

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

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	\$1,224,900
<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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- 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

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



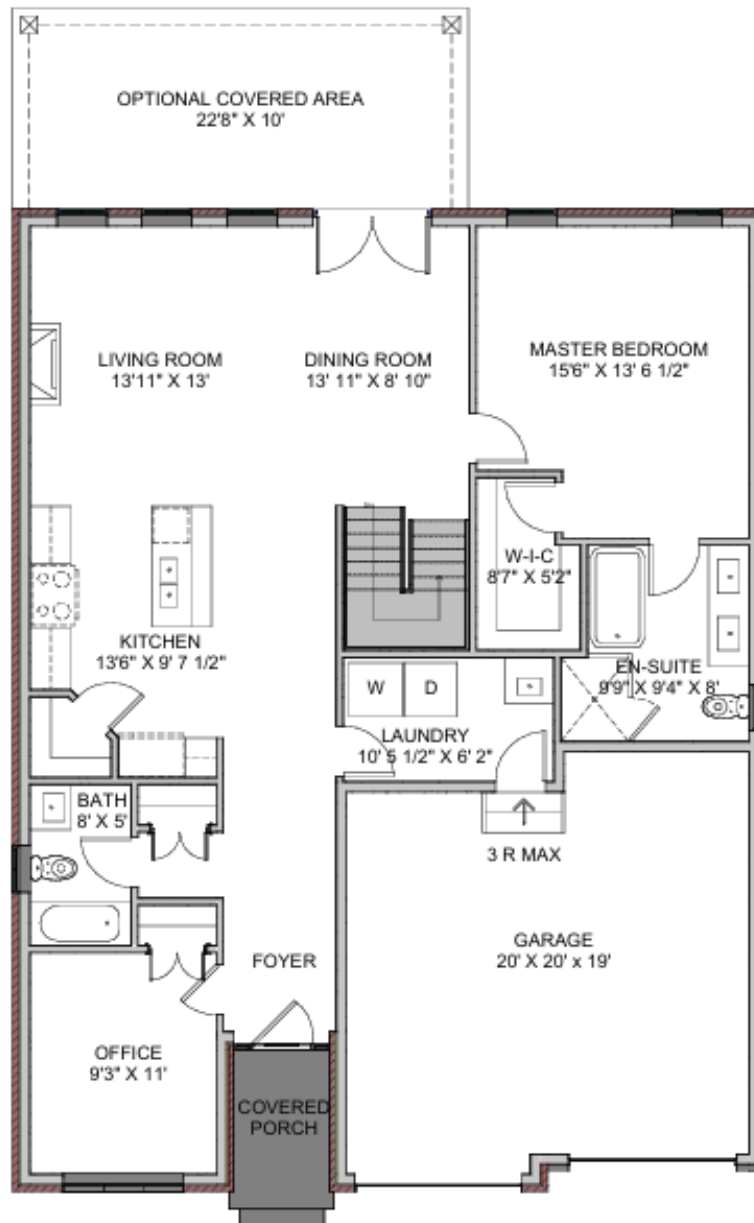
