



# SUNNINGDALE CROSSING



# SITE PLAN



SUNNINGDALE  
CROSSING

## PLUMB BLOSSOM COURT

<i>Lot 5</i> - 50' Pie/Private/Court	\$85,000
<i>Lot 6</i> - 50' Pie/Private/Court	\$85,000
<i>Lot 7</i> - 50' Pie/Private/Court	\$85,000

## WHITE PINE STREET

<i>Lot 28</i> - 60' Corner Lot	\$25,000
<i>Lot 29</i> - 60' Standard Lot	No Premium
<i>Lot 30</i> - 60' Standard Lot	No Premium
<i>Lot 31</i> - 60' Standard Lot	No Premium
<i>Lot 32</i> - 60' Standard Lot	No Premium
<i>Lot 35</i> - 60' Corner Lot	\$25,000
<i>Lot 36</i> - 60' Standard Lot	No Premium
<i>Lot 37</i> - 60' Standard Lot	No Premium
<i>Lot 38</i> - 60' Standard Lot	No Premium

### Note:

1. Prices above are subject to change without notice.
2. All prices include Harmonized Sales Tax, net of applicable taxes
3. Lot sizes are approximate

LOT PREMIUMS & INFO

## 50' Lot Plans

### 1 Story Plans

*The French*      1675sqft      \$1,149,900

*The Talon*      1808sqft      \$1,169,900

### 2 Story Plans

*The Erindale*      2000sqft      \$1,169,900

*The Manhattan*      2236sqft      \$1,229,900

*The Aberdeen*      2260sqft      \$1,239,900

*The Lovie I*      2306sqft      \$1,249,900

*The Cali*      2324sqft      \$1,259,900

*The Mirage*      2324sqft      \$1,259,900

*The Lovie II*      2418sqft      \$1,269,900

*The Shefield*      2802sqft      \$1,299,900

*The Linkway*      2906sqft      \$1,399,900

*The Brady*      2950sqft      \$1,359,900

*The Auburn II*      3176sqft      \$1,399,900

#### Note:

1. Prices above are subject to change without notice.
2. All prices include Harmonized Sales Tax, net of applicable taxes
3. Plans may need to be adjusted to fit the lot building envelope, net square footage of home will remain as per plans, dimension may vary due to adjustments to fit the lot.
4. All prices of homes are priced on a standard "Non Premium" Lot. Refer to Lot Premium & Info sheet for details.
5. Renderings and plans may show upgrades not included in the standard pricing, Covered porches and decks are not included.

PRICING

## 60' Lot Plans

### 1 Story Plans

*The Ivy*                    1975sqft            \$1,229,900

*The Kelowna*            2000sqft            \$1,249,900

*The Edwards*            2080sqft            \$1,279,900

### 2 Story Plans

*The Kleinburg I*        2108sqft            \$1,199,900

*The Kleinburg II*       2326sqft            \$1,229,900

*The Auburn I*            2442sqft            \$1,259,900

*The Luca*                2526sqft            \$1,299,900

*The Hinsdale II*        2893sqft            \$1,349,900

*The Aspen*               2980sqft            \$1,399,900

*The Davenport*          3272sqft            \$1,549,900

### Note:

PRICING

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3. Plans may need to be adjusted to fit the lot building envelope, net square footage of home will remain as per plans, dimension may vary due to adjustments to fit the lot.
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# THE FRENCH

1675 SQFT



2 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

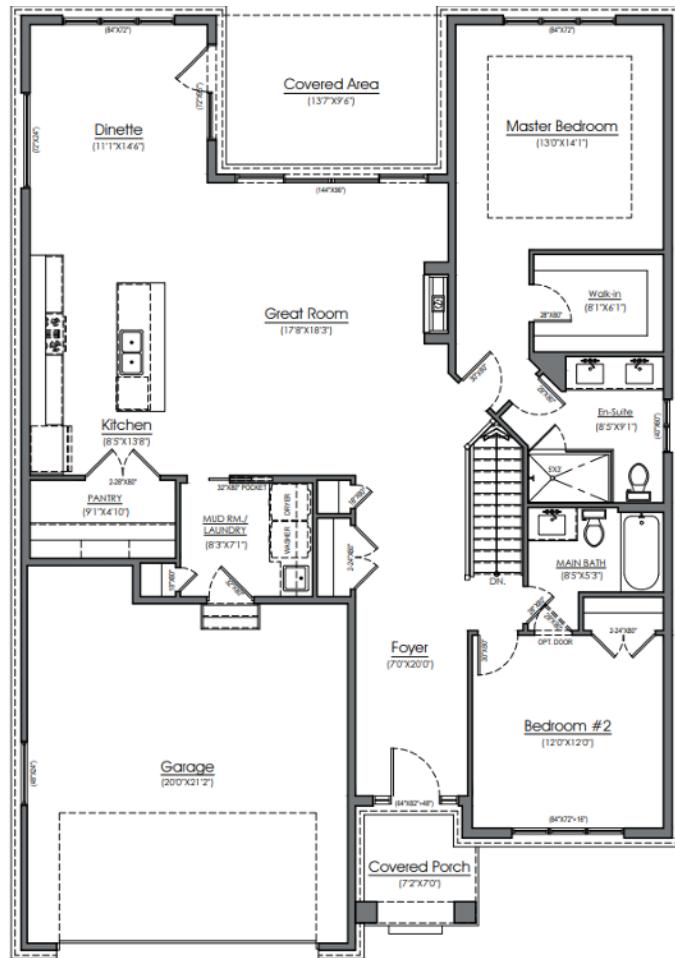
# THE FRENCH

## 1675 SQFT

2 

2 

2 



Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artist's concepts only and may show optional features not included in the base price.



