

ROYAL OAK HOMES OF LONDON LIMITED



**ONTARIO HST REBATE
PRICING NOW
INCLUDED**

BUILDER PACKAGE SPRING 2026

Linkway Blvd. Pricing

50' PLANS

1 Story Plans



<i>The Lotus</i>	1359sqft	\$1,109,900	\$999,900
<i>The Cambridge</i>	1564sqft	\$1,174,900	\$1,069,900
<i>The Early</i>	1688sqft	\$1,194,900	\$1,089,900
<i>The Talon</i>	1808sqft	\$1,124,900	\$1,019,900

DISCLAIMERS:

- Plans and renderings may show upgrades that are not included in the standard pricing
- Decks and covered porches are NOT included
- Plans may need to be modified (flipped) depending on lot driveway location
- Some plans may need minor adjustments to fit the lot but square footage will not change
- Pricing includes HST and lot price. **THERE ARE NO HIDDEN FEES**

PRICE LIST

Linkway Blvd. Pricing



50' PLANS

2 Story Plans

<i>The Damian</i>	1714sqft	\$1,199,900	\$1,094,900
<i>The Brighton I</i>	1910sqft	\$1,239,900	\$1,134,900
<i>The Manhattan</i>	2236sqft	\$1,329,900	\$1,019,900
<i>The Aberdeen</i>	2260sqft	\$1,339,900	\$1,234,900
<i>The Cali</i>	2324sqft	\$1,349,900	\$1,244,900
<i>The Auburn</i>	2380sqft	\$1,359,900	\$1,254,900
<i>The Livie II</i>	2418sqft	\$1,374,900	\$1,269,900
<i>The Brighton III</i>	2646sqft	\$1,399,900	\$1,294,900
<i>The Sheffield</i>	2802sqft	\$1,429,900	\$1,324,900
<i>The Brady</i>	2950sqft	\$1,449,900	\$1,344,900

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PRICE LIST

Site Plan



SITE PLAN

Lot Details

Lot 9 50' Frontage x 111.5' Depth (Pond view)

Lot 10 50' Frontage x 111.5' Depth (Pond view)

LOTS



THE LOTUS

1359 SQFT



2 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

THE LOTUS

1359 SQFT

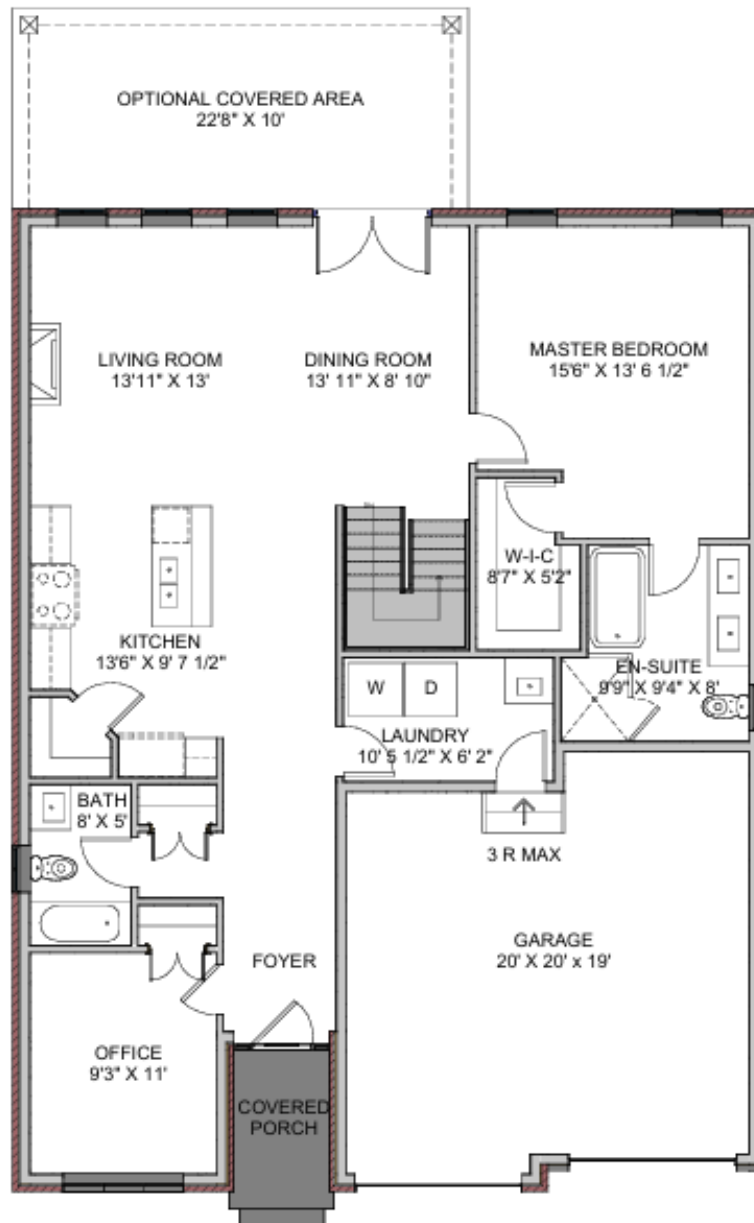
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2



