



retreat

AT THE GROVE

Stacked Two-Storey
Townhouses



IRONSTONE

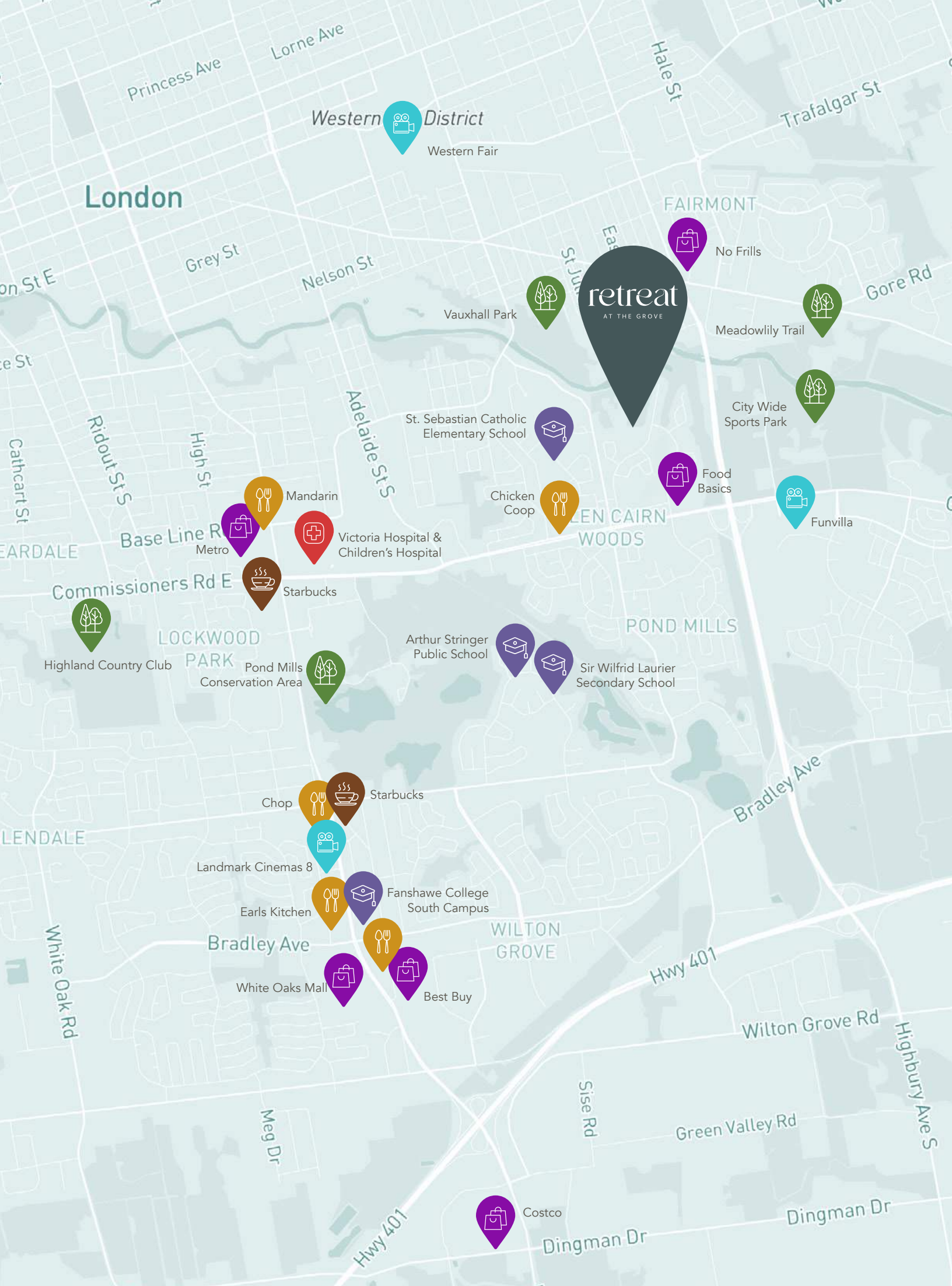


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AT THE GROVE

In the heart of London, a new wave of prime real estate is capturing the attention of prospective homeowners called: **Retreat at the Grove.**

These stylish stacked townhomes offer a blend of urban convenience, modern amenities, and a sense of community that's hard to find in "The Forest City". With their proximity to essential services, transportation links, cultural hotspots, and beautiful trails, these townhomes will quickly become the ideal place to call home for those looking to enjoy everything London has to offer.



