

ROYAL OAK HOMES OF LONDON LIMITED



BUILDER PACKAGE 2023

Eagleridge Pricing

Plans Available for Lot 11

Model	Size (sqft)	Price
The Talon	1808	\$1,279,900
The Brighton I	1910	\$1,289,900
The Erindale	2000	\$1,299,900
The Brighton II	2084	\$1,324,900
The Manhattan	2236	\$1,369,900
The Aberdeen	2260	\$1,374,900
The Livie I	2306	\$1,379,900
The Brighton III	2684	\$1,429,900
The Remington	2667	\$1,499,900
The Sheffield	2802	\$1,449,900
The Brady	2950	\$1,499,900

Plans Available for Lot 12

Model	Size (sqft)	Price
The Talon	1808	\$1,279,900
The Brighton I	1910	\$1,289,900
The Erindale	2000	\$1,299,900
The Brighton II	2084	\$1,324,900
The Manhattan	2236	\$1,369,900
The Aberdeen	2260	\$1,374,900
The Livie I	2306	\$1,379,900
The Brighton III	2684	\$1,429,900
The Sheffield	2802	\$1,449,900
The Hinsdale	2893	\$1,499,900
The Brady	2950	\$1,499,900

Plans Available for Lot 20 & 21

Model	Size (sqft)	Price
The Talon	1808	\$1,224,900
The Brighton I	1910	\$1,234,900
The Erindale	2000	\$1,244,900
The Brighton II	2084	\$1,269,900
The Manhattan	2236	\$1,314,900
The Aberdeen	2260	\$1,299,900
The Livie I	2306	\$1,324,900
The Cali	2324	\$1,349,900
The Brighton III	2684	\$1,374,900
The Sheffield	2802	\$1,399,900

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

PRICE LIST

Site Plan



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SITE PLAN

Lot Details

Lot #	Frontage (ft)	Depth (ft)	Lot Details
11	71'-4"	111'-6"	1/2 Lookout, backing onto pond, reverse pie
12	67'-7"	111'-6"	Lookout, backing onto pond, reverse pie
13	78'-2"	111'-6"	Lookout, backing onto pond, reverse pie
20	49'-10"	111'-6"	Walkout, backing onto pond
21	49'-10"	111'-6"	Partial walkout, backing onto pond
24	43'-11"	123'-8"	Pie, 1/2 Look out, backing onto pond