# THE TALON

1808 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

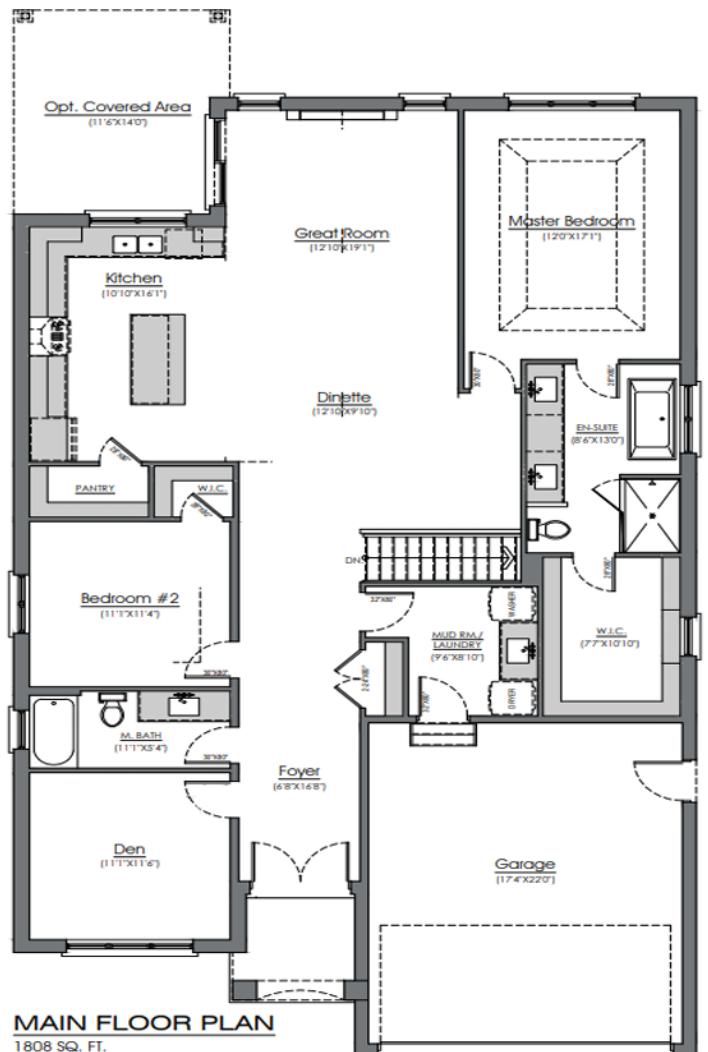
# THE TALON

## 1808 SQFT

3

2.5 

2



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# THE IVY

1975 SQFT



3 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

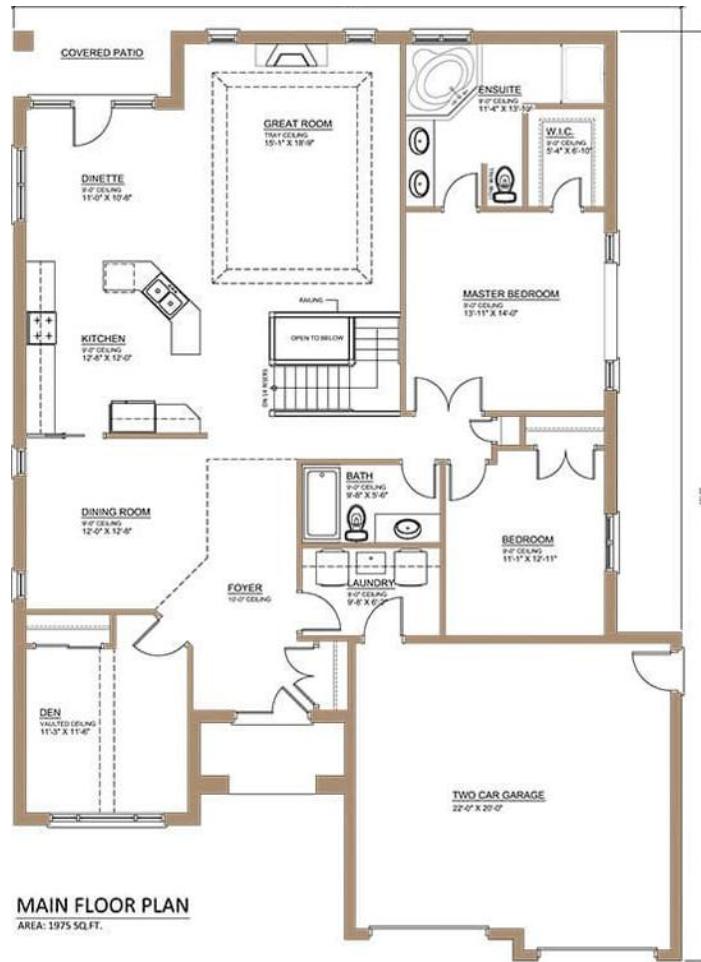
# THE IVY

## 1975 SQFT

3 

2 

2 



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# THE KELOWNA

2000 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

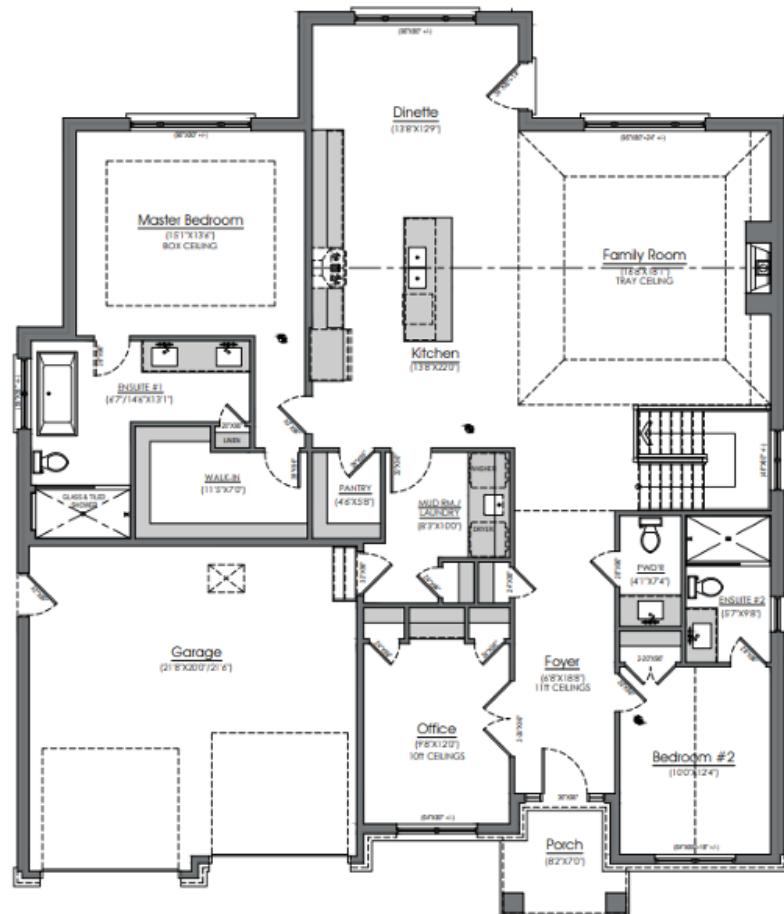
# THE KELOWNA

## 2000 SQFT

3 

2.5 

2 



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# THE EDWARD

2080 SQFT



3 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

# THE EDWARD

## 2080 SQFT

3 

2 

2 



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# THE ERINDALE

2000 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

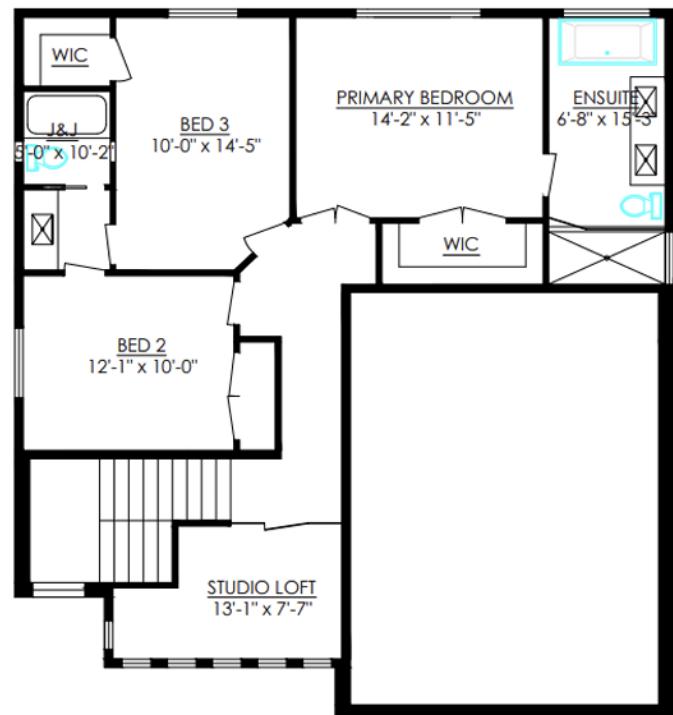
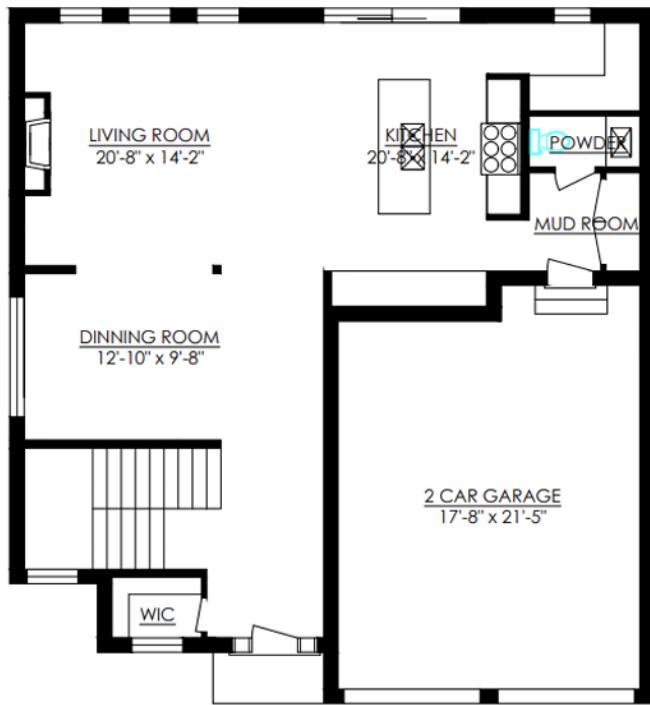
# THE ERINDALE