Legend



Entertainment



Restaurants



Health Care



Shopping



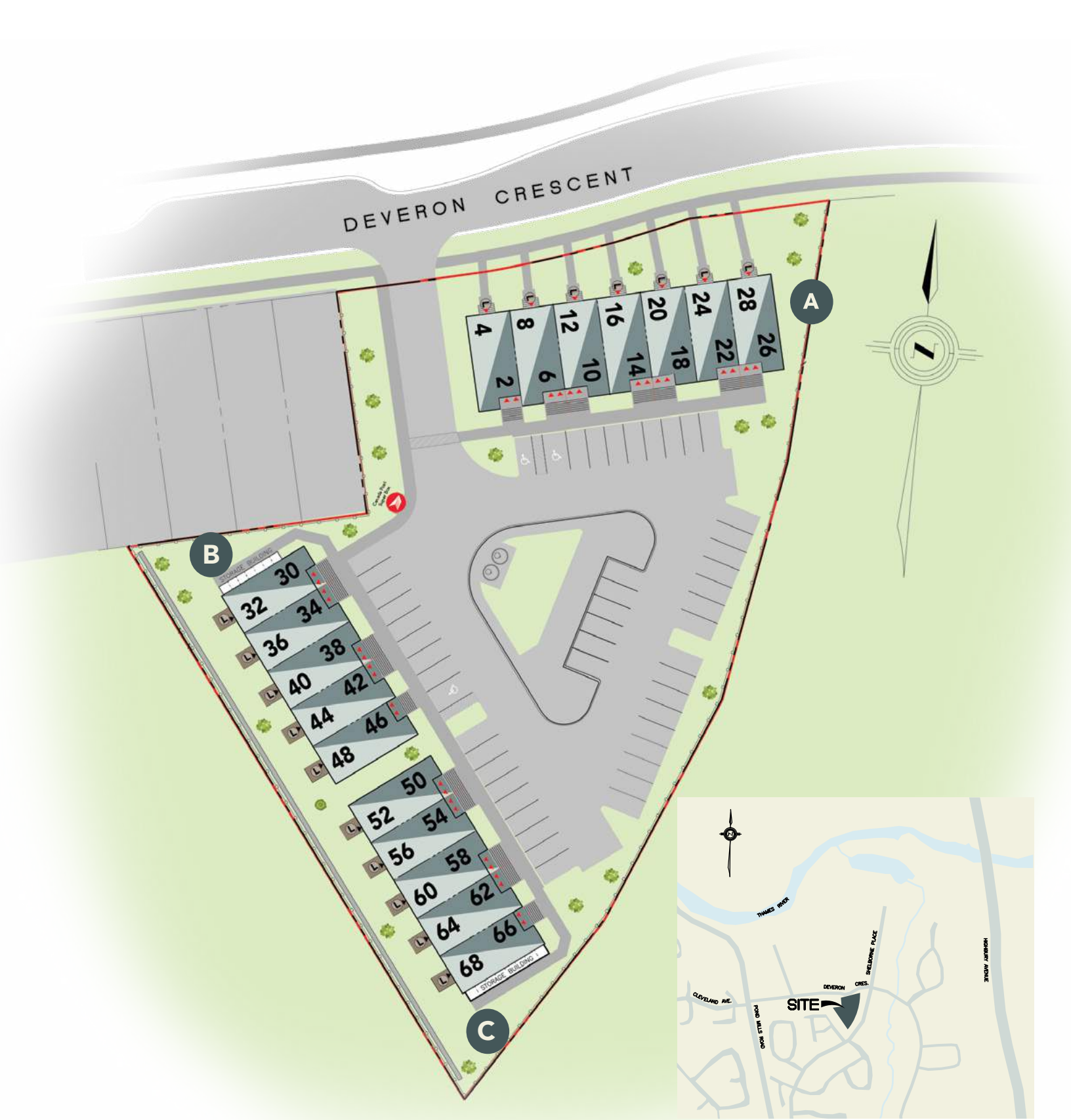
Schools

Trails & Parks






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SITE MAP PLAN

AT THE GROVE