2 BATHROOMS



2 CAR GARAGE

THE LOTUS

1359 SQFT



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Eighty-Seven

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

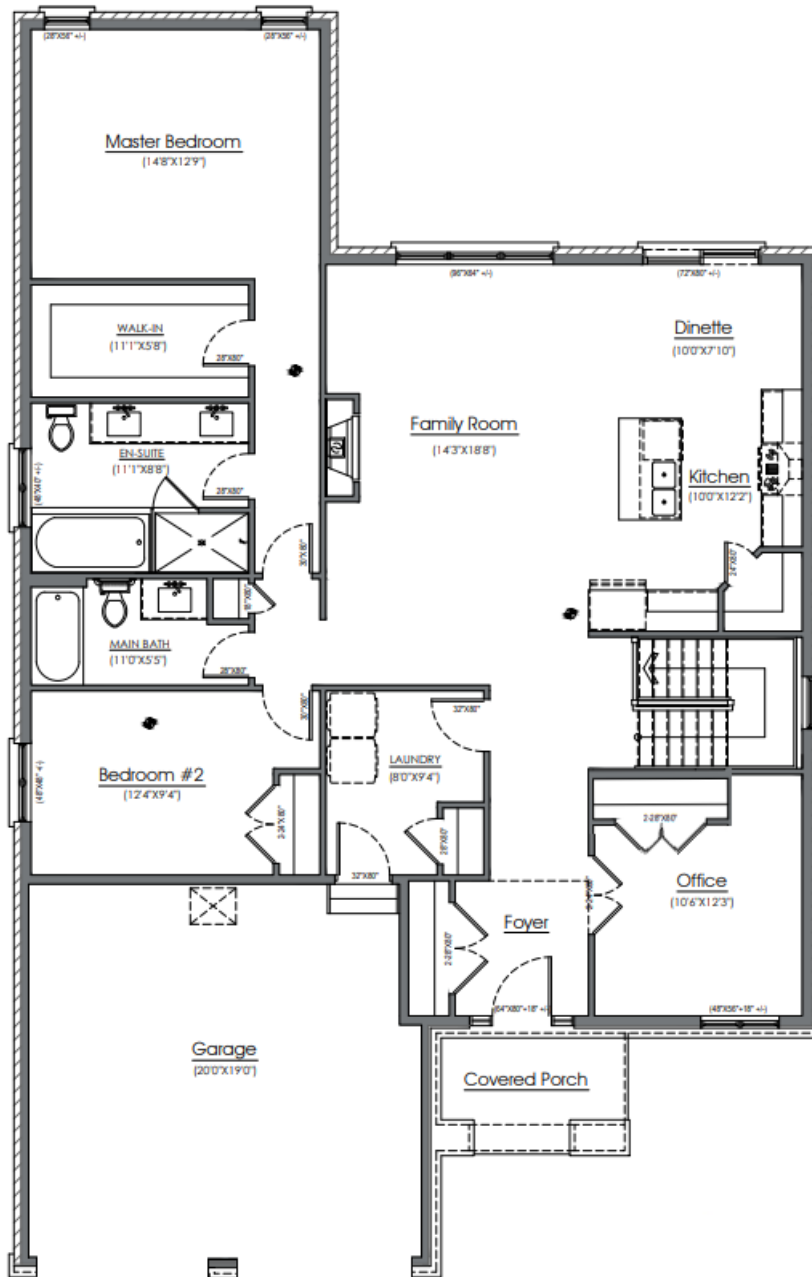
THE EARLY

1688 SQFT

3 

2 

2 



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THE TALON

1808 SQFT



2 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

