



New Release At Victoria on The River

CALL ADNAN HASHMI BROKER OF RECORD WOLF REALTY INC 6478856364,9057961127

Create New Beginning in London

- Steps from the Thames River in London's southeast end, you'll find the ultimate playground for living.
- Discover Victoria on the River's Natural Beauty.
- Beautiful master-planned community located at the base of Hamilton Road and Commissioners Road - with plenty of nearby amenities for your convenience
- You'll love this perfect location featuring rolling hills, mature trees, with access to miles of nature trails and spectacular river views
- Quick Access to HWY 401 and London Airport
- Minutes to Victoria Hospital
- Free Hold Town Homes- The first of its kind in this Community





Victoria's Distinguished Features

London's Active Master-Planned Community

Steps from the Thames River in London's Southeast end you'll find the ultimate playground for living. Sifton Properties Limited is proud to bring you London's newest natural beauty, **Victoria On The River**.

Victoria Stands Out Amongst The Crowd

A master-planned community unlike any other, Victoria on the River is surrounded by an abundance of mature trees, rolling hills, spectacular river views and access to miles of trails. Homeowners that choose to live in this magnificent community are saying yes to an active, healthy and carefree lifestyle.

Located at the base of Hamilton Rd. and Commissioners Rd, this community provides access to one of London's most coveted Environmentally Significant Areas: Meadowlily Woods. The neighbourhood is located within close proximity to the 401 (just minutes away) providing quick and convenient access for those traveling out of the city.

Its ideal location is close to all amenities, and surrounded by parks, ponds and many schools.



» DID YOU KNOW

The abundance of native plants found in Meadowlily Woods doesn't just look beautiful, but also provides additional habitats for local wildlife.

Explore Victoria's

True Beauty

Miles of trails and hours of recreation.



Meadowlily Woods ESA

In the City of London there are currently 16 natural areas deemed as "Environmentally Significant Areas" or ESAs. Located within the valley of the Thames River and adjacent to **Victoria On The River** is Meadowlily Woods ESA.

Meadowlily Woods provides a habitat to a diversity of plants and animals, including some sensitive species. It is divided into two properties. The publicly owned portion (adjacent to Victoria) is comprised of old fields, shrub thickets, active and retired agriculture and mature woodlands that cover 44 hectares. It contains 4 kms of gently sloped trails that loop throughout the area and are great for an afternoon stroll or a gentle hike.



» DID YOU KNOW

The forested areas surrounding **Victoria On The River** are home to over 110 species of migratory and breeding birds.

Open to the public for hiking, The Meadowlily Nature Preserve located West of Meadowlily Road is privately owned by The Thames and Talbot Land Trust. Visitors can hike throughout the Preserve and enjoy scenic rest stops and well kept trails.

The presence of an ESA in a community enhances the value of the surrounding landscape and has environmental, cultural and social significance.





Take A Closer Look



The Community At A Glance

Located along the Thames River, **Victoria On The River** is the perfect neighbourhood for the active individual and their family to plant their roots and grow.

The community features a collection of homebuilders, and multi-family residential and single family home designs on wooded, ravine, walkout, and river and pond view lots. With multiple builder partners, the homes of **Victoria On The River** will create a unique and stunning streetscape. Future commercial space will provide homeowners quick and convenient access to amenities with next to no travel.

Victoria On The River is a community unlike any other in London, built with everything you'll need to live and thrive in London's Southeast end.



