

ROYAL OAK HOMES OF LONDON LIMITED



BUILDER PACKAGE 2024

# Site Plan



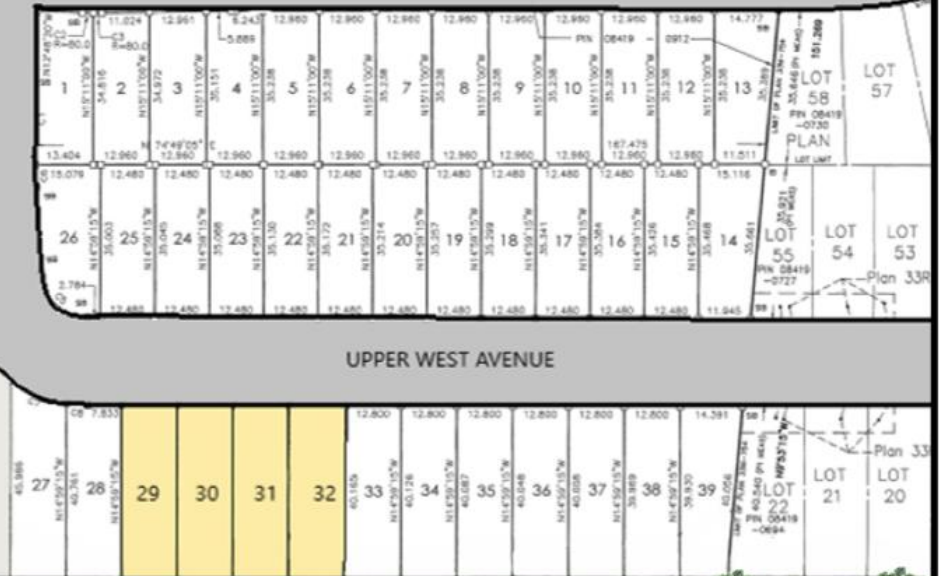
# Upper West Avenue

FOUNTAIN GRASS DRIVE

## LOT DETAILS:

- WALK OUT LOTS
- 42' x 131'

 AVAILABLE LOTS



THE DRIFTWOOD



THE DOYLE



THE PRESTON



# SITE PLAN

# THE PRESTON

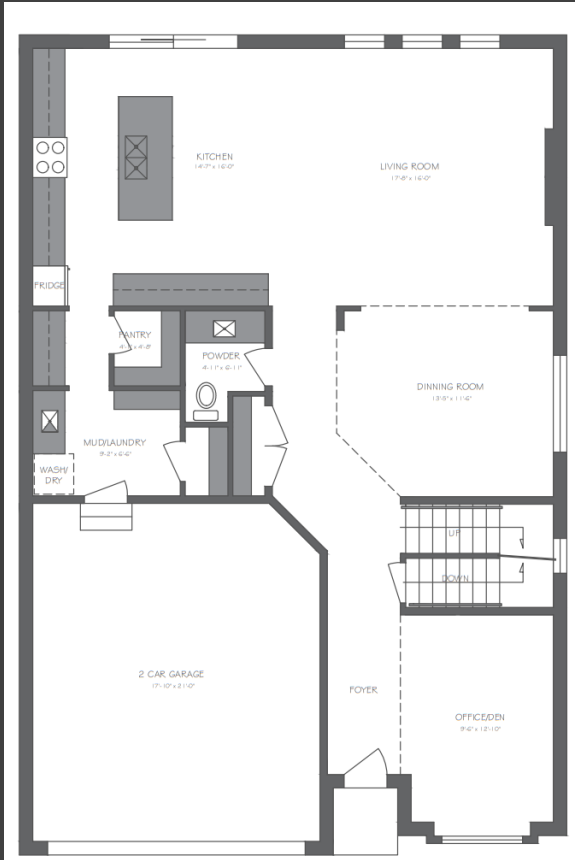


## FEATURES:

- 4 BED
- 2.5 BATH
- 2 CAR GARAGE
- WALKOUT
- OPTION A – 2,372 SQFT      **\$1,098,900**
- OPTION B – 2,496 SQFT      **\$1,124,900**

