

SHIFT
SHIFT
SHIFT

NOW
SELLING

SHIFT CONDOS

TWO-STOREY STACKED CONDOS

STARTING
FROM THE LOW

\$500'S



NASSAU

LOWER UNITS

1584 - 1628
sq.ft.

CAYMEN

UPPER UNITS

1765 - 1809
sq.ft.

2 CONDO MODELS + ENHANCED VERSIONS TO CHOOSE FROM!

- Quick Possession Condos
- Over \$30k in upgrades included in base price
- Minutes to Western University, Fanshawe College, Ivey Business School, Victoria Hospital, Masonville Mall, HWY 401/402 and more...

Project Name: Shift - Two-Storey Stacked Condos

of Units: 66 Stacked Condo Units

Address: 234 Edgevalley Road, London, ON

Building Mix: 3 Bedrooms

SQ FT: 1584 – 1809 SQ FT

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Joshua Brown 519-719-4712
IRONSTONECONDOS.COM



Rendering is artist's concept of the completed building and is subject to change. Illustration may show optional features which may not be included in the base price. Landscape areas and plantings are concepts only and may vary from finished landscape. See sales representatives for more information. E. & O. E.

| LEGEND | |
|---------------------------|---|
| THREE-STOREY TOWNS | <div>BAHA MAR</div> <div> <div>End unit</div> <div>Interior Unit</div> <div>Enhanced End Unit</div> </div> |
| TWO-STOREY STACKED CONDOS | <div>NASSAU</div> <div> <div>Lower Unit</div> <div>Enhanced End Unit</div> </div> <div>CAYMEN</div> <div>Upper Unit</div> |



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TWO STOREY-STACKED CONDOS

NASSAU

LOWER INTERIOR
UNITS

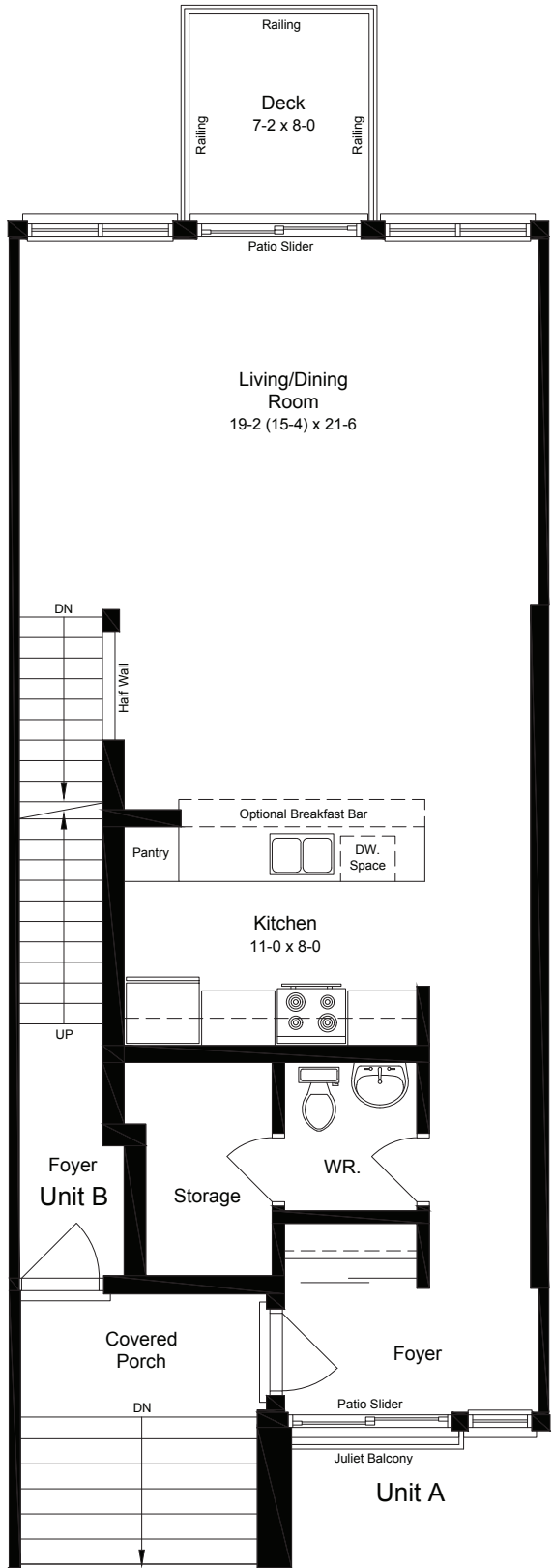
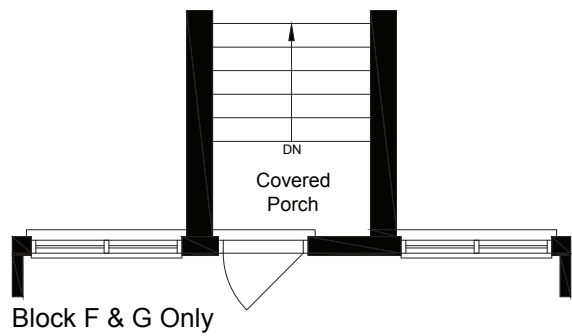
1584 sq.ft.