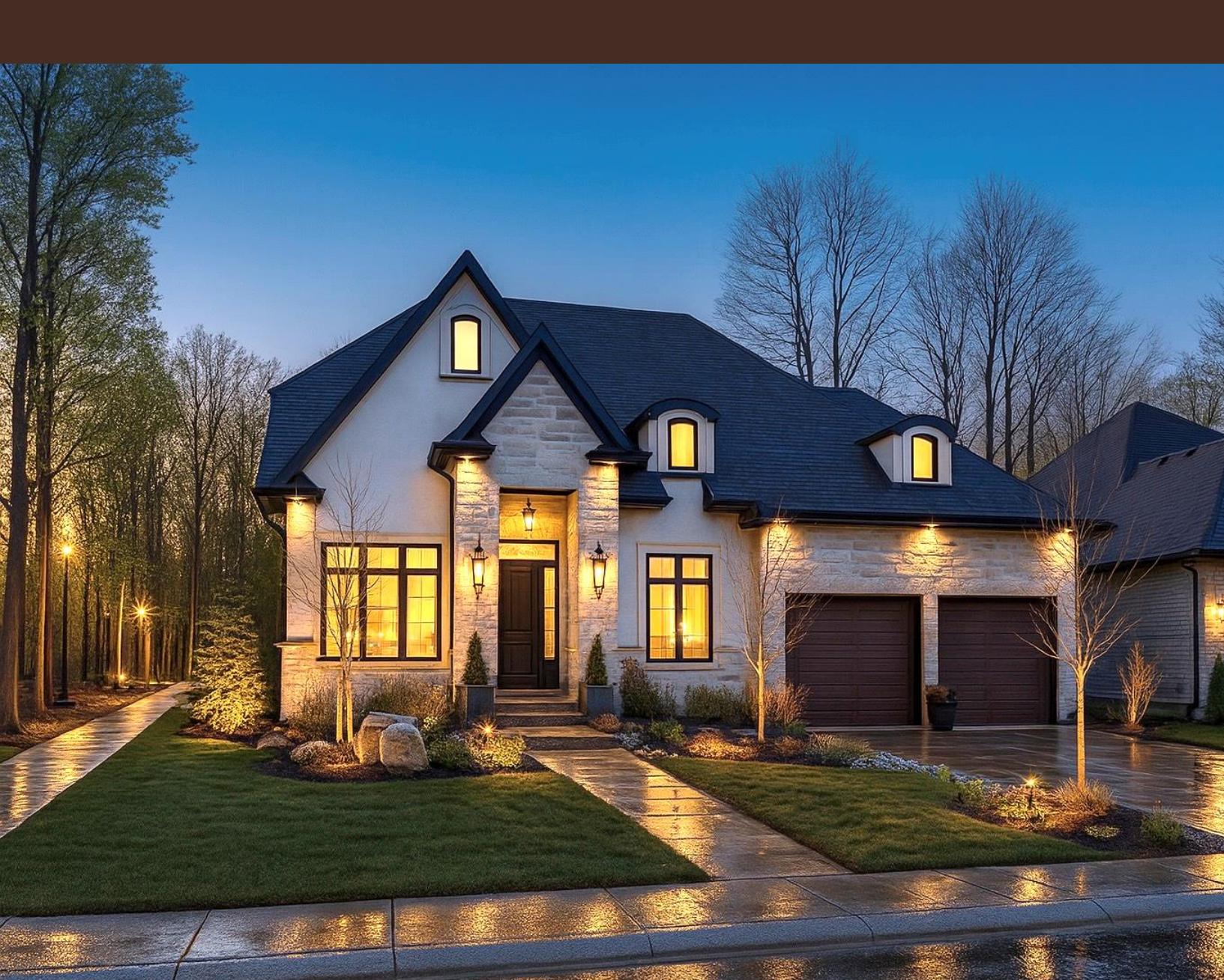
## 2000 SQFT

3 

2.5 

2 





# THE KLEINBURG I

2108 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

# THE KLEINBURG I

## 2108 SQFT

3 

2.5 

2 





# THE MANHATTAN

2236 SQFT



4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

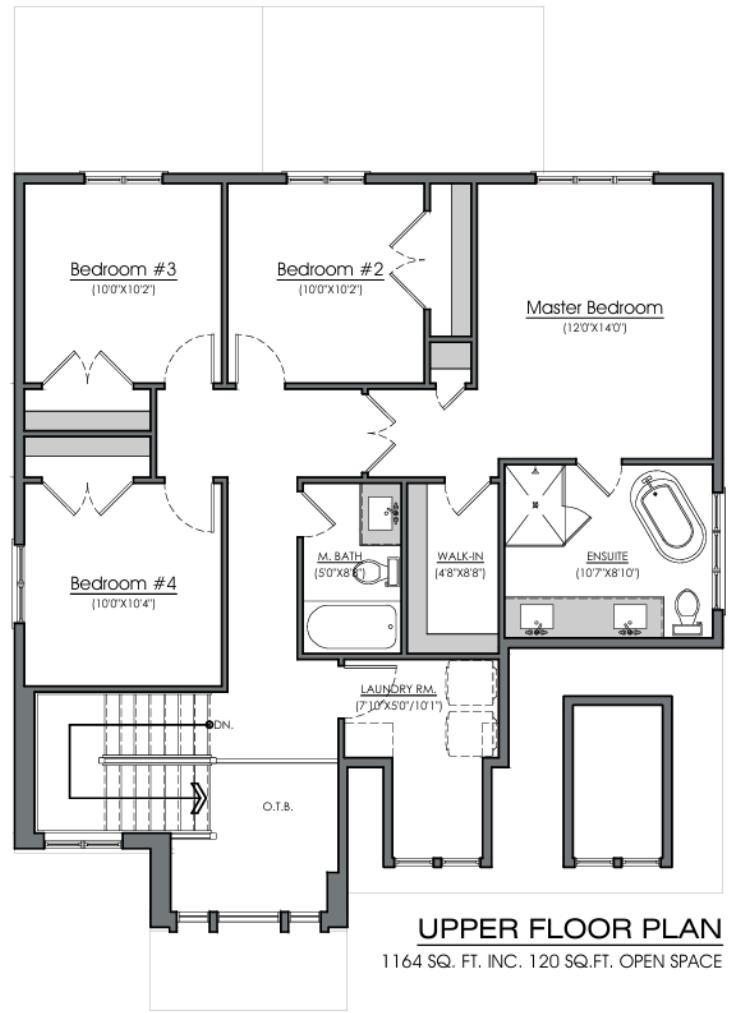
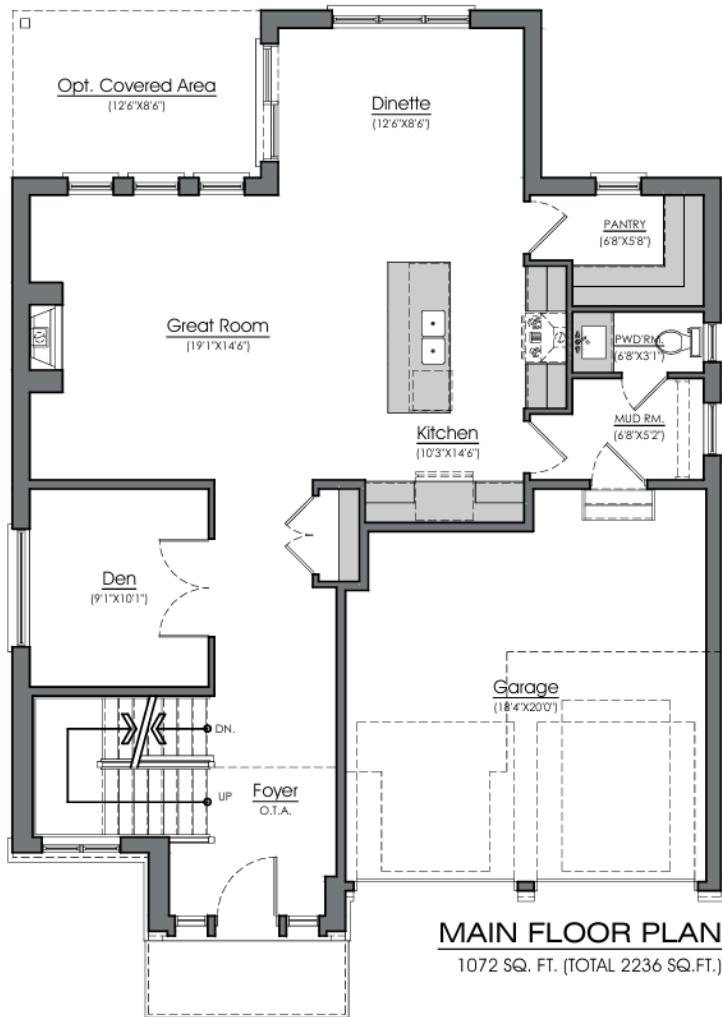
# THE MANHATTAN