LOTS

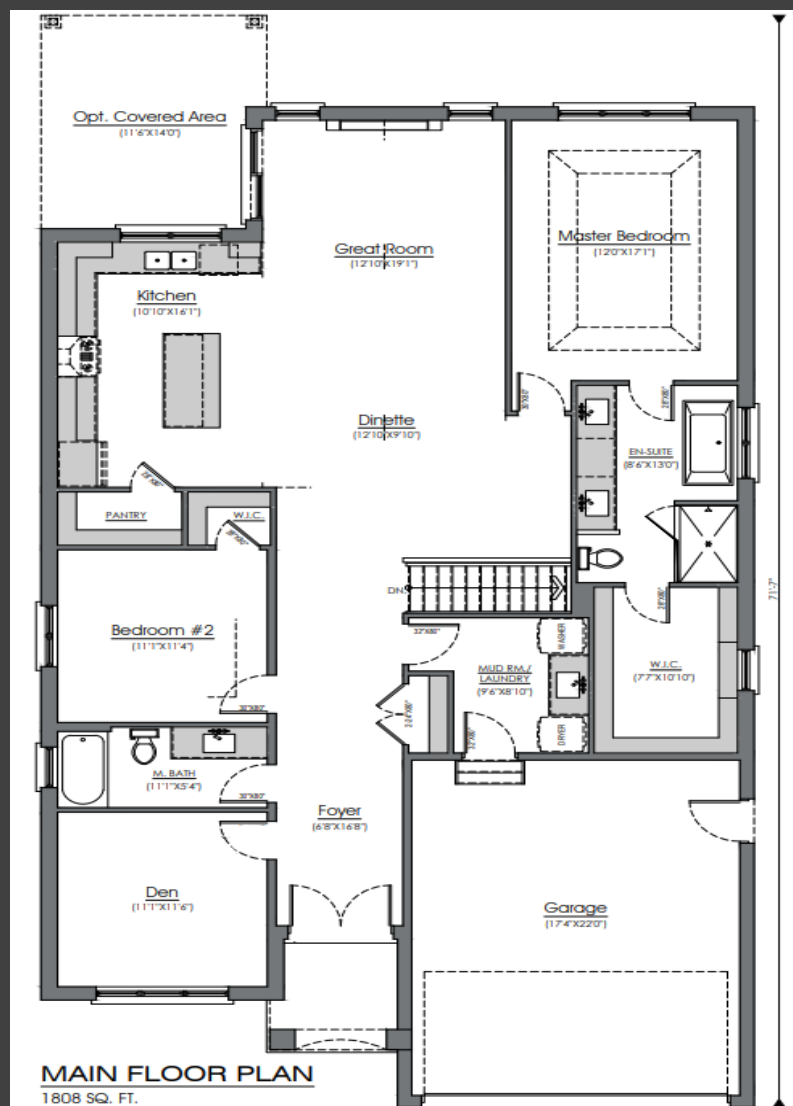
THE TALON



FEATURES

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

MAIN FLOOR



THE BRIGHTON I

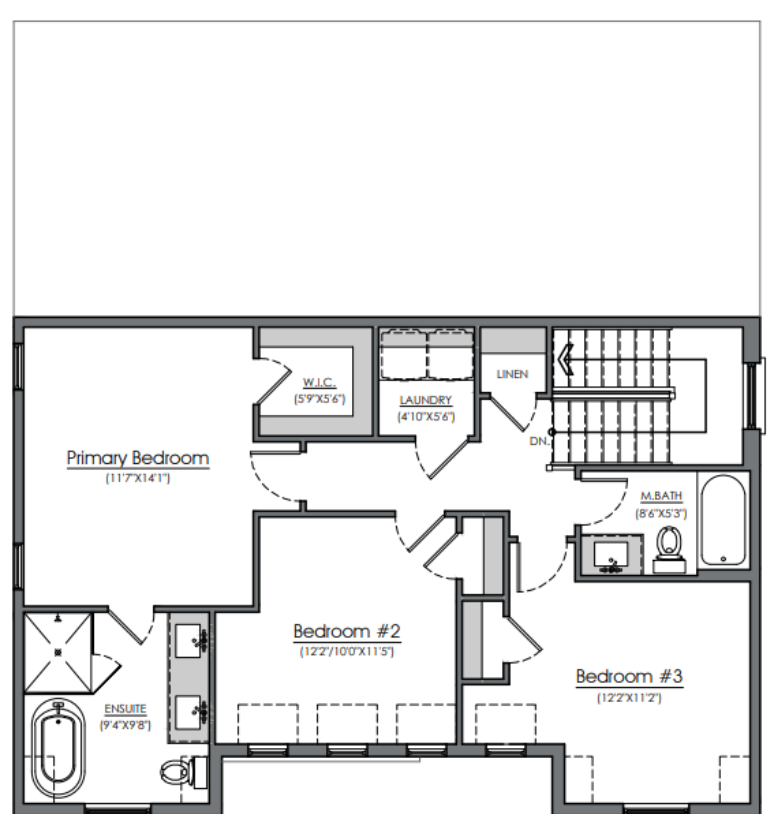
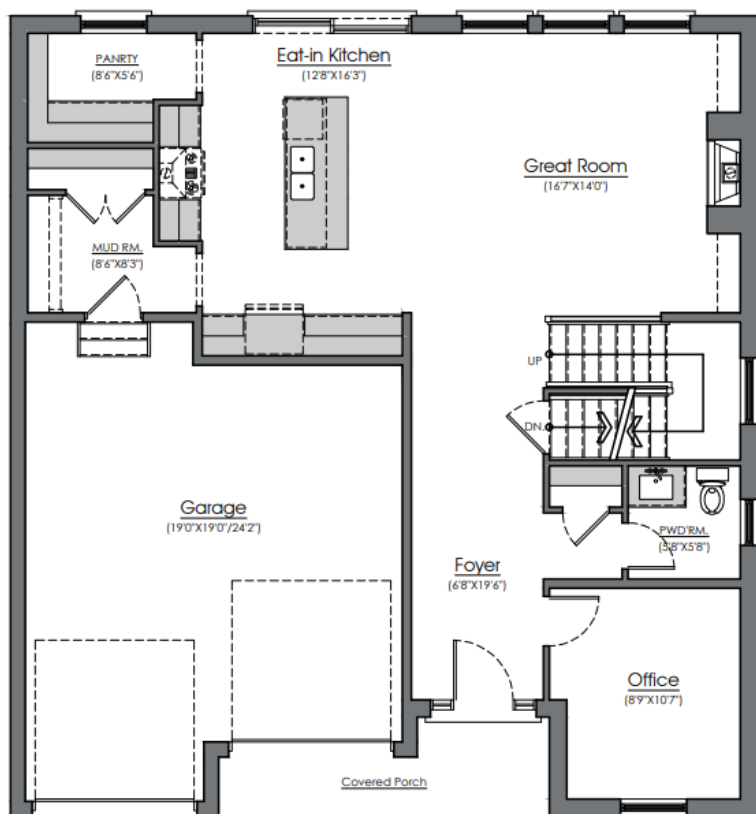


FEATURES

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

MAIN FLOOR

SECOND FLOOR



THE ERINDALE

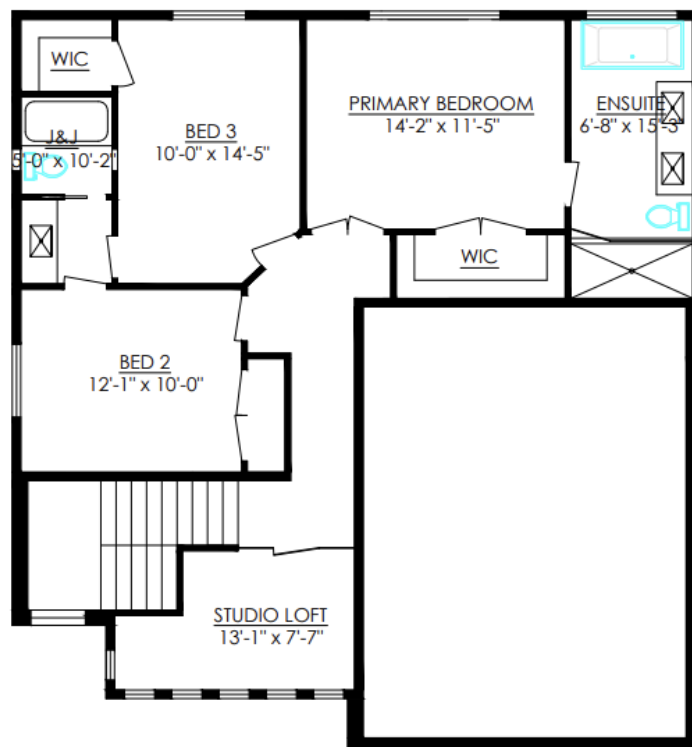
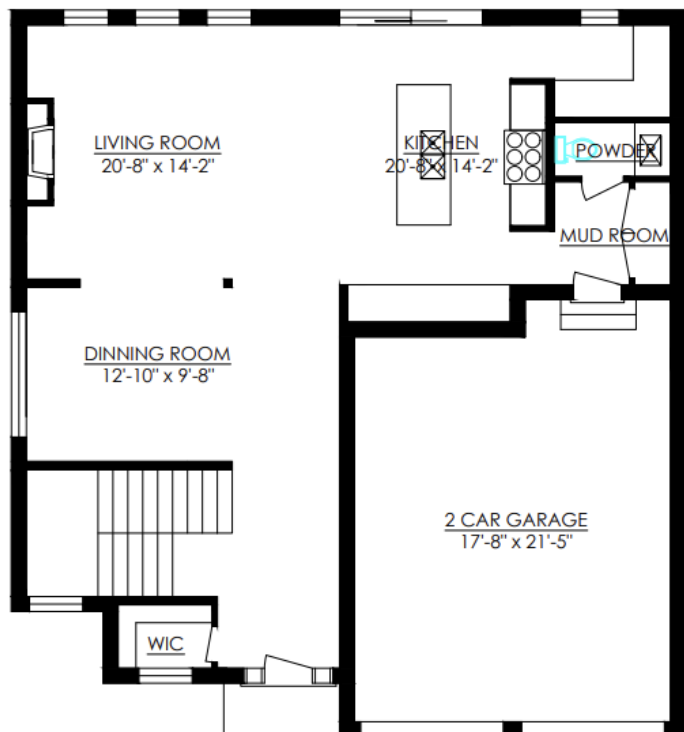