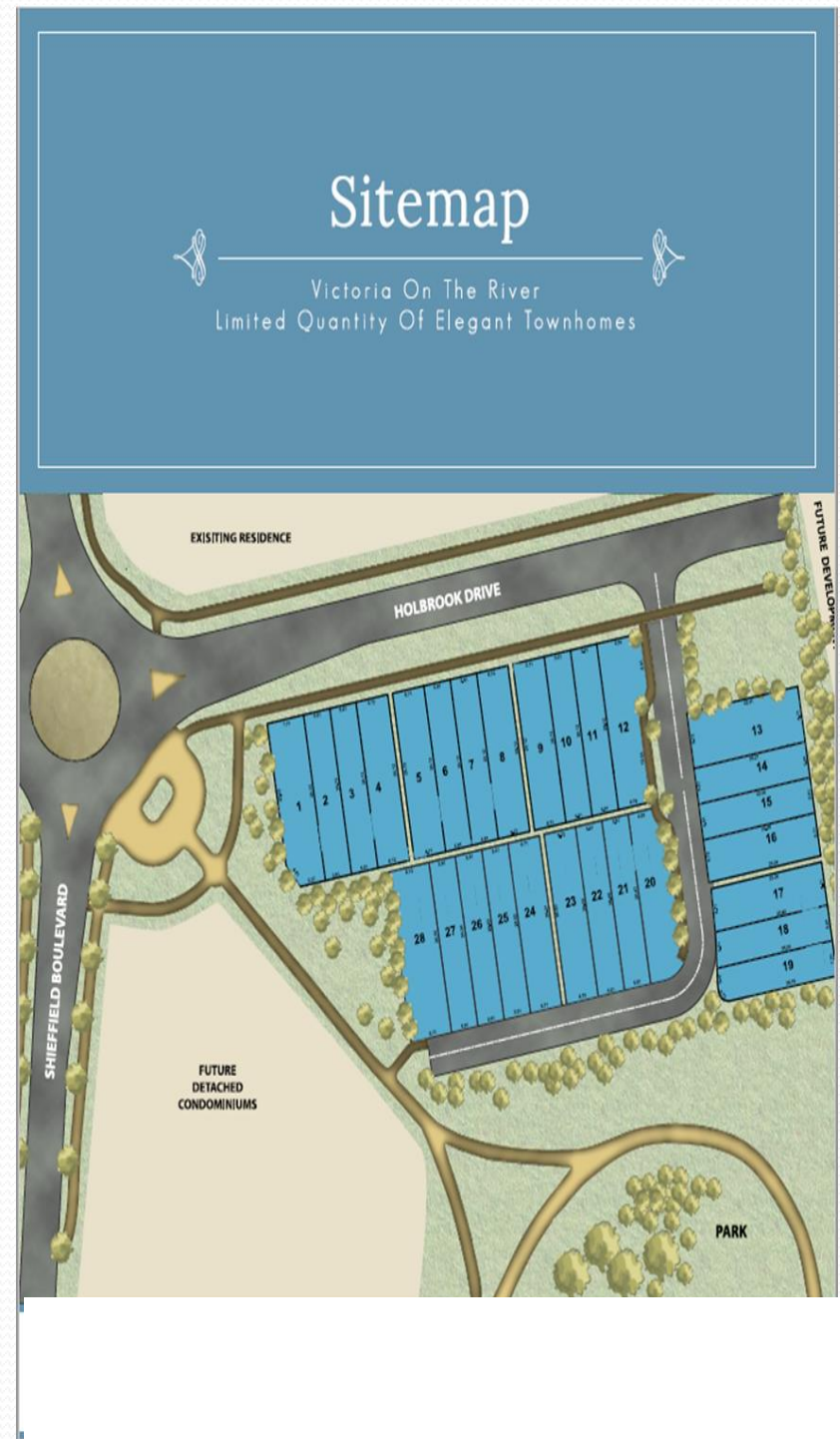
» DID YOU KNOW

Much like our homes, this woodland and wetland area provides all the essential needs (food, water and shelter) for several species to survive.

Site plan is artist's concept. Lot dimensions are approximate and depend on final survey. Landscape areas and plantings are concepts only and may vary from finished landscape. See sales representation for more information. F & D.E.