## 2236 SQFT

4 

2.5 

2 





# THE ABERDEEN

2260 SQFT



4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

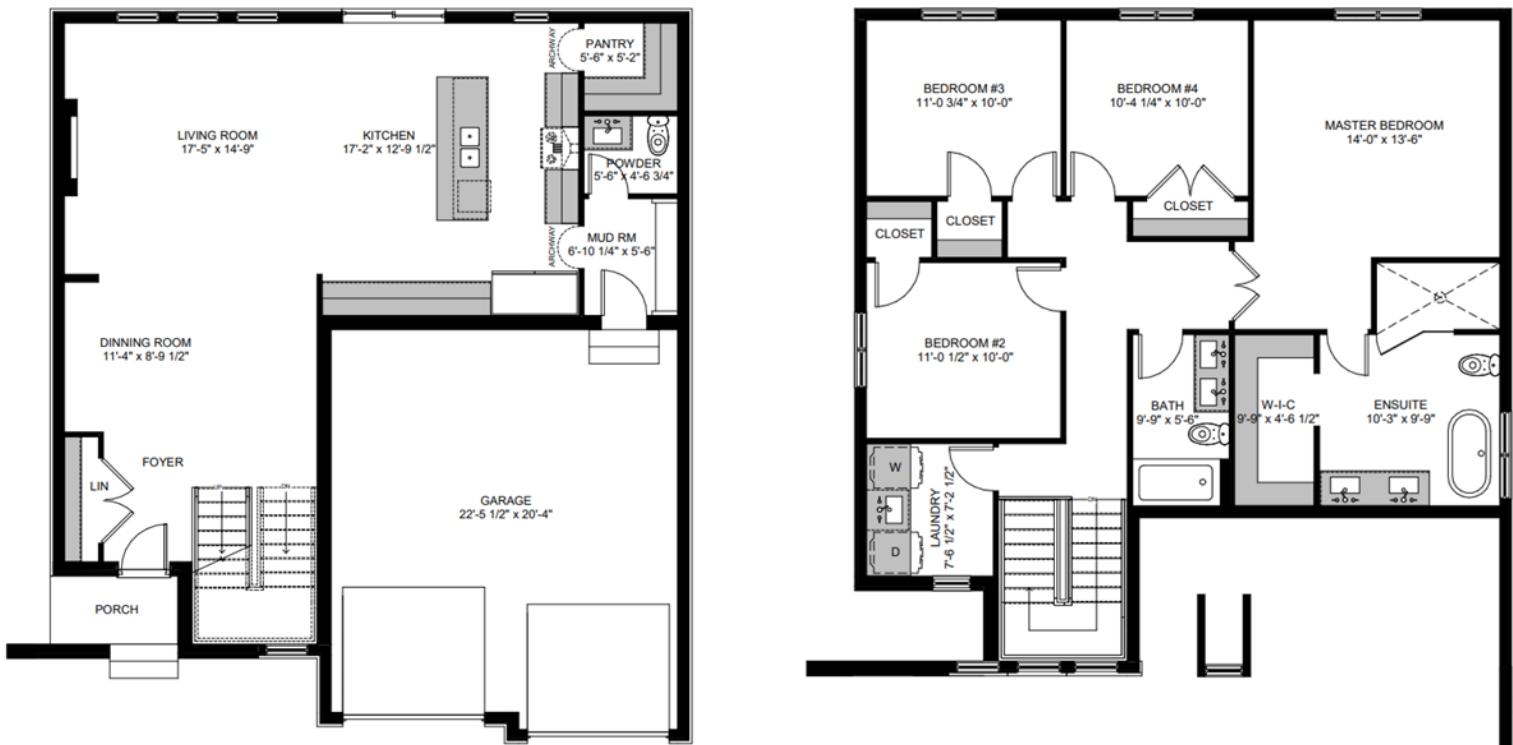
# THE ABERDEEN

## 2260 SQFT

4 

2.5 

2 





# THE LIVIE I

2306 SQFT



4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

# THE LIVIE I

## 2306 SQFT

4 

2.5 

2 





# THE CALI

2324 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE

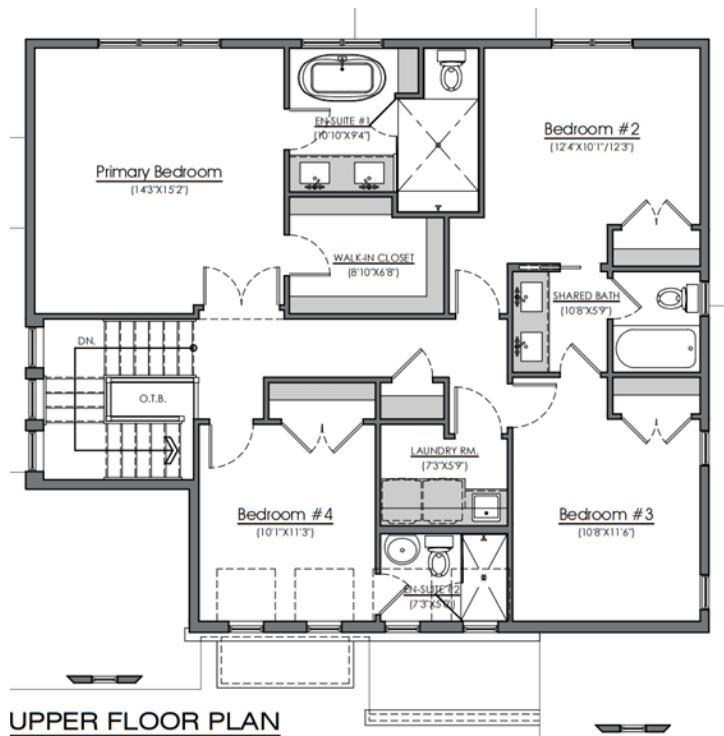
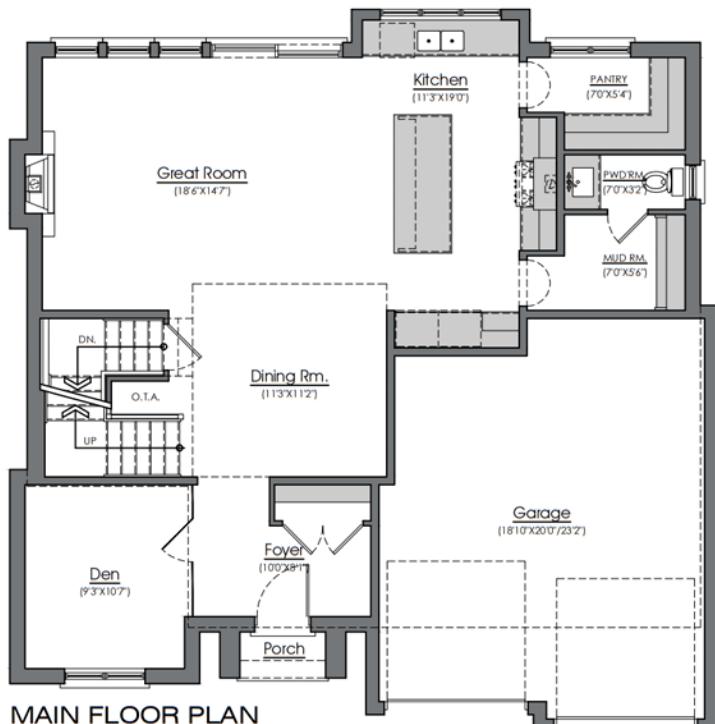
# THE CALI

## 2324 SQFT

4 

3.5 

2 





# THE MIRAGE

2324 SQFT



4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