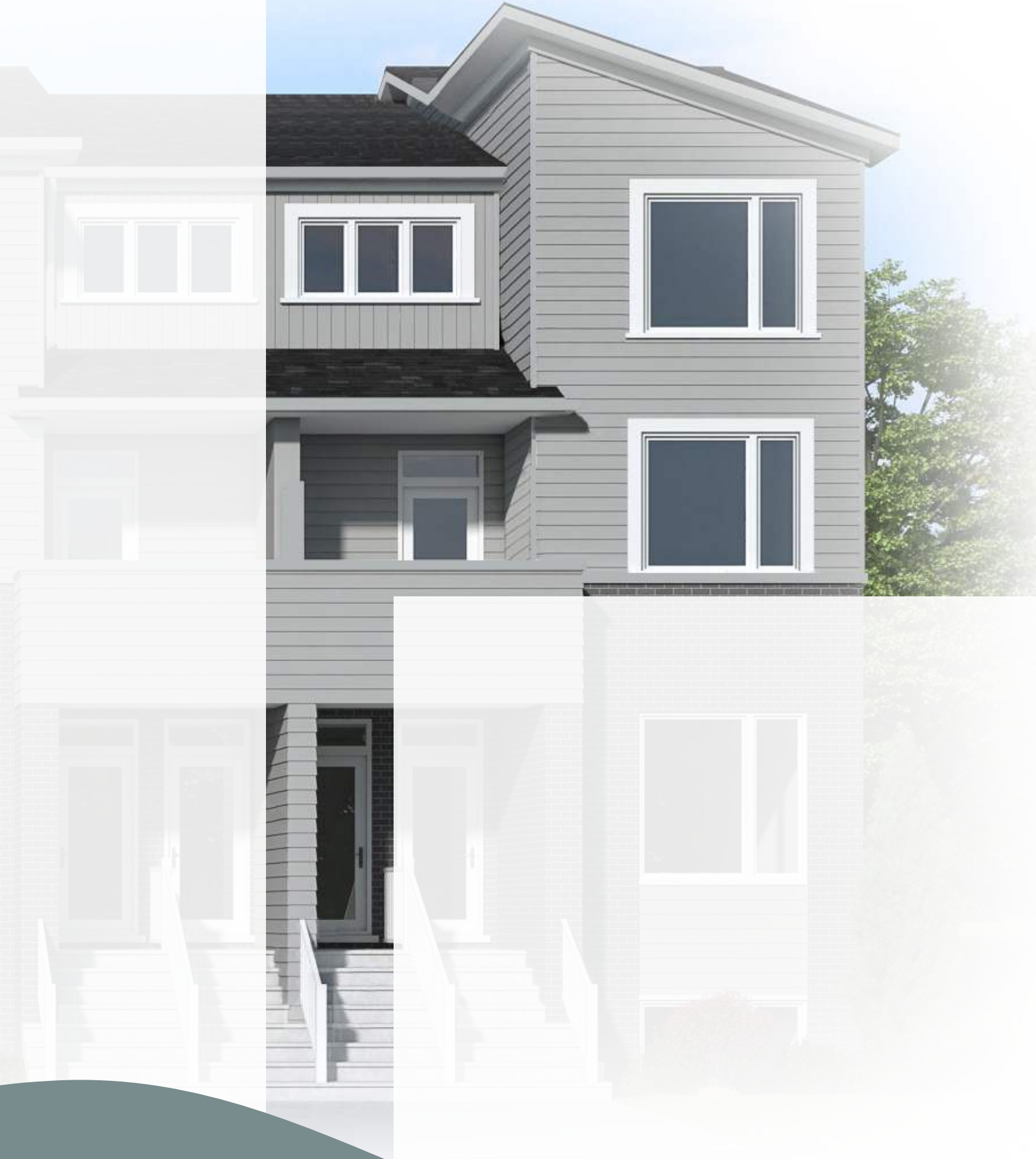


Legend

-  Cypress Upper Unit
-  Pinewood Lower Unit
-  Indicates Block
-  Lower Unit Deck Feature
-  Lower Unit Covered Entrance

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AT