FEATURES

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

MAIN FLOOR

SECOND FLOOR



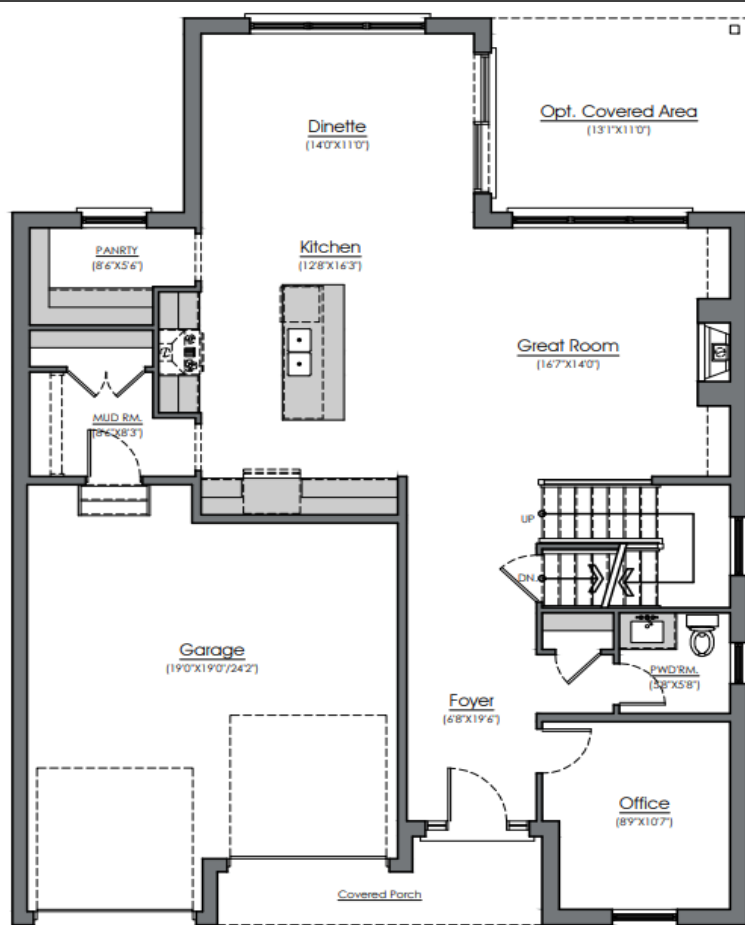
THE BRIGHTON II



FEATURES

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

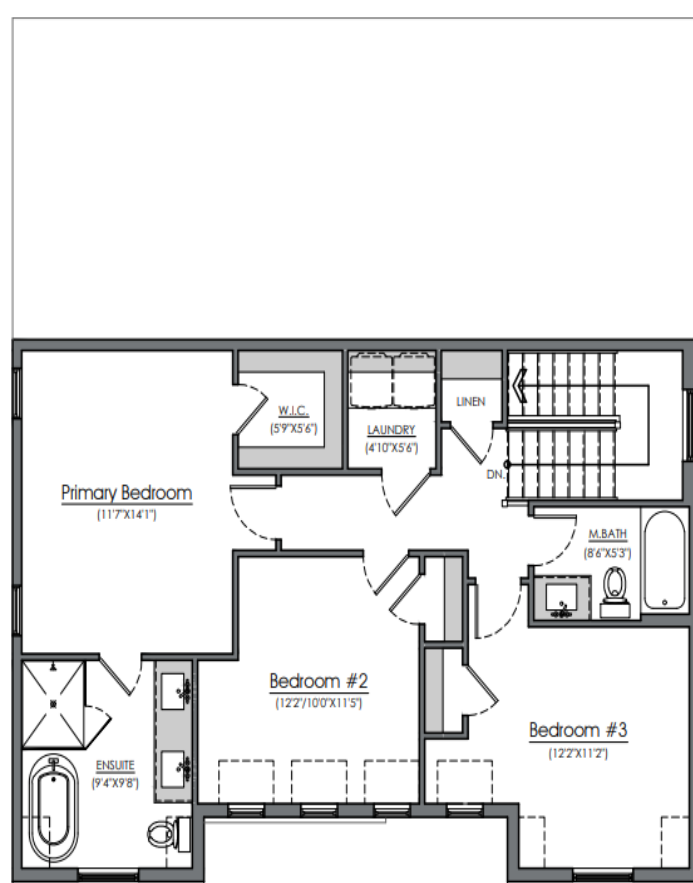
MAIN FLOOR



MAIN FLOOR PLAN

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

SECOND FLOOR



UPPER FLOOR PLAN

898 SQ. FT.

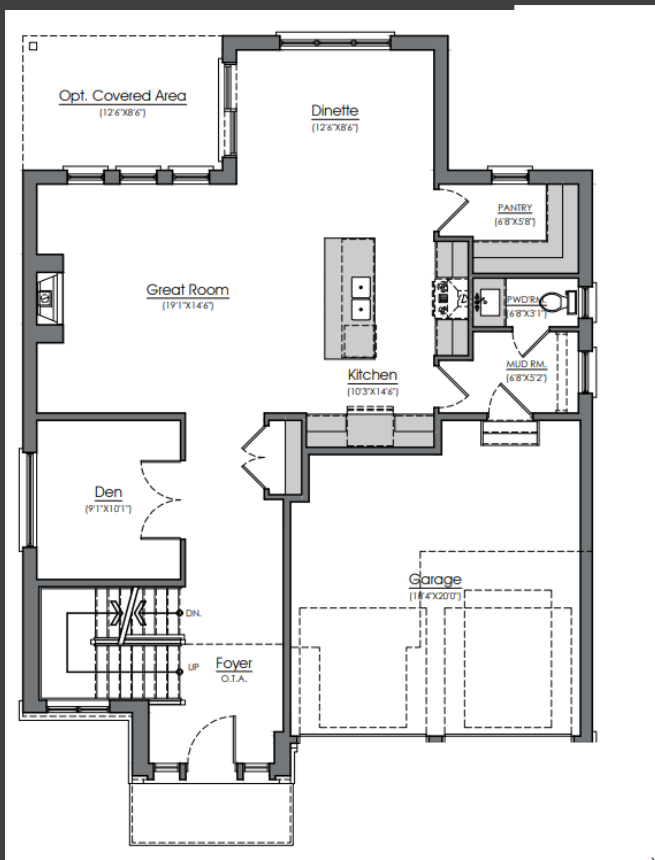
THE MANHATTAN



