

ROYAL OAK HOMES OF LONDON LIMITED



BUILDER PACKAGE 2024

# Linkway Pricing

Model	Size	Lot Numbers				
	Square footage	8	9	10	11	12
The Talon	1808	\$ 1,319,900	\$ 1,279,900	\$ 1,279,900	\$ 1,279,900	\$ 1,279,900
The Brighton I	1910	\$ 1,339,900	\$ 1,299,900	\$ 1,299,900	\$ 1,299,900	\$ 1,299,900
The Erindale	2000	\$ 1,349,900	\$ 1,309,900	\$ 1,309,900	\$ 1,309,900	\$ 1,309,900
The Brighton II	2084	\$ 1,364,900	\$ 1,324,900	\$ 1,324,900	\$ 1,324,900	\$ 1,324,900
The Manhattan	2236	\$ 1,369,900	\$ 1,329,900	\$ 1,329,900	\$ 1,329,900	\$ 1,329,900
The Aberdeen	2260	\$ 1,379,900	\$ 1,339,900	\$ 1,339,900	\$ 1,339,900	\$ 1,339,900
The Livie I	2306	\$ 1,384,900	\$ 1,344,900	\$ 1,344,900	\$ 1,344,900	\$ 1,344,900
The Cali	2324	\$ 1,439,900	\$ 1,399,900	\$ 1,399,900	\$ 1,399,900	\$ 1,399,900
The Brighton III	2684	\$ 1,464,900	\$ 1,424,900	\$ 1,424,900	\$ 1,424,900	\$ 1,424,900
The Remington	2667				\$ 1,419,900	\$ 1,419,900
The Linkway	2800	\$ 1,474,900	\$ 1,434,900	\$ 1,434,900	\$ 1,434,900	\$ 1,434,900
The Sheffield	2802	\$ 1,479,900	\$ 1,439,900	\$ 1,439,900	\$ 1,439,900	\$ 1,439,900
The Hinsdale II	2893				\$ 1,499,900	\$ 1,499,900
The Brady	2950	\$ 1,539,900	\$ 1,499,900	\$ 1,499,900	\$ 1,499,900	\$ 1,499,900

*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 (ft)	Depth (ft)	Lot Details
8	50'-10"	111'-6"	Large Pie (80' wide rear) , pond view
9	49'-10"	111'-6"	Pond view
10	49'-10"	111'-6"	Pond view
11	71'-4"	111'-6"	1/2 Lookout, backing onto pond, large frontage good for a 3 car garage.
12	67'-7"	111'-6"	Lookout, pond view, large frontage good for 3 car garage.
SOLD			
SOLD			
SOLD			
SOLD			