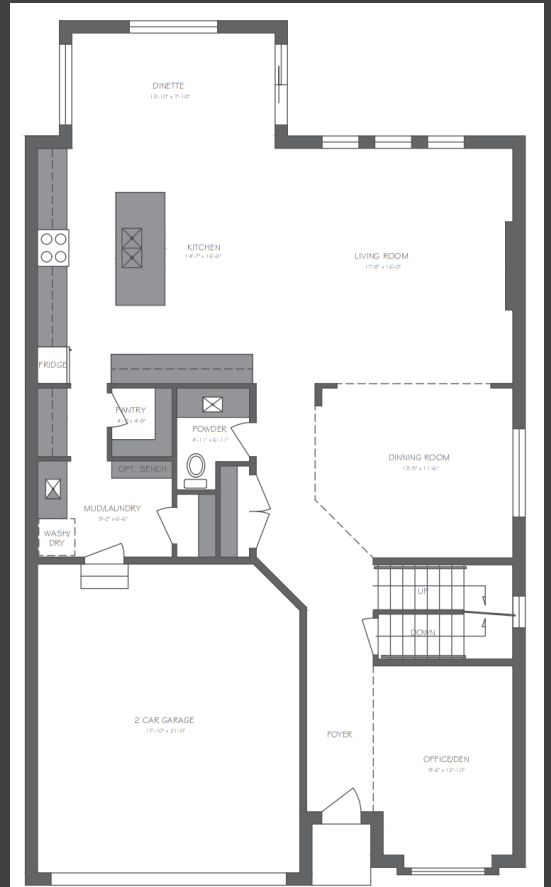
# THE PRESTON

## MAIN FLOOR OPT A



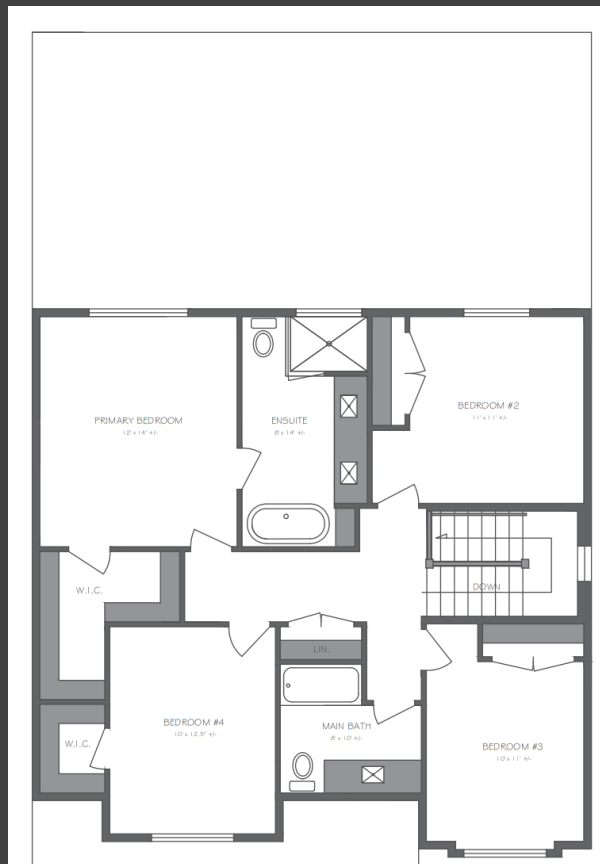
THE PRESTON  
MAIN FLOOR (OPT A) 1 296 SQFT