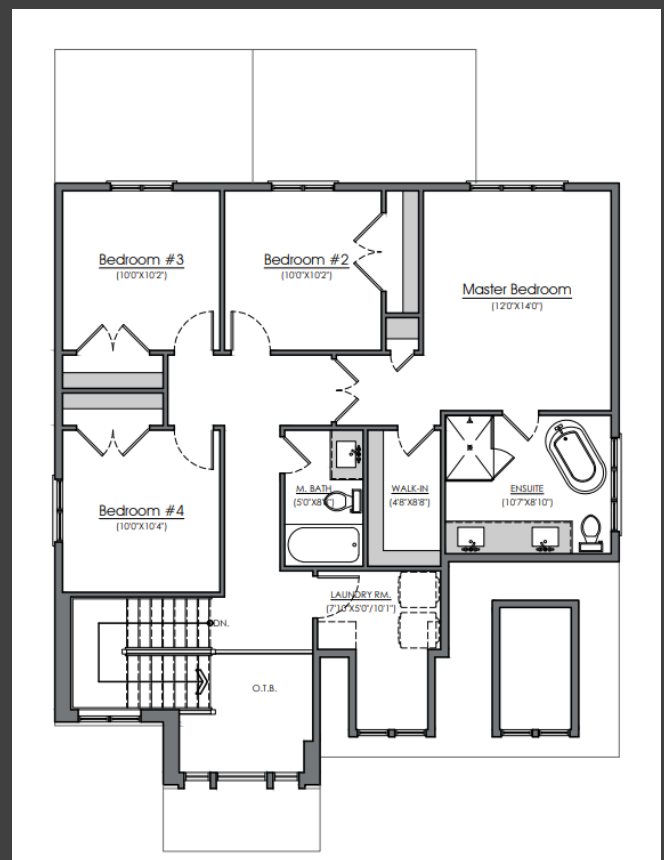
FEATURES

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

MAIN FLOOR



SECOND FLOOR



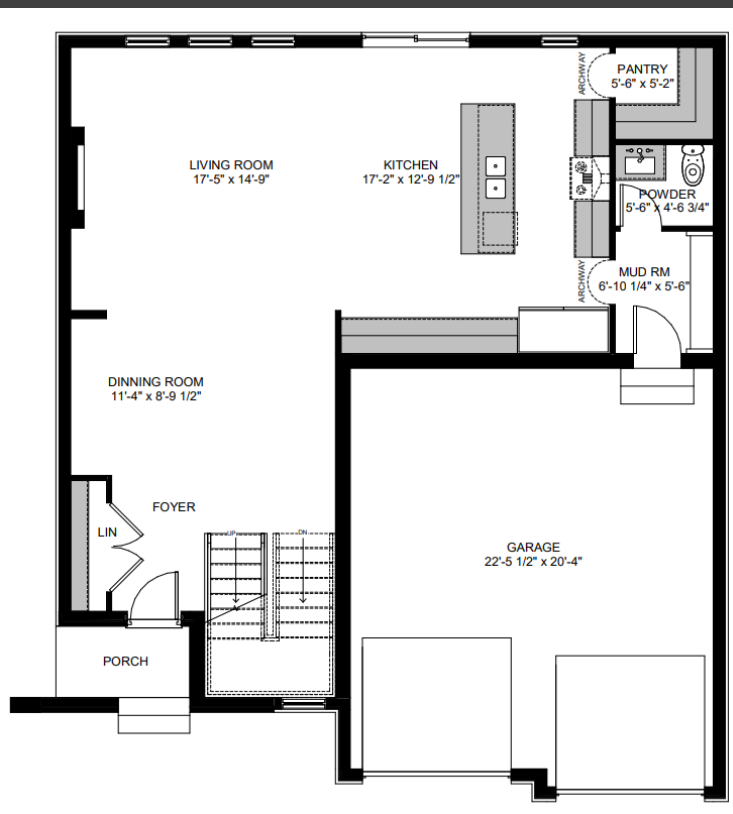
THE ABERDEEN



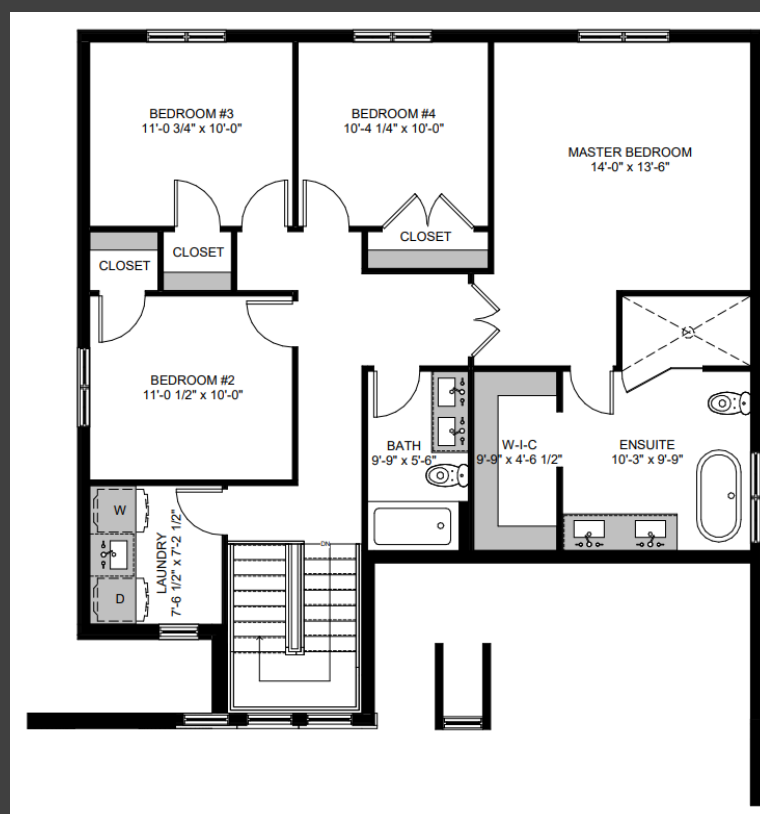
FEATURES

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

MAIN FLOOR



SECOND FLOOR



THE LIVIE I



FEATURES

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

MAIN FLOOR



MAIN FLOOR PLAN
1074 SQ. FT. (TOTAL 2306 SQ. FT.)

