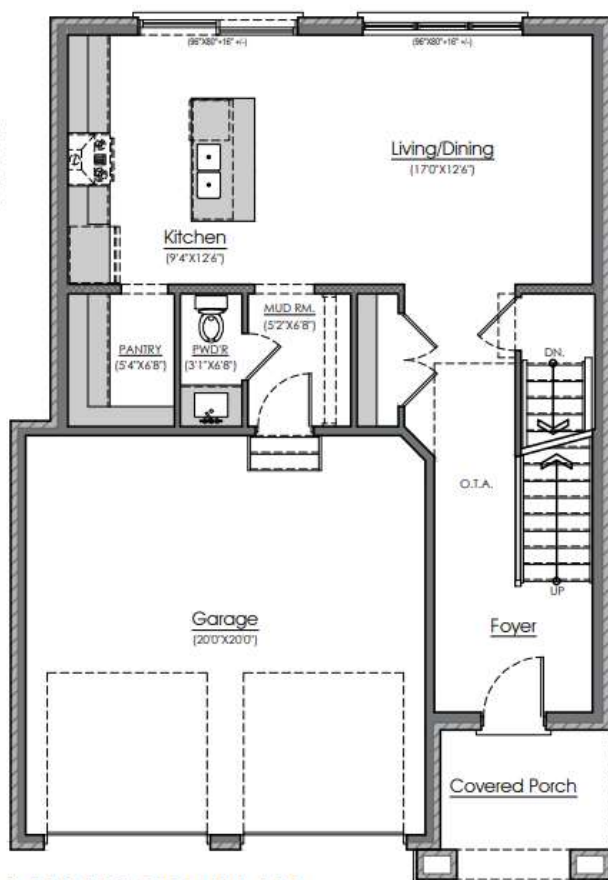


47'-8"
PLAN

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 1,714 SQFT

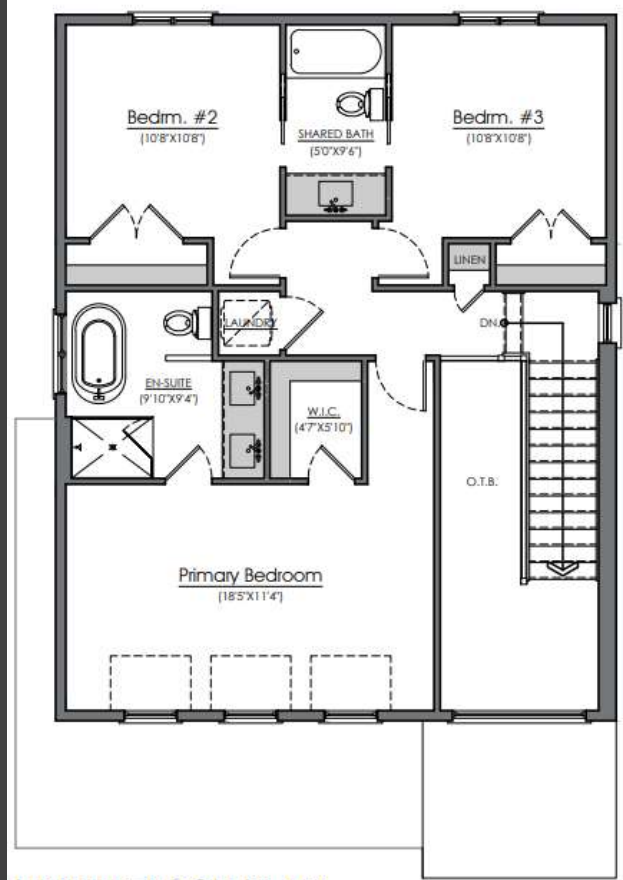
MAIN FLOOR



MAIN FLOOR PLAN

724 SQ. FT. (TOTAL 1714 SQ.FT.)

SECOND FLOOR



UPPER FLOOR PLAN

990 SQ. FT. inc. 138 SQ.FT. OPEN SPACE

THE OLIVIA



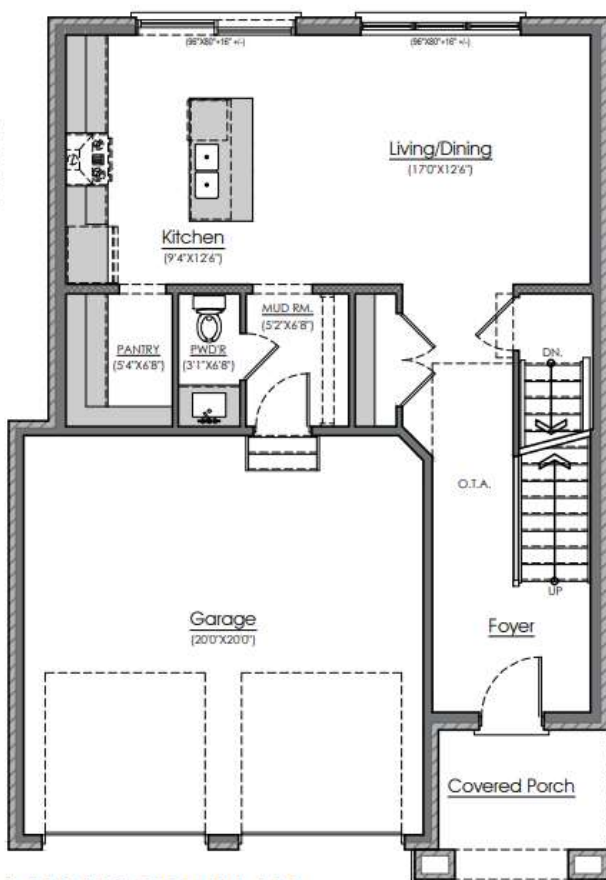
47'-8"
PLAN

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 1,714 SQFT

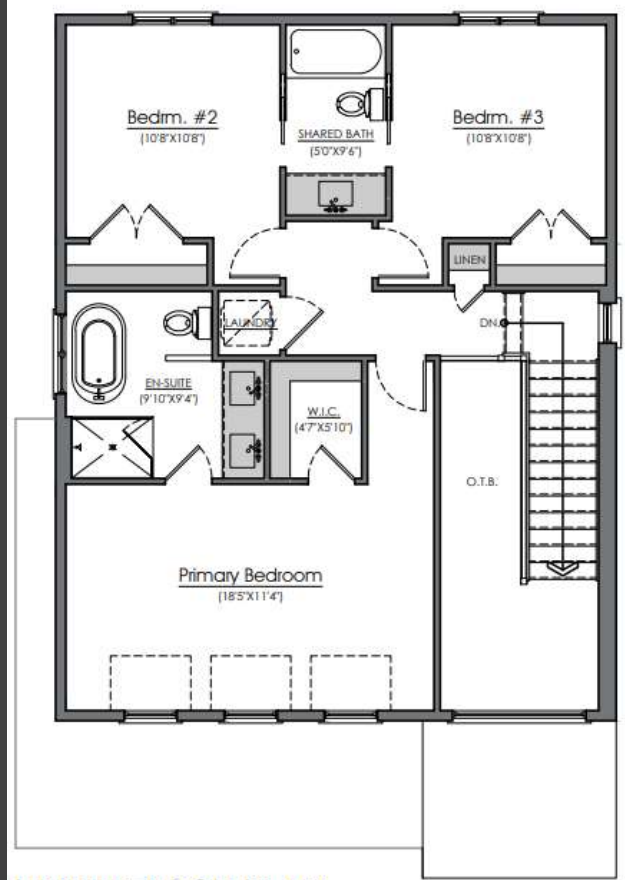
MAIN FLOOR

SECOND FLOOR



MAIN FLOOR PLAN

724 SQ. FT. (TOTAL 1714 SQ.FT.)



UPPER FLOOR PLAN

990 SQ. FT. inc. 138 SQ.FT. OPEN SPACE

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 1,808 SQFT

Opt. Covered Area
(11'6"X14'0")