THE GROVE



Cypress
Upper End Unit

3 | 2.5

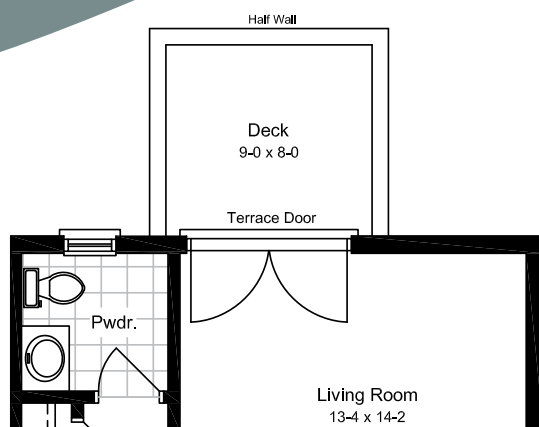


Cypress

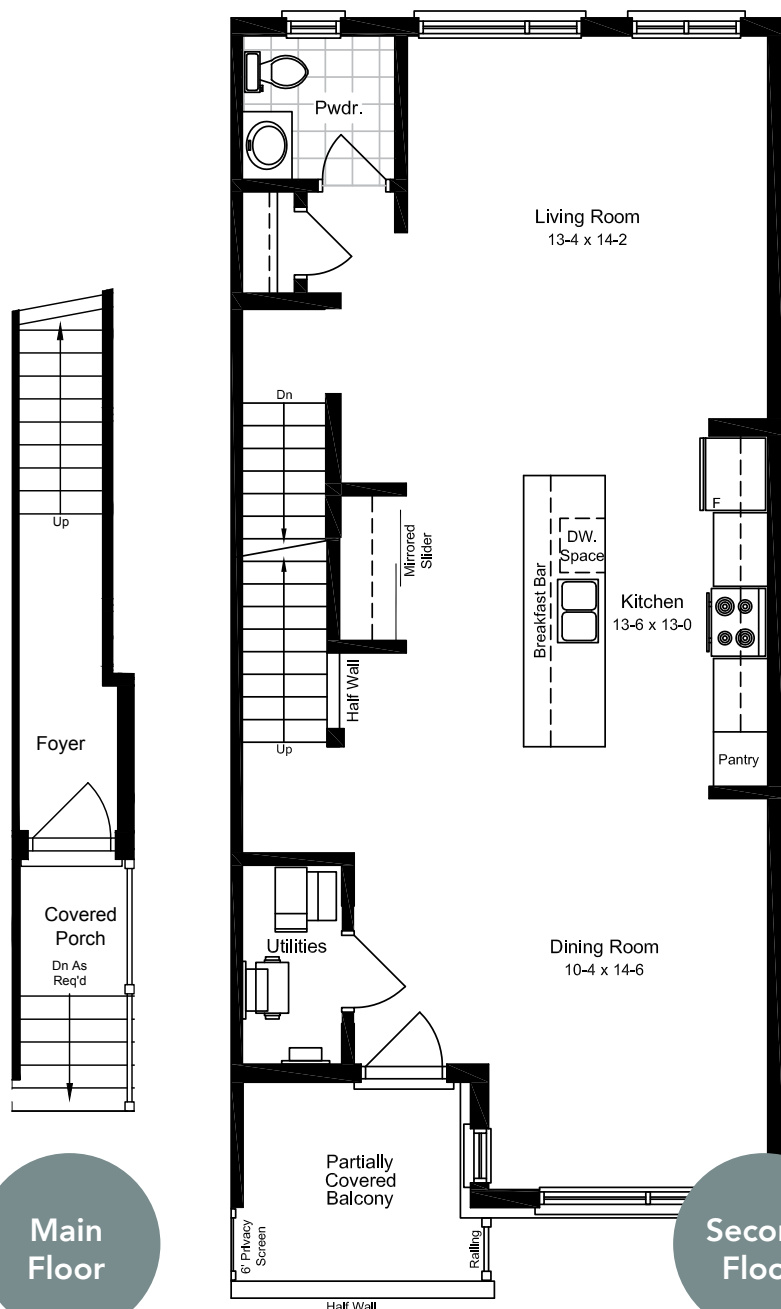
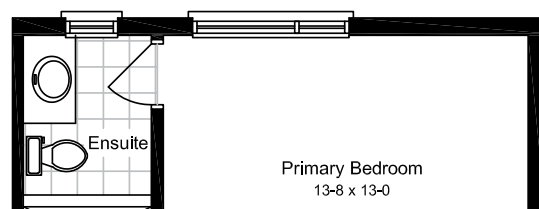
Upper End Unit