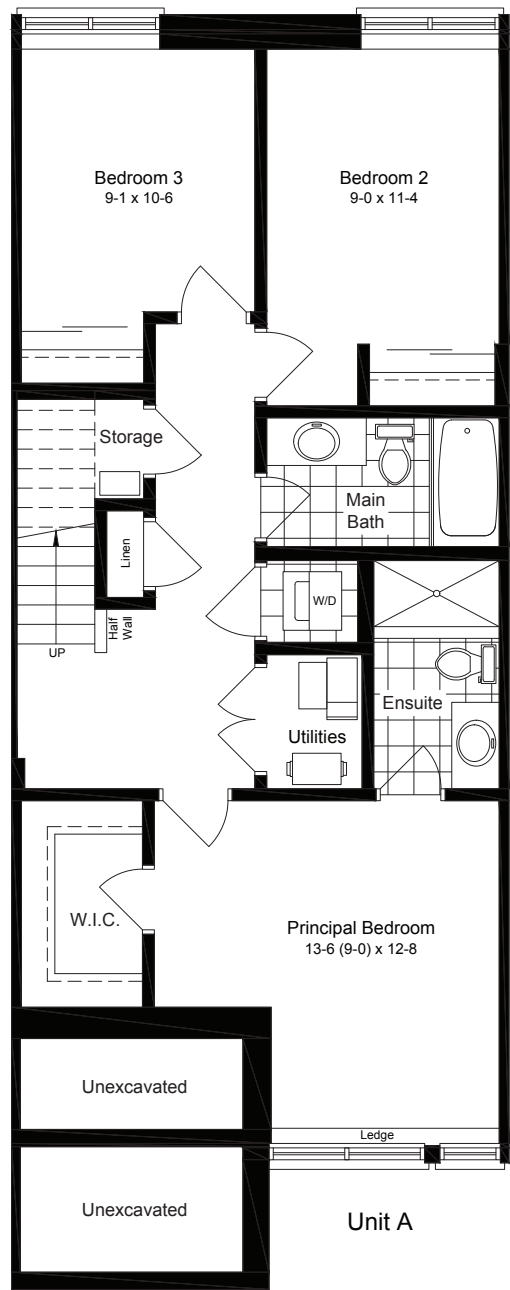
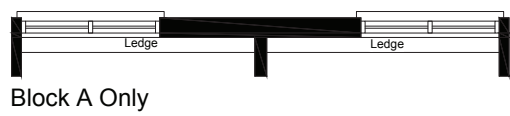
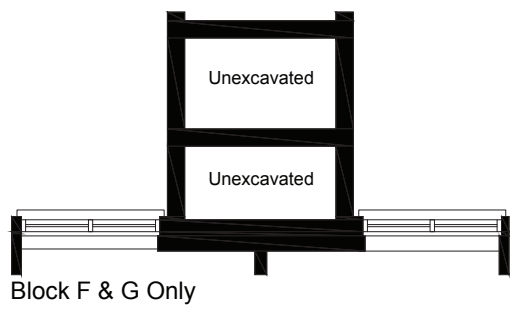
IRONSTONE
BUILDING COMPANY

NASSAU - LOWER INTERIOR UNIT

1584 SQ. FT



INTERIOR UNIT
Main Floor Plan - 758 sq. ft.