Great Room
(12'10"X19'1")

Kitchen
(10'10"X15'1")

Dining
(12'10"X9'10")

Bedroom #2
(11'1"X11'4")

Den
(11'1"X11'6")

Master Bedroom
(12'0"X17'1")

Garage
(17'4"X22'0")

M. Bath
(11'1"X10'4")

MUD RM / LAUNDRY
(9'6"X10'1")

PANTRY

W.I.C.
(7'7"X10'10")

W.I.C.

EN-SUITE
(8'6"X13'0")

Foyer
(6'8"X14'8")

32'0"

57'3"

MAIN FLOOR PLAN
1808 SQ. FT.

THE MASON



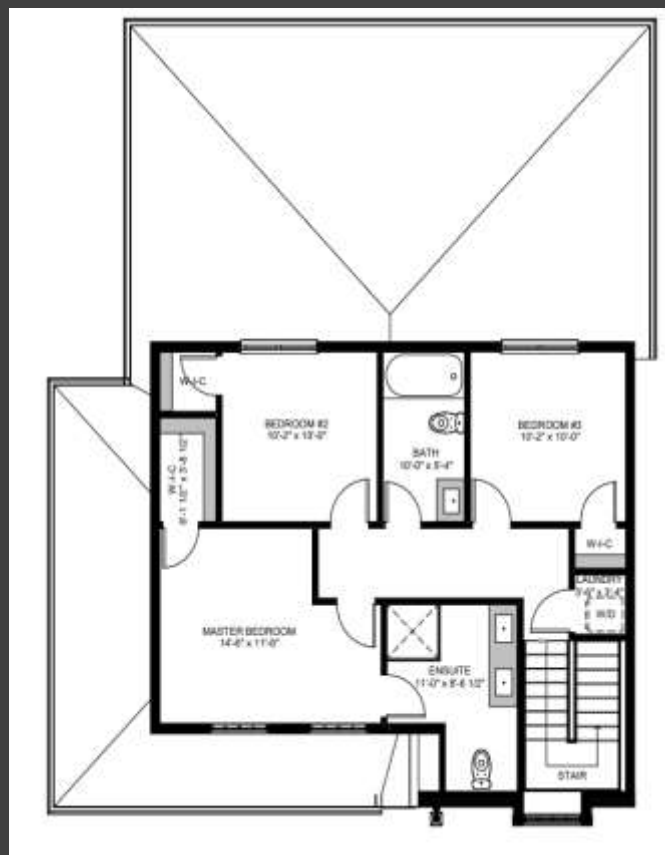
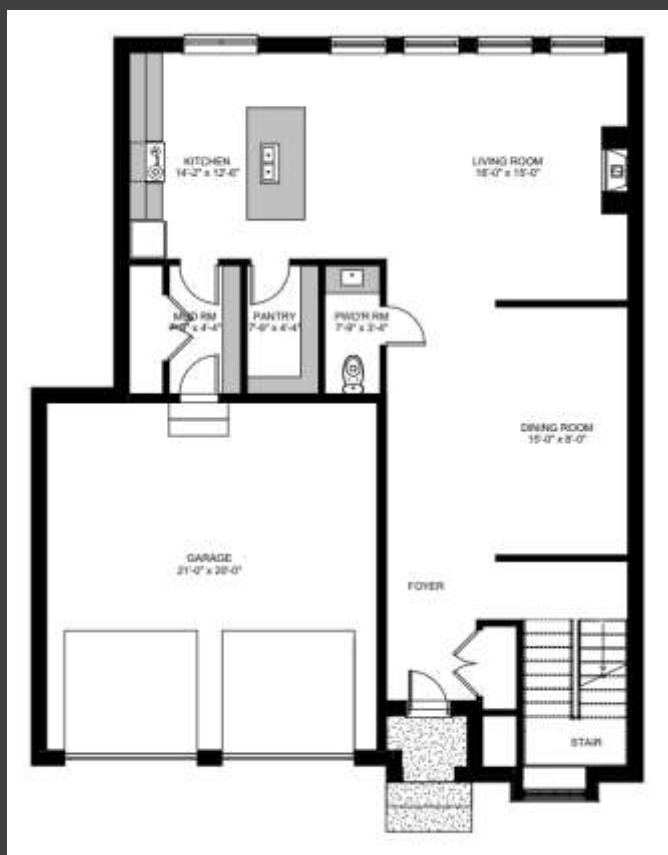
47'-8"
PLAN