SECOND FLOOR



UPPER FLOOR PLAN
1232 SQ. FT. (INC. 72 SQ. FT. OPEN SPACE)

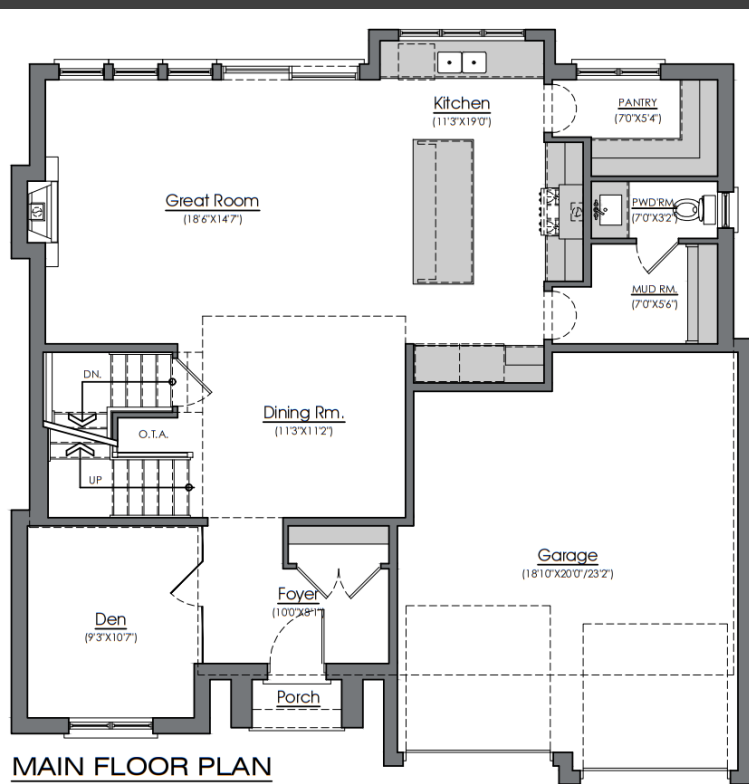
THE CALI



FEATURES

- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,324 SQFT

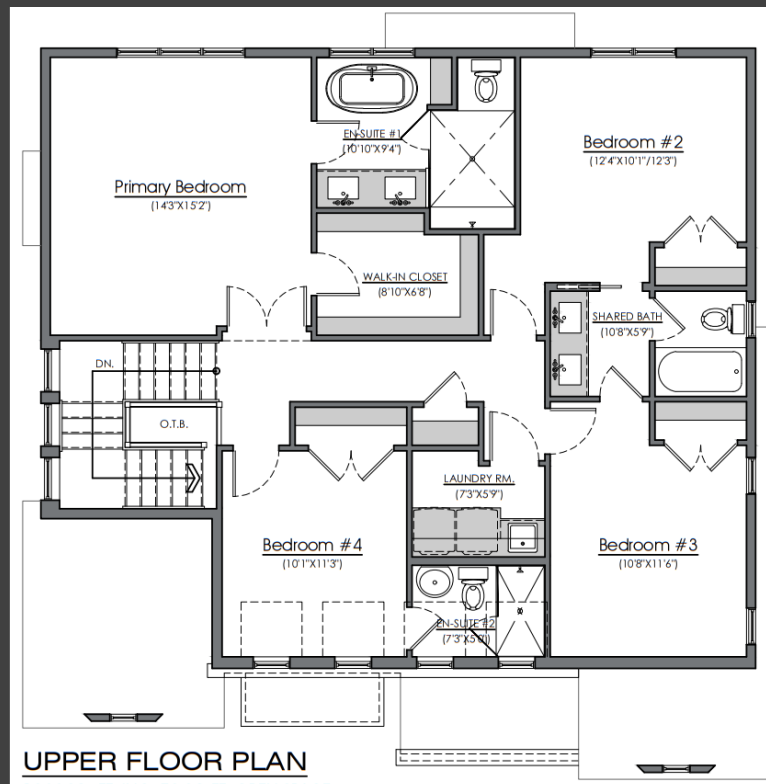
MAIN FLOOR



MAIN FLOOR PLAN

1080 SQ. FT. (TOTAL 2324 SQ.FT.)

SECOND FLOOR



UPPER FLOOR PLAN

1244 SQ. FT. INC. 78 SQ.FT. OPEN SPACE

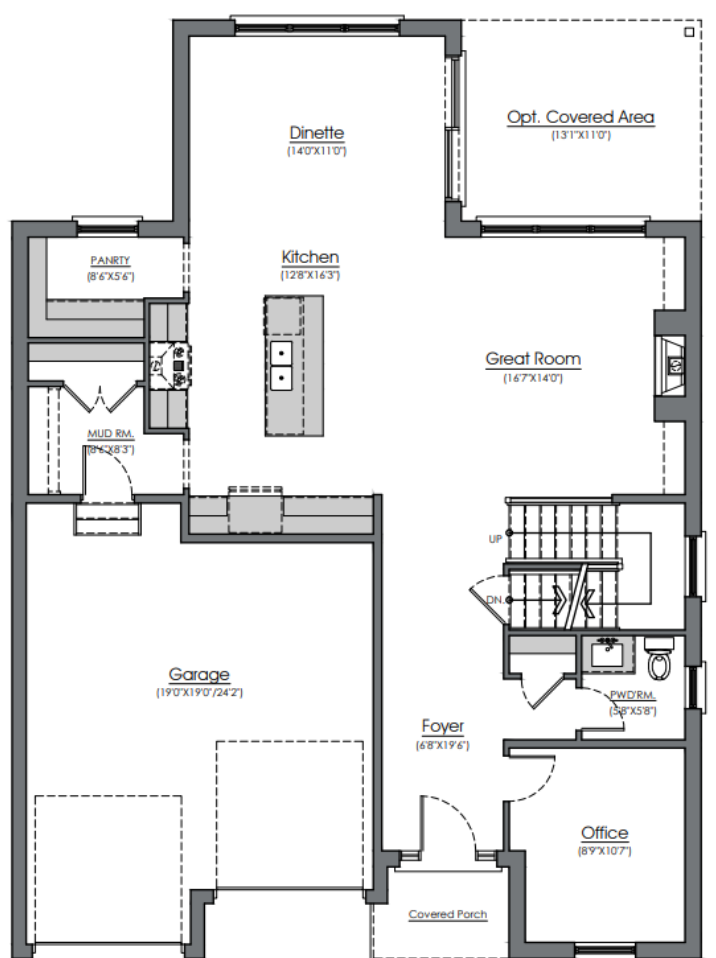
THE BRIGHTON III



FEATURES

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

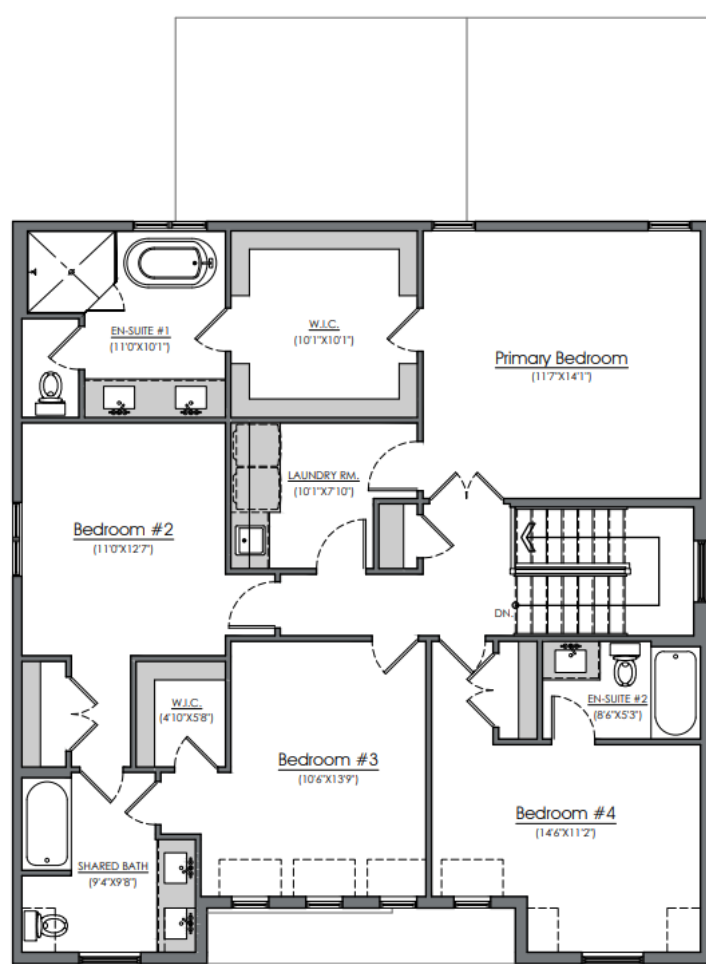
MAIN FLOOR



MAIN FLOOR PLAN

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

SECOND FLOOR



UPPER FLOOR PLAN

1460 SQ. FT.

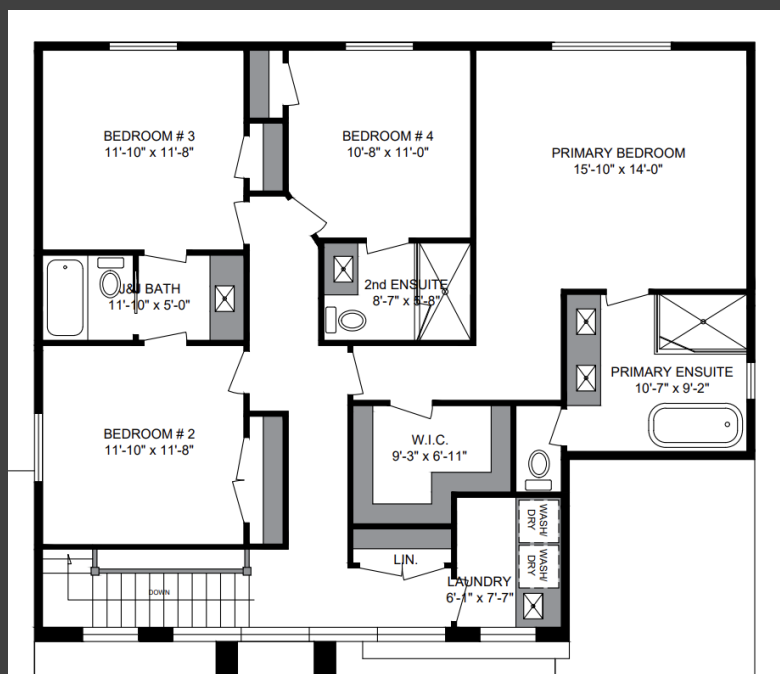
THE REMINGTON



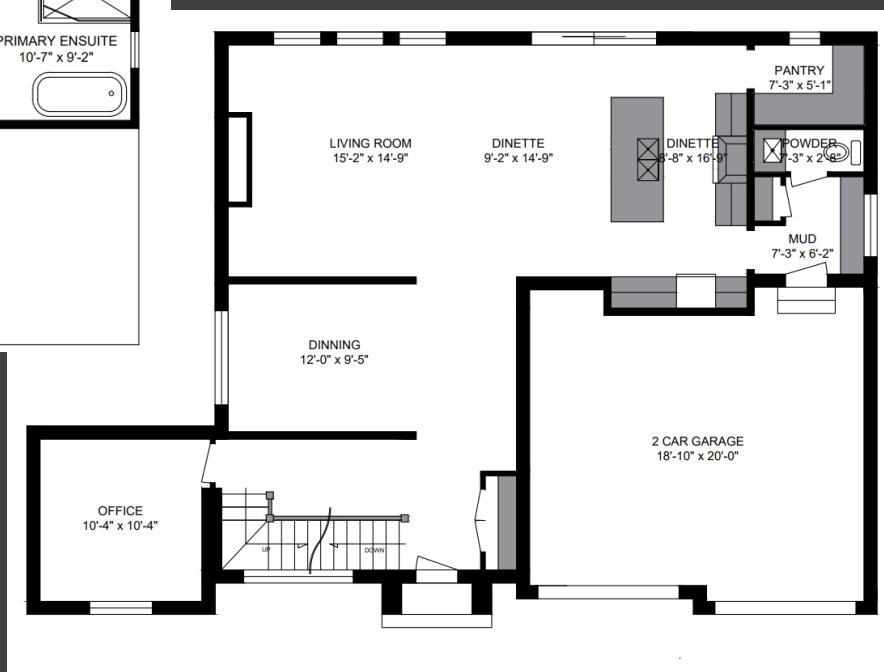
FEATURES

- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,667 SQFT

SECOND FLOOR



MAIN FLOOR



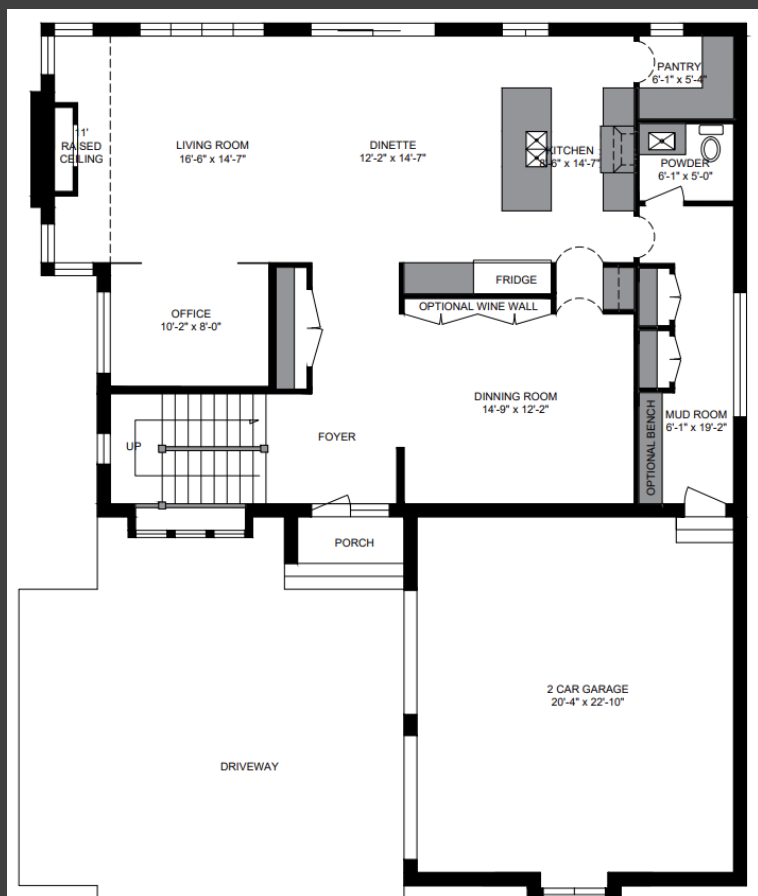