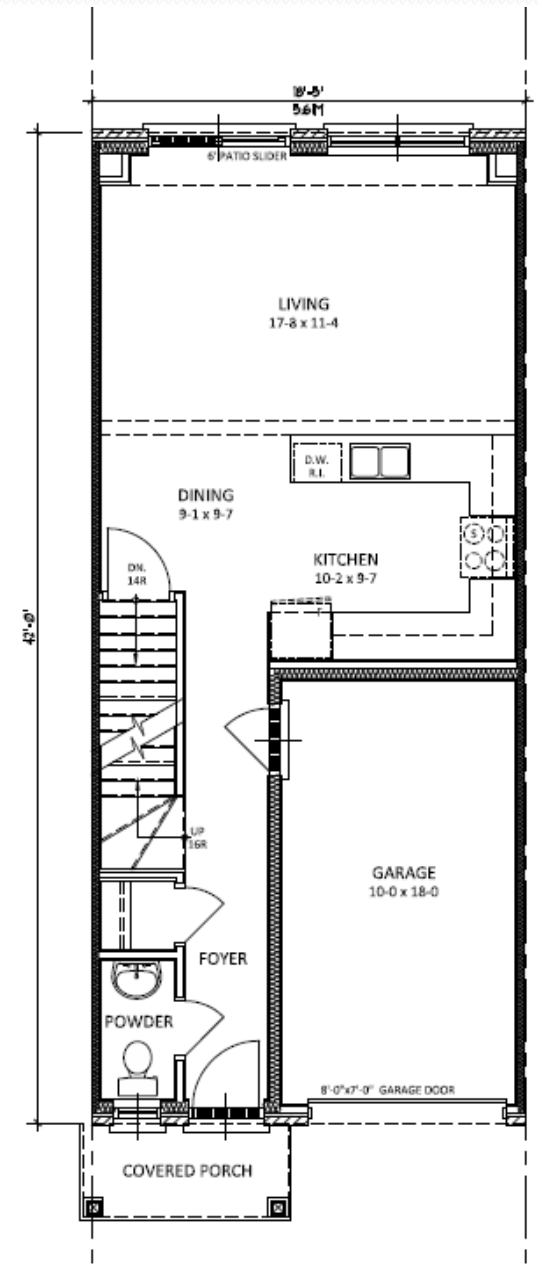
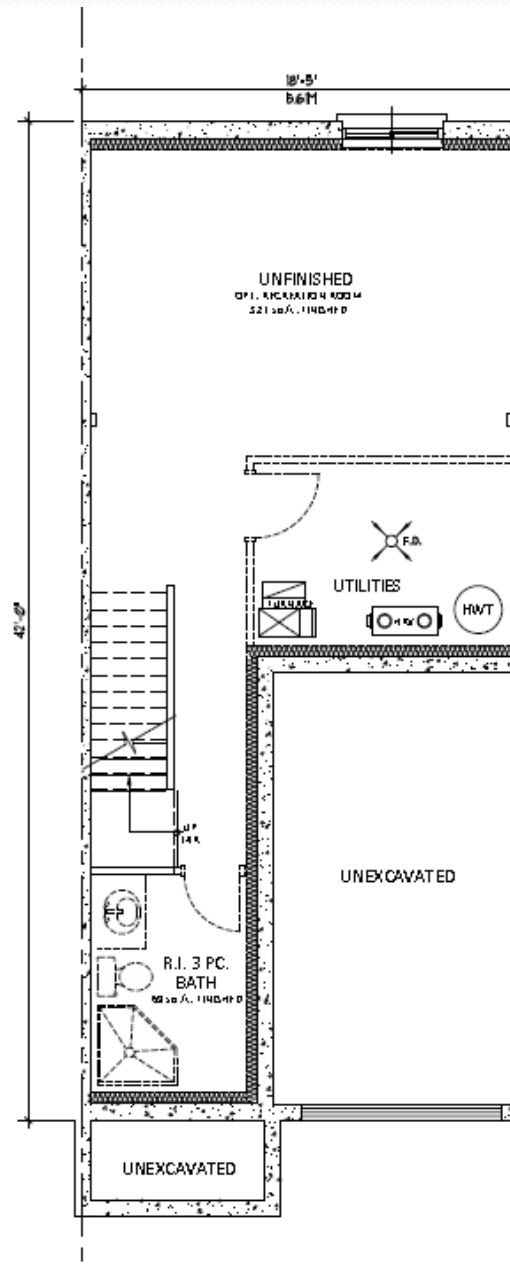
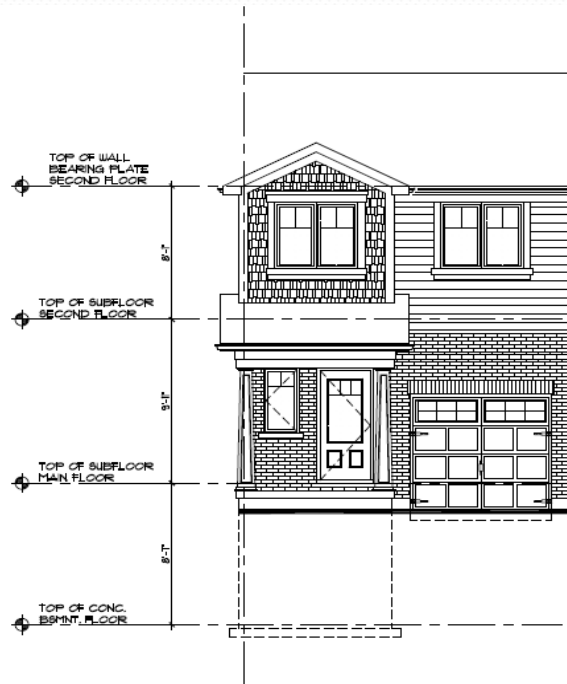
Site Map, Models + Floor Plans