# THE MIRAGE

## 2324 SQFT

4 

2.5 

2 



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# THE KLEINBURG II

2326 SQFT



4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

# THE KLEINBURG II

## 2326 SQFT

4 

2.5 

2 



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# THE LIVIE II

2418 SQFT



4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

# THE LIVIE II

2418 SQFT

4 

2.5 

2 



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# THE AUBURN I

2380 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

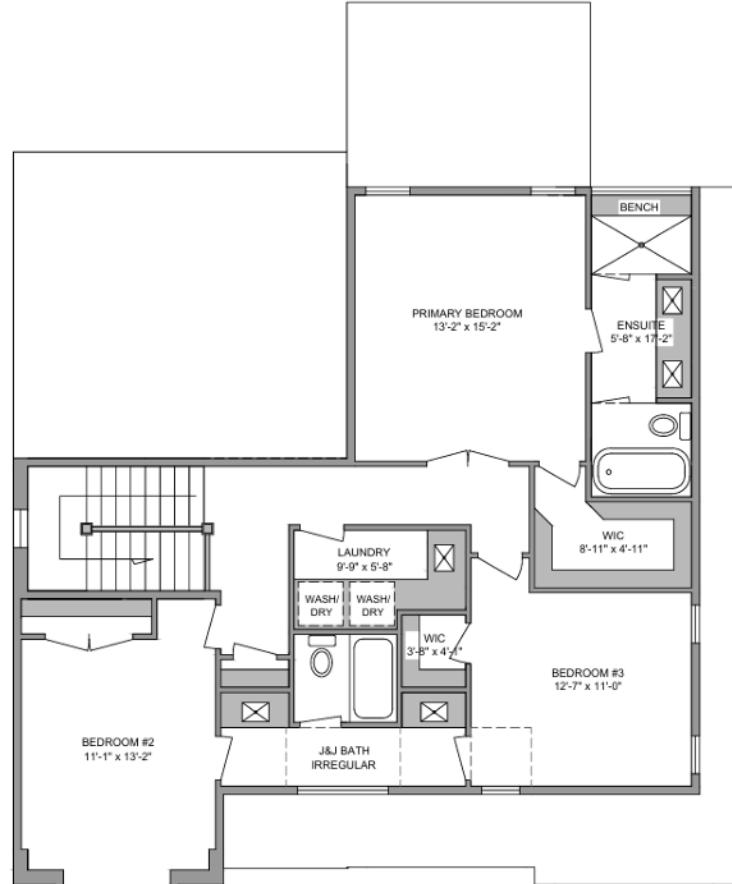
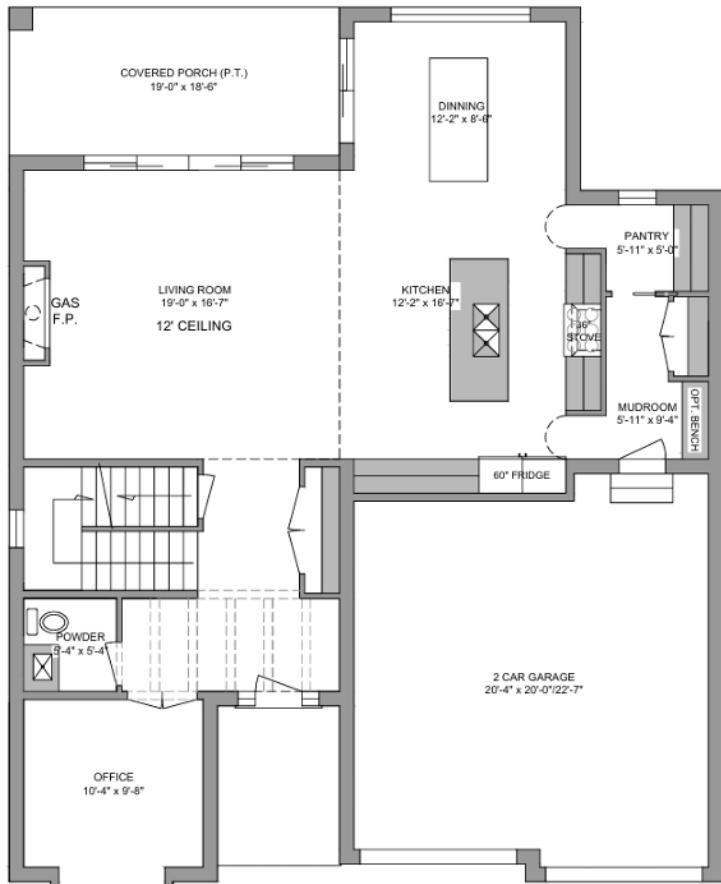
# THE AUBURN