THE LINKWAY



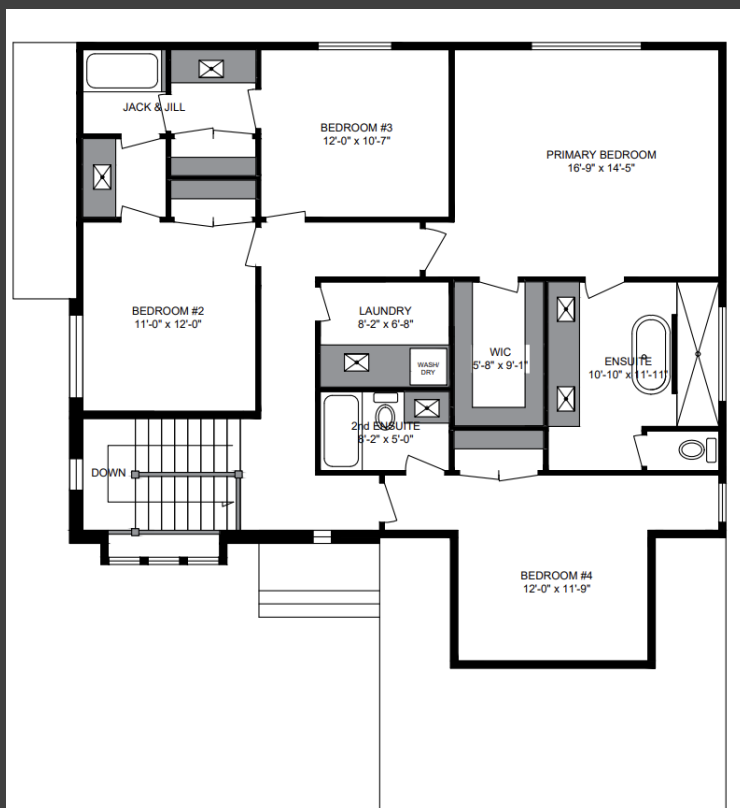
FEATURES

- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,800 SQFT

MAIN FLOOR



SECOND FLOOR



A 3D architectural rendering of a two-story house. The house features a mix of materials: light-colored stucco on the main walls, natural stone on the gable end and around the entrance, and horizontal wood siding on the two-car garage. The roof is dark grey shingles. Key features include a large arched window on the left, a small dormer with a circular window, and a two-car garage with light-colored doors. The house is set on a green lawn with a wooden fence in the background.

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

This floor plan shows a single-story house with a covered porch (9'4" x 6'6") leading into a foyer (7'8" x 10'10"). To the left of the foyer is a study (11'7" x 11'7") with a vaulted ceiling and a bathroom (5'0" x 6'4"). A