Main Floor 73 sq.ft.
Second Floor 852 sq.ft.
Third Floor 846 sq.ft.

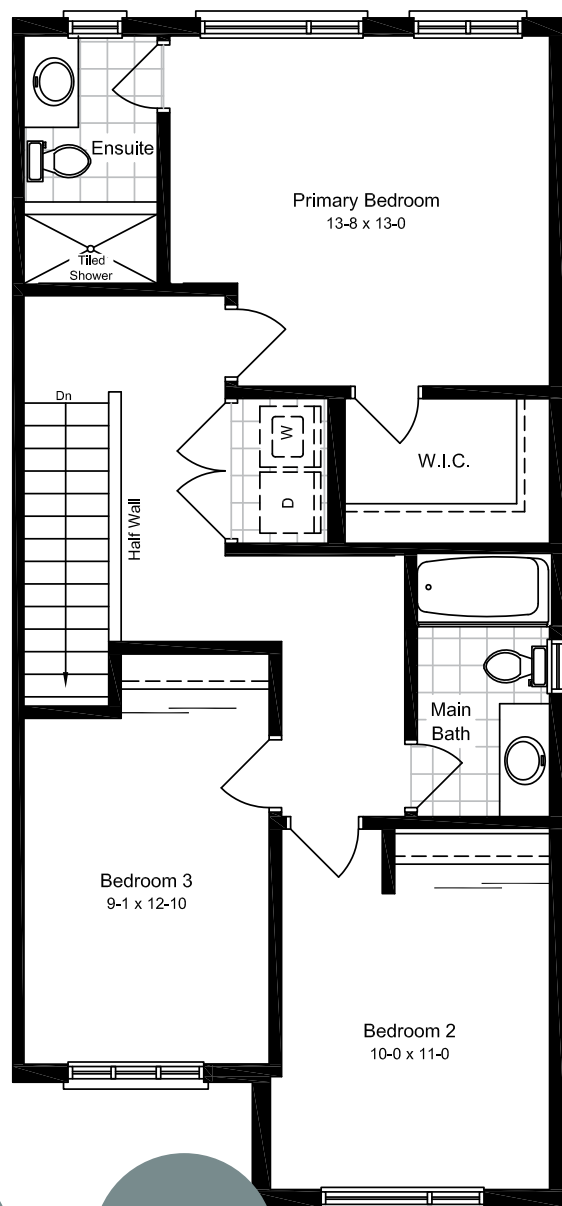
1771 sq.ft.



Block A Only



Main Floor



Second Floor

Third Floor

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 may vary from finished landscape. See sales representatives for more information. E. & O. E.

