

NEXT-LEVEL LIVING

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CONTEMPORARY
THREE-STOREY & STACKED TOWNHOUSES

Contemporary Three-Storey Towns

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Contemporary Stacked Townhouses

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Make your move to SHIFT

Next-level living in North London.

Ironstone is bringing a new concept to townhome living in London. Contemporary Three-Story Towns and Stacked Two-Storey Condominiums with fresh new designs, floor to ceiling windows through-out and premium finishes. Surround yourself with great amenities in a neighborhood on the rise. Shift is located in the desirable Killaly on the Thames. Conveniently close to popular amenities such as shopping and restaurants, and only steps away from the Thames River, providing access to bike and walking trails. SHIFT is more than a condominium – it's a community.



519-660-6006 ironstonecondos.com



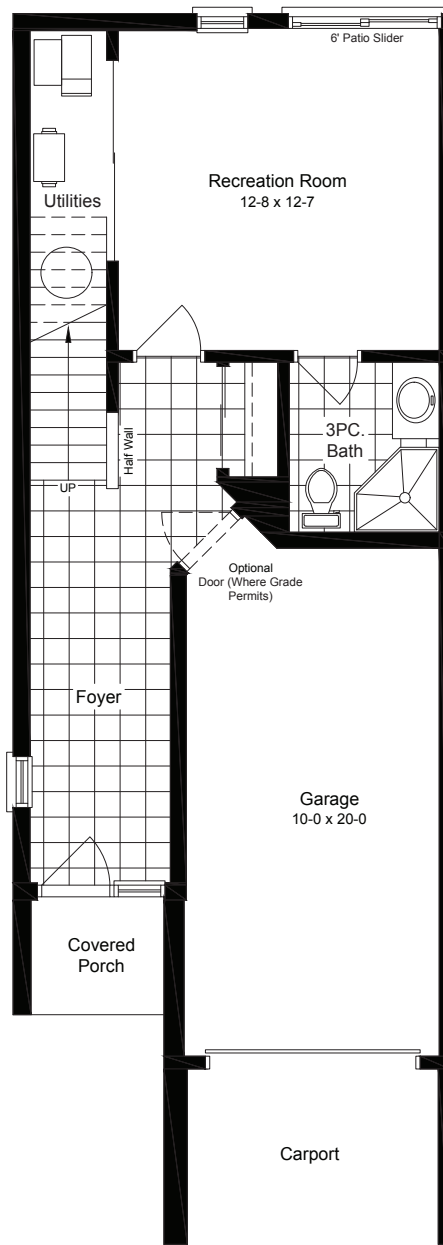
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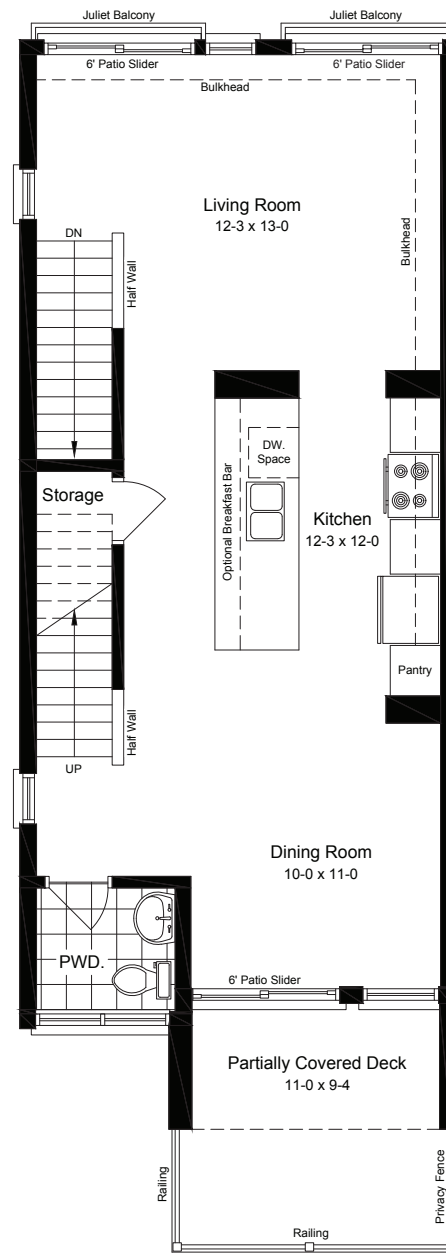
BAHA MAR

END UNIT - 1802 sq.ft.