LOTS

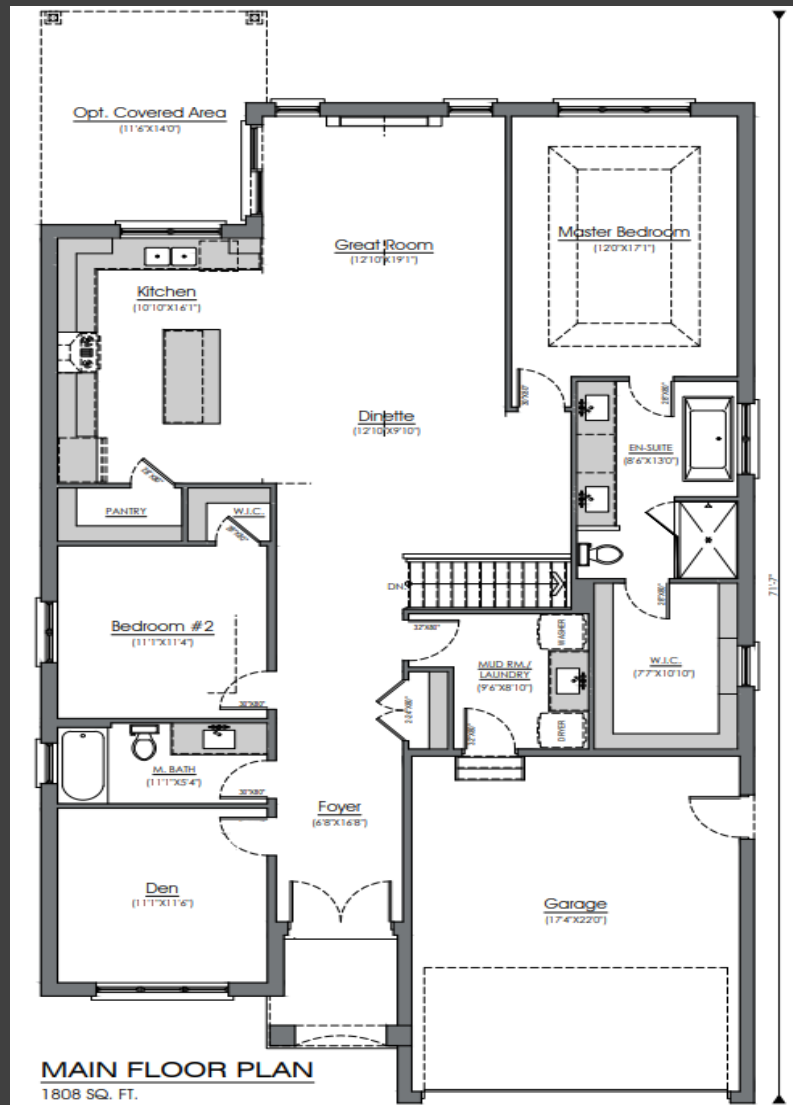
# THE TALON



## FEATURES

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

## MAIN FLOOR



# THE BRIGHTON I

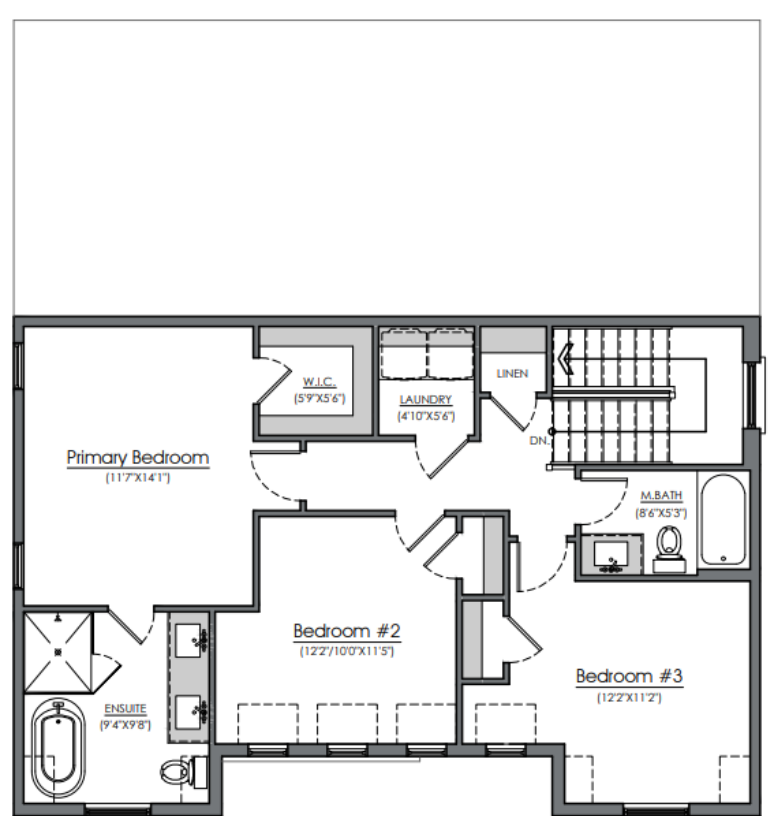
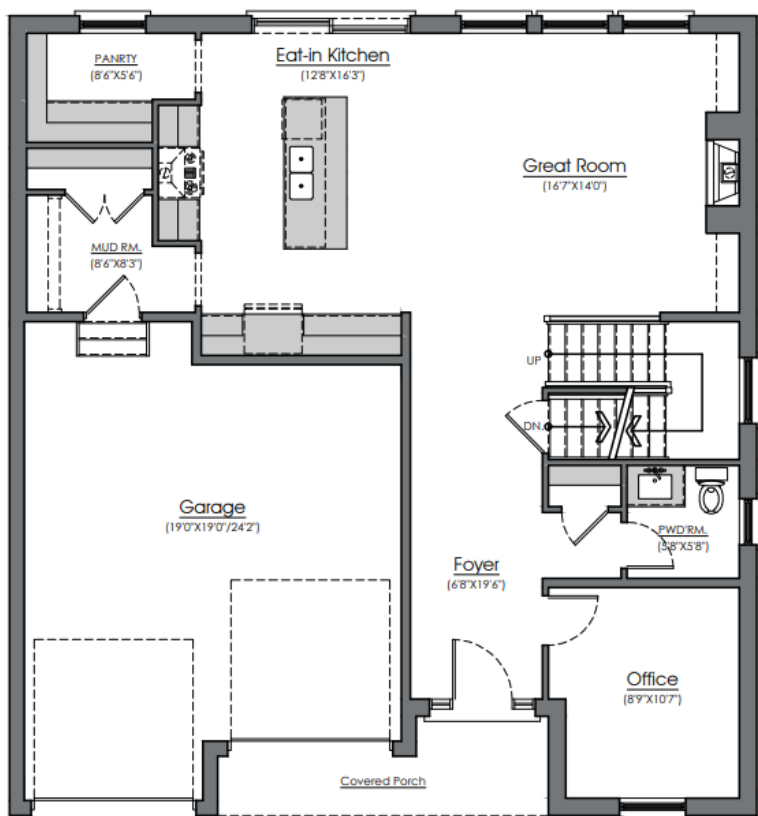


## FEATURES

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

MAIN FLOOR

SECOND FLOOR



# THE ERINDALE

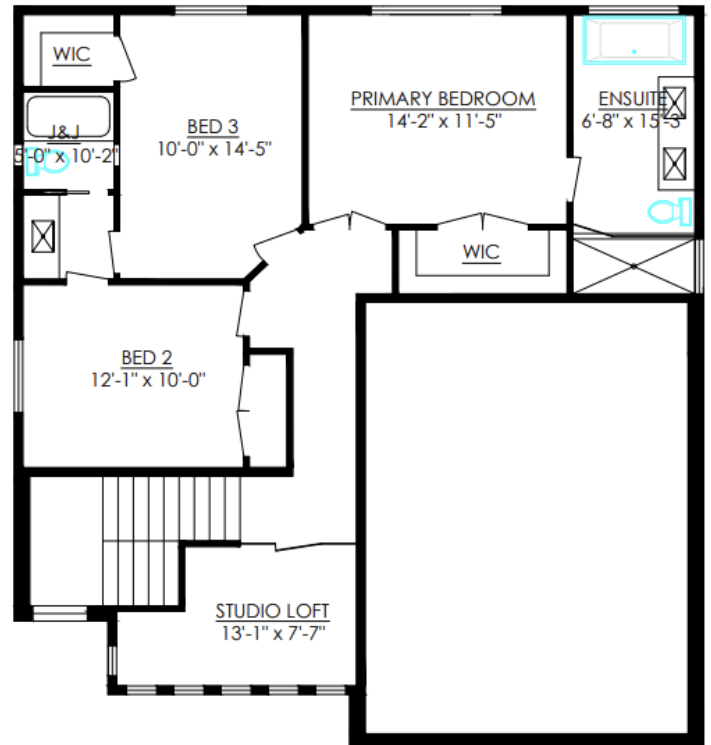
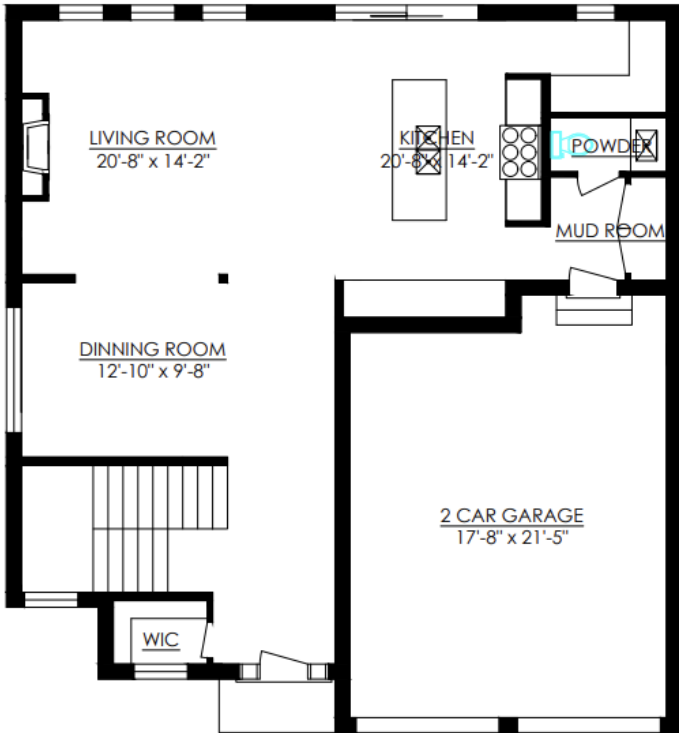