## 2380 SQFT

3 

2.5 

2 





# THE LUCA

2526 SQFT



4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

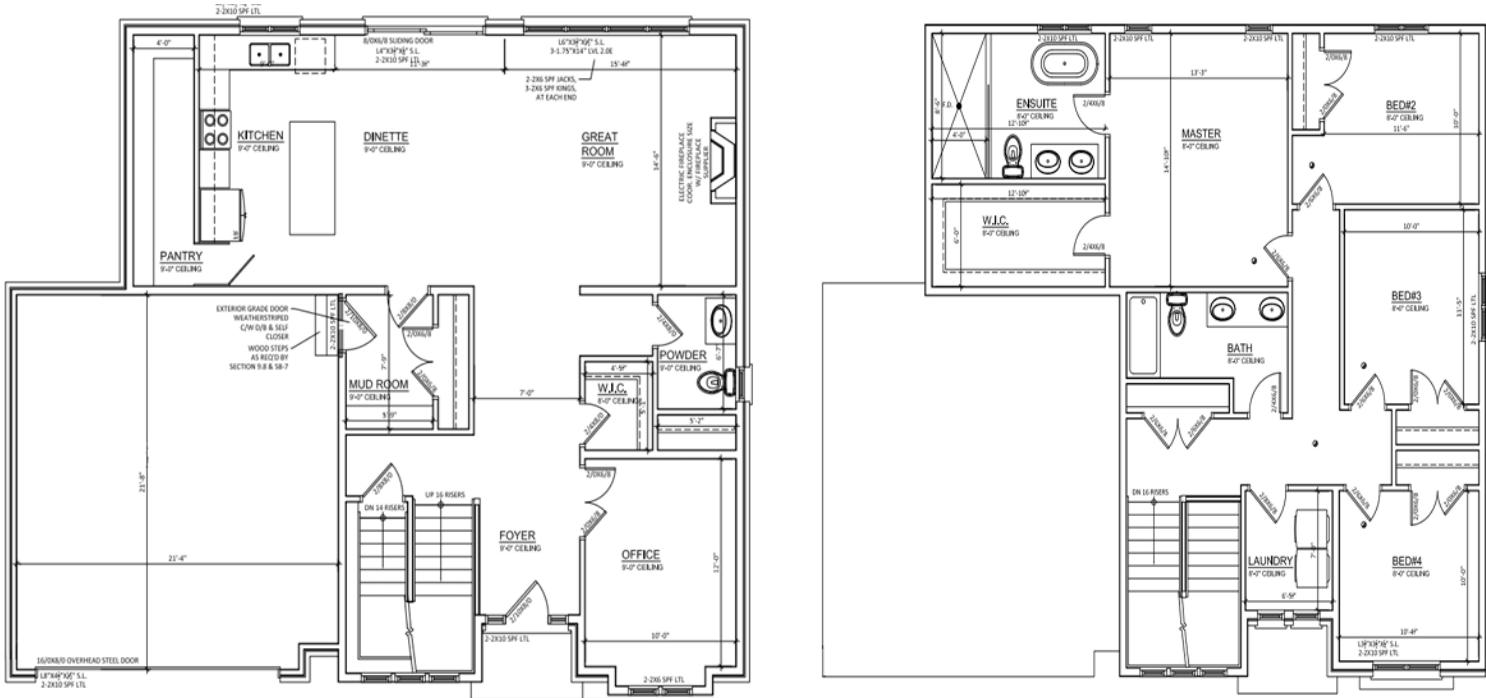
# THE LUCA

## 2526 SQFT

4 

2.5 

2 



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# THE SHEFIELD

2802 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE

# THE SHEFIELD

## 2802 SQFT

4

3.5 

2



# ROYAL OAK

HOMES OF LONDON LIMITED

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# THE HINSDALE II

2893 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE

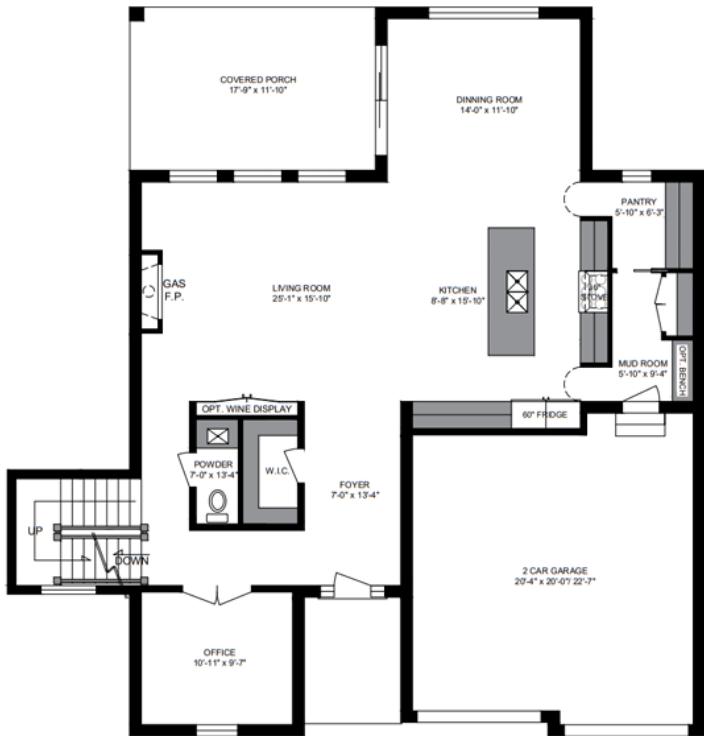
# THE HINSDALE II

## 2893 SQFT

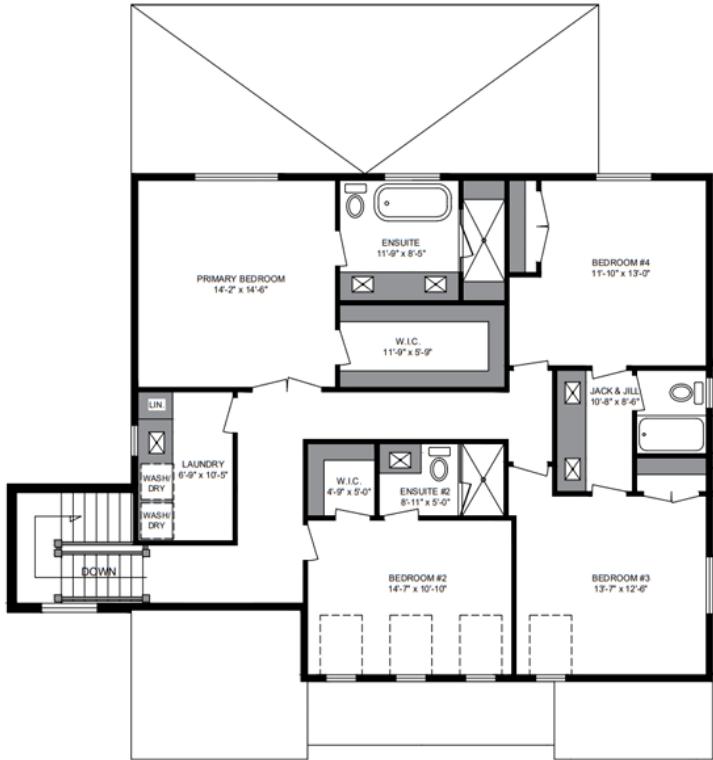
4 

3.5 

2 



**THE HINSDALE II**  
MAIN FLOOR 1,397 SQFT



**THE HINSDALE II**  
SECOND FLOOR 1,496 SQFT



# THE LINKWAY

2906 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

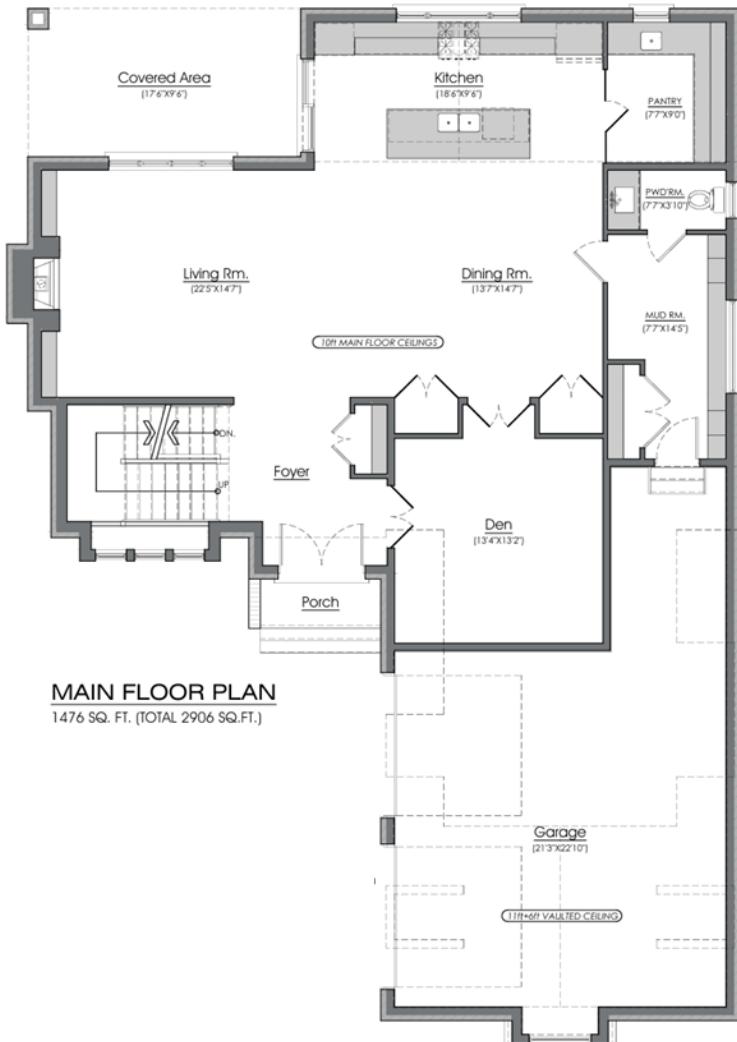
# THE LINKWAY

## 2906 SQFT

3 

2.5 

2 





# THE BRADY

2950 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE

# THE BRADY

## 2950 SQFT

4 

3.5 

2 



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# THE ASPEN

3122 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE

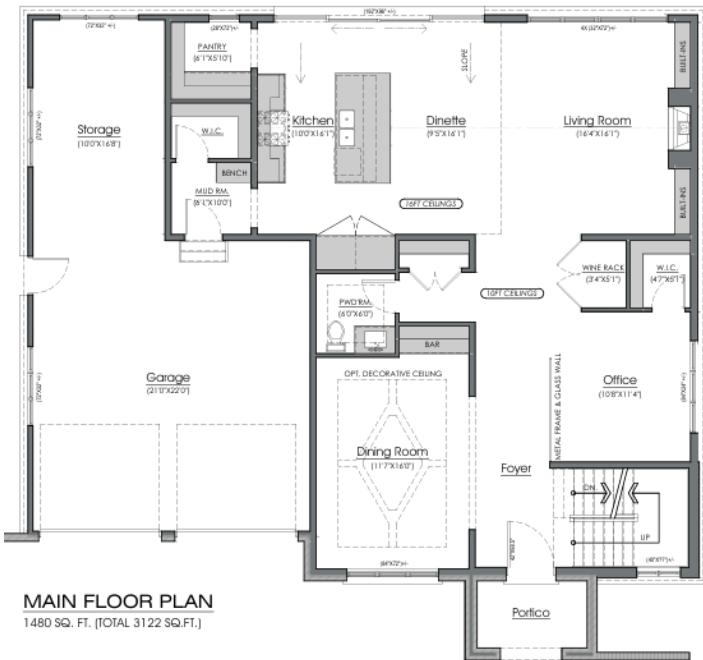
# THE ASPEN

## 3122 SQFT

4

3.5 

2



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# THE AUBURN II

3176 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE

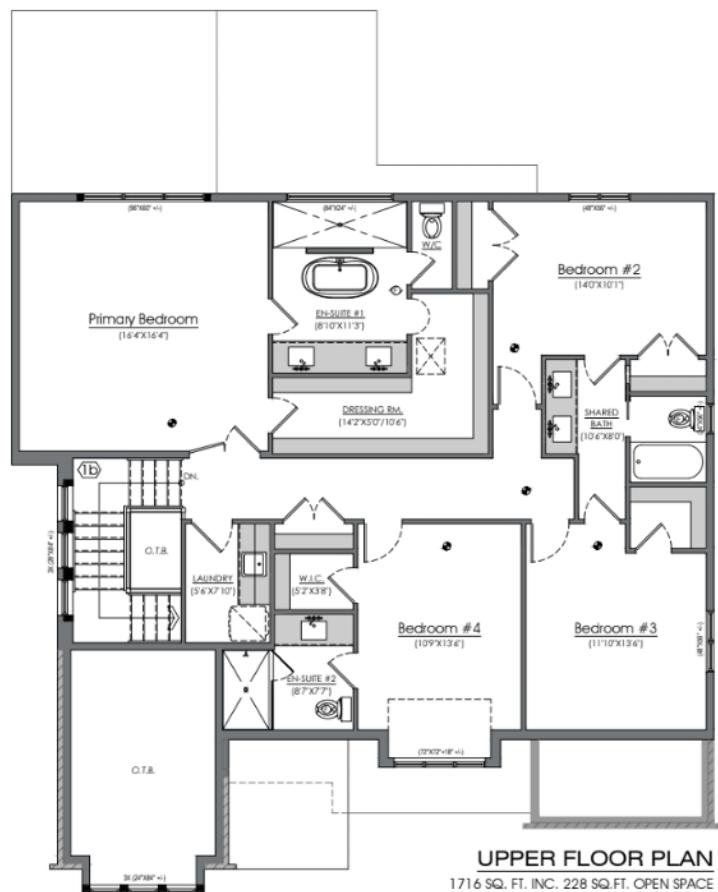
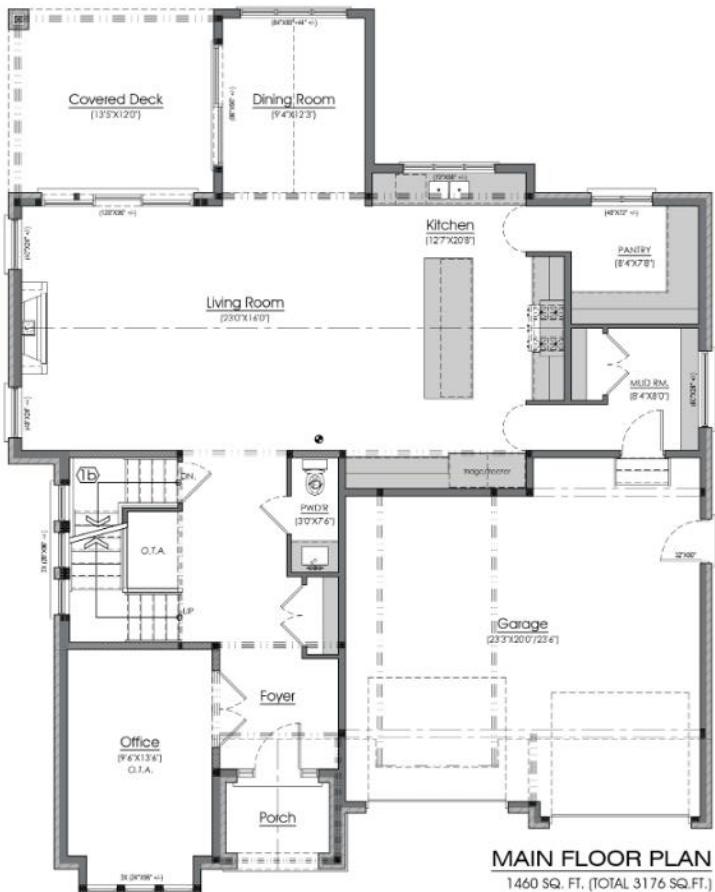