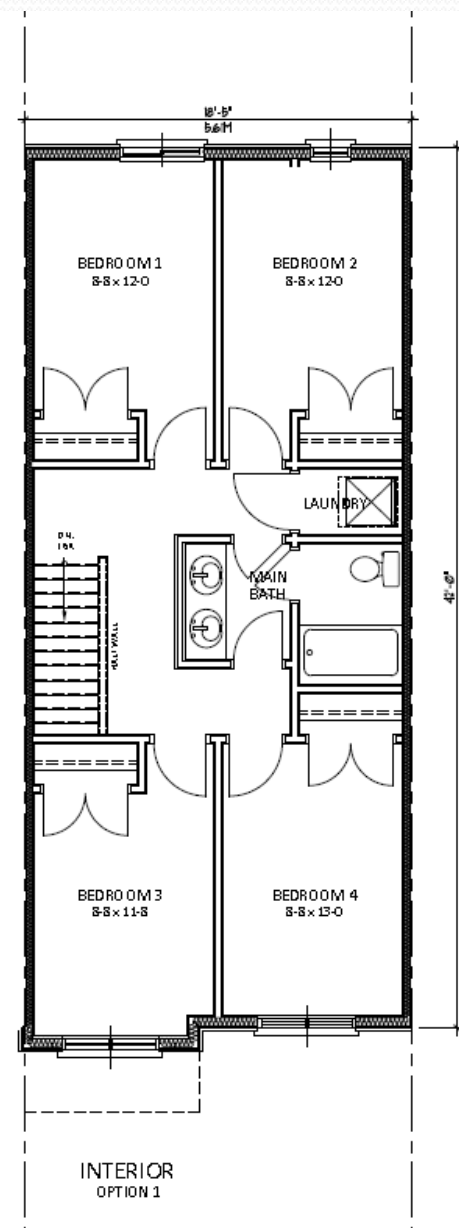
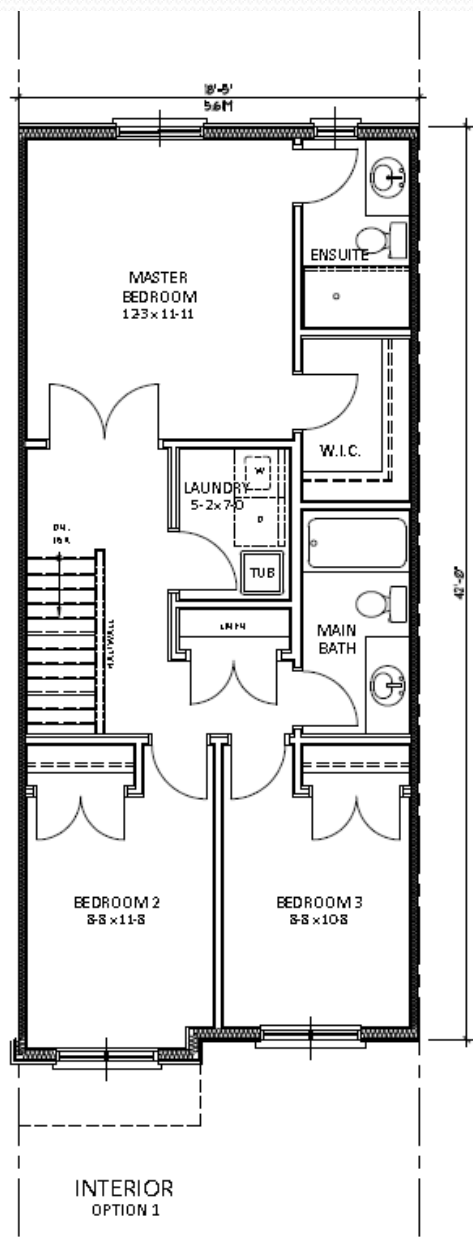




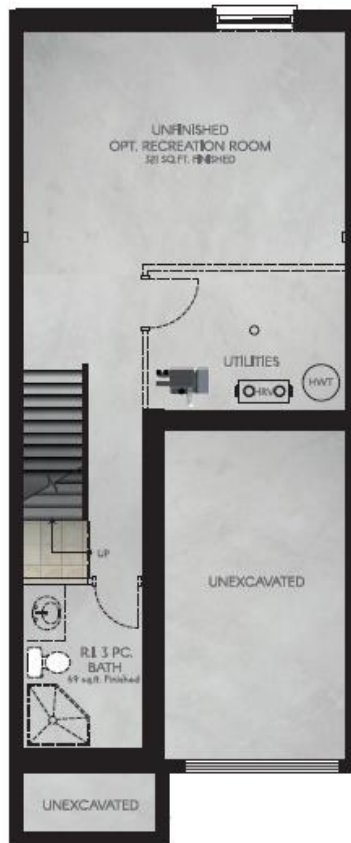
 The Kensington | 1330 sq.ft. 
Victoria On The River | Interior Unit

Interior Unit Layout





The Kensington | 1330 sq.ft.



