



South East Living

BUNGALOW TOWNS

519-660-6006
ironstonecondos.com





evans glen
TOWNHOME COMMUNITY

Evans Glen is located at
1960 Evans Boulevard,
London, Ontario

Ironstone Built. Quality you can trust.

Evans Glen is no exception, as it embodies Ironstone's dedication to exceptional home-building standards. You can expect to be greeted by luxurious features, including hard surface flooring throughout the main living areas, 9-foot ceilings, elegant tiled glass showers, and thoughtfully placed pot lighting on the main level. In addition, our remarkable kitchen designs boast tall upper cabinets complemented by hard surface countertops, giving you the complete package of sophistication and functionality in your Ironstone home.

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 **IRONSTONE**



A Day At Evans Glen

Take a refreshing walk along the trail, surrounded by the soothing sounds of nature. With the convenient location of the 401 nearby, commuting to work or embarking on a fun road trip is a breeze. When you finish your day, you could quickly stop by the store to pick up fresh ingredients for a delicious dinner.

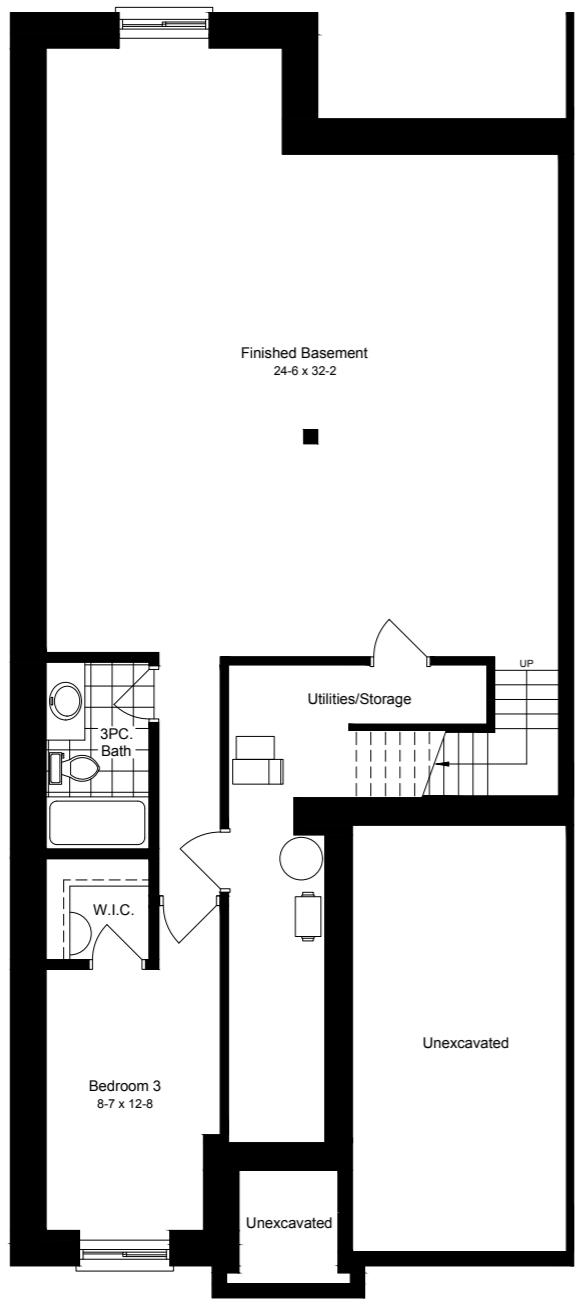




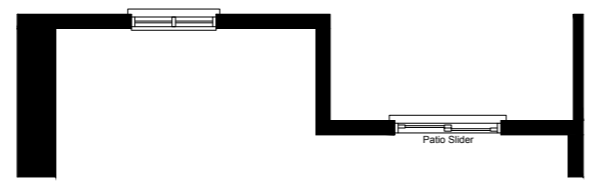
Macallan



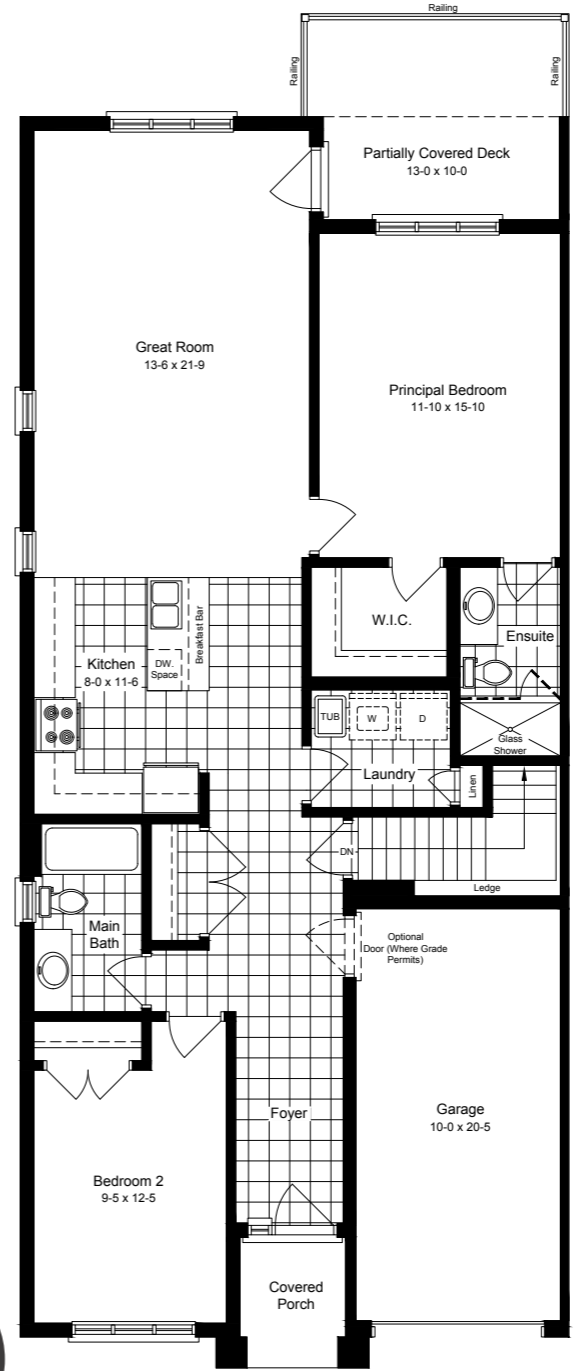
**Bungalow Townhouse
End Unit
2454 sq.ft.**



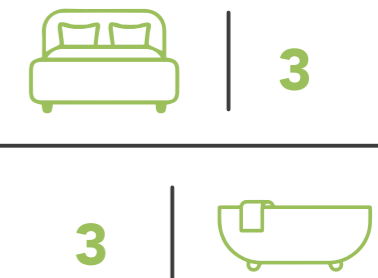
Basement



End unit
Basement Floor Plan (Walkout)



Main Floor



Basement 1196 sq.ft.
Main Floor 1258 sq.ft.

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.