# THE AUBURN II

## 3176 SQFT

4 

3.5 

2 





# THE DAVENPORT

3272 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE

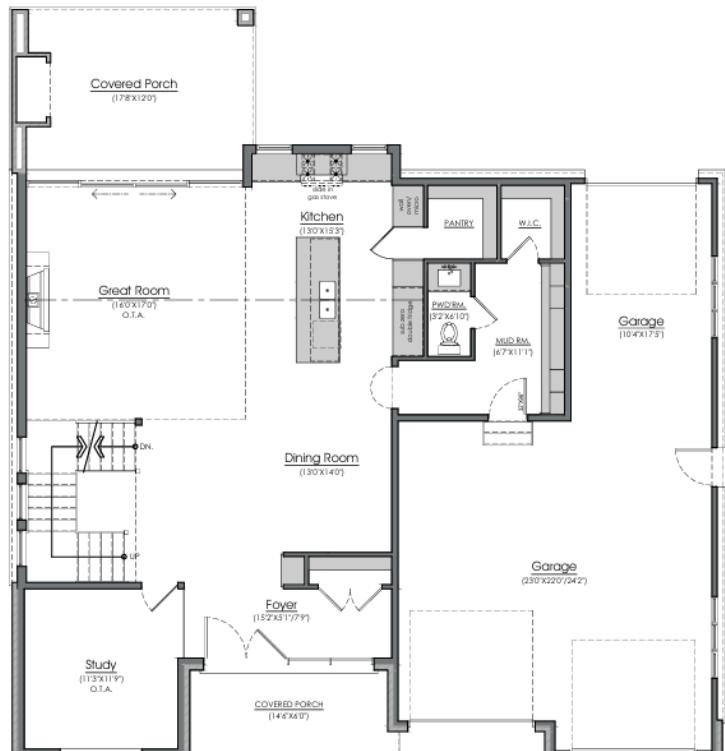
# THE DAVENPORT

## 3272 SQFT

4 

3.5 

2 



**MAIN FLOOR PLAN**  
1364 SQ. FT. (TOTAL 3272 SQ.FT.)



## GENERAL

- Entire Lot Graded & Sodded
- Driveway handy pavers
- Tarion New Home Warranty
- Decks and Covered Porches not included

## FOUNDATION

- Basement Foundation wall height 7'-10"
- 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 (Excluding Garage). 16" O/C covered with 7/16" OSB and Tyvek Home wrap.
- Interior walls framed with 2x4 studs, 16" O/C as per plans.
- Subfloor 3/4" High Performance T&G OSB, glued and screwed.
- Engineered roof truss covered in 7/16" OSB.
- All structural steel as per plans designed for load requirements, bulk heads as required.

## ROOFING

- Limited Lifetime Architectural Shingles
- Ice/Water protection in Valleys and roof edges
- Drip Edge as required
- Roof Vents as required

## MASONRY

- Cement brick as per plans on front elevation, and main floor on sides and rear.
- Stone sills at windows and doors.

## SIDING & ALUMINIUM

- Vinyl siding on second floor sides and rear.
- 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 included, white on the interior.
- Insulated slab entry man doors included, size as per plans.

## GARAGE DOOR

- Insulated standard flush panel door included, includes belt drive opener with key fob.
- Garage man doors not included.