Interior Basement



Interior Main Floor



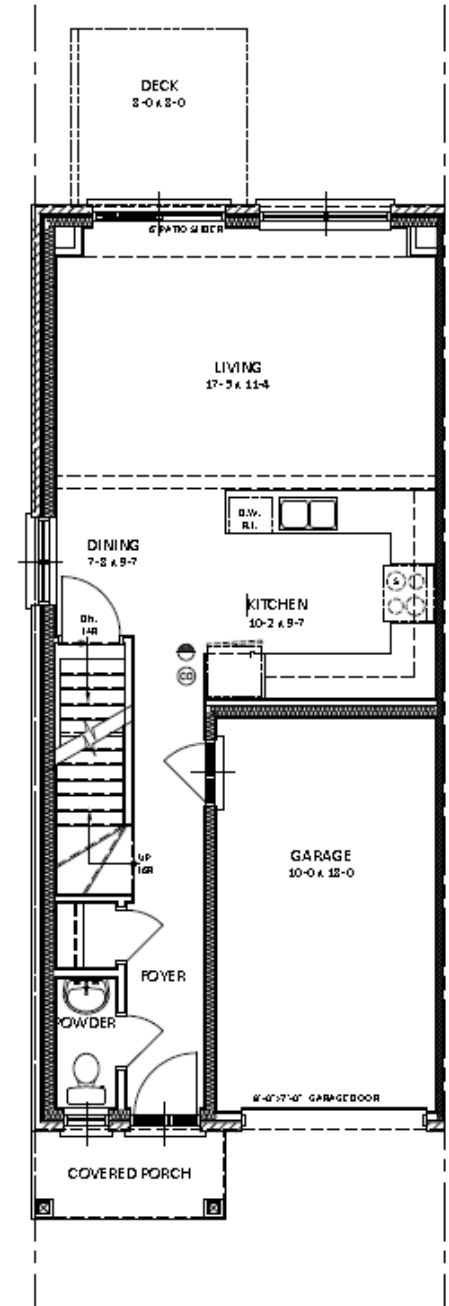
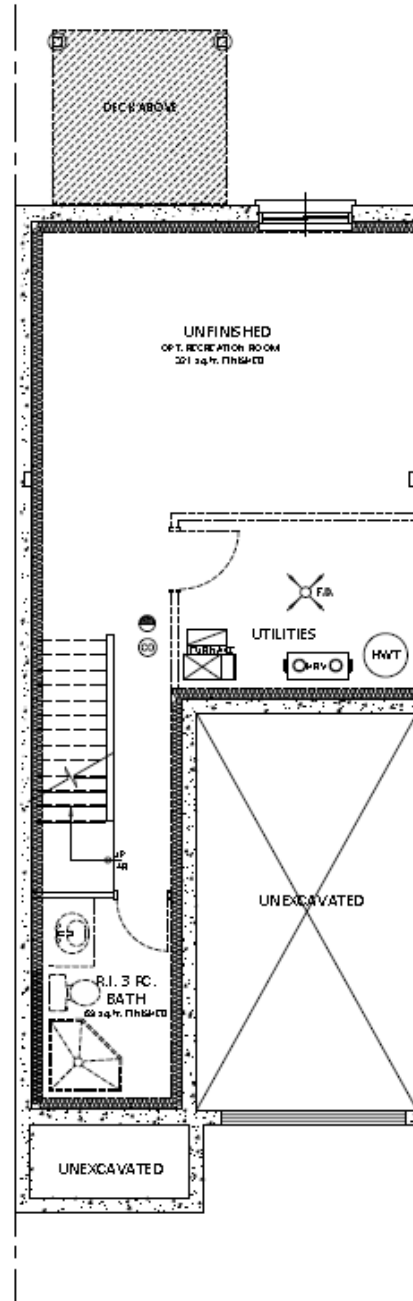
Interior Second Floor | 3 Bedroom

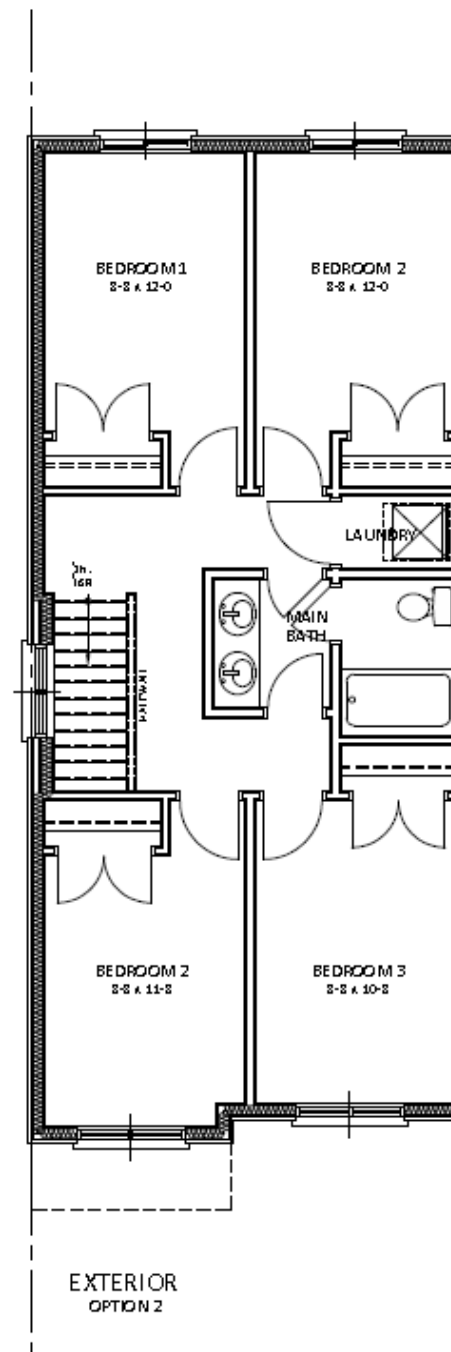
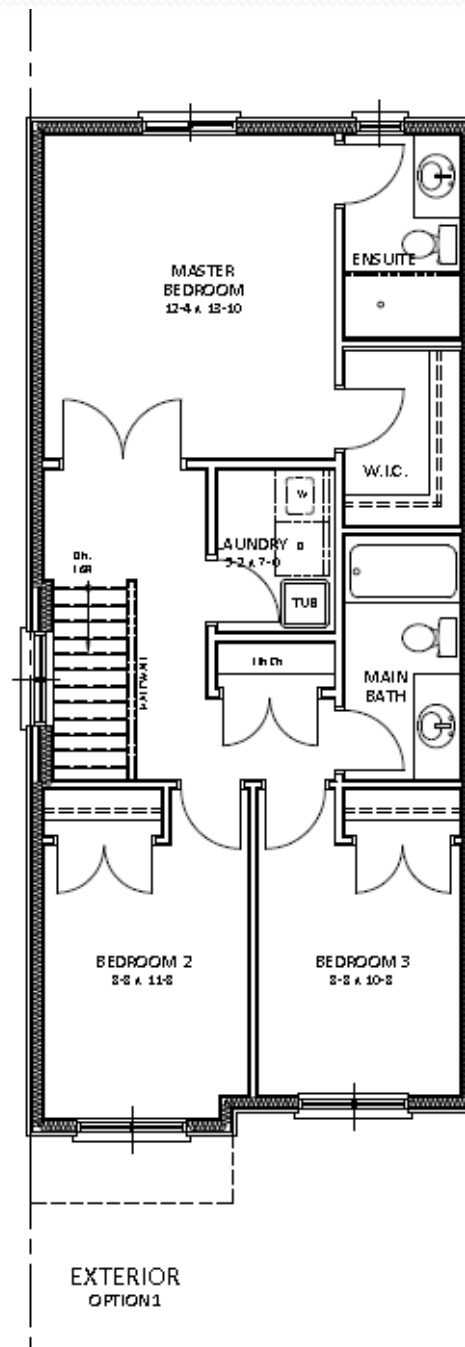