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 CAMBRIDGE

1564 SQFT



2 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

THE CAMBRIDGE

1564SQFT



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THE EARLY

1688 SQFT



3 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

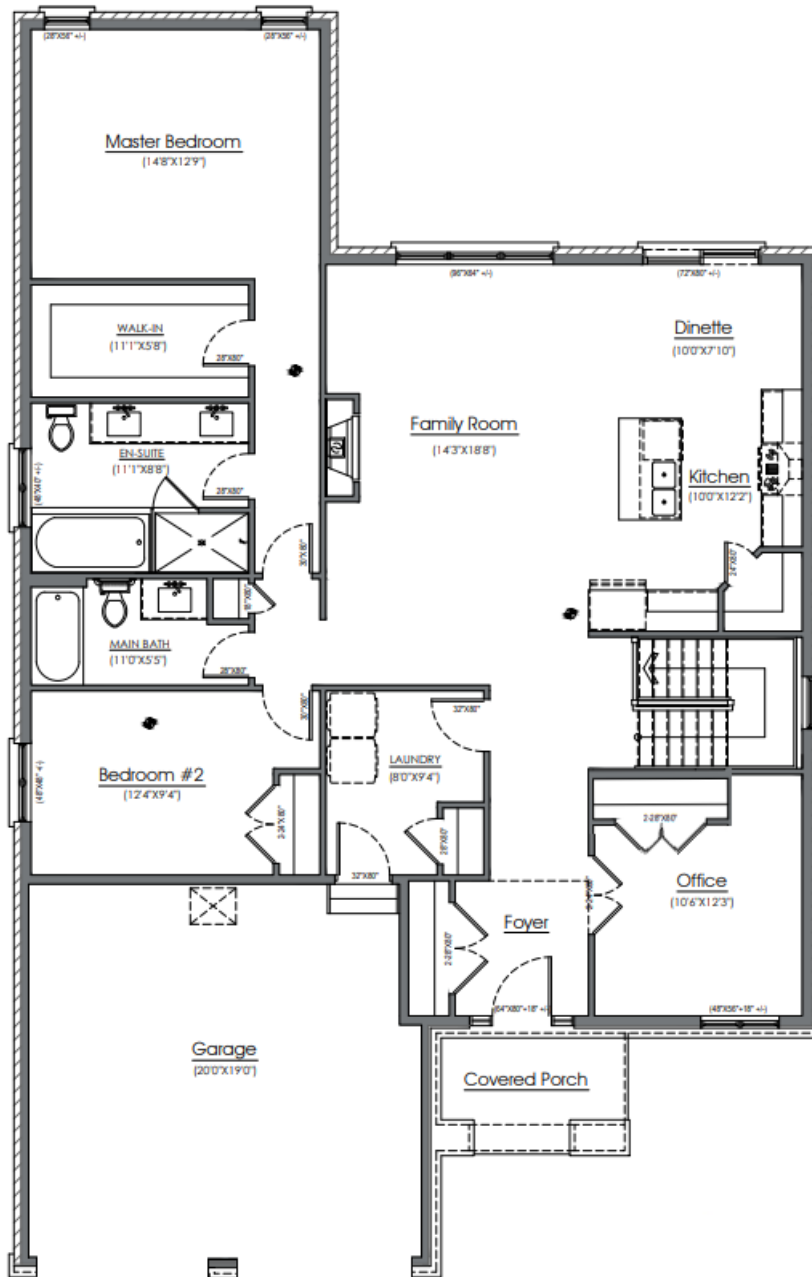
THE EARLY

1688 SQFT

3 

2 

2 



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THE TALON