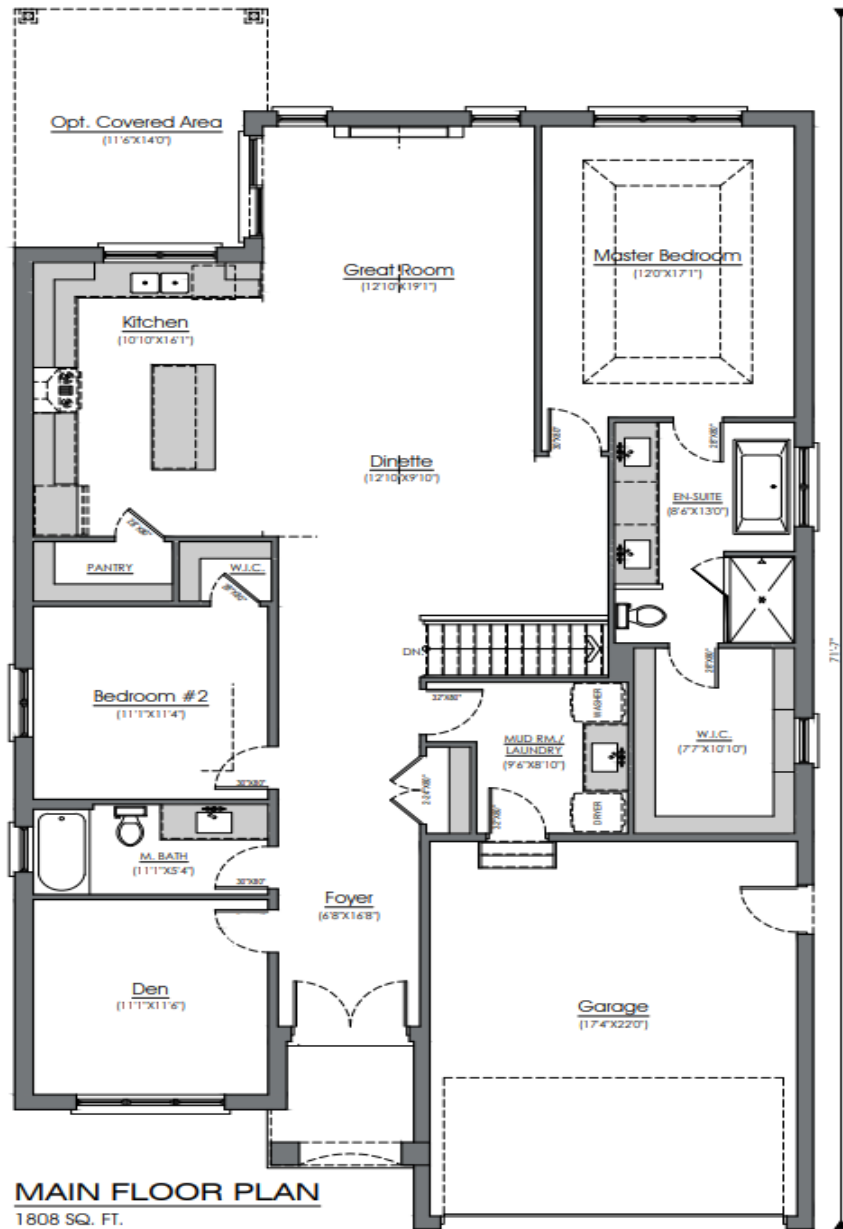
THE TALON

1808 SQFT

3 

2.5 

2 





THE DAMIAN

1714 SQFT



2 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

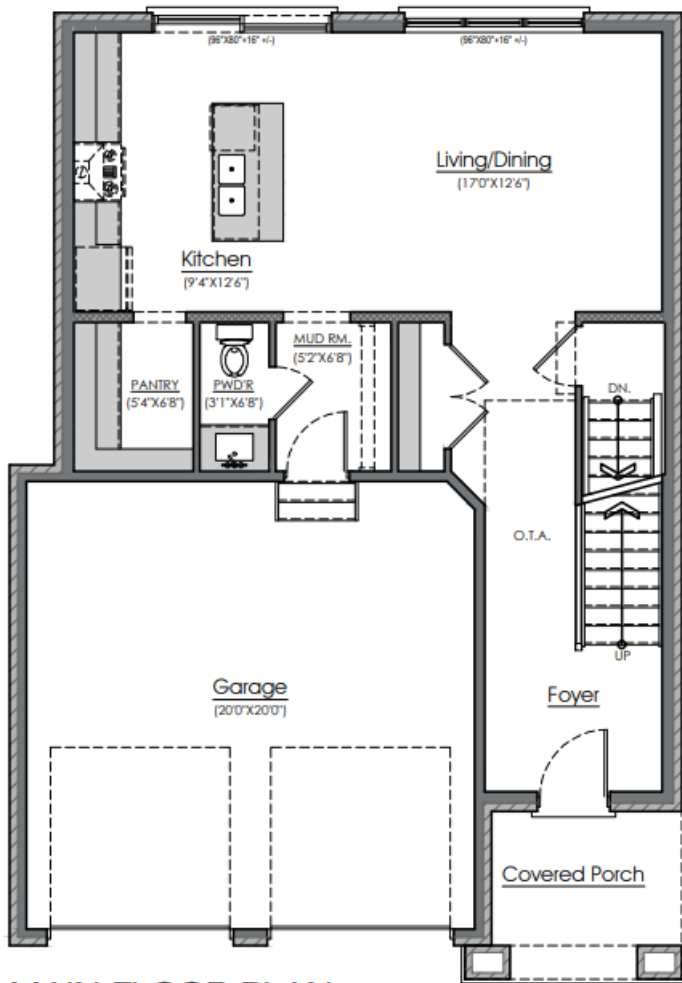
THE DAMIAN

1714 SQFT

3 

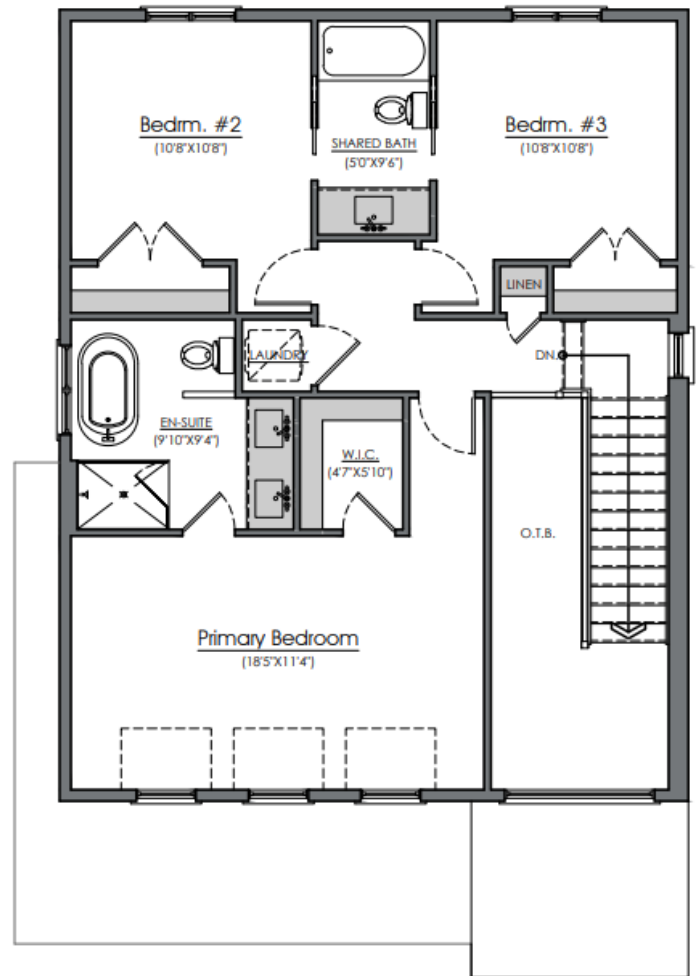
2.5 

2 



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

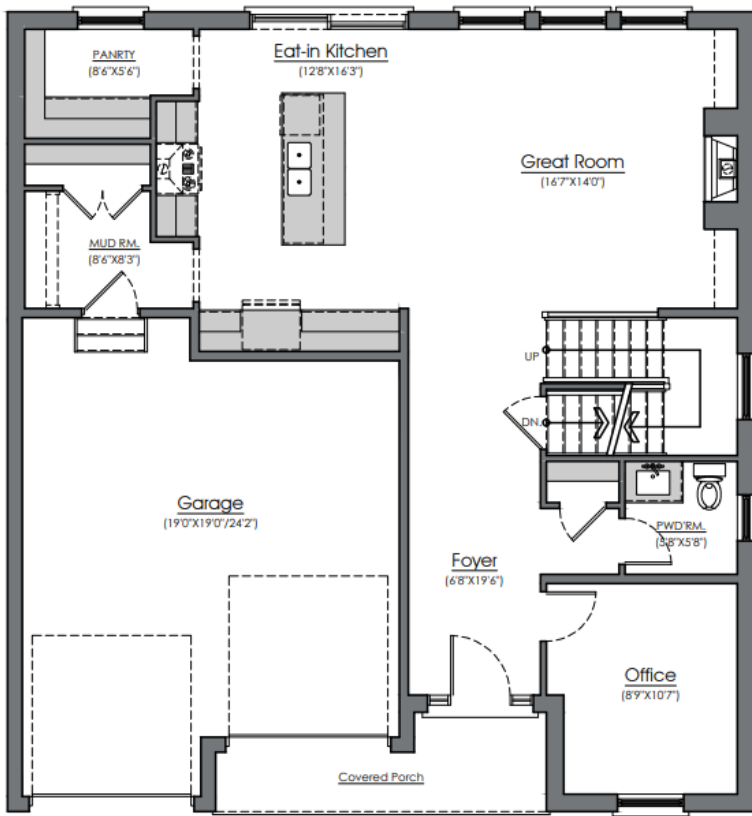
THE BRIGHTON I

1910 SQFT