Interior Second Floor | 4 Bedroom

All material, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. Colour representations are approximate and subject to change.

Exterior Unit Layout





FEATURES + FINISHES

EXTERIOR FEATURES

- Superior architecturally designed homes. Materials consist of a combination of brick and vinyl.
- Low maintenance vinyl clad thermo-sealed fixed style casement windows, with a minimum of one operable window with screen per room, or door (as per plan). Basement windows to be vinyl sliders.
- Insulated metal front entry door with a vinyl frame, shall receive a quality satin nickel finish grip set and deadbolt lock for your family's added security.
- Convenient DIRECT ACCESS FROM GARAGE TO HOME includes an insulated metal door complete with door closure with deadbolt where shown on plans and model types only, and only where grade permits.
- Garden patio door(s) or 5' sliding door, as per plan.
- Elegant coach lamps to front porch/garage as per model type or pot lights in lieu of coach lamps where required.
- Pre-finished maintenance-free aluminum soffits, fascia, eavestrough and downspouts (as per elevation).
- Quality self-sealing asphalt shingles with a limited 25-year manufacturer's warranty and pre-finished metal roofing in some areas as per plan.
- Premium quality steel insulated sectional roll-up garage door(s) with decorative lite top panel (as per plan).
- Two (2) exterior electrical outlets are included; one at front and one at rear of house.
- Two (2) exterior hose bibs; one in garage and one at rear or side of house.
- Hard surface walkway from driveway to front porch.
- Precast concrete steps at front entrance as required (as per plan and grading).

- Covered porch with exterior columns (as per elevation) and exterior maintenance free railing, if required by grade.
- Elegant municipal address numbers installed on front elevation.
- Paver stone driveway, to the width of the garage.
- Professionally graded and sodded front and rear yard. Some gravel may be used between side yards.
- Poured concrete foundations include a spray and exterior plastic drainage layer for damp proofing.
- Garage floors are poured concrete (as per plan)
- Garage finished in drywall and taped on wood framed walls only.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.

INTERIOR FEATURES

- Poured concrete floor in the basement with a floor drain by the furnace area, as per plan.
- Subfloor materials and installation meet or exceed OBC requirements. ALL JOINTS TO BE SANDED AND ALL SUBFLOORS TO BE NAILED, SCREWED, AND GLUED.
- SHUT OFF VALVE UNDER EVERY SINK AND TOILET.
- All exterior windows and doors are foam insulated.
- 9' CEILING HEIGHT ON MAIN FLOOR and 8' ceiling height on 2nd floor, excluding bulkheads in kitchen and other areas required (as per plan layout).
- Finished areas to have paint grade stringers, carpeted treads and risers (as per plan).
- Choice of imported 12"x24" porcelain floor tiles for foyer/entry, bathrooms, laundry room/mudroom, and kitchen/dinette (as per plan), from standard samples.
- Hardwood on the main floor living area to be selected from the builder standards
- 35 ounce plush broadloom with 300 Series under pad in all finished areas not covered by a hard surface material, from standard samples.
- Choice of interior passage doors available from a selection of Series 800 styles.
- Satin nickel finish levers on all interior doors.
- White painted 2-3/4" CASINGS AND 4-1/8" COLONIAL STYLE BASEBOARDS THROUGHOUT. SHOE MOULD PROVIDED ON ALL HARD-SURFACE FLOORING.

- All half walls are capped and trimmed with 2-3/4" casings.
- CALIFORNIA KNOCK-DOWN CEILINGS THROUGHOUT (excluding closets)
- Smooth ceilings in all bathrooms, laundry and kitchen area.