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AT THE GROVE



Cypress

Upper Interior Unit

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3



2.5

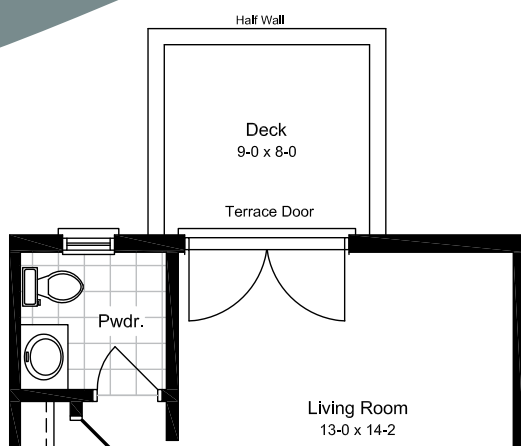


Cypress

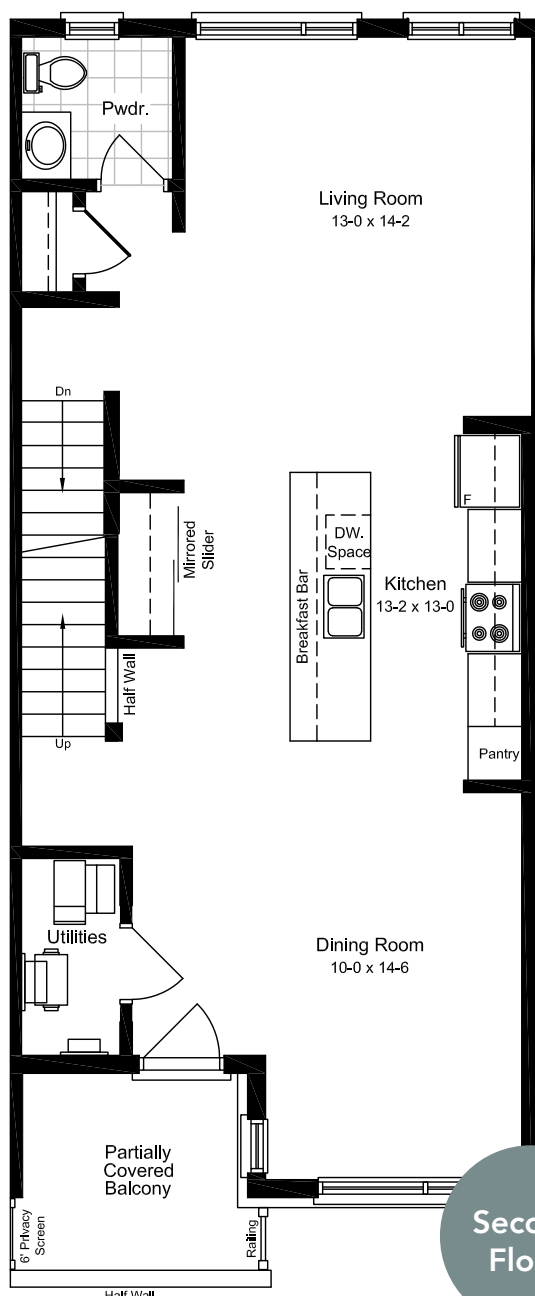
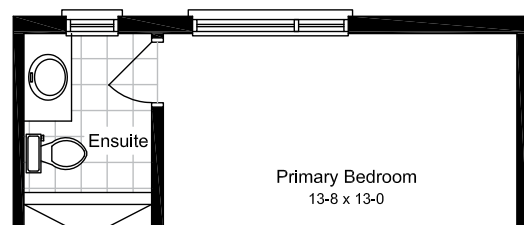
Upper Interior Unit

Main Floor 73 sq.ft.
Second Floor 830 sq.ft.
Third Floor 824 sq.ft.