3 

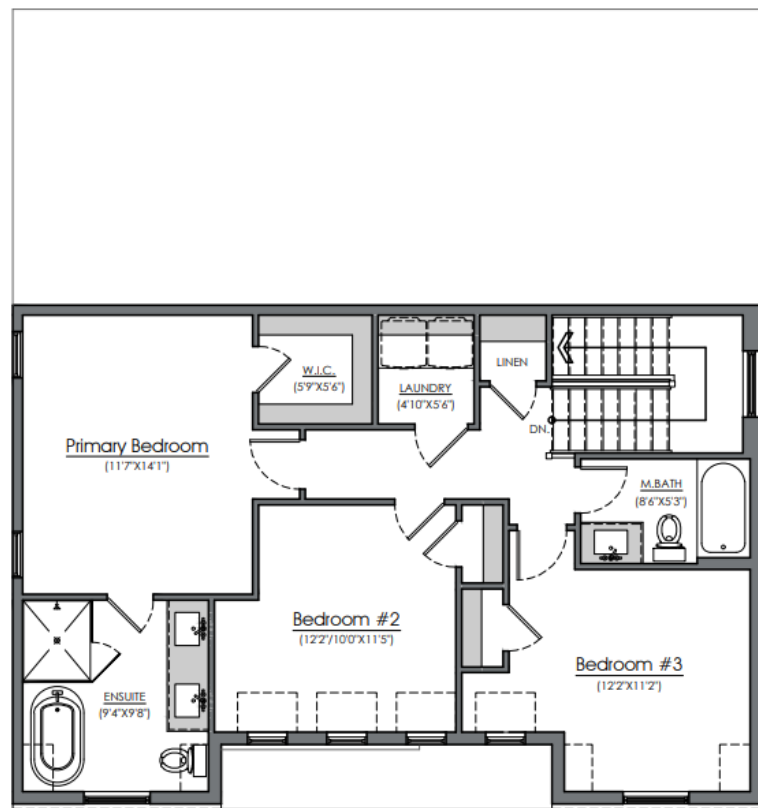
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MAIN FLOOR PLAN

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



UPPER FLOOR PLAN

898 SQ. FT.



THE MANHATTAN

2236 SQFT



4 BEDROOMS



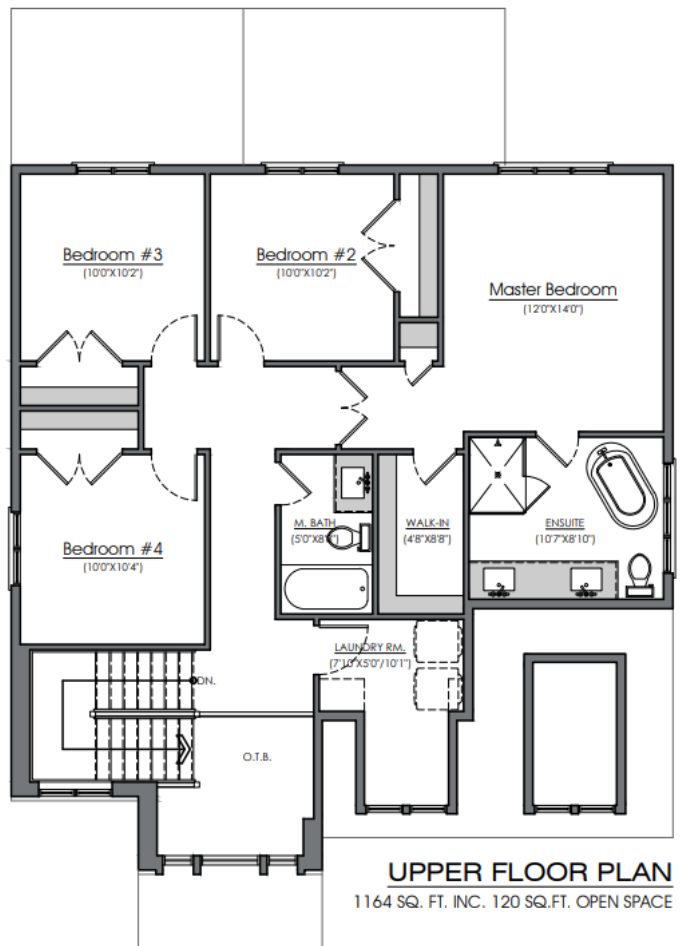
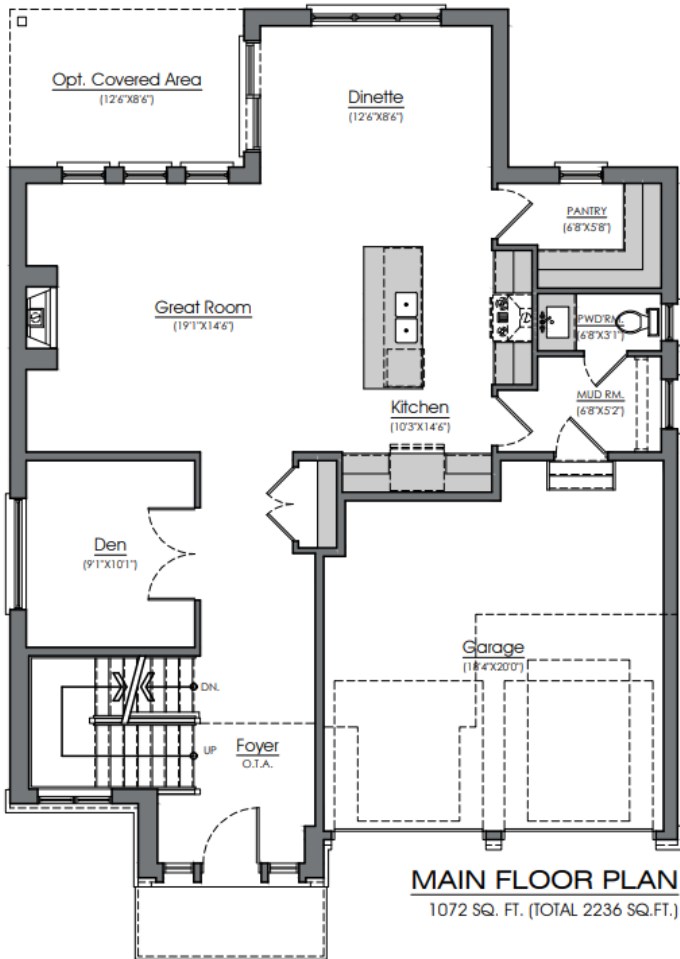
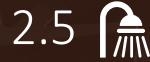
2.5 BATHROOMS