## HEATING & COOLING

- 96% Efficiency furnace – 10 Year Limited Warranty.
- Air Conditioner included – 10 Year Limited Warranty.
- Life Breath – HRV unit included.
- 36" gas fireplace included in Living room.

## 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 and dryer included.
- Standard door chime.

## LIGHTING

- 25 LED Potlights included additional potlights are \$185+HST
- Lighting allowance is \$3000 inc HST at preferred Lighting Shoppe Vendor

## PLUMBING

- Plumbing fixtures (Delta Trinsic fixtures included in standard)
- Basement rough in only for a 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 R60.
- Basement walls R20 blanket wrap.
- Exposed floor joists R31 Spray foam.
- Orange Peel textured ceilings in all rooms, bathrooms finished in flat.
- Garage drywall with one coat of taping compound.

## TRIM, DOORS & HARDWARE

- 3-1/2" MDF Casing.
- 5-1/4" MDF Baseboard.
- 2 Panel smooth hallow core interior doors.
- Deadbolt on all exterior doors.
- Vinyl wire shelving in closets, pantry and linen closets.
- Brushed nickel hardware.

## STAIR & RAIL

- Stain grade Red Oak stair and rail included to all finished living space. Unfinished space includes pine grade stair.
- Iron spindles included on finished space stair.

## 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/hall.
- Tile in all bathrooms and mudroom, including tub and shower walls.

## CABINETRY & COUNTERS

- 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.