INTERIOR UNIT
Ground Floor Plan - 826 sq. ft.

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TWO STOREY-STACKED CONDOS

NASSAU

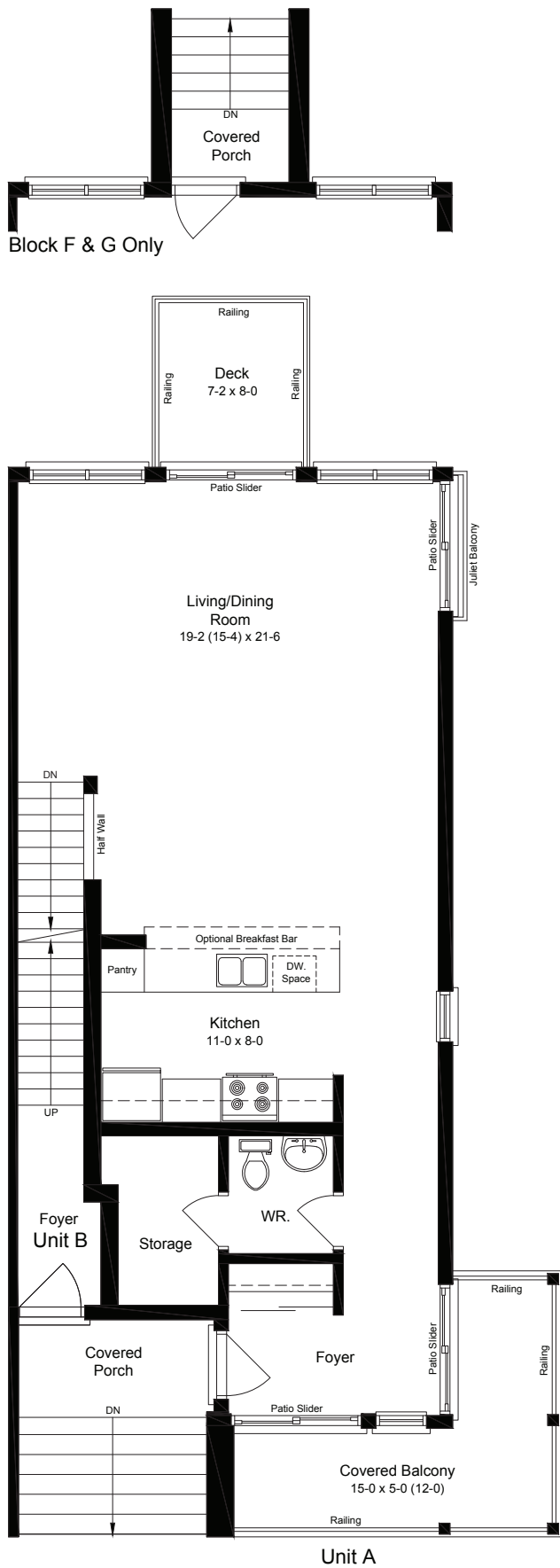
LOWER ENHANCED
END UNITS

1628 sq.ft.