## MAIN FLOOR OPT B



THE PRESTON  
MAIN FLOOR (OPT B) 1 420 SQFT

## SECOND FLOOR



THE PRESTON  
SECOND FLOOR 1 076 SQFT



# THE DRIFTWOOD

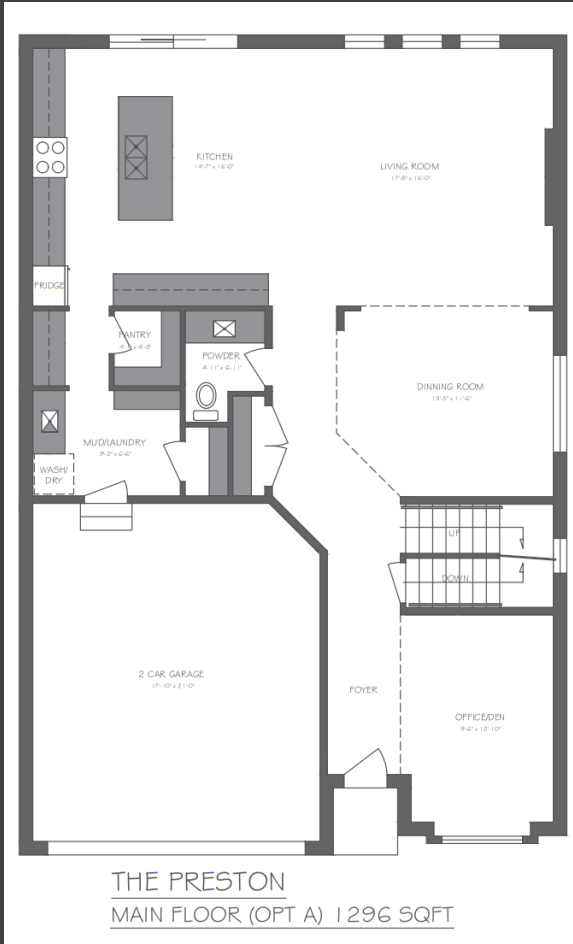


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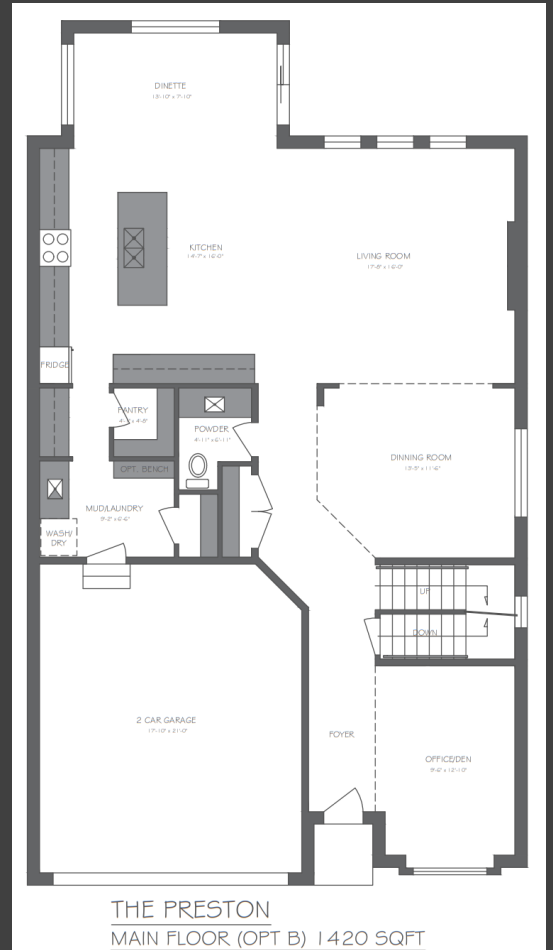
# THE DRIFTWOOD