1808 SQFT



2 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

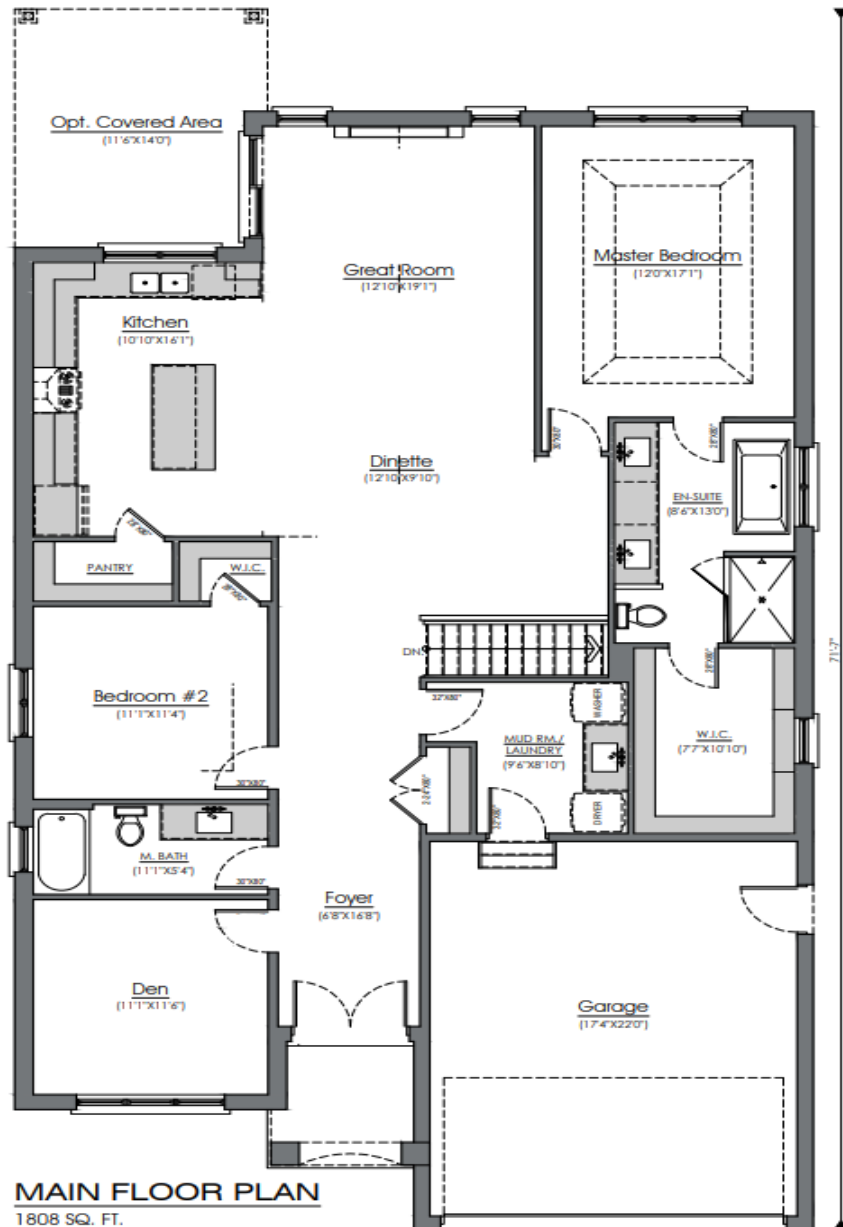
THE TALON

1808 SQFT

3 

2.5 

2 





THE DAMIAN

1714 SQFT



2 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

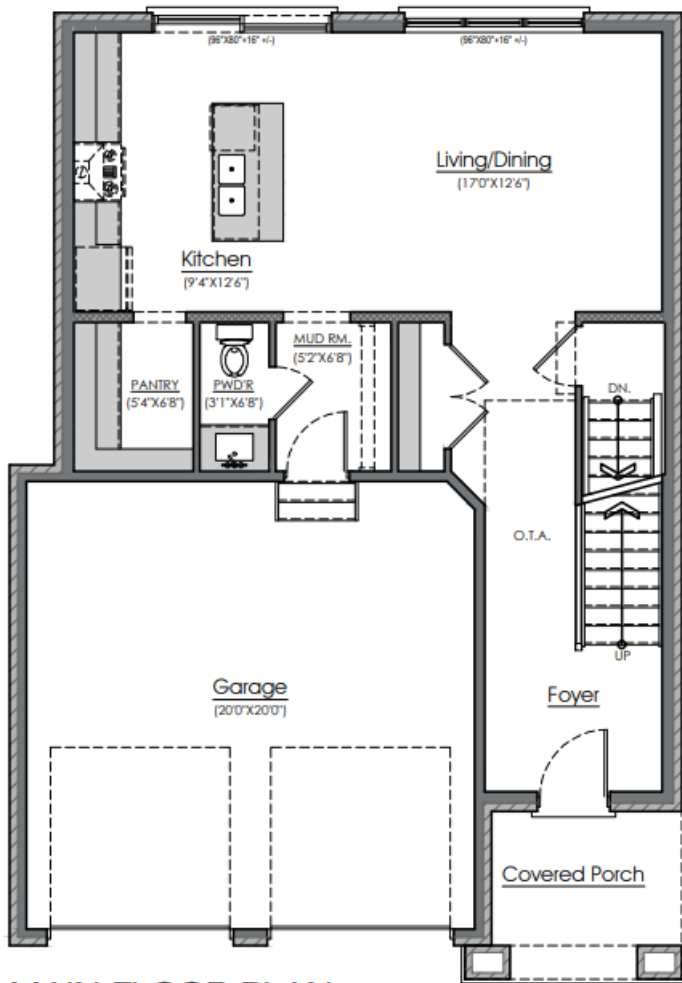
THE DAMIAN

1714 SQFT

3 

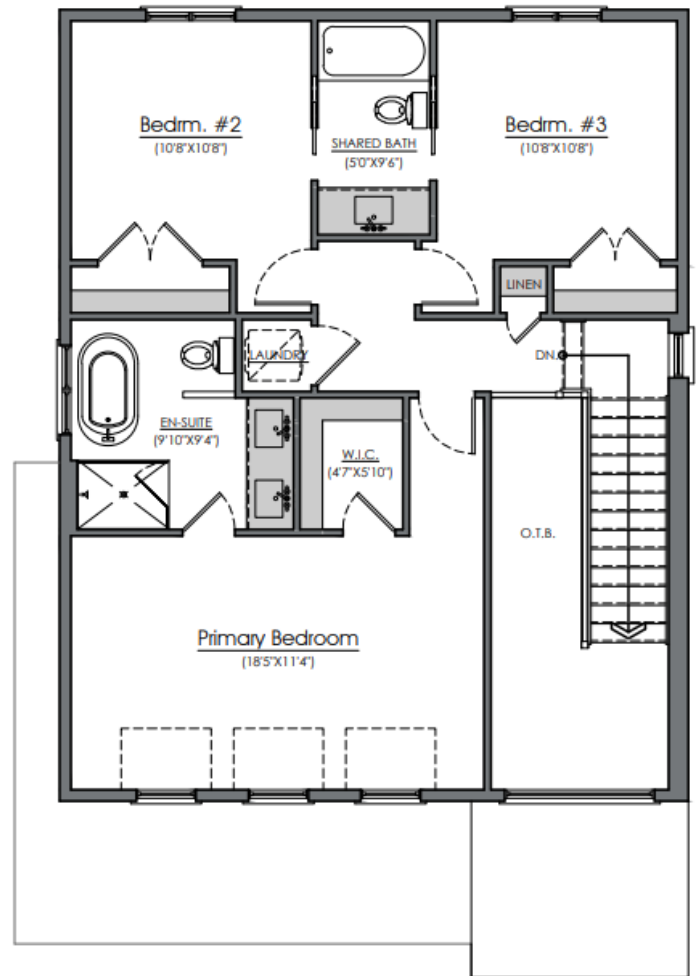
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MAIN FLOOR PLAN