2 CAR GARAGE

THE MANHATTAN

2236 SQFT



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THE ABERDEEN

2260 SQFT



4 BEDROOMS



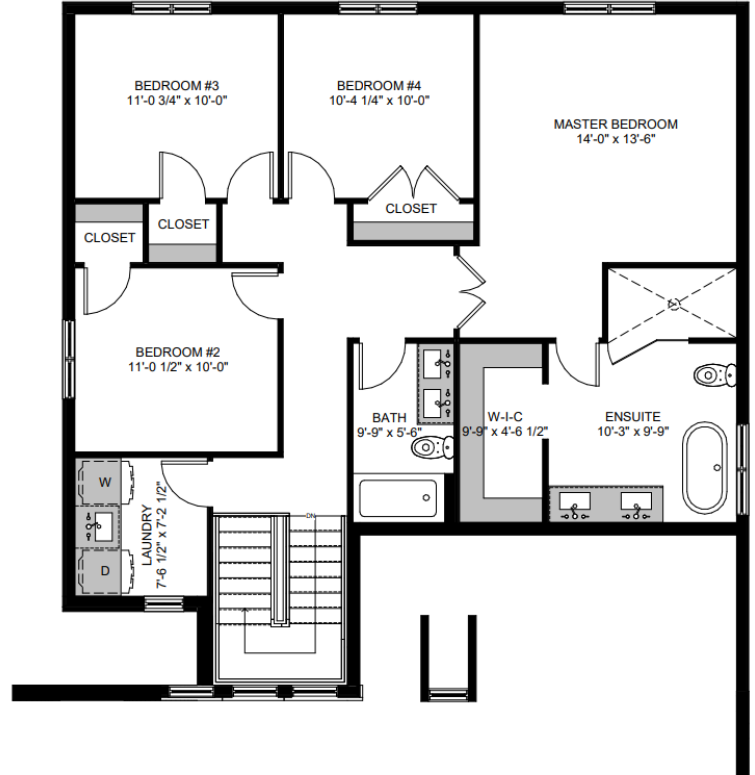
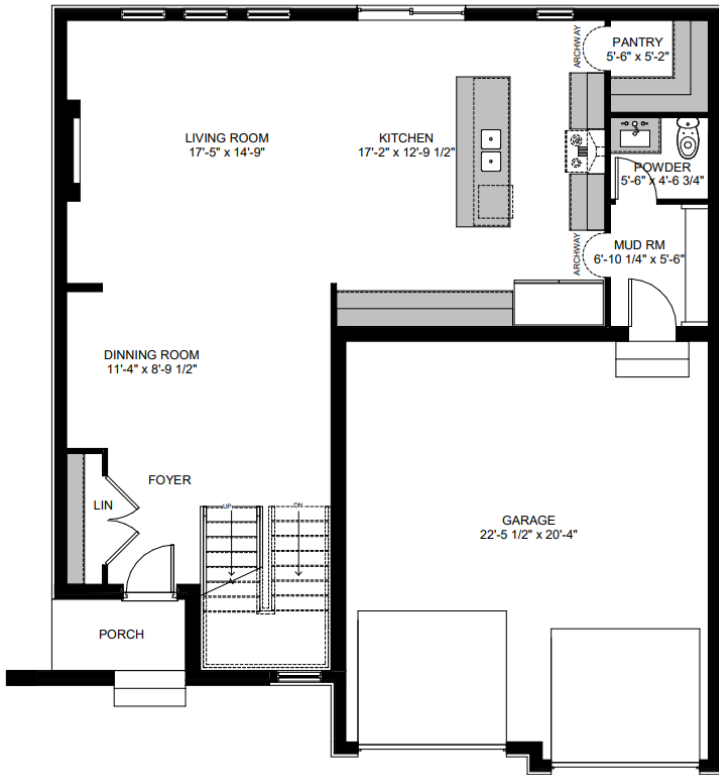
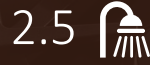
2.5 BATHROOMS