## MAIN FLOOR OPT A



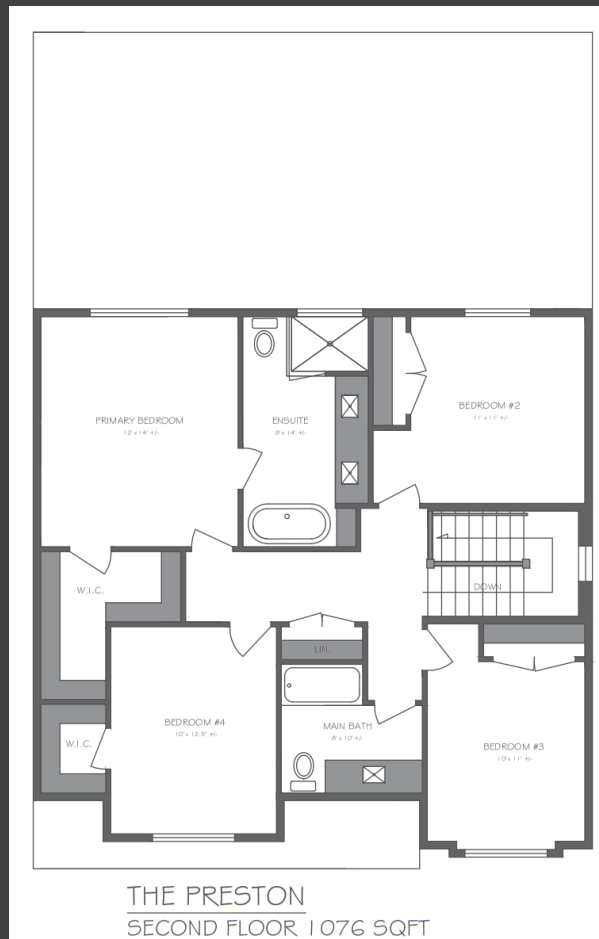
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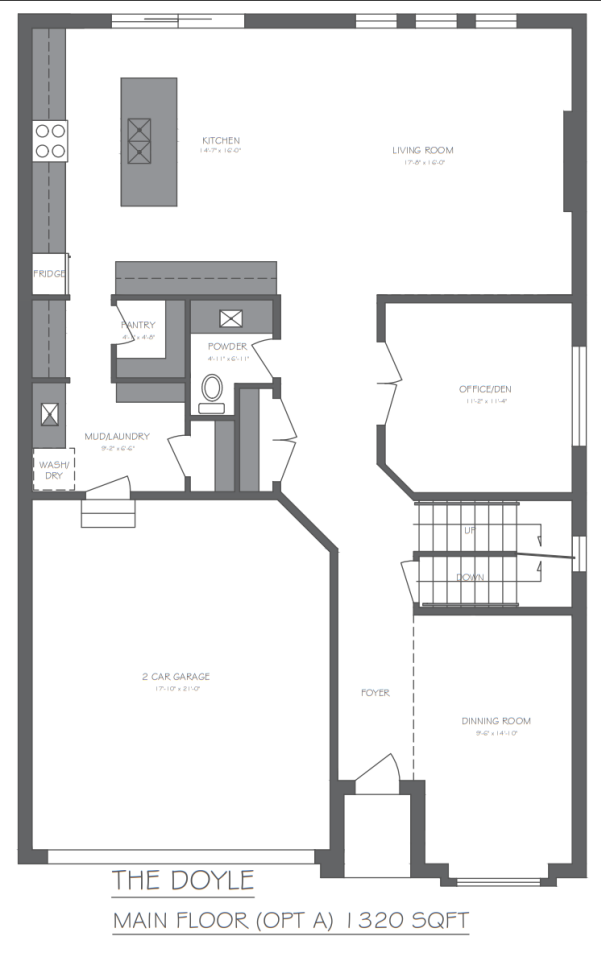