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



UPPER FLOOR PLAN

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



THE BRIGHTON I

1910 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

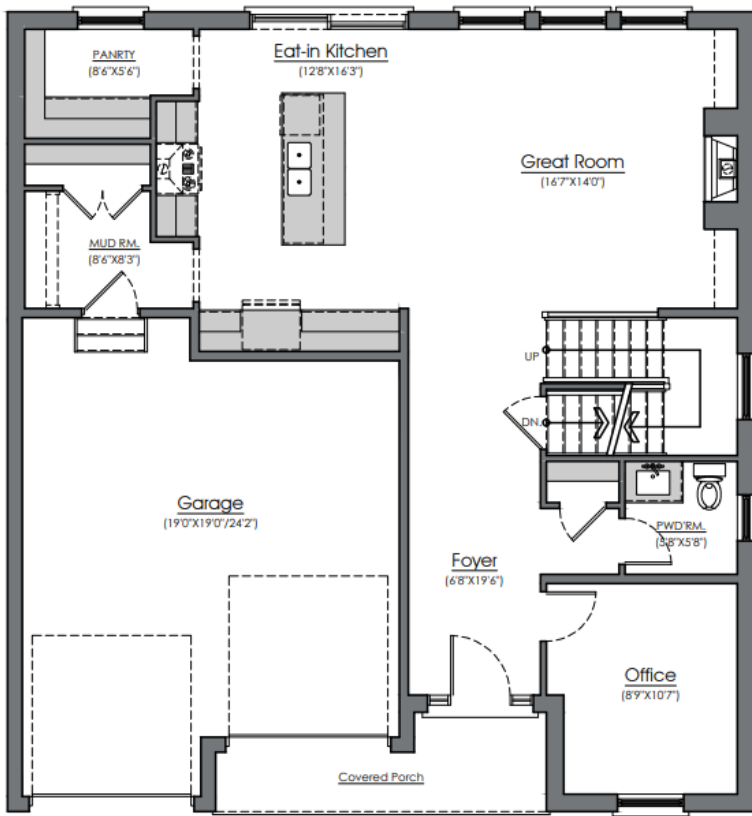
THE BRIGHTON I

1910 SQFT

3 

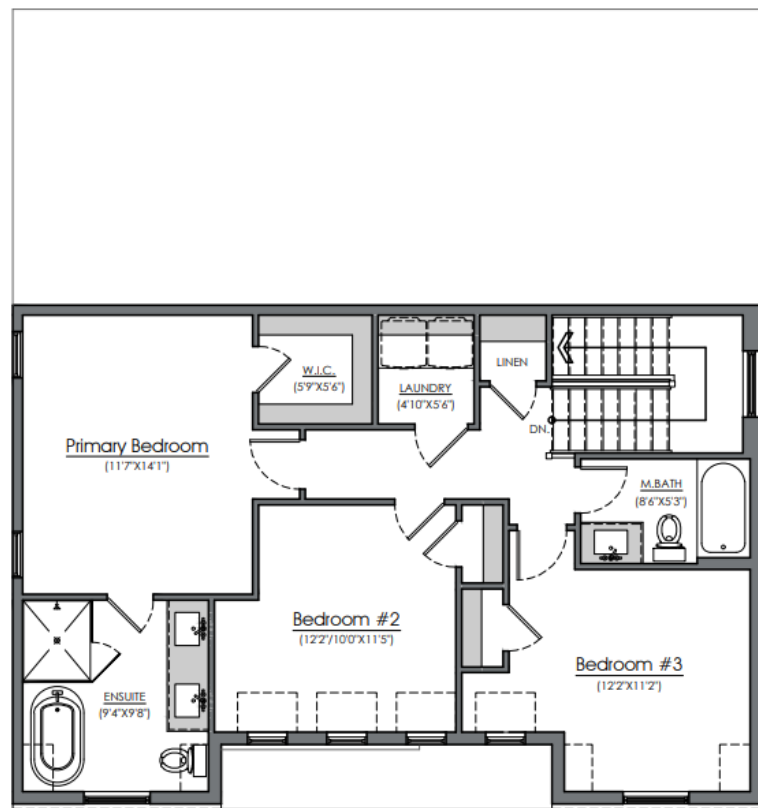
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MAIN FLOOR PLAN

1012 SQ. FT. (TOTAL 1910 SQ.FT.)



UPPER FLOOR PLAN

898 SQ. FT.



THE MANHATTAN

2236 SQFT



4 BEDROOMS



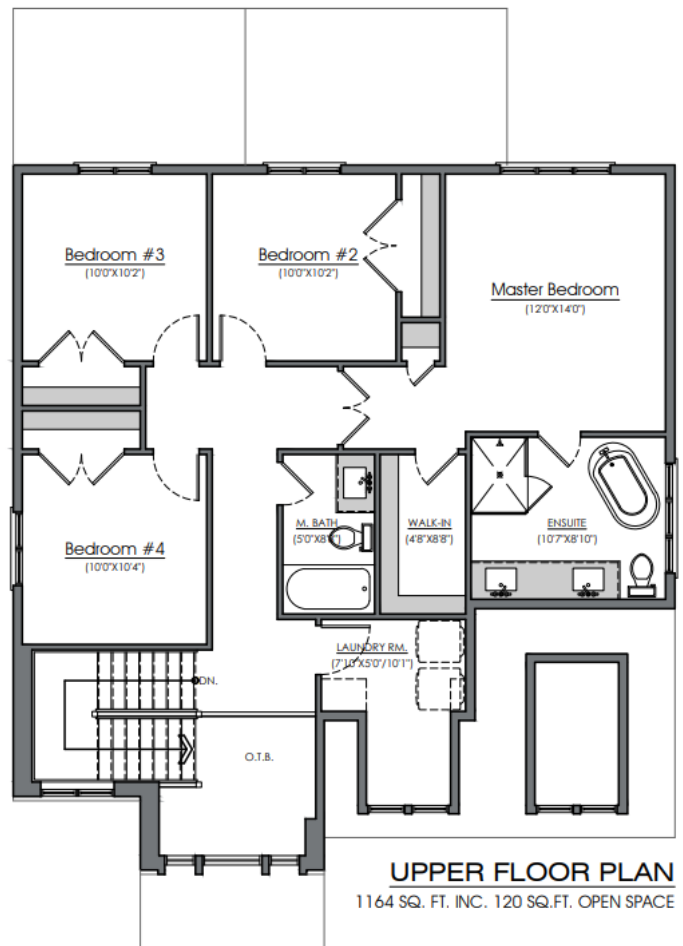
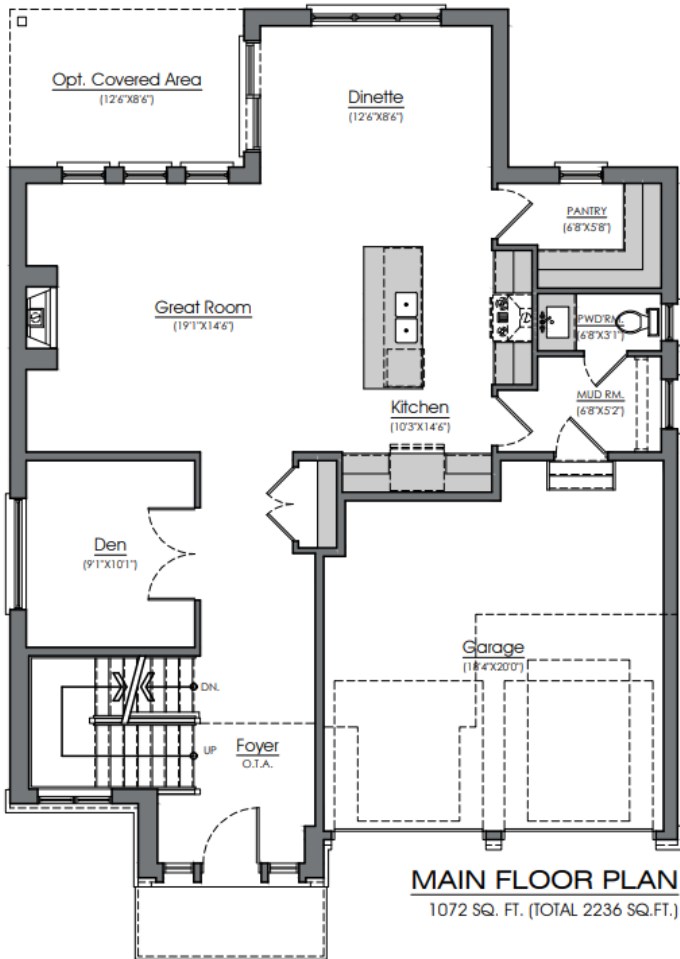
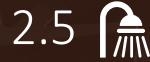
2.5 BATHROOMS