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 1,850 SQFT

MAIN FLOOR

SECOND FLOOR



THE BRIGHTON I



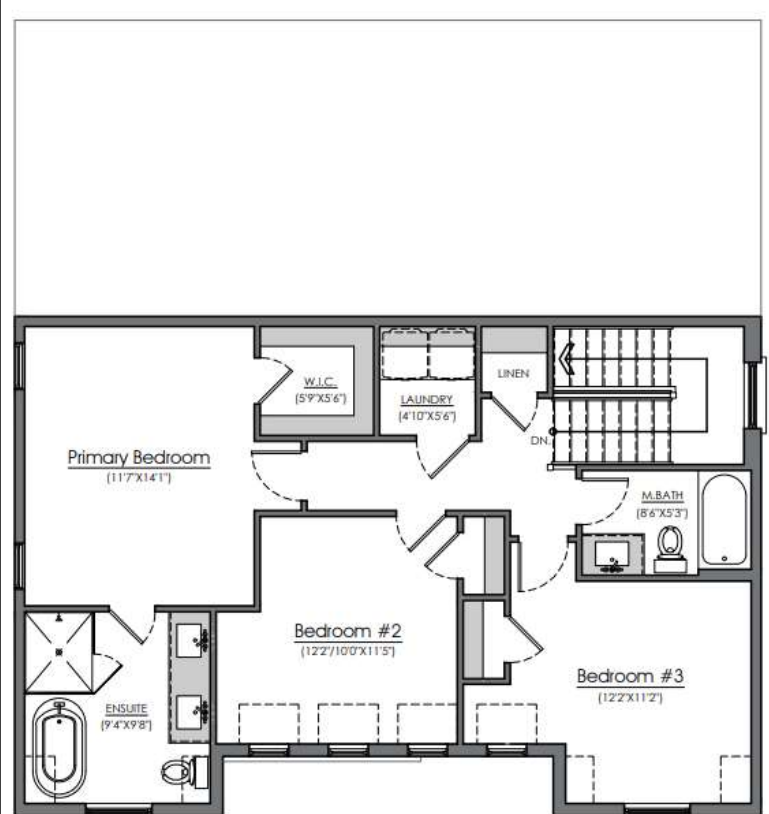
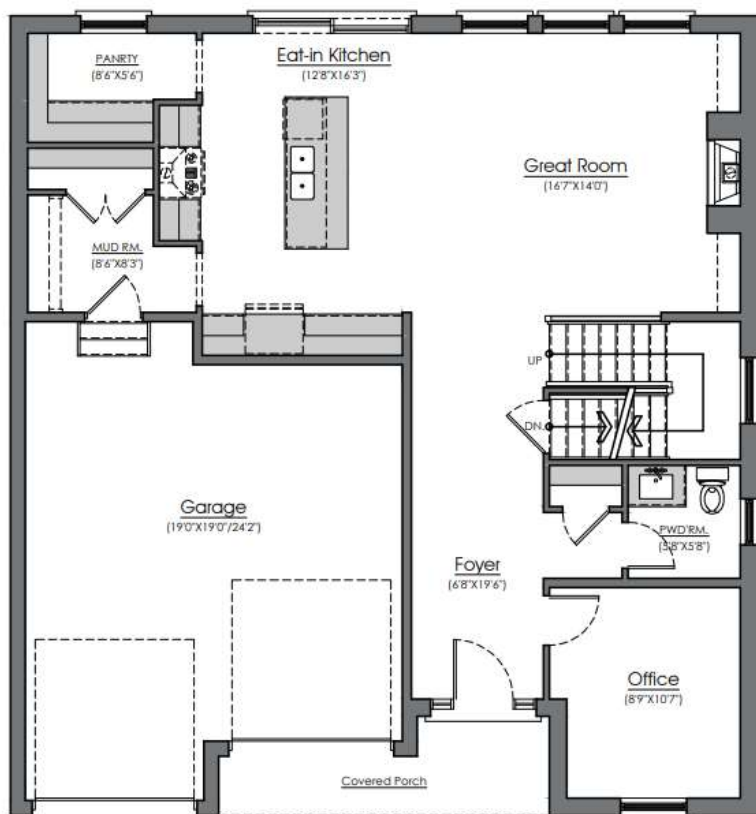
47'-8"
PLAN