central hallway provides access to a family room (11'0" x 14'0") with a vaulted ceiling, a dining room (12'3" x 14'0"), and a kitchen (14'3" x 14'0"). The kitchen includes a breakfast room (14'3" x 14'0") and a family room (11'0" x 14'0"). A large garage (11'0" x 12'10") is located at the rear of the property. The plan also shows a covered porch (9'4" x 6'6") and a study (11'7" x 11'7") with a vaulted ceiling.

2ND UPPER FLOOR (2ND FLOOR)

Master Bedroom
(12'7" x 14'0")

Bedroom #2
(13'0" x 11'0")

Bedroom #3
(10'7" x 13'0" / 14'0")

Bedroom #4
(10'7" x 13'0" / 14'0")

Bathroom
(5'0" x 7'0")

Laundry Room
(5'0" x 7'0")

Hallway
(5'0" x 7'0")

Stairs
(5'0" x 7'0")

Dimensions:
 - Master Bedroom: 12'7" x 14'0"
 - Bedroom #2: 13'0" x 11'0"
 - Bedroom #3: 10'7" x 13'0" / 14'0"
 - Bedroom #4: 10'7" x 13'0" / 14'0"
 - Bathroom: 5'0" x 7'0"
 - Laundry Room: 5'0" x 7'0"
 - Hallway: 5'0" x 7'0"
 - Stairs: 5'0" x 7'0"