2 CAR GARAGE

THE ABERDEEN

2260 SQFT





THE CALI

2324 SQFT



4 BEDROOMS



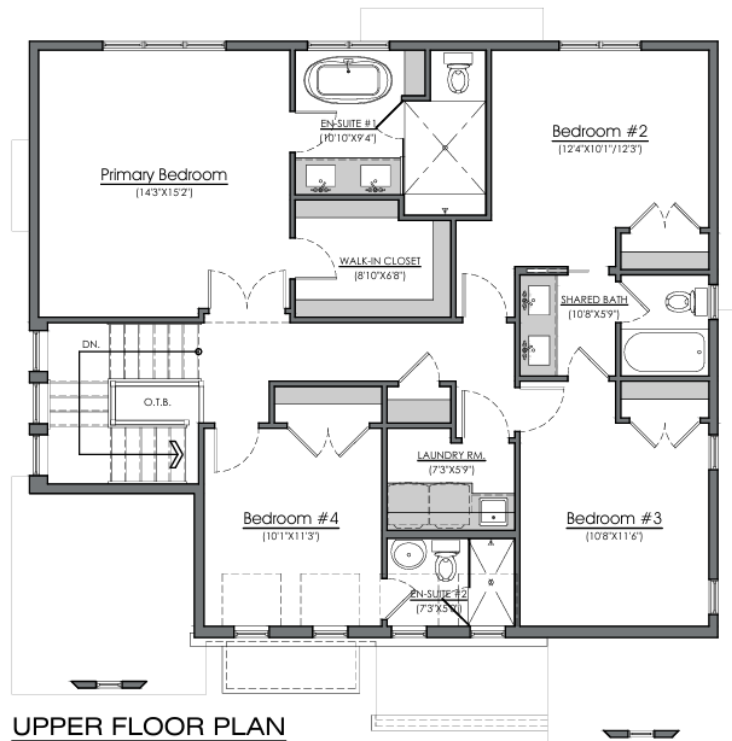
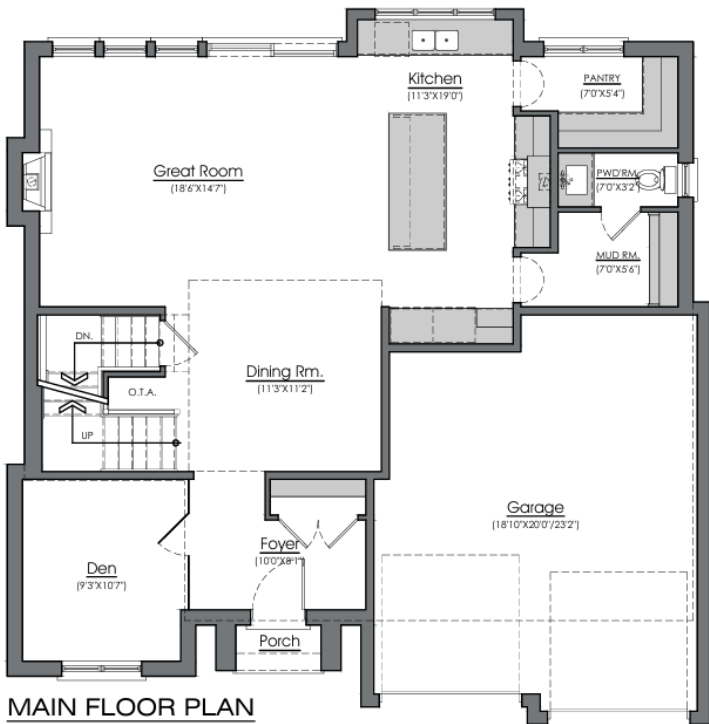
3.5 BATHROOMS



2 CAR GARAGE

THE CALI

2324 SQFT



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THE AUBURN

2380 SQFT



4 BEDROOMS



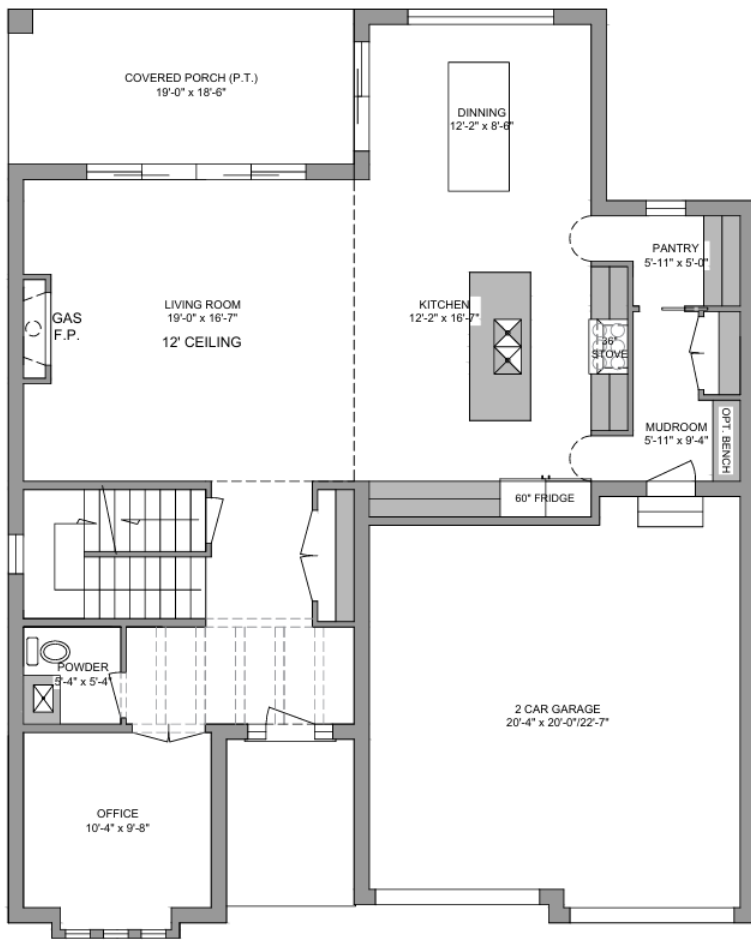
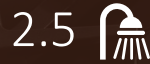
2.5 BATHROOMS