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 1,910 SQFT

MAIN FLOOR

SECOND FLOOR



THE BRIGHTON II



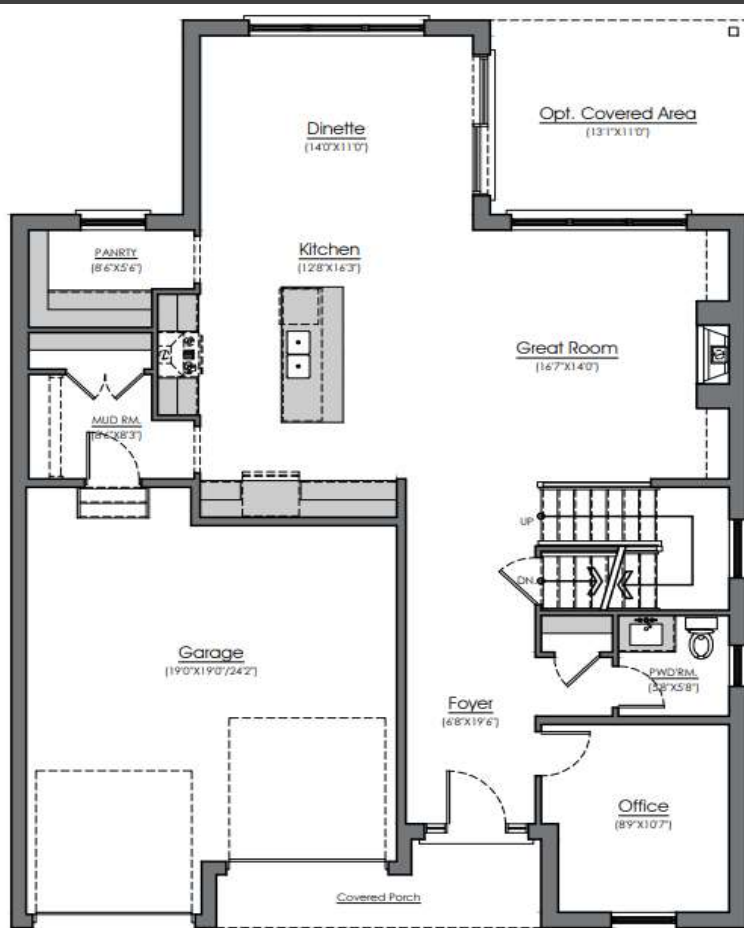
47'-8"
PLAN

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,084 SQFT

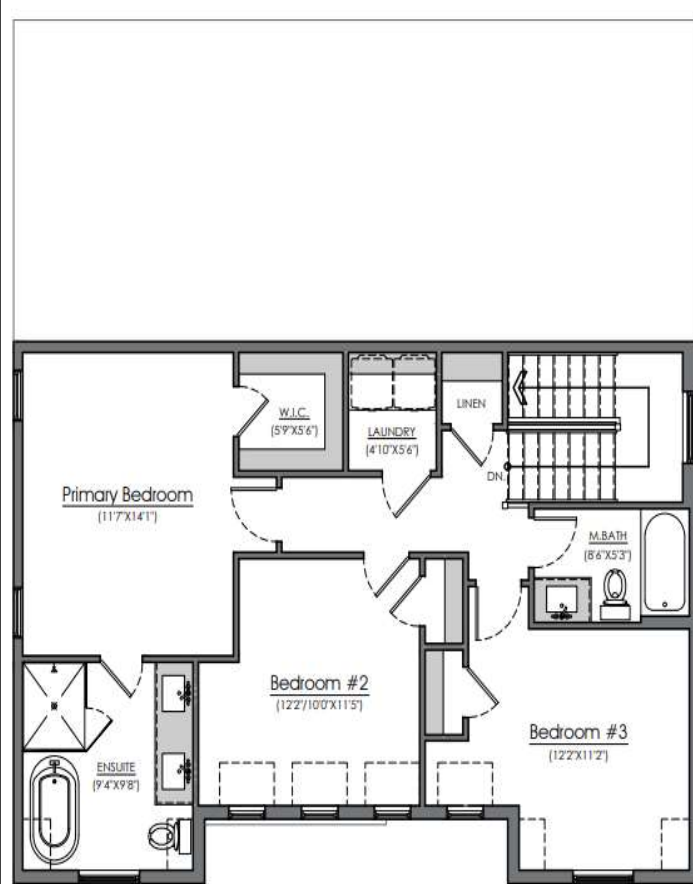
MAIN FLOOR

SECOND FLOOR



MAIN FLOOR PLAN

1186 SQ. FT. (TOTAL 2084 SQ. FT.)



UPPER FLOOR PLAN

898 SQ. FT.

THE KLEINFELD A



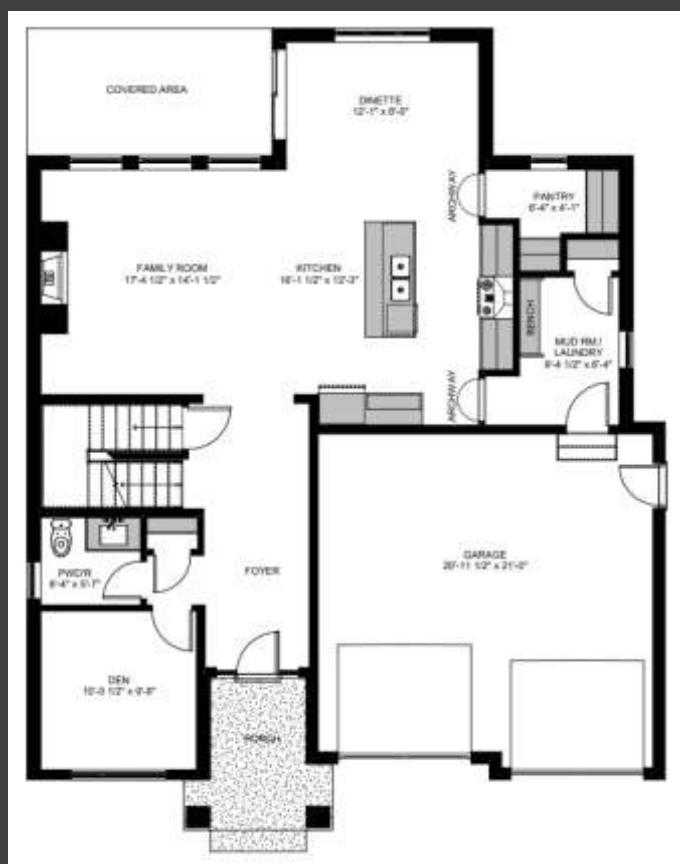
47'-8"
PLAN

FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,066 SQFT

MAIN FLOOR

SECOND FLOOR



THE DARIO



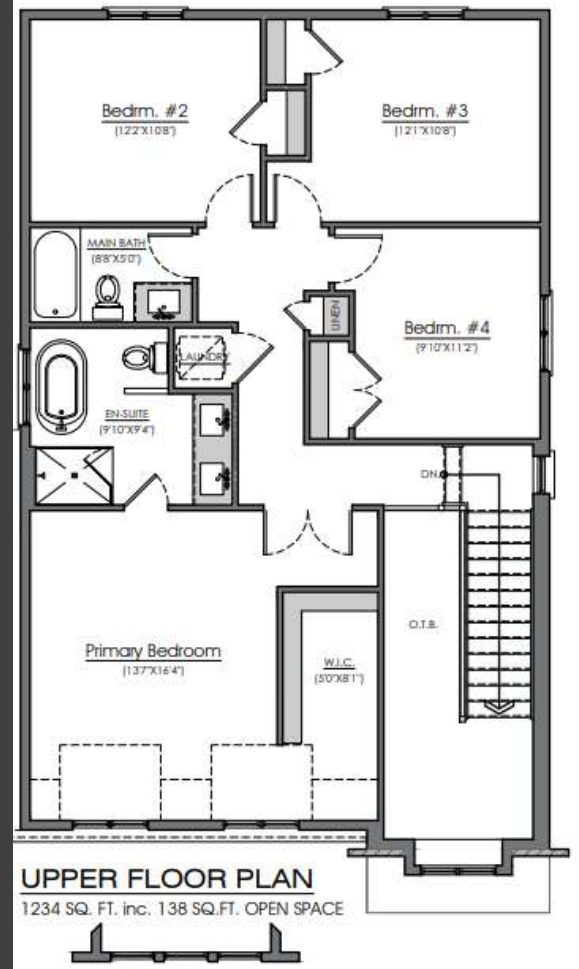
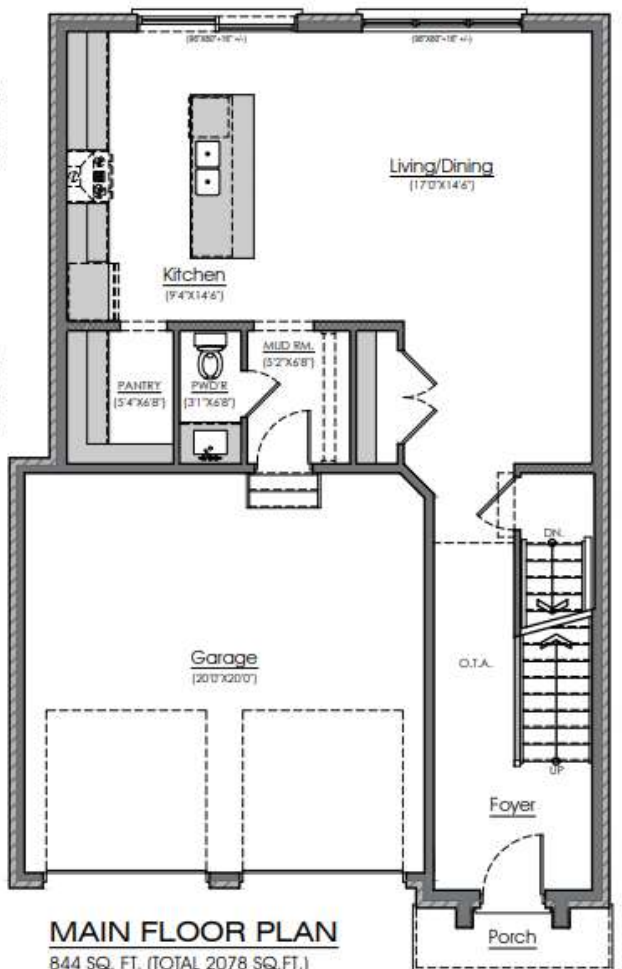
47'-8"
PLAN

FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,078 SQFT

MAIN FLOOR

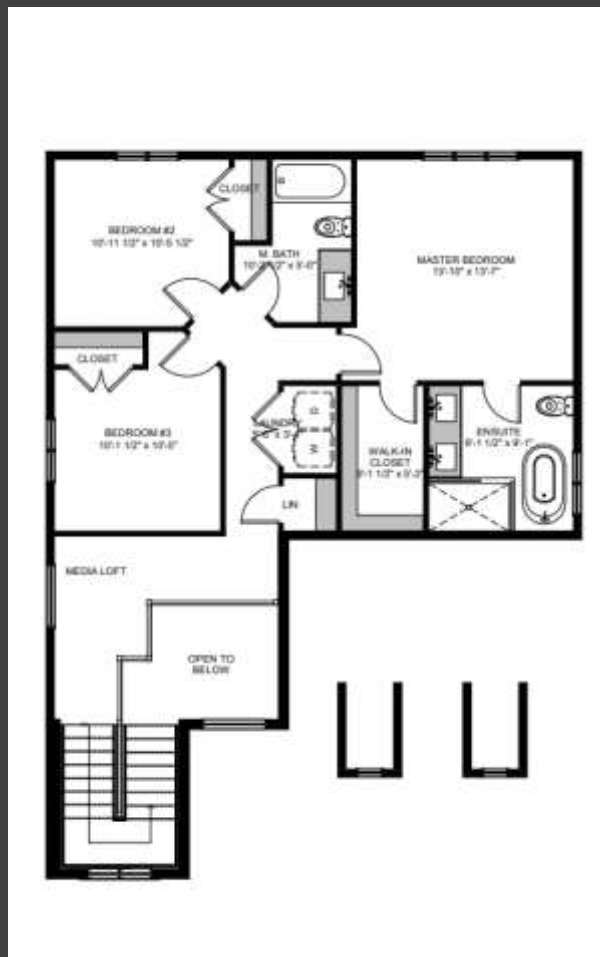
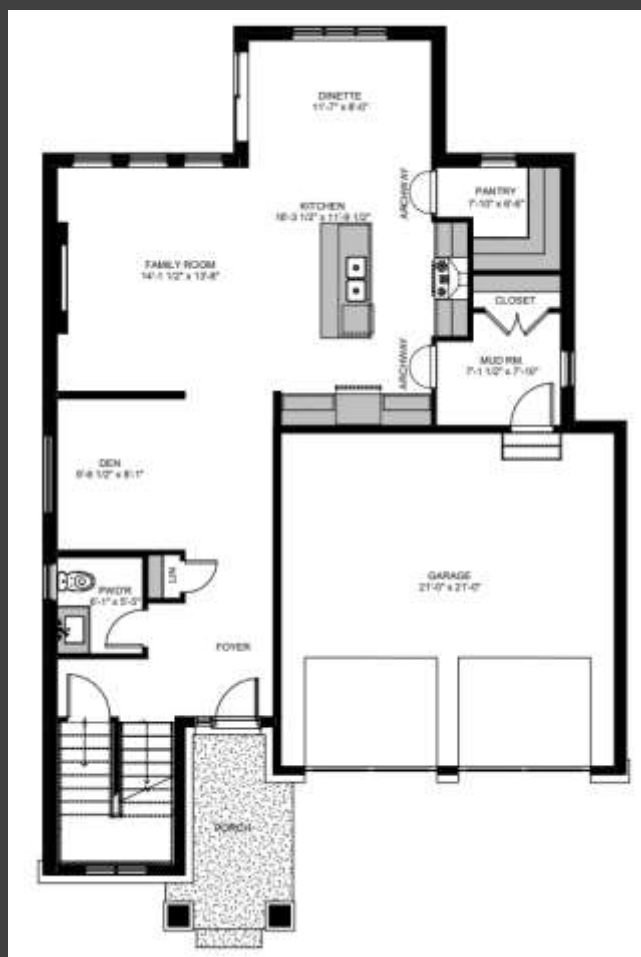
SECOND FLOOR



FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,066 SQFT

SECOND FLOOR



THE MANHATTAN



47'-8"
PLAN

FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,236 SQFT

MAIN FLOOR



SECOND FLOOR



THE ABERDEEN

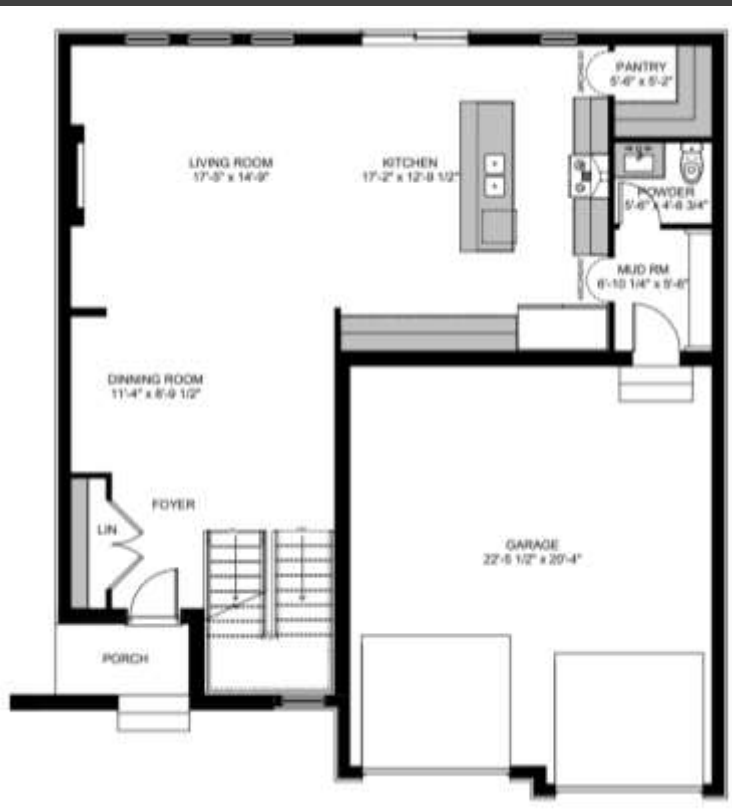


47'-8"
PLAN

FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,260 SQFT

MAIN FLOOR



SECOND FLOOR



THE BRIGHTON III

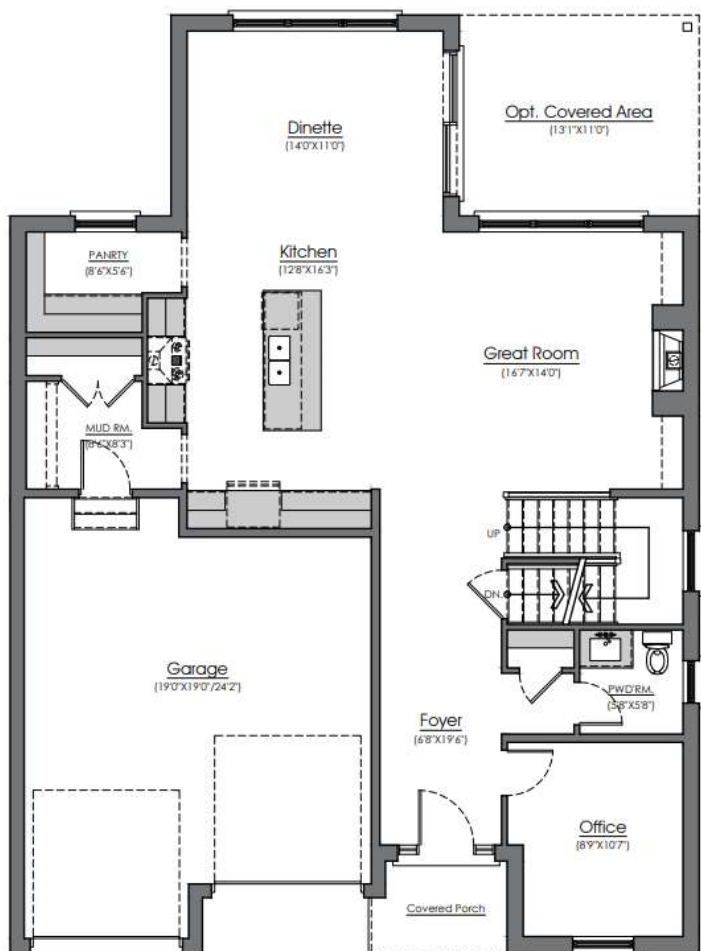
47'-8"
PLAN



FEATURES

- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,684 SQFT

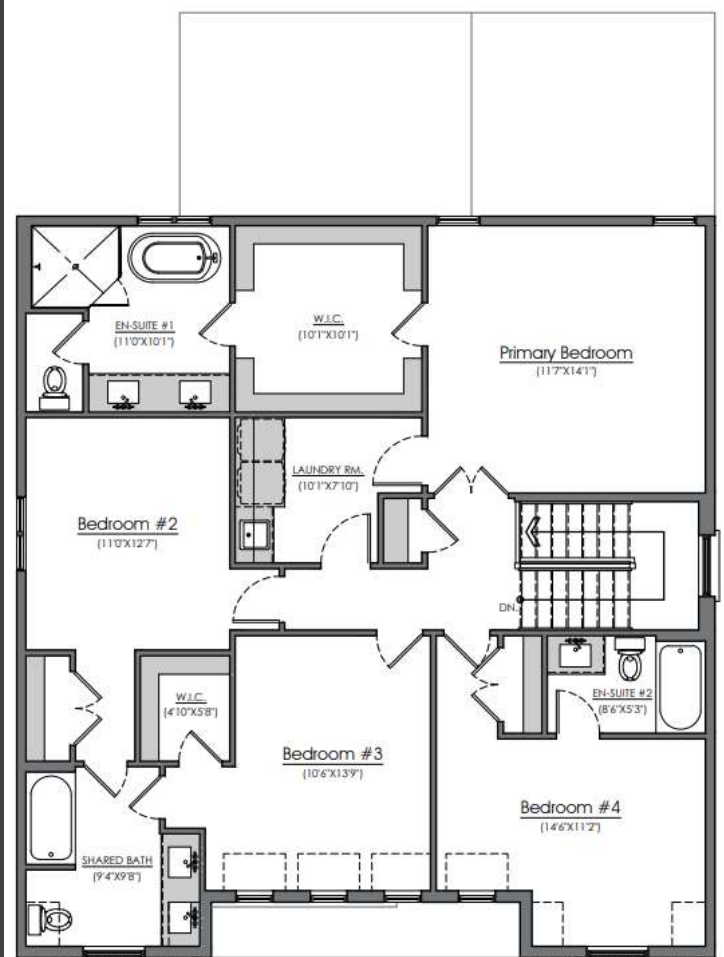
MAIN FLOOR



MAIN FLOOR PLAN

1186 SQ. FT. (TOTAL 2646 SQ. FT.)

SECOND FLOOR



UPPER FLOOR PLAN

1460 SQ. FT.

THE CAMBRIDGE

51'
PLAN



FEATURES

- 2 BED
- 2 BATH
- 2 CAR GARAGE
- 1,564 SQFT

MAIN FLOOR



THE FRENCH



51'
PLAN

FEATURES

- 2 BED
- 2 BATH
- 2 CAR GARAGE
- 1,675 SQFT

MAIN FLOOR



THE EARLY

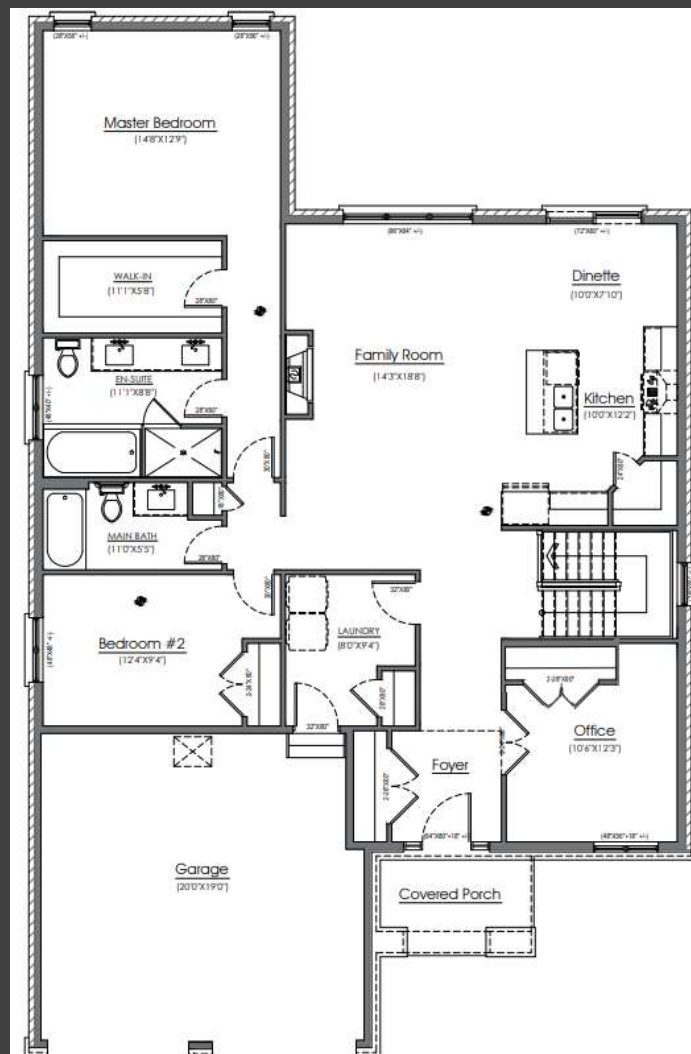


51'
PLAN

FEATURES

- 3 BED
- 2 BATH
- 2 CAR GARAGE
- 1,688 SQFT

MAIN FLOOR



THE WOODBRIDGE



51'
PLAN

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,066 SQFT

MAIN FLOOR



SECOND FLOOR



THE LIVIE I



51'
PLAN

FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,306 SQFT

MAIN FLOOR



SECOND FLOOR



THE EVERLIE



51'
PLAN

FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,382 SQFT

MAIN FLOOR



SECOND FLOOR



FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,418 SQFT

Optional Covered Area (10' x 10')

Front Porch (10' x 10')

Family Room (18' x 24')

Dining (10' x 12')

Kitchen (10' x 12')

Patio (10' x 12')

Bedroom (10' x 12')

Bathroom (5' x 7')

Office (10' x 12')

Hallway (10' x 12')

Garage (10' x 12')

Porch (10' x 12')

[illegible]