## FEATURES:

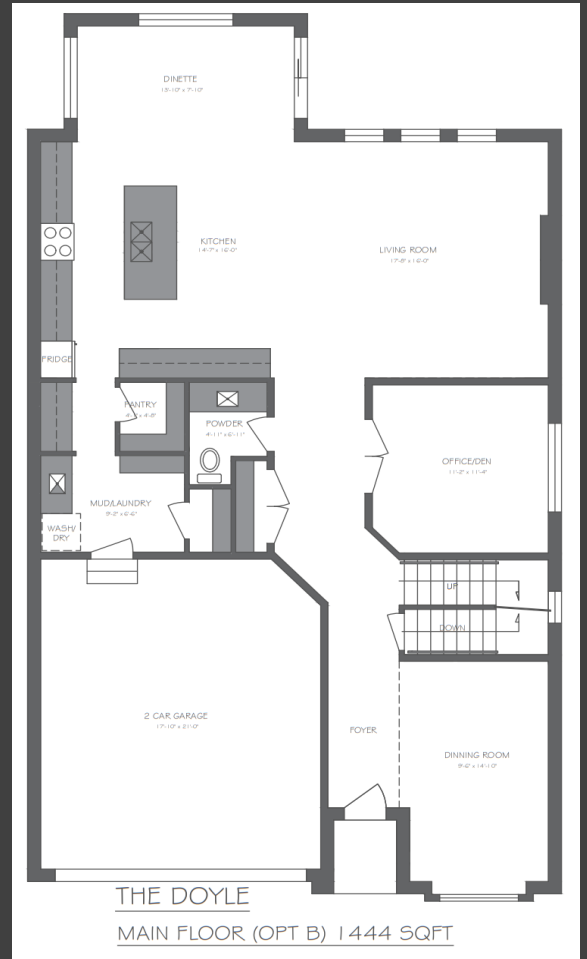
- *4 BED*
- *2.5 BATH*
- *2 CAR GARAGE*
- *WALKOUT*
- *OPTION A – 2,417 SQFT*      ***\$1,129,900***
- *OPTION B – 2,541 SQFT*      ***\$1,149,900***

# THE DOYLE

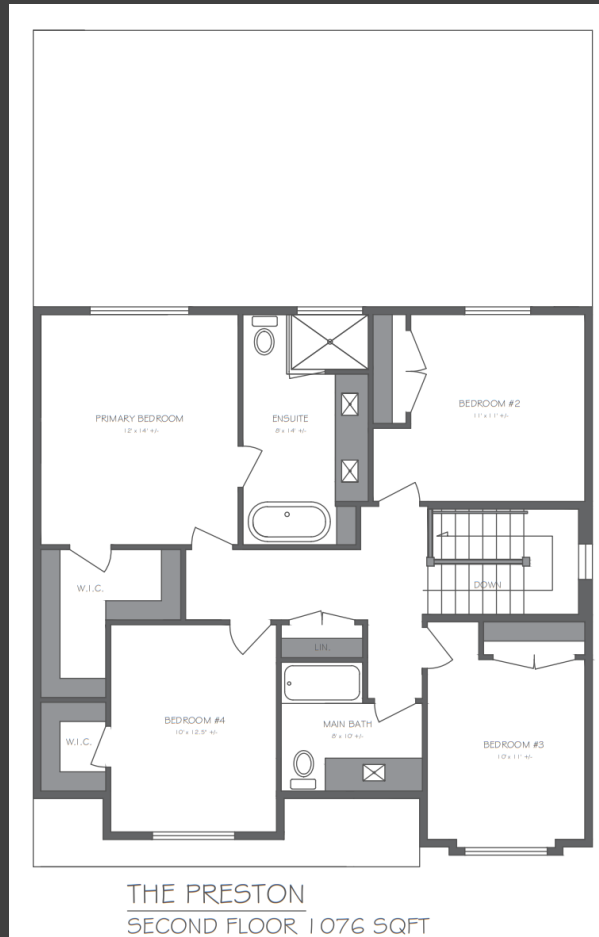
## MAIN FLOOR OPT A



## MAIN FLOOR OPT B



## 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
- \$2000 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.

## **CABINETS & 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 July 2024 with closings by end of the year.



## **CONTACT:**

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