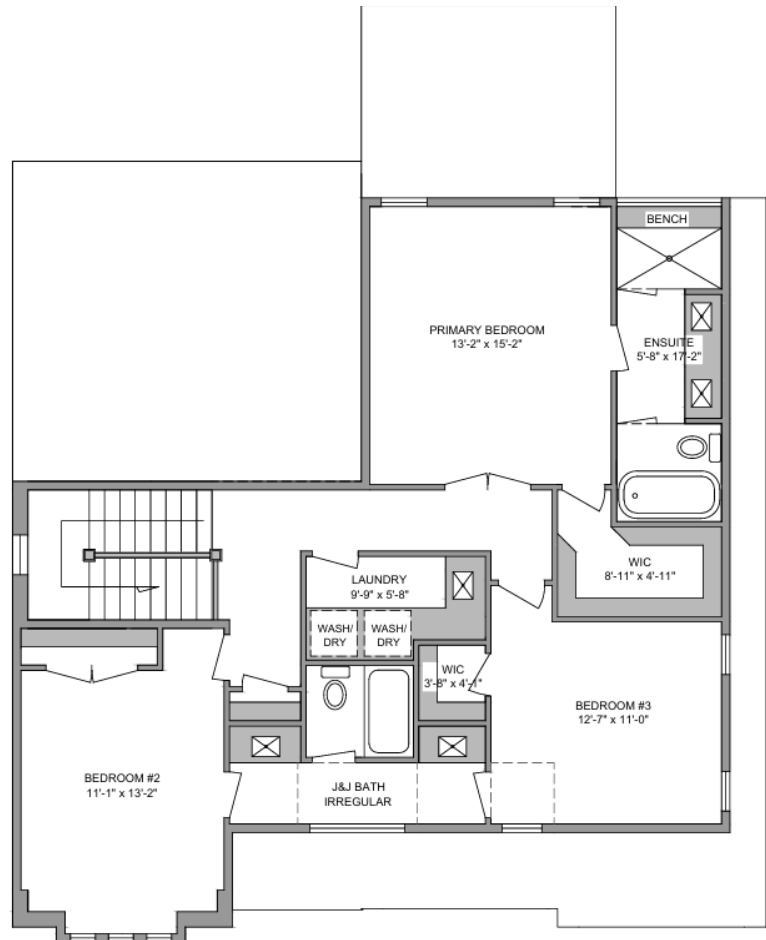
2 CAR GARAGE

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



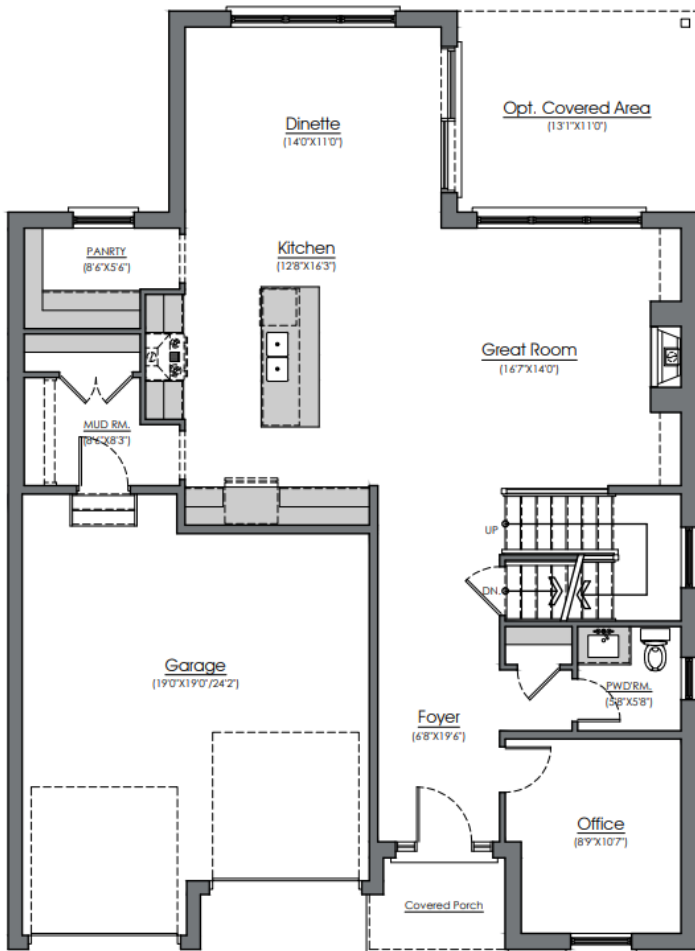
3.5 BATHROOMS



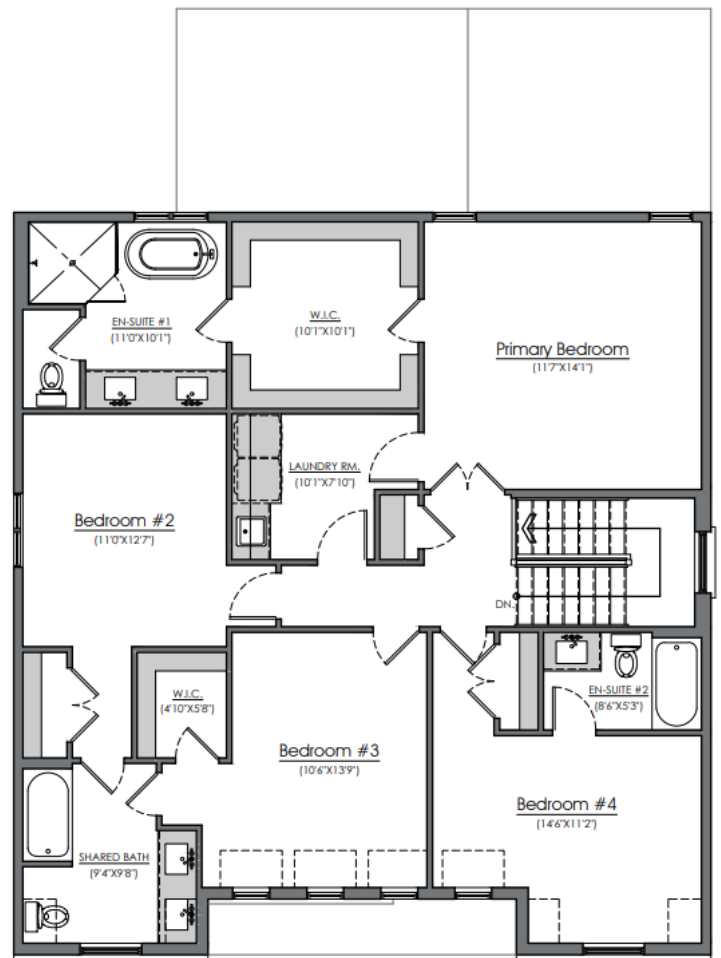
2 CAR GARAGE

THE BRIGHTON III

2646 SQFT



MAIN FLOOR PLAN
1186 SQ. FT. (TOTAL 2646 SQ.FT.)



UPPER FLOOR PLAN
1460 SQ. FT.

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THE SHEFIELD