## FEATURES

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

MAIN FLOOR

SECOND FLOOR



# THE BRIGHTON II

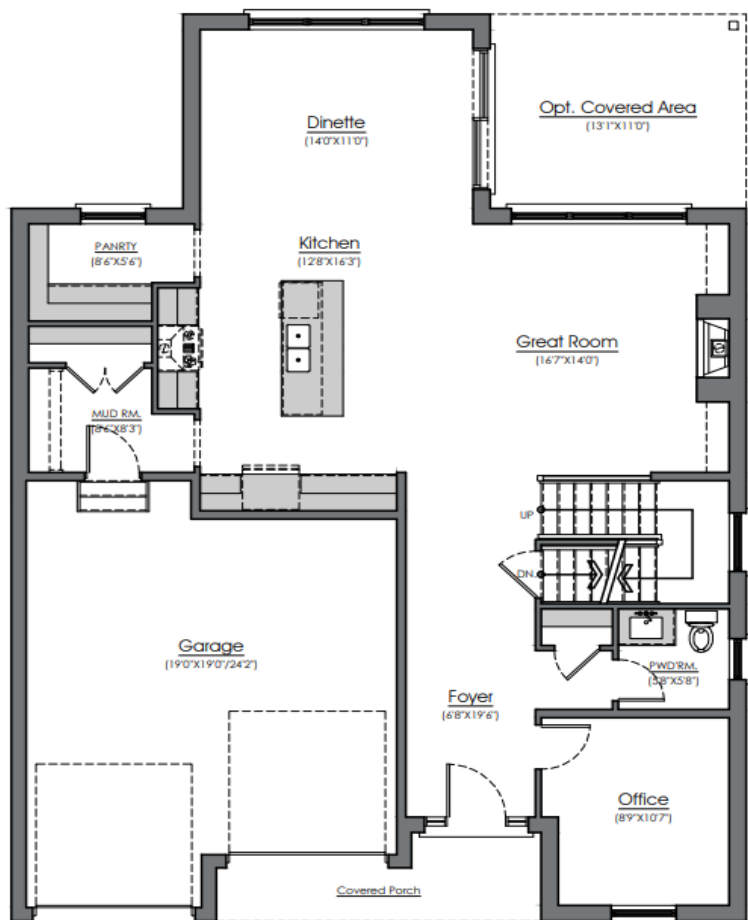


## FEATURES

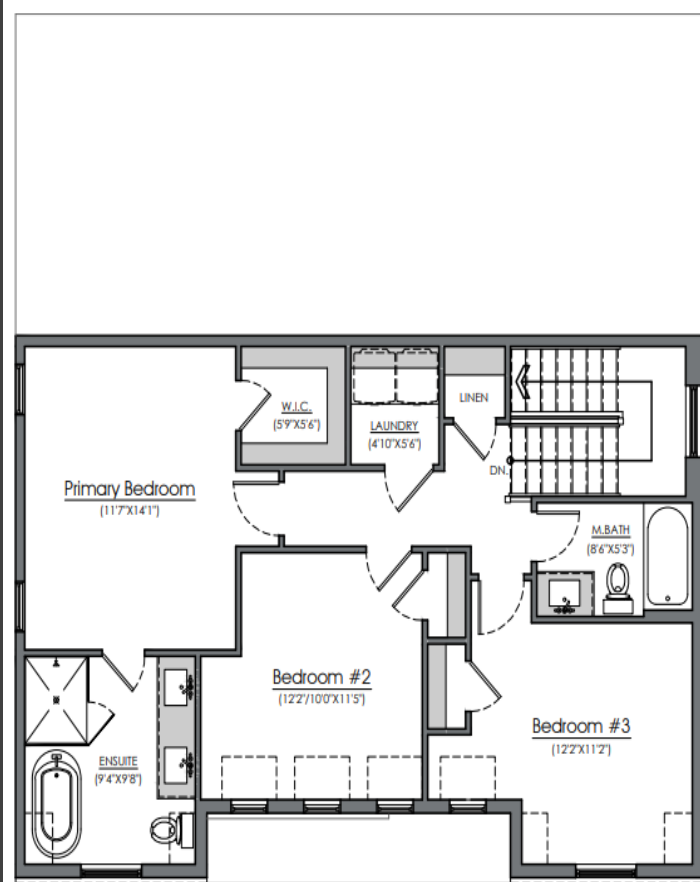
- 3 BED
- 2.5 BATH
- 2 CAR GARAGE
- 2,084 SQFT