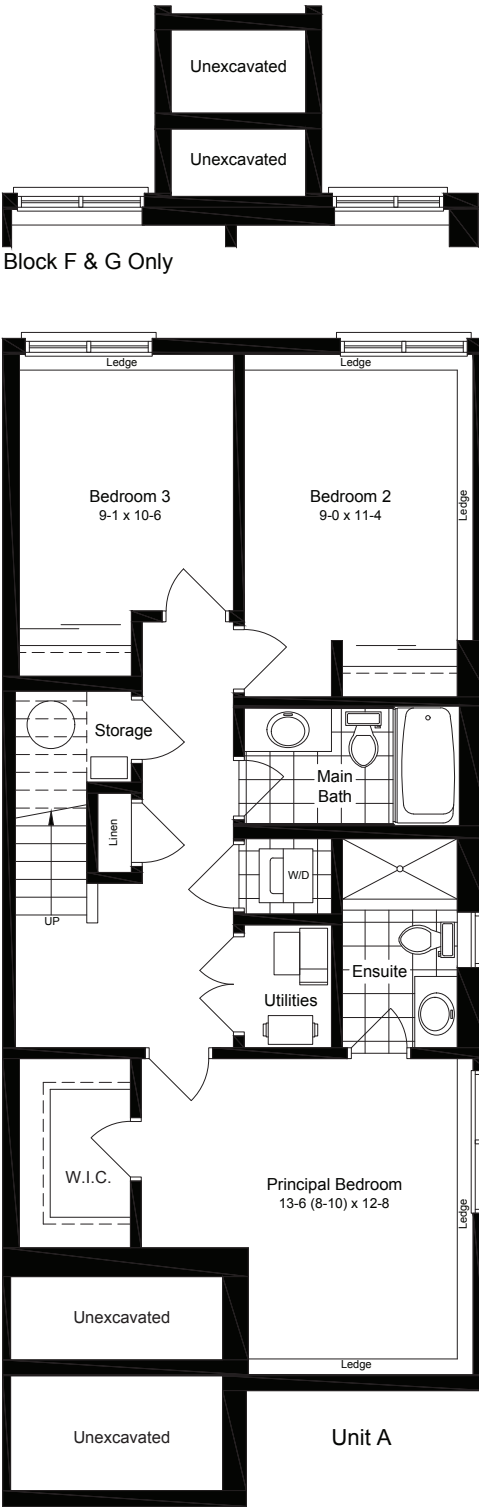


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BUILDING COMPANY

NASSAU - LOWER ENHANCED END UNIT
1628 SQ. FT



ENHANCED END UNIT
Main Floor Plan - 780 sq. ft.



ENHANCED END UNIT
Ground Floor Plan - 848 sq. ft.