2802 SQFT



4 BEDROOMS



3.5 BATHROOMS



2 CAR GARAGE



THE BRADY

2950 SQFT



4 BEDROOMS



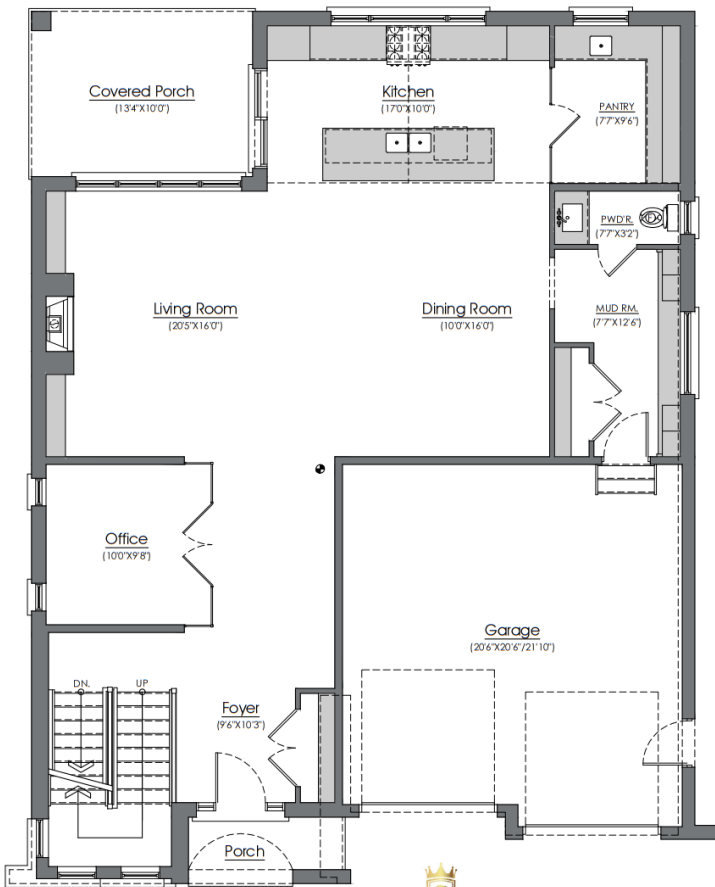
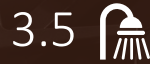
3.5 BATHROOMS



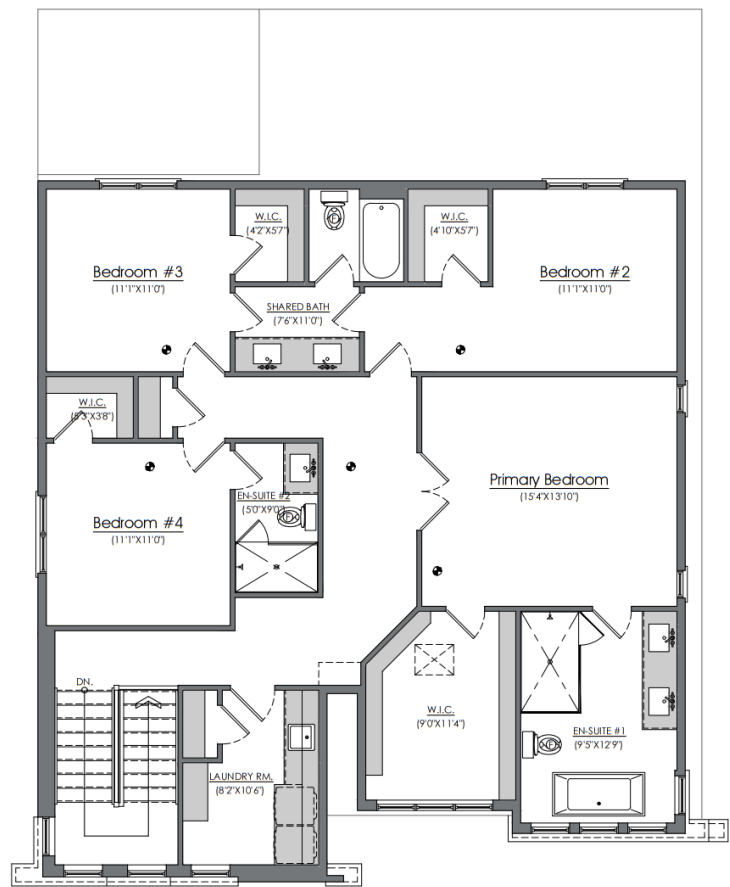
2 CAR GARAGE

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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