MAIN FLOOR

SECOND FLOOR



**MAIN FLOOR PLAN**  
1186 SQ. FT. (TOTAL 2084 SQ.FT.)



**UPPER FLOOR PLAN**  
898 SQ. FT.



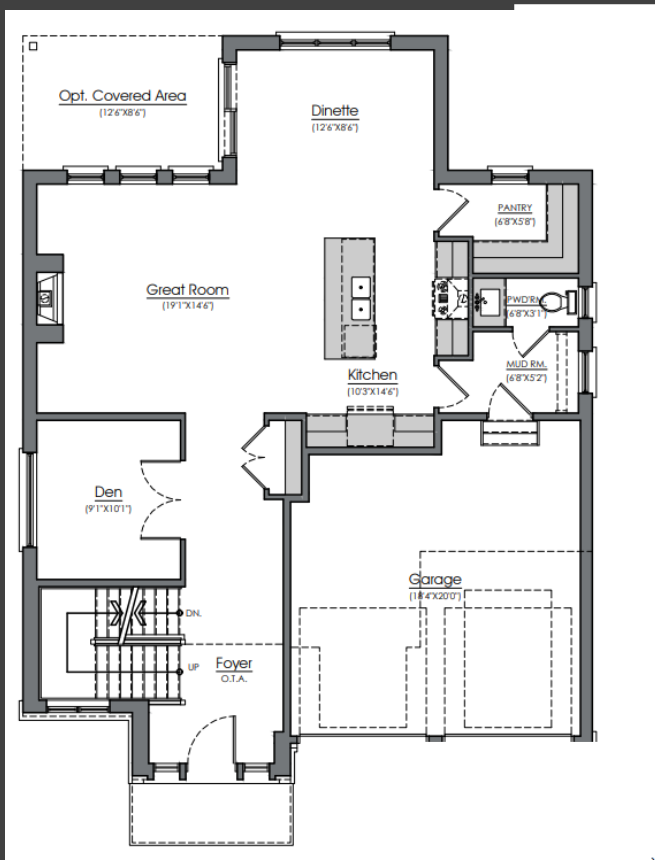
# THE MANHATTAN



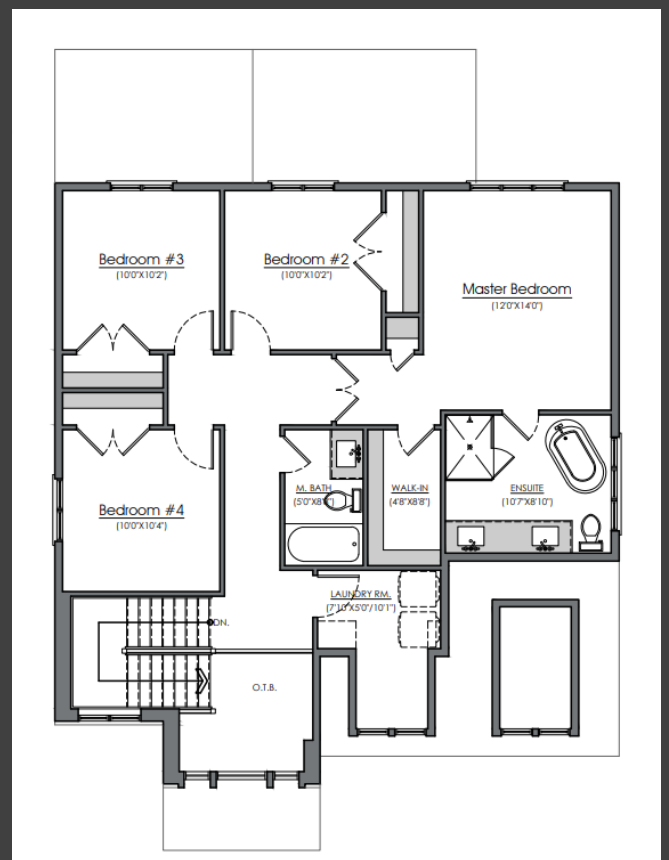
## FEATURES

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

### MAIN FLOOR



### SECOND FLOOR



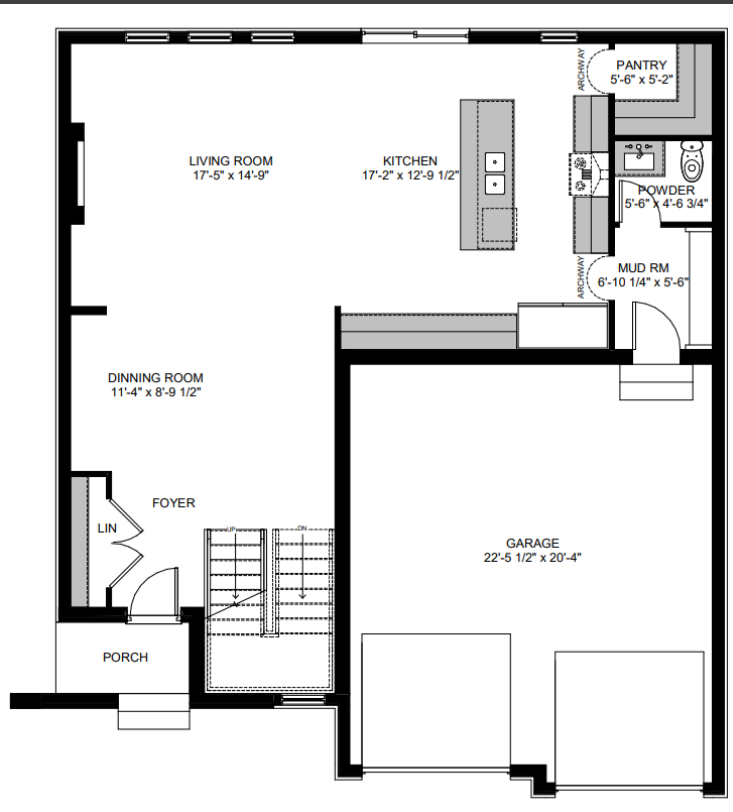