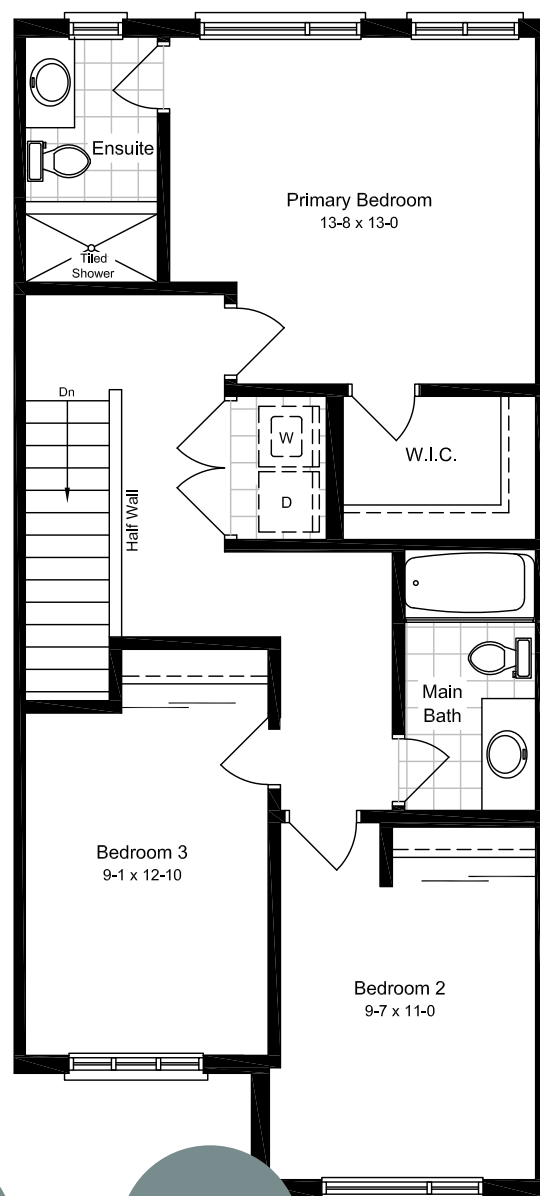
1727 sq.ft.



Block A Only



Main Floor



Second Floor

Third Floor

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Pinewood

Lower End Unit

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 **IRONSTONE**
BUILDING COMPANY