2 CAR GARAGE

THE MANHATTAN

2236 SQFT



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THE ABERDEEN

2260 SQFT



4 BEDROOMS



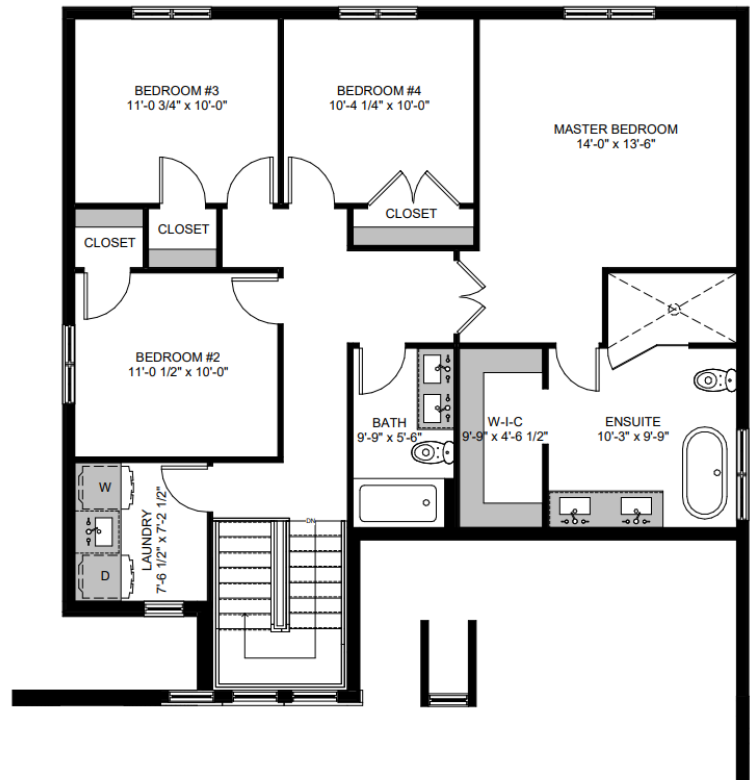
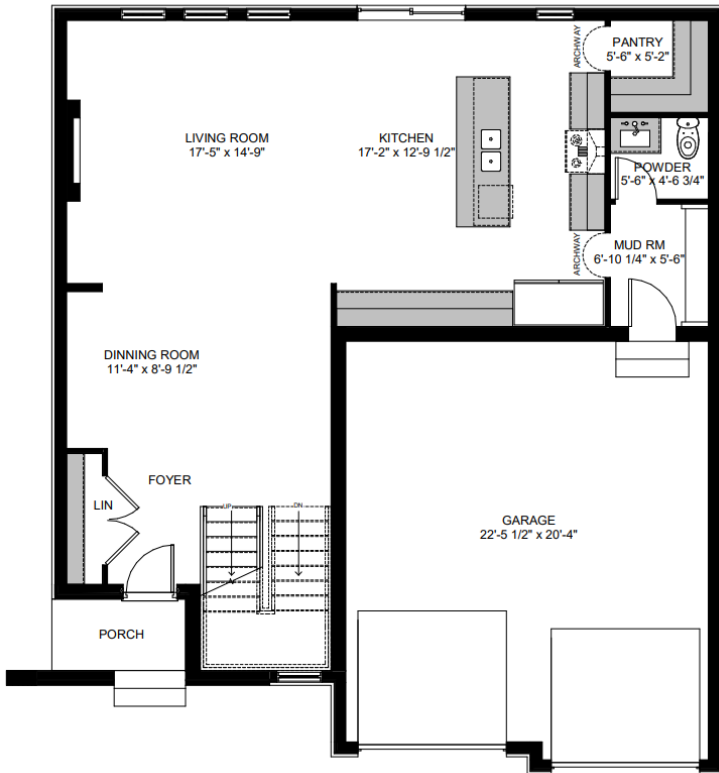
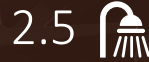
2.5 BATHROOMS