# THE ABERDEEN



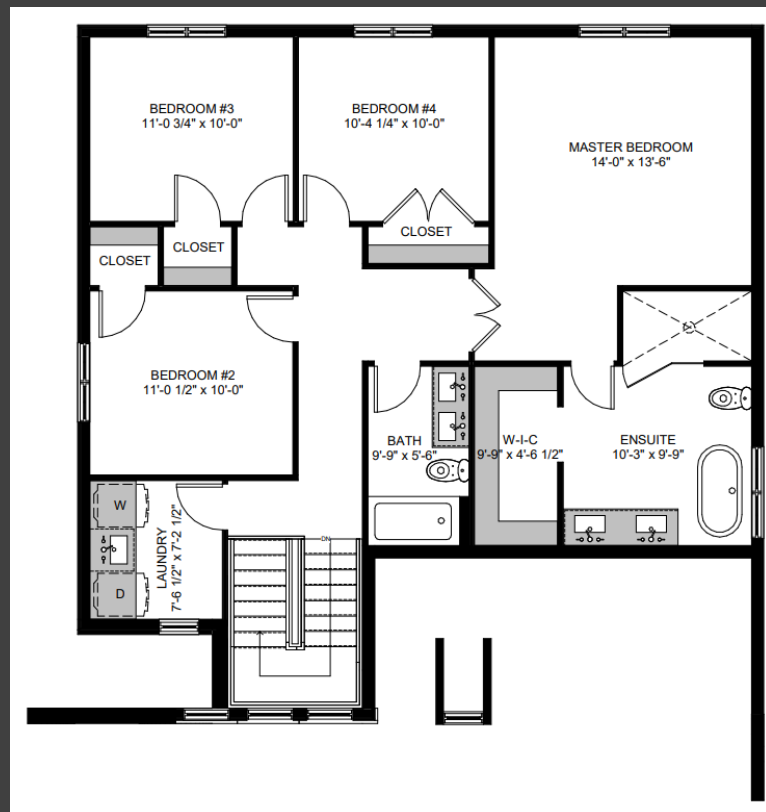
## FEATURES

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

## MAIN FLOOR



## SECOND FLOOR





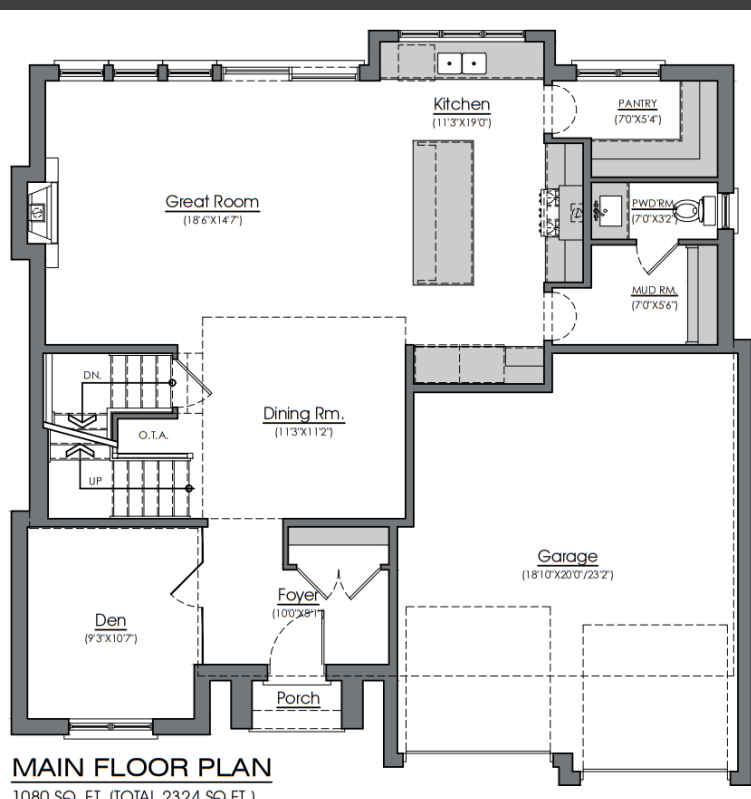
# THE CALI



## FEATURES

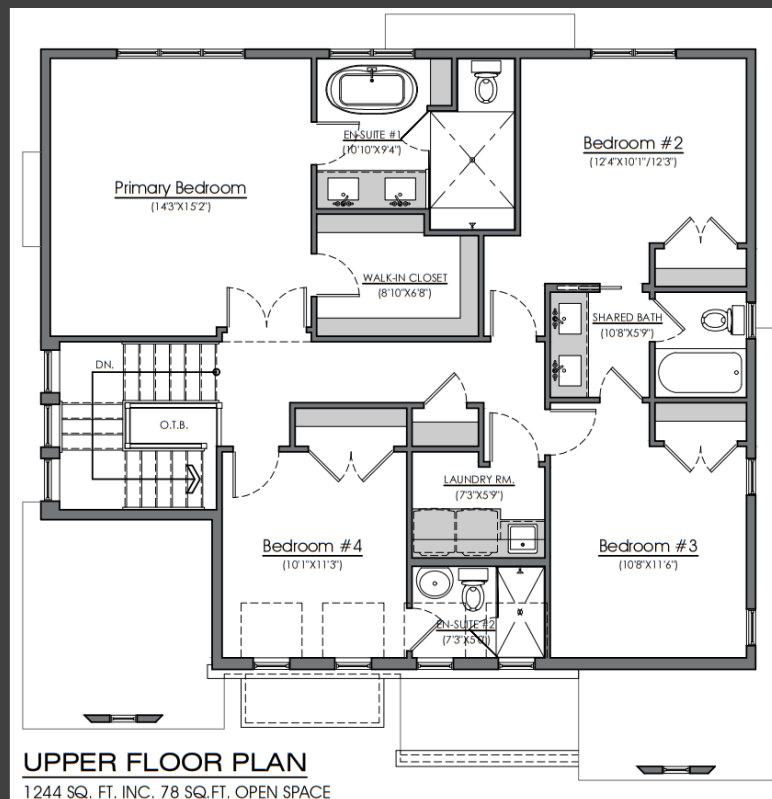
- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,324 SQFT