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TWO STOREY-STACKED CONDOS

NASSAU

LOWER END UNITS

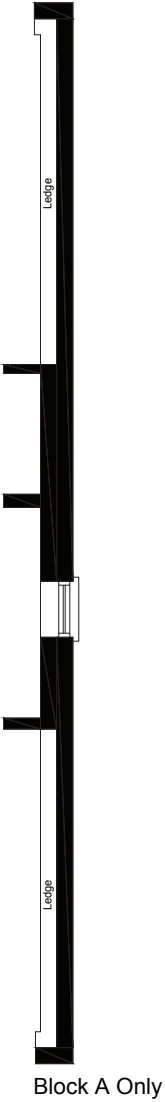
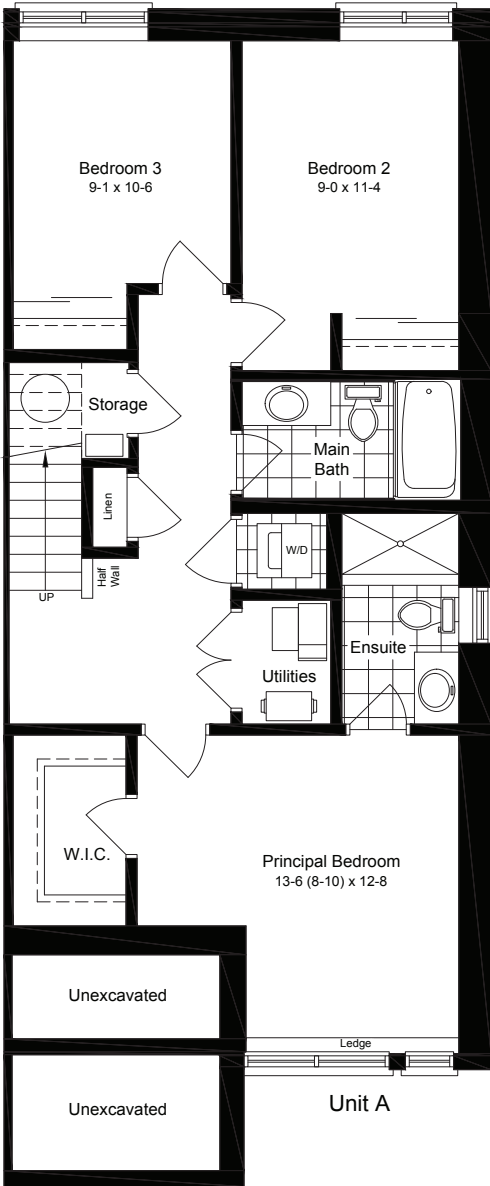
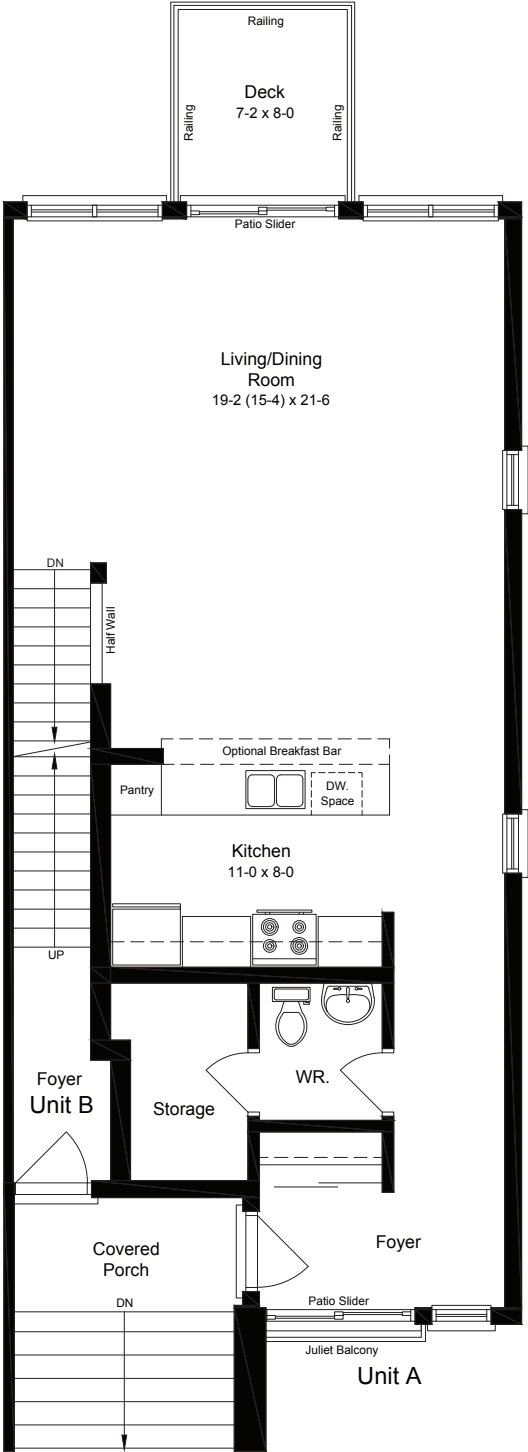
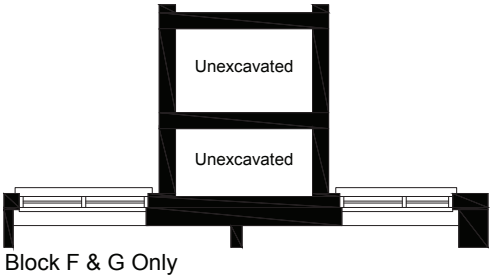
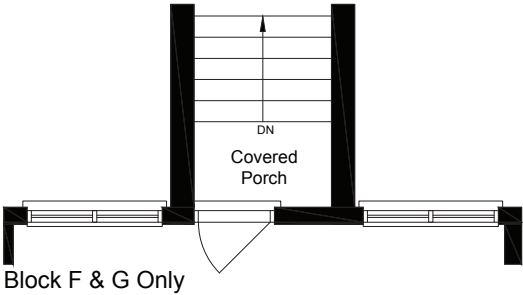
1628 sq.ft.