2 CAR GARAGE

THE ABERDEEN

2260 SQFT





THE CALI

2324 SQFT



4 BEDROOMS



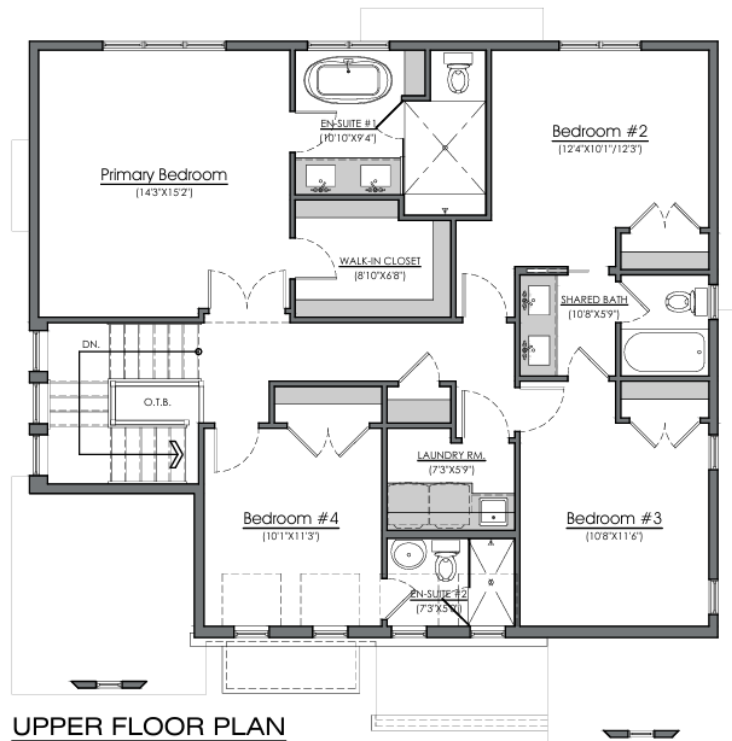
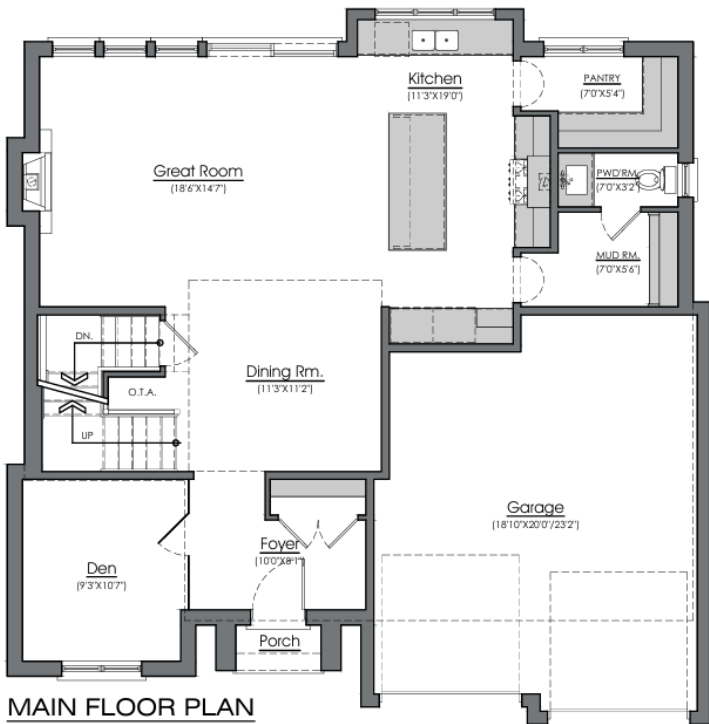
3.5 BATHROOMS



2 CAR GARAGE

THE CALI

2324 SQFT





THE AUBURN

2380 SQFT



4 BEDROOMS



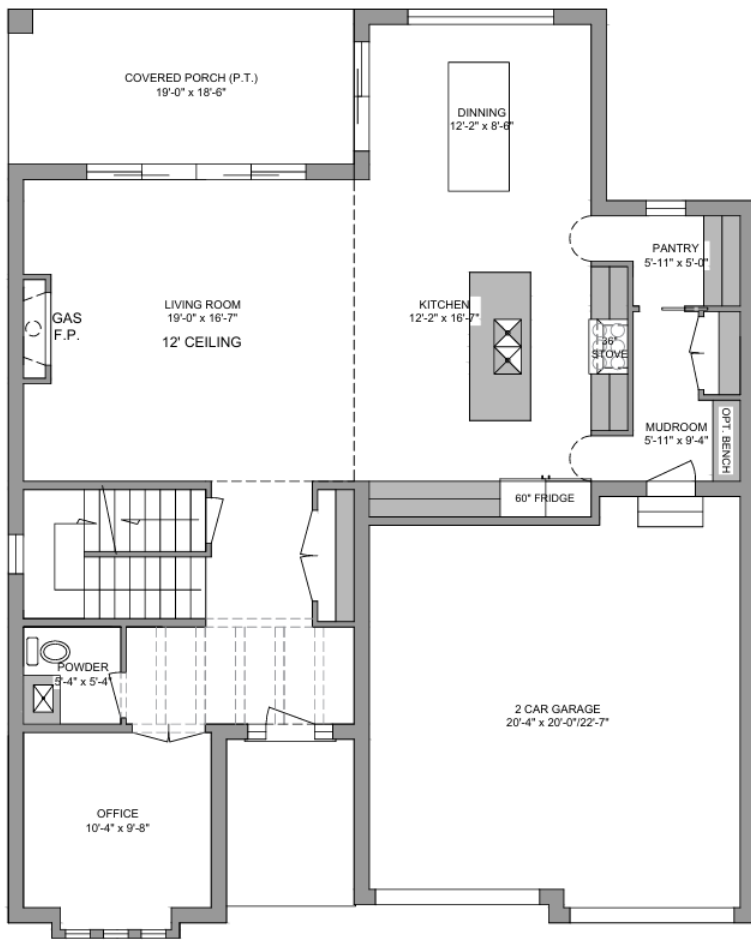
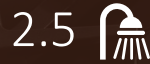
2.5 BATHROOMS