THE SHEFIELD



51'
PLAN

FEATURES

- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,802 SQFT

MAIN FLOOR



SECOND FLOOR



THE IVY

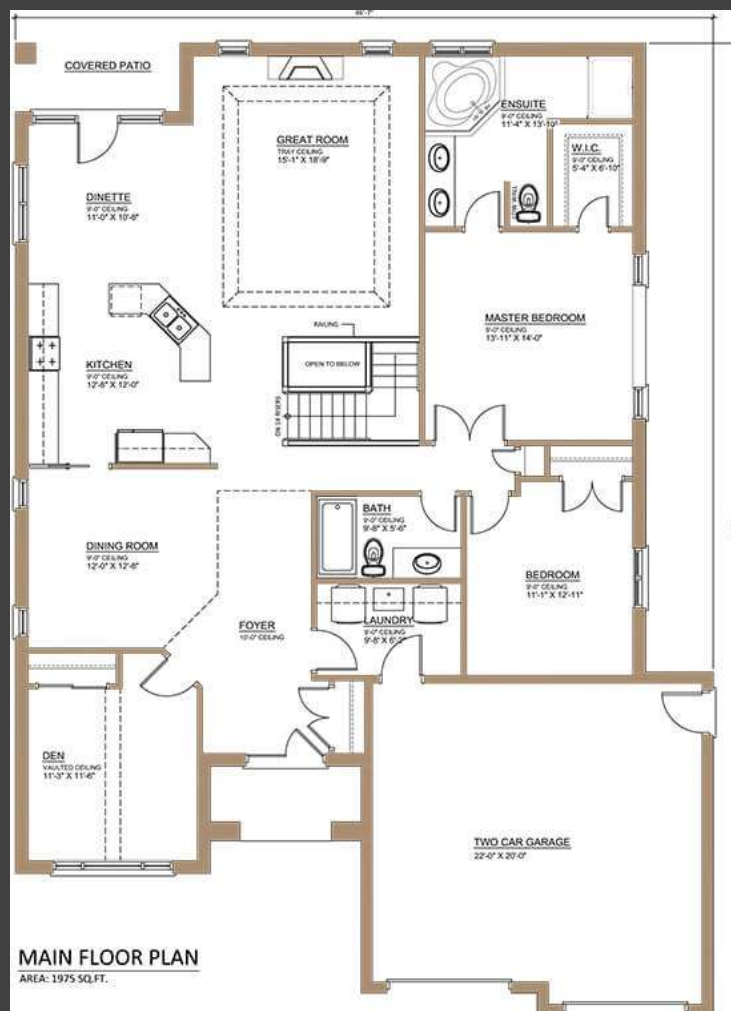
55'
PLAN



FEATURES

- 3 BED
- 2 BATH
- 2 CAR GARAGE
- 1,975 SQFT

MAIN FLOOR



THE KELOWNA

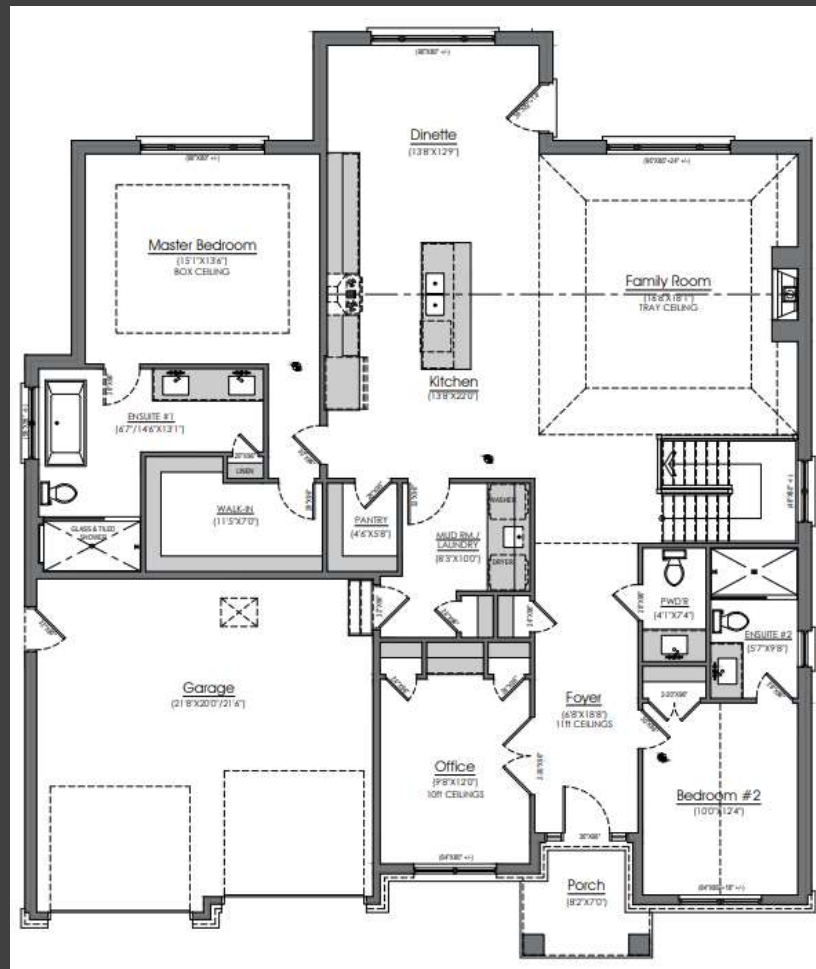


59'
PLAN

FEATURES

- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,000 SQFT

MAIN FLOOR



59'
PLAN



- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,108 SQFT

SECOND FLOOR



THE KLEINBURG II

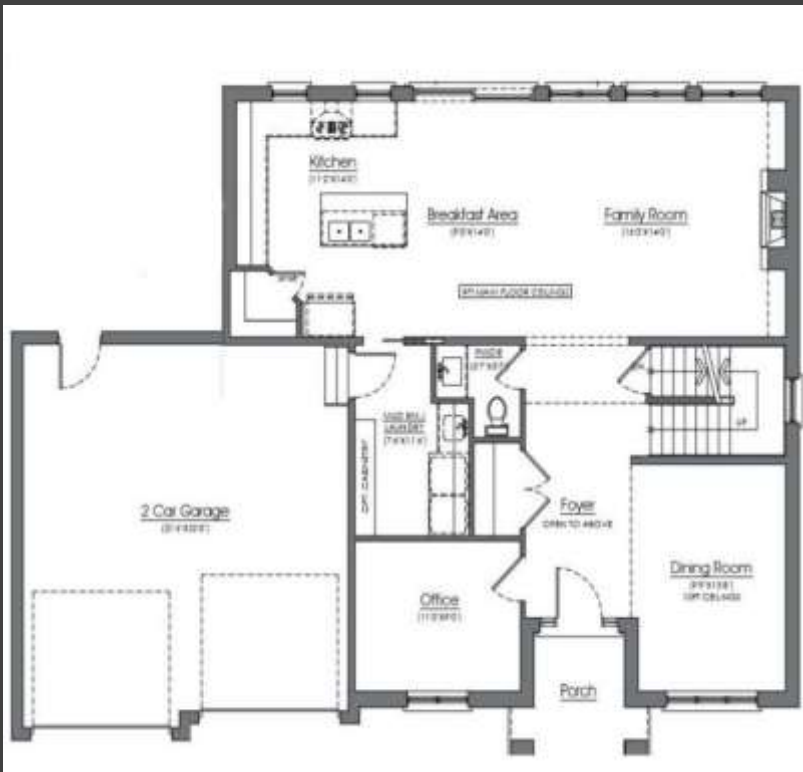


59'
PLAN

FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,326 SQFT

MAIN FLOOR



SECOND FLOOR



THE LUCA

59'
PLAN



FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,526 SQFT

MAIN FLOOR



SECOND FLOOR



THE MADISON

59'
PLAN



FEATURES

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,526 SQFT

MAIN FLOOR

SECOND FLOOR



THE ROSEDALE

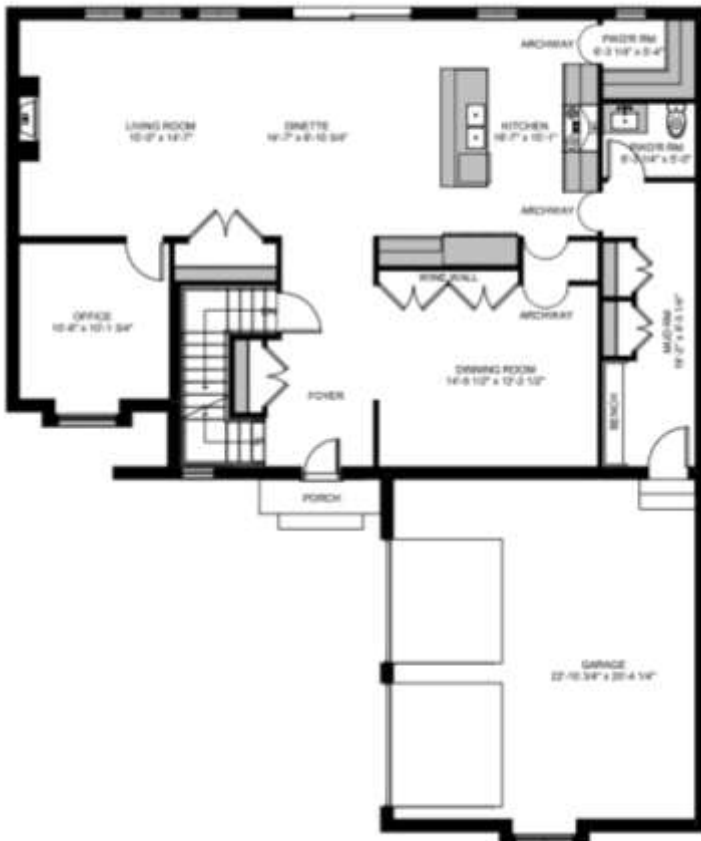
59'
PLAN



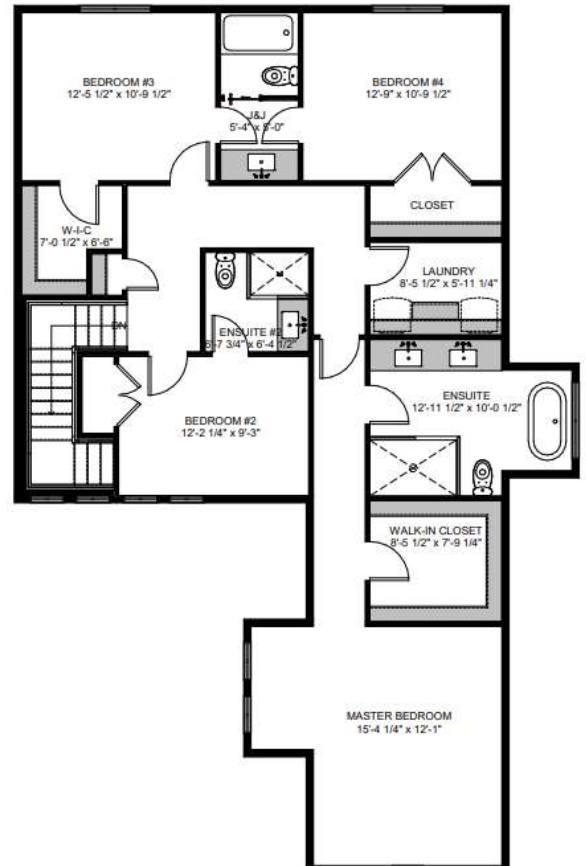
FEATURES

- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,850 SQFT

MAIN FLOOR



SECOND FLOOR



SPECS

GENERAL:

- Entire Lot Graded & Sodded
- Driveway handy pavers
- Tarion New Home Warranty
- Exterior material selections as per rendering, standing seam metal roof not included.
- Decks no included

FOUNDATION

- Basement 7'10" tall foundation wall
- 9" Foundation Wall, poured concrete in place
- Foundation exterior wall tar spray and wrapped in Delta drainage membrane
- Weeping tile with filter cloth, laid on stone around exterior of footings attached to sump pit and pump
- Poured concrete basement floor, garage and front porch as per plans.

FRAMING

- Main Floor 9' tall wall, Second floor 8' tall wall, standard 96" tall doors on main floor, 80" tall doors on second floor.
- Exterior walls framed with 2x6 studs, 16" O/C covered with 7/16" OSB and Tyvek Homewrap.
- Interior walls framed with 2x4 studs, 16" O/C as per plans.
- Subfloor ¾" High Performance T&G OSB glued and screwed.
- Roof truss covered in 7/16" OSB
- All structural steel as per size designed for load requirements.

SPECS

ROOFING

- Limited Lifetime Architectural Shingles.
- Ice/water protector in valleys and roof edges.
- Drip Edge as required.
- Roof Vents as required.

MASONRY

- Cement brick as per plans on front elevation
- Stone Sills at windows and doors.

SIDING & ALUMINUM

- Vinyl siding on second floor sides and rear only
- Continuous venting aluminum soffit, fascia, eavestroughs and downspouts
- James Hardie Board and/or Stucco on front elevation as per plans or selections made.