PAINTING

- Interior walls to be finished with one coat tinted primer and one finish coat of flat paint.
- Purchaser's choice of two (2) colours for walls throughout chosen from standard samples.
- Trim and doors to be painted with white semi-gloss paint.

FINISHED LAUNDRY AREA FEATURES

- Laundry room to have a laundry tub (if possible per plan).
- Where a laundry tub is not provided (as per plan) there will be an in-wall housing unit allowing for hot and cold water supply and waste disposal outlet for future washer.
- Heavy-duty 220V electrical outlet provided for dryer, vented to exterior.

KITCHEN FEATURES

- Gourmet designer kitchens from choice of quality MDF laminated cabinets (as per plan).
- Flush breakfast bar on kitchen islands or peninsulas (as per applicable plan).
- 42" EXTENDED UPPER KITCHEN CABINET HEIGHT
- Choice of quartz countertops from standard selections.
- Double stainless steel sink with single lever kitchen faucet .
- Two-speed white kitchen exhaust fan with light over stove area vented to exterior with 6" exhaust ducting.
- Dishwasher space with plug and plumbing rough-in provided in kitchen.
- Heavy-duty 220V electrical outlet for electric stove.

BATHROOM FEATURES

- Purchaser's choice of quality MDF laminated CABINETRY for all bathroom vanities, includes quartz countertop (as per plan) from standard samples.
- White pedestal sink in powder room as per plan.
- Wall mounted mirrors installed in all bathroom(s) above vanities.
- Energy efficient water-saver shower head and toilet tanks.
- Quality white fixtures in all bathrooms with white ceramic bathroom accessories and quality chrome faucets and shower heads.
- Master Ensuite to have separate framed shower with acrylic shower (as per plan).
- Tub/shower combination to have shower curtain rod, as per plan.
- Exhaust fan vented to the outside in all bathrooms, powder room (where applicable).
- Privacy locks on all bathroom doors.

HEATING/INSULATION & ENERGY EFFICIENT FEATURES

- Forced air high-efficiency gas furnace with electronic ignition, vented to exterior.
- Hot water tank, power vented or direct vent (lease or rental).
- Note: Purchaser may be required to continue a lease or rental agreement prior to closing.
- HRV (Heat Recovery Ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air.
- Thermostat centrally located on main floor.
- Ductwork is sized to accommodate central air conditioner.
- Homes are sealed with vapour barrier, as per Ontario Building Code.
- All windows and exterior doors are fully caulked, as per Ontario Building Code.
- Weather-stripping installed on all exterior doors.

LIGHTING AND ELECTRICAL FEATURES

- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches & plugs throughout.
- Wall mounted vanity light fixture installed above each sink in all bathrooms.
- Switched light fixtures in all rooms (as per plan).
- outlet with switch for vaulted entryway and dining room (as per plan).
- Electrical outlets in all bathrooms and powder room and counter-height kitchen, include Ground Fault Interrupters as per Ontario Building Code.
- Hard-wired, inter-connected smoke detector in main hall, upper hall, basement and bedrooms.
- Hard-wired carbon monoxide (CO) detector installed on levels with bedrooms.
- Heavy-duty stove and dryer receptacles.
- Dedicated receptacles for future refrigerator, dishwasher, and washing machine.
- Two (2) electrical outlets in garage including one (1) in ceiling for future garage door opener.
- Rough-in central vacuum system terminating in basement for future connection.
- Door chime included.

What to bring with you:

- Valid photo ID (Driver's License, Passport, Permanent Resident Card) is required (Health Cards will not be accepted).
- 3 cheques are required at time of sale (2 post-dated).
- Your first cheque is payable to Magnificent Homes. and must be certified cheque.

Important information to remember:

Notarized Power of Attorneys will be accepted.

Assignments will be permitted as per conditions of the APS.

We look forward to seeing you at our Presentation Centre.

Upgrade Pricing Sheet

Crown Molding , Main Floor	2,500.00	
Valance Skirt & Light	1,200.00	
Quartz Countertop in Kitchen and bathrooms		Included
Pot light		8 Included, \$150 for extra
Insulated Garage door		Included
Electric fireplace	2,500.00	
Hardwood in second floor Hallway	2,200.00	
Hardwood in second floor (Engineered)	8,000.00	
Upgrade from carpet to laminate flooring in upper hallway and bedrooms.	2,500.00	
Air Condition		Included
Exterior BBQ Gas Line Install one exterior gas line for barbecue hook-up.	500.00	
8'x 8' pressure treated deck with pressure treated railing and stairs to grass.		Included
Chain Drive Garage Door Opener	600.00	
Finished Basement Finished lower level. Interior walls drywalled, taped and painted with textured ceilings and standard trim and carpet.	15,000.00	
Three Piece Bathroom in Basement	7,500.00	
Total Upgrades		
HST	-	
Grand Total		

Model Name	Size	Price
The Kingston (Interior Unit), Option 1 or 2	1330 sq. ft.	\$ 349,900.00



Model Name	Size	Price
The Thornbury (Exterior Unit), Option 1 or 2	1341 sq..	\$ 359,900.00

HST Included

Bonus Offer

1. 2 Years Road Maintenance Fees Paid by the Builder
2. LED Lighting Package throughout the house
3. Buying a complete block of 4 units qualify for 10,000.00 décor dollars
4. Kitchen Appliance SS Package + white dryers & washer for \$2,000.00

Deposit Structure

\$10,000 with Offer

\$15,000 In 45 Days

\$15,000 In 90 Days

Completion starts late 2018 to early 2019

*Décor Dollars – No cash value and/or not transferrable. Prices & Promotions are subject to change without notice. Grading, lot and additional elevation premiums may apply.