IRONSTONE
BUILDING COMPANY

NASSAU - LOWER END UNIT

1628 SQ. FT



END UNIT
Main Floor Plan - 848 sq. ft.

END UNIT
Ground Floor Plan - 780 sq. ft.

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INTERIOR FEATURES

- ✓ 9' Ceilings on main floors
- ✓ Floor to ceiling windows (except basements)
- ✓ Hard surface kitchen counter tops
- ✓ Luxury vinyl plank flooring on main floor
- ✓ Under cabinet lighting in kitchen
- ✓ Oversized luxury ensuite shower with glass doors
- ✓ Laminate countertops in bathrooms
- ✓ Wire shelving in all closets
- ✓ Lighting plan includes pot lights and fixtures as viewed in the model
- ✓ Framed mirrors over all vanities
- ✓ Contemporary brushed nickel hardware for interior doors as per predesignated interior colour package
- ✓ Premium interior doors
- ✓ Paint grade contemporary casing and baseboard
- ✓ "Knockdown" textured ceilings throughout except bath, laundry & closet areas

EXTERIOR FEATURES

- ✓ Private deck as per design with contemporary glass balconies on Caymen models and pressure treated decks on most Nassau models
- ✓ Floor to ceiling vinyl casement windows throughout home (excluding basement sliders) enhanced by Juliette balconies
- ✓ Upgraded steel insulated exterior front doors with "multi-lock" security system
- ✓ Vinyl Clad patio doors
- ✓ Aluminum fascia, soffits, eaves and downspouts
- ✓ James Hardie Cement Fibre Siding
- ✓ Maintenance free living

FLOORING

- ✓ Waterproof luxury vinyl plank on main floor areas
- ✓ Carpeted bedrooms
- ✓ Ceramic tile in finished laundry & baths

PLUMBING FEATURES

- ✓ Moen single lever contemporary faucets in brushed nickel as per predesignated interior colour package
- ✓ Undermount double stainless steel sink in Kitchen
- ✓ All plumbing fixtures including tubs, toilets, and sinks are white
- ✓ 3/4 pc. acrylic tub and shower in main bath (tub & shower if applicable)
- ✓ Posi-temp shower valves in all bathrooms
- ✓ Fully tiled shower or 3/4 acrylic shower in each ensuite
- ✓ Waterline rough-in for fridge
- ✓ Sump pump in lower end units only
- ✓ Shut off valves for plumbing fixtures in kitchen and bathrooms

ELECTRICAL/MECHANICAL

- ✓ Natural gas high efficiency forced air furnace
- ✓ Central air conditioning
- ✓ Programmable thermostat
- ✓ Simplified HRV system
- ✓ Natural gas water heater (rented at purchasers' expense)
- ✓ 100 Amp circuit breaker electrical panel
- ✓ Hard-wired smoke detector on every floor (Carbon Monoxide detector on floors located with bedrooms)
- ✓ Kitchen - over the range microwave - vented directly to exterior
- ✓ Exhaust fans in all bathrooms
- ✓ 2 exterior electrical outlets (where applicable)
- ✓ Decora outlets and light switches throughout home

QUALITY CONSTRUCTION FEATURES

- ✓ Conventional SPF floor joists
- ✓ 7/16" OSB roof sheathing
- ✓ All exterior walls are constructed with 2"x 6" spruce studs 16" OC
- ✓ 3/4" tongue & groove engineered subfloor glued, screwed and nailed
- ✓ R22 insulation on exterior walls above grade and R60 fiberglass in the attic

WARRANTY

- ✓ Includes 7 year structural warranty on all homes with Tarion Ontario New Home Warranty