WINDOWS & DOORS

- Black coloured exterior windows white on interior
- Insulated steel slab entry man doors
- 6' sliding patio door.

GARAGE DOOR

- Insulated standard flush panel door, includes belt drive opened are key fob.

HEATING AND COOLING

- 96% Efficiency furnace – 10 Year Limited Warranty
- Air Conditioner included – 10 Year Limited Warranty
- Life Breath – HRV Unit included
- 48" electric fireplace included in Living room

SPECS

ELECTRICAL

- 100 AMP service with breaker panel
- All wiring as per electrical code at time of permit
- Copper wiring and tamper proof receptacles
- Two waterproof exterior electrical outlets with ground fault detectors
- Wiring for Electric Stove
- Standard door chime

LIGHTING

- 20 Potlights included
- \$1000 HST Included Lighting allowance for fixtures

PLUMBING

- Plumbing Fixtures (Delta Trinsic fixtures included in standard)
- Basement rough in only for 3-Piece bath (Unfinished)
- Floor drain complete with drain in basement
- Waterline to fridge included
- Submersible sump pump c/w check valve
- Tankless water heater (Rental)

INSULATION & DRYWALL

- Exterior walls R22 batt insulation
- Attic ceilings blown in insulation R50
- Basement walls R20 blanket wrap
- Exposed floor joists R31 Spray Foam
- Orange Peel texture ceilings in all rooms, bathrooms finished in flat.
- Garage drywalled with one coat of taping compound

SPECS

TRIM, DOORS & HARDWARE

- 3-1/2" MDF Casing
- 5-1/4" MDF Baseboard
- 2 panel smooth hollow core interior doors 80"
- Deadbolt on all exterior doors
- Vinyl wire shelving in closet, one row in closets, 4 rows in linen closet.

STAIR AND RAIL

- Stain grade stair, Poplar wood.
- Handrail in stain grade poplar with iron spindles.

PAINT

- Prime and one topcoat on doors and trim.
- Prime and two topcoats on walls (four color selections included in standard, top 3 shades of a color pallet included, darker shades are extra)

FLOORING

- Carpet in all bedrooms.
- Hardwood flooring on main floor and second floor landing.
- Tile in all bathrooms and mudroom.

CABINETRY & COUNTERTOPS

- Cabinetry as per plans, all soft close drawers and doors, paint grade MDF Doors
- Quartz Level 1 counters included in bathrooms and kitchen.

GLASS & MIRROR

- Standard mirrors in bathrooms included 40" tall.
- Glass shower included in Ensuite.

SALES

Deposit Structure:

- 5 % at signing
- 5 % 60 days after signing
- Total of 10%
- CB is 2%

Timing:

- Construction expected to start August 2022 with closings in early 2023



CONTACT:

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