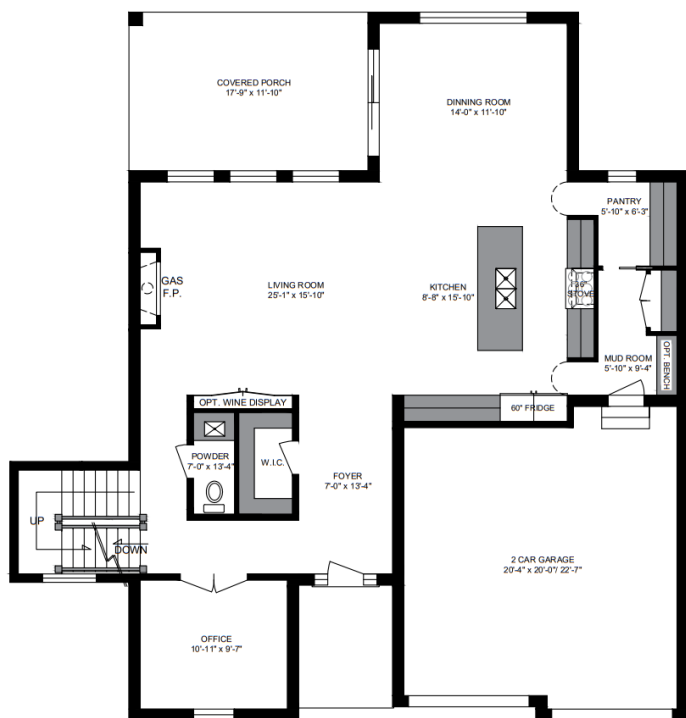
THE HINSDALE II



FEATURES

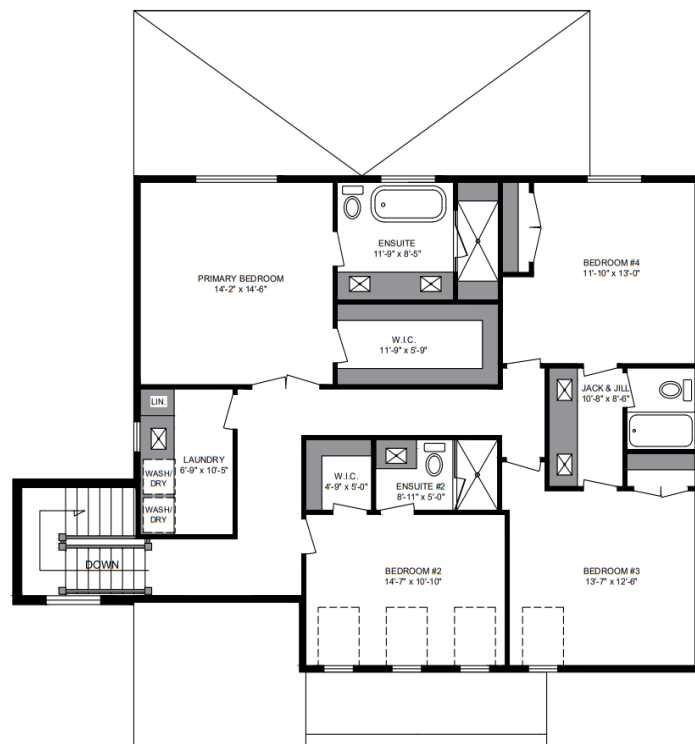
- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,893 SQFT

MAIN FLOOR



THE HINSDALE II
MAIN FLOOR 1,397 SQFT

SECOND FLOOR



THE HINSDALE II
SECOND FLOOR 1,496 SQFT

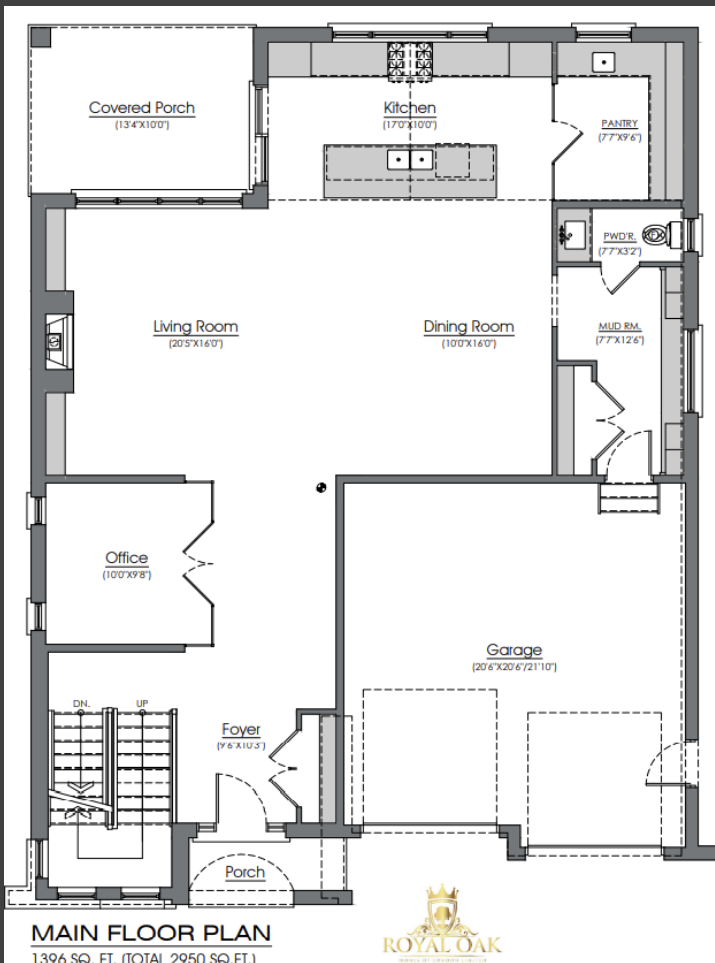
THE BRADY



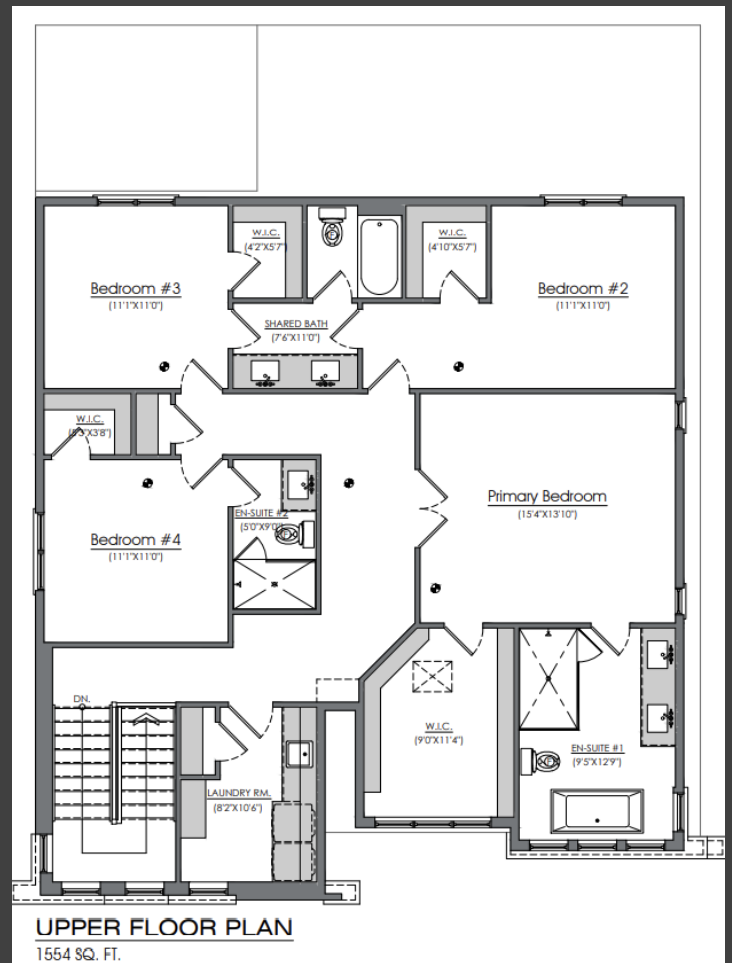
FEATURES

- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,950 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

- 200 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
March 2023



CONTACT:

Jenny Drygas

Jenny.Drygas@century21.ca

519.495.1422