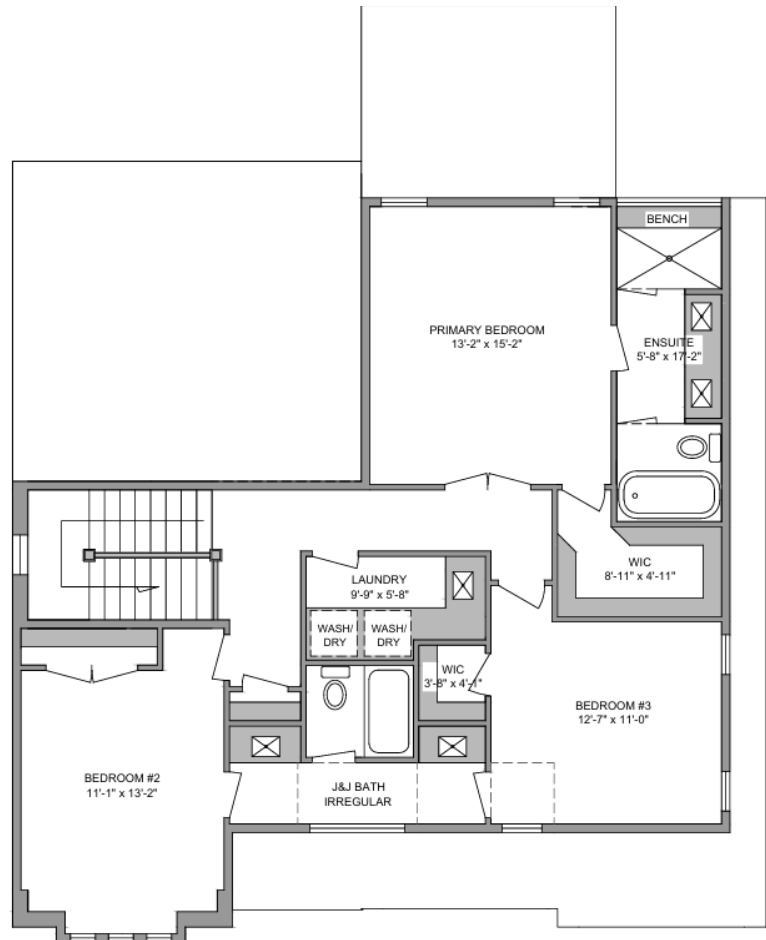
2 CAR GARAGE

THE AUBURN

2380 SQFT



1259 sqft



1121 sqft



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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 





THE BRIGHTON III

2646 SQFT



4 BEDROOMS



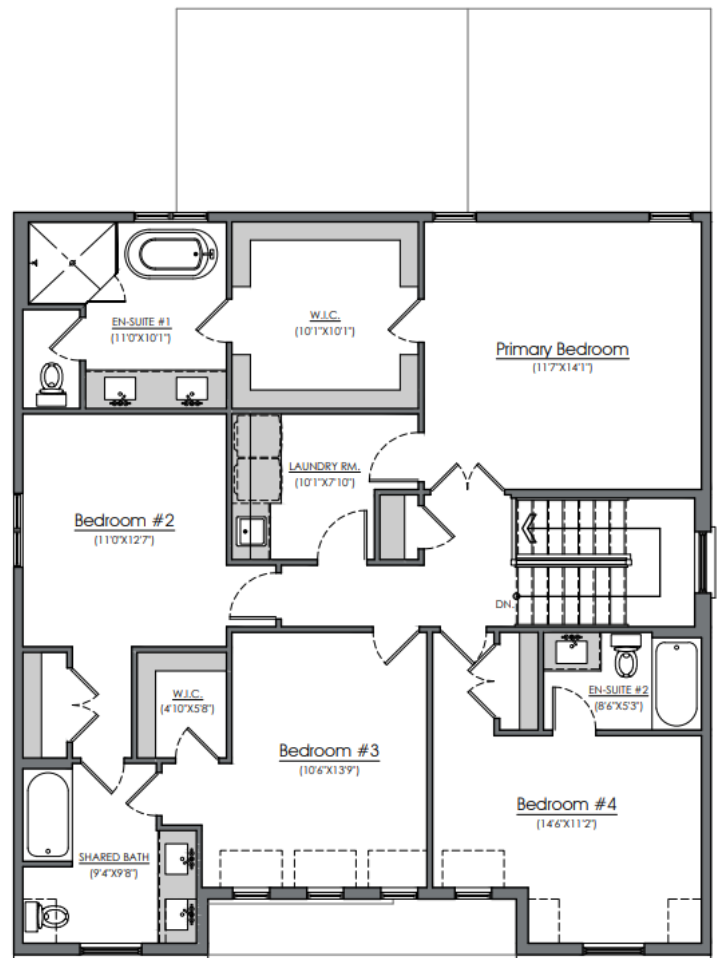
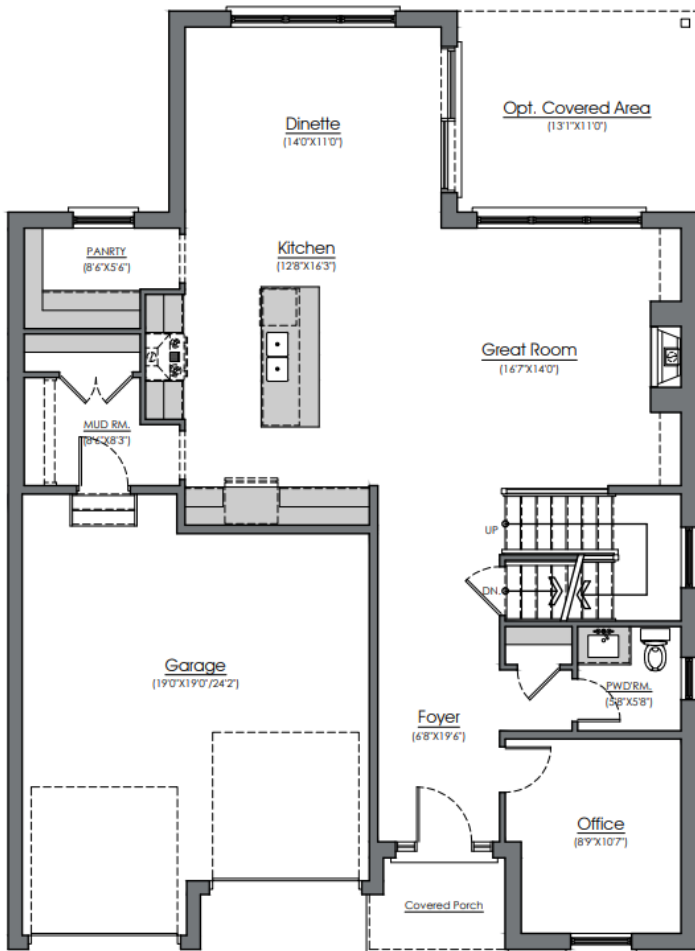
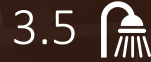
3.5 BATHROOMS