Phase	Block	Unit #	Municipal Address	Model	Area (sq ft)	Price	Finished Basement	House Facing	Notes
II	1	1	2587 Holbrook Drive	The Thornbury		365,900.00		North	
		2	2589 Holbrook Drive	The Kensington		355,900.00		North	
		3	2591 Holbrook Drive	The Kensington	1440	355,900.00		North	
		4	2593 Holbrook Drive	The Thornbury	1459	365,900.00		North	
	2	5	2595 Holbrook Drive	The Thornbury	1459	365,900.00		North	
		6	2597 Holbrook Drive	The Kensington	1440	355,900.00		North	
		7	2599 Holbrook Drive	The Kensington	1440	355,900.00		North	
		8	2601 Holbrook Drive	The Thornbury	1459	365,900.00		North	
	3	9	2607 Holbrook Drive	The Thornbury	1459	365,900.00		North	
		10	2609 Holbrook Drive	The Kensington	1440	355,900.00		North	
		11	2611 Holbrook Drive	The Kensington	1440	355,900.00		North	
		12	2613 Holbrook Drive	The Thornbury	1459	365,900.00		North	
I	4	13	2-2621 Holbrook Drive	The Thornbury	1341	359,900.00		West	
		14	4-2621 Holbrook Drive	The Kensington	1325	349,900.00		West	
		15	6-2621 Holbrook Drive	The Kensington	1325	349,900.00		West	
		16	8-2621 Holbrook Drive	The Thornbury	1341	359,900.00		West	
	5	17	10-2621 Holbrook Drive	The Thornbury	1346	Sold	Yes	West	
		18	12-2621 Holbrook Drive	The Kensington	1330	349,900.00		West	
		19	14-2621 Holbrook Drive	The Thornbury	1346	Sold	Yes	West	
	6	20	16-2621 Holbrook Drive	The Thornbury	1533	369,900.00		South/Park	
		21	18-2621 Holbrook Drive	The Kensington	1510	359,900.00		South/Park	
		22	20-2621 Holbrook Drive	The Kensington	1510	359,900.00		South/Park	
		23	22-2621 Holbrook Drive	The Thornbury	1533	369,900.00		South/Park	
	7	24	24-2621 Holbrook Drive	The Thornbury	1533	369,900.00		South/Park	
		25	26-2621 Holbrook Drive	The Kensington	1510	359,900.00		South/Park	
		26	28-2621 Holbrook Drive	The Kensington	1510	359,900.00		South/Park	
		27	30-2621 Holbrook Drive	The Kensington	1510	359,900.00		South/Park	
		28	32-2621 Holbrook Drive	The Thornbury	1533	369,900.00		South/Park	

Date: _____ Time: _____ Manager's Initials: _____

OFFER WORKSHEET

Must be Emailed to : TSK_Londonprojects@gmail.com

1st Choice	2nd Choice	3rd Choice
Model: _____	Model: _____	Model: _____
Lot #: _____	Lot #: _____	Lot #: _____
Unit Price \$ _____		Total Price: \$ _____

PURCHASERS' INFORMATION

1ST PURCHASER	2ND PURCHASER
FIRST NAME: _____	FIRST NAME: _____
LAST NAME: _____	LAST NAME: _____
SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE DOB (MM/DD/YYYY): _____	SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE DOB (MM/DD/YYYY): _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
POSTAL CODE: _____	POSTAL CODE: _____
OCCUPATION: _____	OCCUPATION: _____
CELL NUMBER: _____	CELL NUMBER: _____
HOME NUMBER: _____	HOME NUMBER: _____
EMAIL ADDRESS: _____	EMAIL ADDRESS: _____

AGENT / BROKERAGE

AGENT NAME _____	BROKERAGE NAME _____
AGENT CELL #: _____	BROKERAGE #: _____ BROKERAGE FAX #: _____
AGENT'S EMAIL _____	

VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW

_____ VENDOR'S SALES AGENT / REPRESENTATIVE
NOTES: _____ _____

Purchaser Information - NOTE - ALL purchasers must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) Deposit cheques to be made payable to Magnificent Homes
 Vendor will determine final choice of suite and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale reservation.

Call Adnan Hashmi Broker of Record Wolf Realty inc 6478856364,9057961127 www.adnanhashmi.realtor