## 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

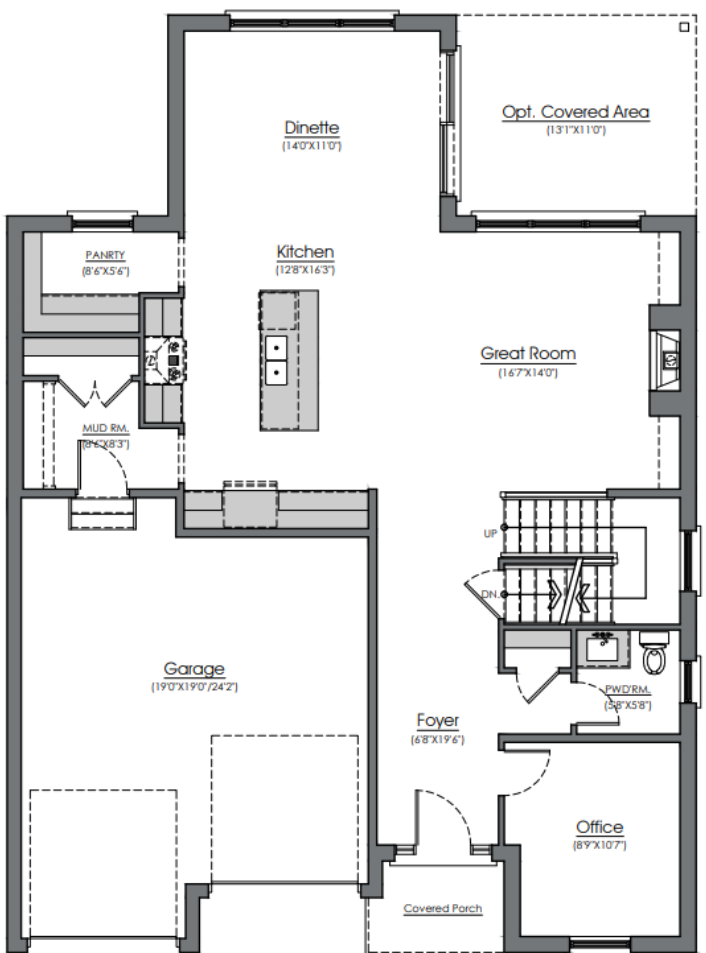
# THE BRIGHTON III



## FEATURES

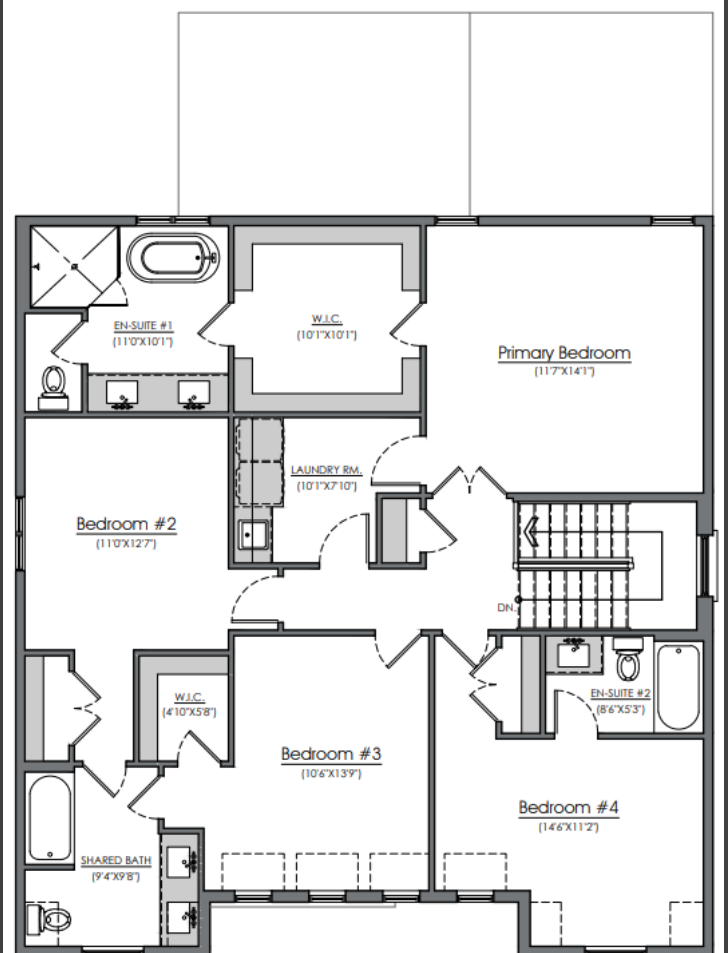
- 4 BED
- 3.5 BATH
- 2 CAR GARAGE
- 2,684 SQFT