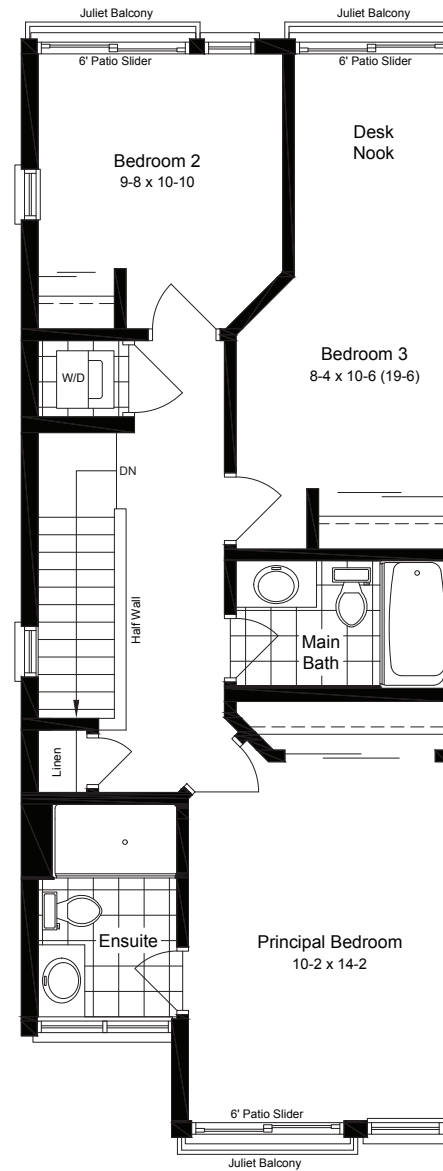




Ground Floor Plan
442 Sq. Ft.
END UNIT



Main Floor Plan
653 Sq. Ft.
END UNIT



Second Floor Plan
707 Sq. Ft.
END UNIT

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Square Footage

Ground Floor:	442 sq. ft
Main Floor:	653 sq. ft
Second Floor:	707 sq. ft
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Total:	1802 sq.ft



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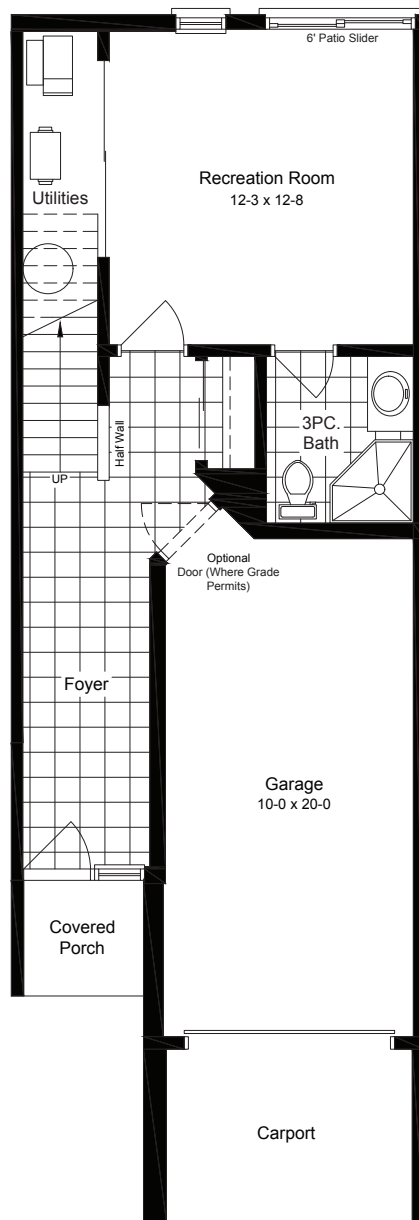


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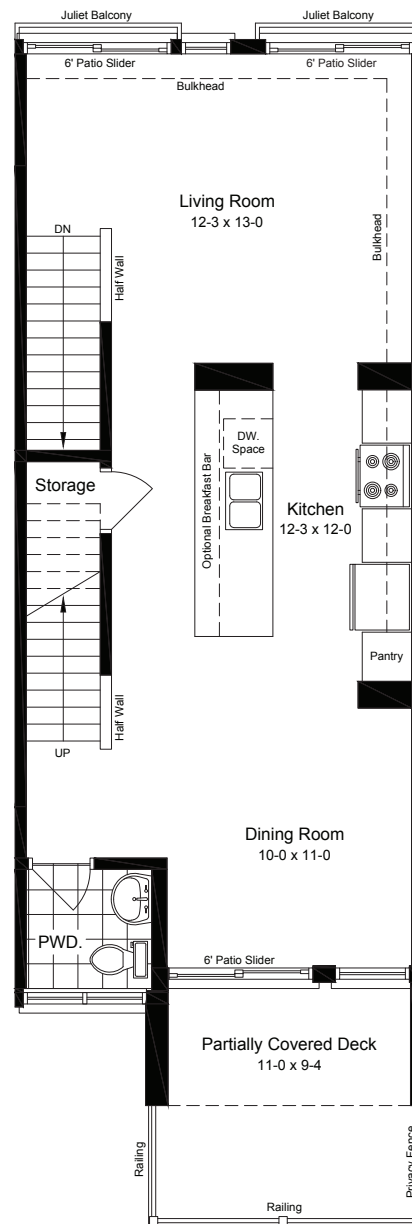
INTERIOR UNIT - 1746 sq.ft.