2 CAR GARAGE

THE BRIGHTON III

2646 SQFT



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THE SHEFIELD

2802 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE



THE BRADY

2950 SQFT



4 BEDROOMS



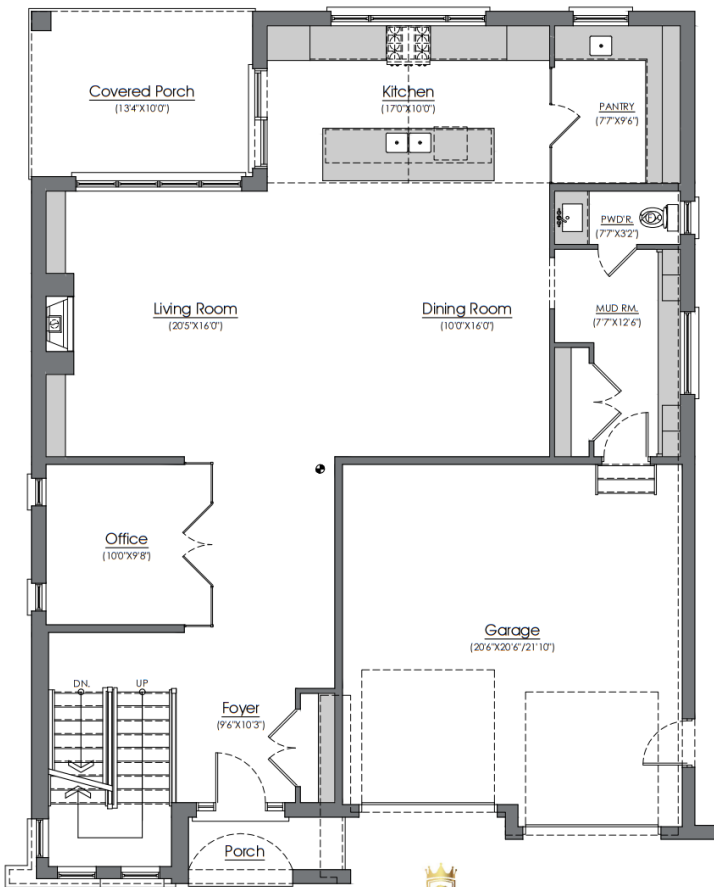
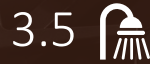
3.5 BATHROOMS



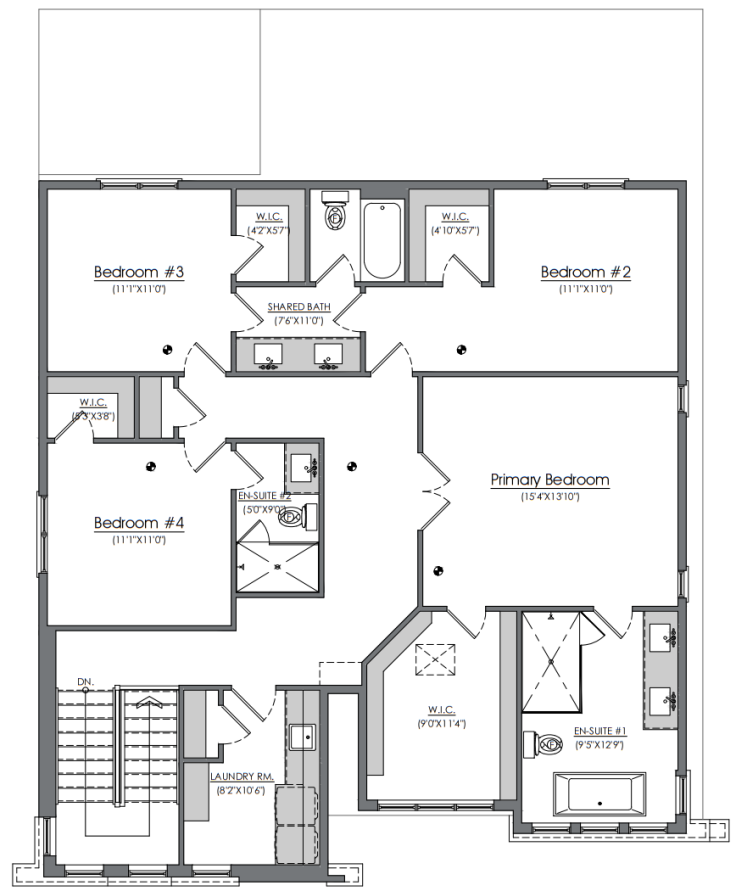
2 CAR GARAGE

THE BRADY

2950 SQFT



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



UPPER FLOOR PLAN
1554 SQ. FT.



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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.

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 timeline is approximately 6 months from submission of permit to building completion



CONTACT:

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