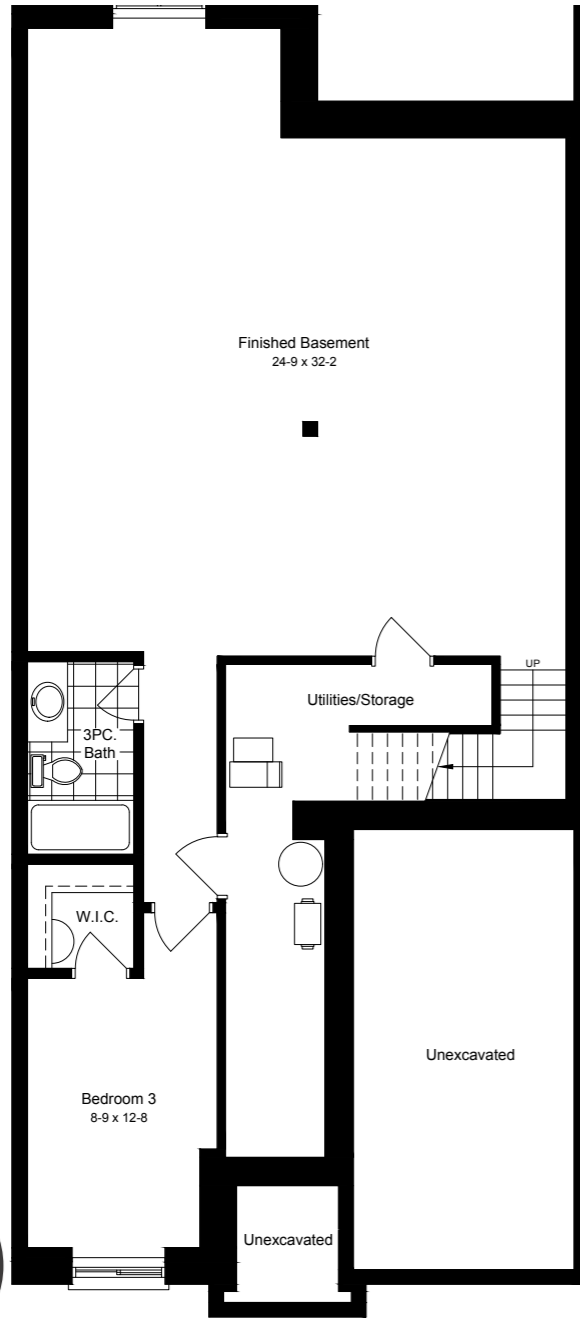
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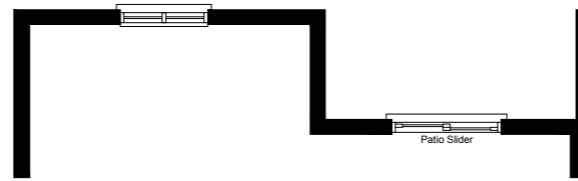
**Bungalow Townhouse
Interior Unit**

2314 sq.ft.