3 | 2.5



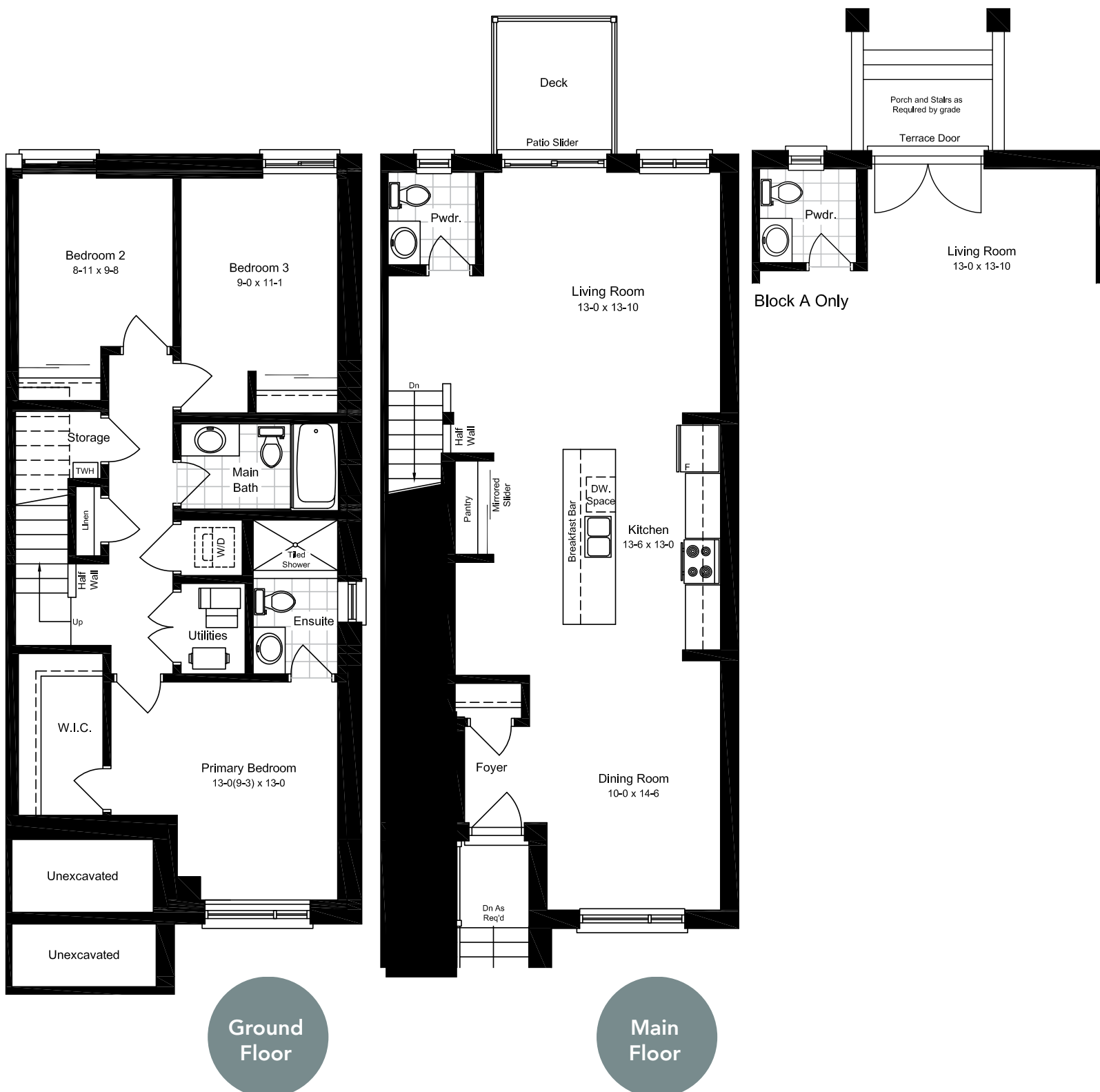
Ground Floor 852 sq.ft.

Main Floor 778 sq.ft.

Pinewood

Lower End Unit

1630 sq.ft.



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AT THE GROVE



Pinewood

Lower Interior Unit

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3 | 2.5



Ground Floor 830 sq.ft.

Main Floor 756 sq.ft.

Pinewood

Lower Interior Unit

1586 sq.ft.



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AT THE GROVE

SPECIFICATIONS

EXTERIOR

- ✓ Private deck balconies on Cypress models and pressure treated decks on most Pinewood models
- ✓ Upgraded steel insulated exterior front doors
- ✓ Vinyl Clad patio doors
- ✓ Aluminum fascia, soffits, eaves and downspouts
- ✓ Brick construction
- ✓ Vinyl Siding
- ✓ Maintenance free living

ELECTRICAL / MECHANICAL

- ✓ Natural gas fired high efficiency forced air furnace
- ✓ Central air conditioning
- ✓ Programmable thermostat
- ✓ Simplified HRV system
- ✓ Natural gas-fired 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" O.C.
- ✓ 3/4" tongue & groove engineered subfloor glued, screwed and nailed
- ✓ R22 insulation on exterior walls above grade and R60 fiberglass in the attic

FLOORING

- ✓ Water resistant luxury vinyl plank in living areas and kitchen
- ✓ Carpeted bedrooms
- ✓ Ceramic tile in finished laundry & baths

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AT THE GROVE

SPECIFICATIONS

PLUMBING FEATURES

- ✓ Moen single lever contemporary faucets in chrome as per predesignated interior colour package
- ✓ Undermount double stainless steel sink in kitchen
- ✓ All plumbing fixtures including tubs, toilets, 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

INTERIOR FINISHES

- ✓ 9' Ceiling on main floors
- ✓ 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 counter tops 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

WARRANTY

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