## MAIN FLOOR



**MAIN FLOOR PLAN**  
1186 SQ. FT. (TOTAL 2684 SQ.FT.)

## SECOND FLOOR



**UPPER FLOOR PLAN**  
1460 SQ. FT.

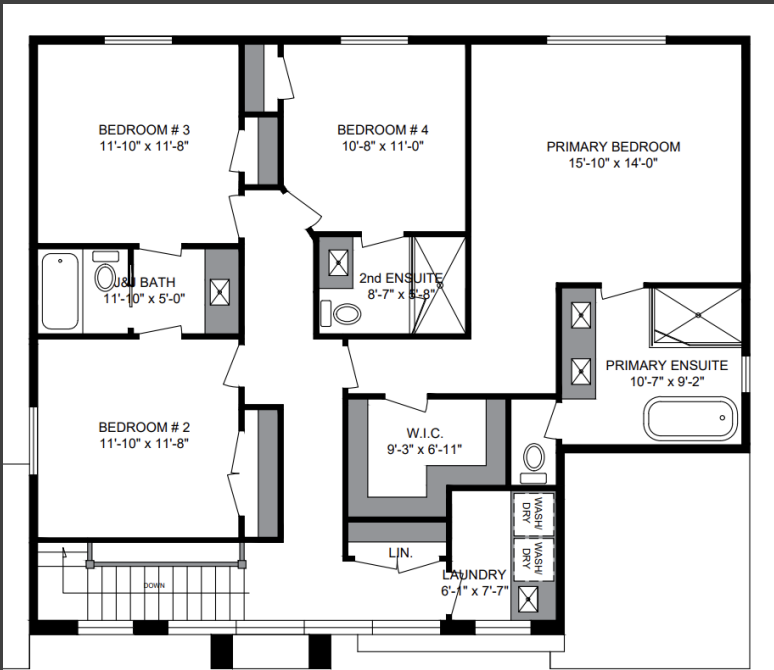
# THE REMINGTON



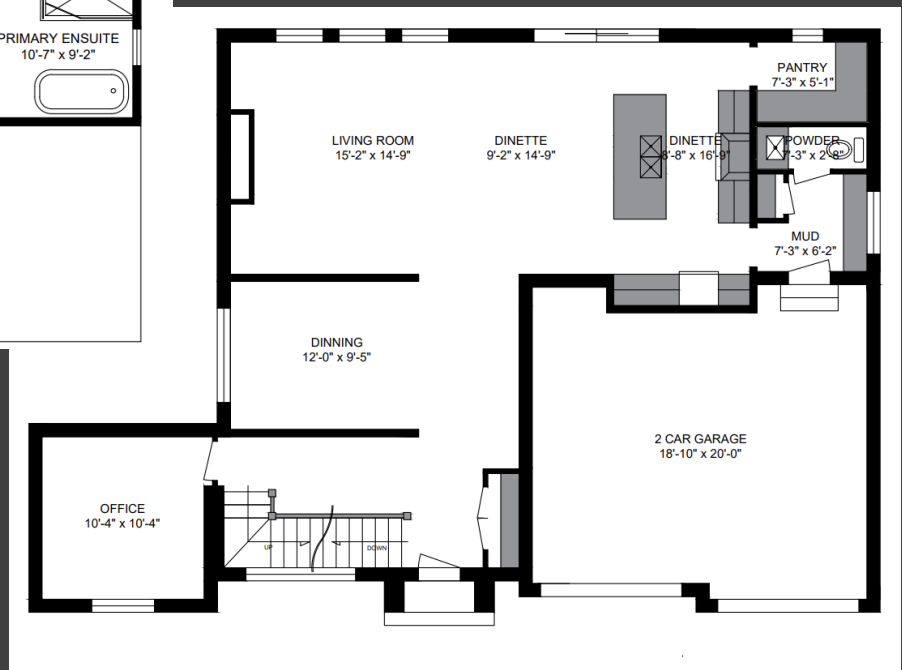
## FEATURES

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

## SECOND FLOOR



## MAIN FLOOR



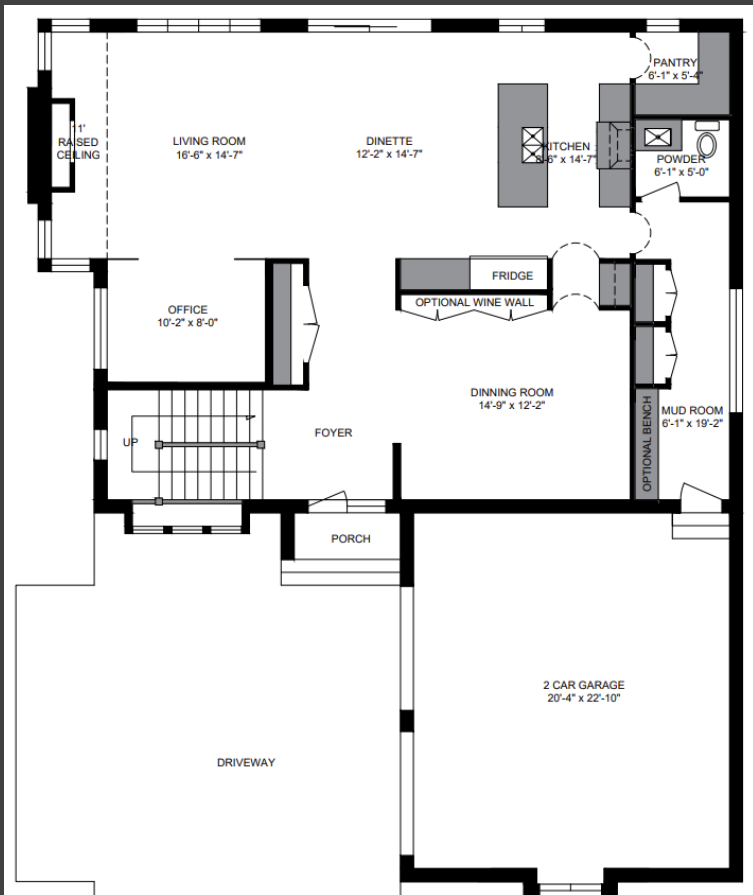
# THE LINKWAY



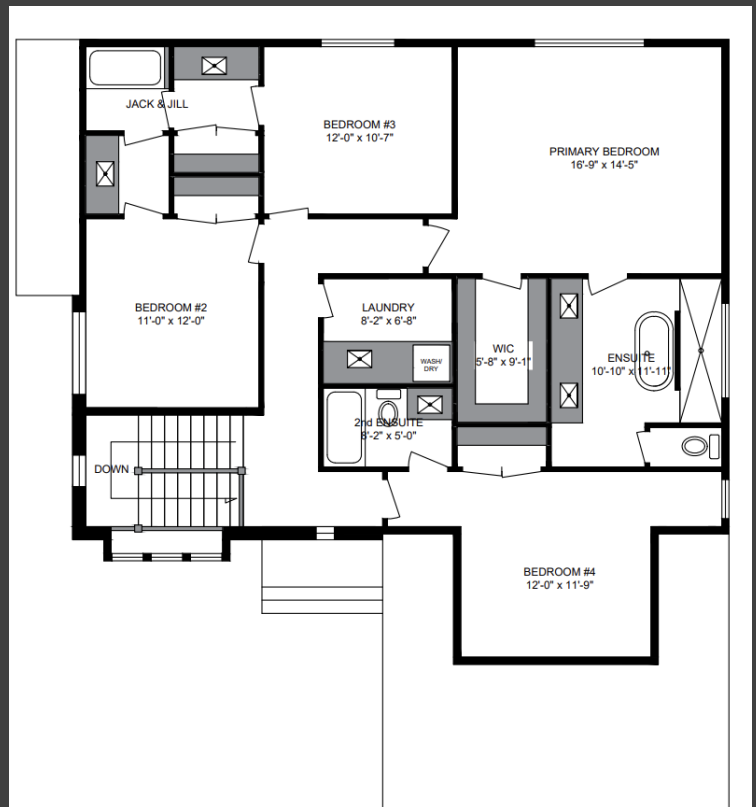
## FEATURES

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