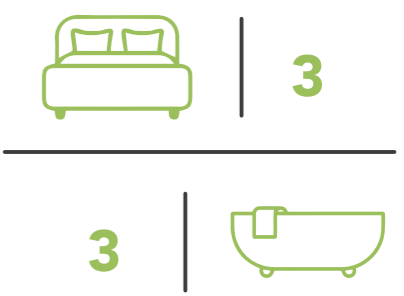
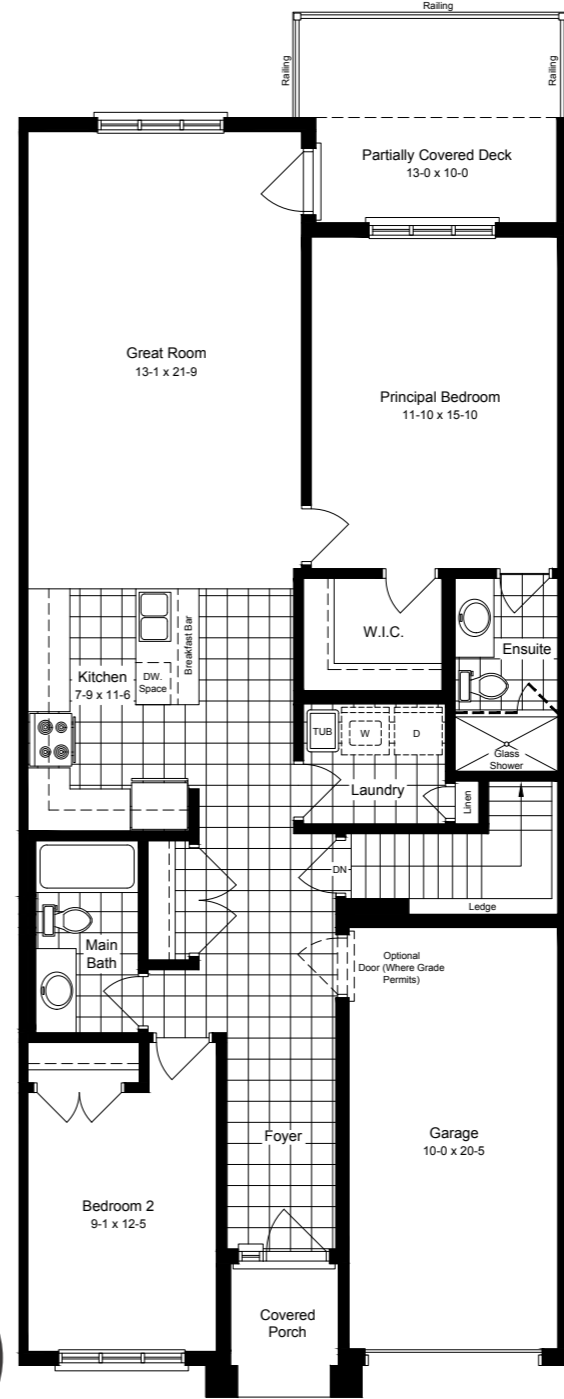
Basement



Basement Floor Plan (Walkout)



Main Floor



Basement 1077 sq.ft.
 Main Floor 1237 sq.ft.

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SPECIFICATIONS

EXTERIOR

- ✓ Aluminum fascia, soffits, eaves and downspouts
- ✓ James Hardie board as per design
- ✓ Steel insulated exterior front doors and sliding vinyl patio doors
- ✓ Vinyl casement windows throughout home (excluding basement sliders where applicable)
- ✓ Private pressure treated wood deck from dining room
- ✓ Charcoal Paver stone driveway
- ✓ Fully sodded front and rear yards
- ✓ Single car garage with opener

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

- ✓ 9' main floor ceilings
- ✓ 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

- ✓ Carpeted second floor bedrooms
- ✓ Engineered hardwood floor throughout the great room on main floor (as per design)
- ✓ Ceramic tile in foyer, kitchen, finished laundry & baths

SPECIFICATIONS

PLUMBING

- ✓ Moen single lever contemporary faucets in black matte finish
- ✓ Undermount double stainless steel sink in kitchen with black matte finish
- ✓ All plumbing fixtures including tubs, toilets, china sinks, & cabinets sinks are white
- ✓ 3/4 pc. Acrylic tub and shower in main bath (tub & shower if applicable)
- ✓ 2 exterior water taps with vacuum breaker
- ✓ Posi-temp shower valves in all bathrooms
- ✓ Fully tiled shower or 3/4 acrylic shower in each ensuite
- ✓ Waterline rough in for fridge

WARRANTY

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

INTERIOR FEATURES

- ✓ Finished basement (excluding utility and storage areas) with finished 3 piece bathroom
- ✓ Kitchen layout as per plan with Quartz counter tops
- ✓ Bathroom layouts as per plan with laminate counter tops in bathrooms
- ✓ Under cabinet lighting valance in kitchen
- ✓ Lighting plan includes pot lights and fixtures as viewed in the model
- ✓ Framed mirrors over all vanities
- ✓ Contemporary black matte hardware for interior doors
- ✓ Premium interior doors (painted)
- ✓ Paint grade contemporary casing and baseboard
- ✓ "Knockdown" textured ceilings throughout except bath, laundry & closet areas
- ✓ Unfinished interior of garage with one coat of tape
- ✓ Wire shelving in all closets



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