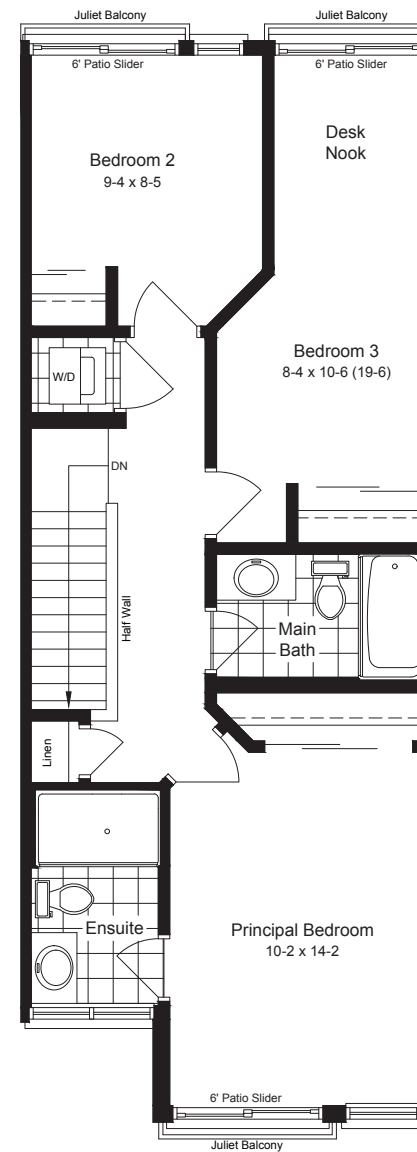
Rendering is artist's concept of the completed building and is subject to change. Illustration may show optional features which may not be included in the base price. Landscape areas and plantings are concepts only and may vary from finished landscape. See sales representatives for more information.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



Ground Floor Plan
425 Sq. Ft.
INTERIOR UNIT



Main Floor Plan
633 Sq. Ft.
INTERIOR UNIT



Second Floor Plan
688 Sq. Ft.
INTERIOR UNIT

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Square Footage

Ground Floor:	425 sq. ft
Main Floor:	633 sq. ft
Second Floor:	688 sq. ft

Total:	1746 sq.ft



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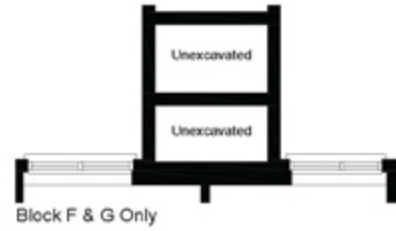
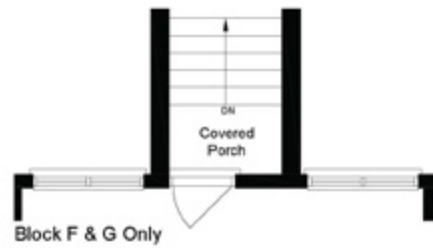


NASSAU

END UNIT – 1628 sq. ft.



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Square Footage

Main Floor:	780 sq. ft.
Ground Floor:	848 sq. ft.

Total:	1628 sq. ft.



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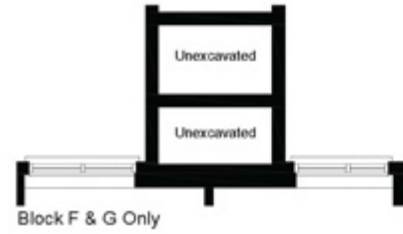
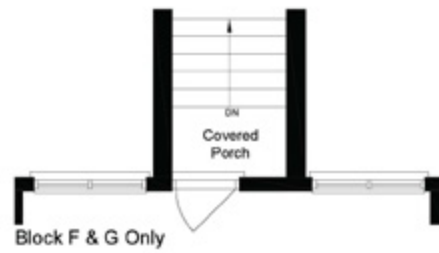


NASSAU

INTERIOR UNIT – 1584 sq. ft.



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Square Footage

Main Floor:	758 sq. ft.
Ground Floor:	826 sq. ft.

Total:	1584 sq. ft.



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SPECIFICATIONS Three-Storey Towns

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 deck with modern glass railings from dining room
- ✓ Charcoal Paver stone driveway
- ✓ Fully sodded front and rear yards
- ✓ Single car garage with opener
- ✓ Private 6' x 8' PT deck with aluminum railings from recreational room

ELECTRICAL MECHANICAL

- ✓ Natural gas fired high efficiency forced air furnace
- ✓ Central air conditioning
- ✓ Programmable thermostat
- ✓ Simplified HRV system
- ✓ Natural gas-fired water heater-power vented (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, and upper hallway (as per design)
- ✓ Ceramic tile in foyer, kitchen, finished laundry & baths

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SPECIFICATIONS

Three-Storey Towns

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, 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 FINISHES

- ✓ Hard surface kitchen counter tops
- ✓ Laminate counter tops in bathrooms
- ✓ Kitchen & bath layouts as per plan
- ✓ Under cabinet lighting in kitchen
- ✓ 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 (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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