### MAIN FLOOR



### SECOND FLOOR



# THE SHEPHERD



## FEATURES

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

MAIN FLOOR



SECOND FLOOR







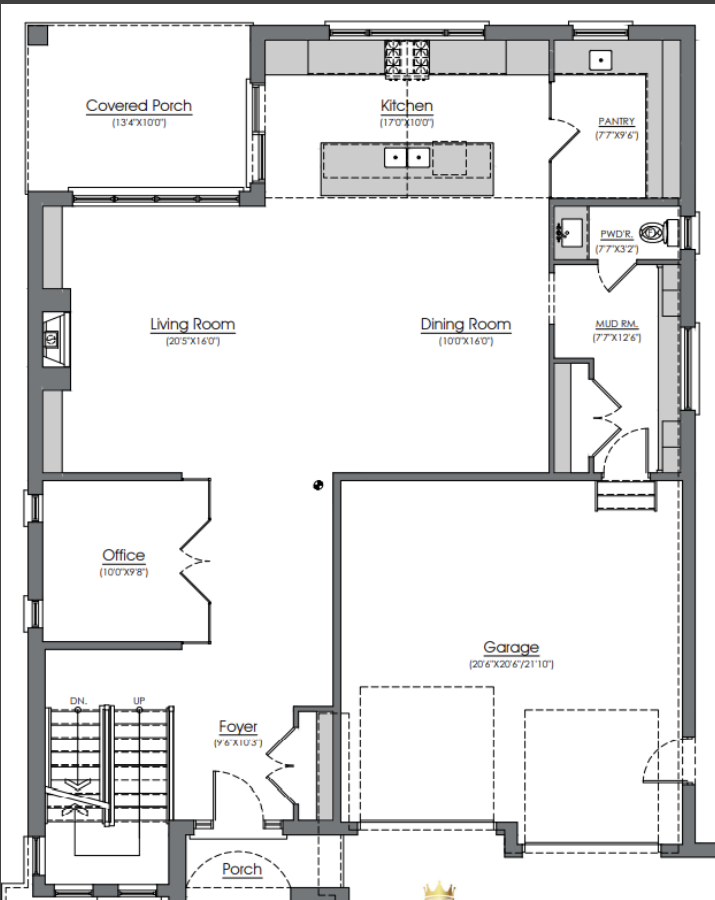
# THE BRADY



## FEATURES

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

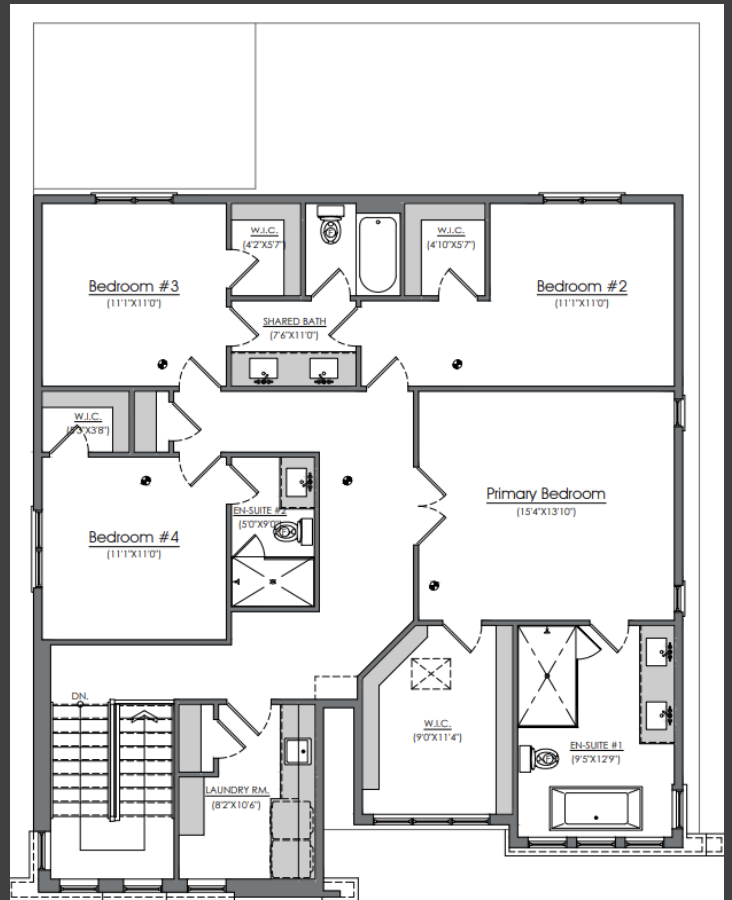
## MAIN FLOOR



**MAIN FLOOR PLAN**  
1396 SQ. FT. (TOTAL 2950 SQ. FT.)



## SECOND FLOOR



**UPPER FLOOR PLAN**  
1554 SQ. FT.

# 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:**

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519.495.1422