



# MEADOWLILY GROVE

Experience A New Standard For Affordable Luxury Living.  
Brought To You By Award-Winning Developer RPH.



# SITEPLAN







# WILLOW

## 3 BEDROOMS 3 BATHROOMS

CORNER, GROUND LEVEL

LEVEL 1	702 SQFT
LEVEL 2	662 SQFT
TOTAL SUITE LIVING AREA	1364 SQFT
BALCONY & PORCH AREA	83 SQFT
TOTAL AREA	1447 SQFT



THE PINNACLE OF LUXE LIVING™

Office: 647-977-5588 | Rehman: (416) 880-9421 | Whatsapp: (647) 400-1700  
www.meadowlilygrove.ca



LEVEL 1



LEVEL 2

01. All materials, renders, measurements and drawings are approximate only.
02. The actual area may slightly vary from the mentioned area.
03. Drawings are not to scale.
04. All images are purely illustrative and do not accurately depict the size, features, specs, fittings or furniture.
05. The developer retains the right to make changes or adjustments at its sole discretion and without any liability.



# SAGE

## 2 BEDROOMS + 1 DEN

## 3 BATHROOMS

### GROUND LEVEL

LEVEL 1	687 SQFT
LEVEL 2	647 SQFT
TOTAL SUITE LIVING AREA	1334 SQFT
BALCONY & PORCH AREA	83 SQFT
TOTAL AREA	1417 SQFT



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LEVEL 1



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# ASPEN

## 3 BEDROOMS

## 3 BATHROOMS

CORNER, UPPER LEVEL

LEVEL 1	715 SQFT
LEVEL 2	694 SQFT
TOTAL SUITE LIVING AREA	1409 SQFT
BALCONY & PORCH AREA	92 SQFT
TOTAL AREA	1501 SQFT



LEVEL 1



LEVEL 2

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# JUNIPER

## 2 BEDROOMS + 1 DEN

## 3 BATHROOMS

### UPPER LEVEL

LEVEL 1	701 SQFT
LEVEL 2	680 SQFT
TOTAL SUITE LIVING AREA	1381 SQFT
BALCONY & PORCH AREA	92 SQFT
TOTAL AREA	1473 SQFT



LEVEL 1



LEVEL 2



ROYAL PREMIER HOMES

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# DISCOVER AFFORDABLE LUXURY AT MEADOWLILY GROVE

## FEATURES

### KITCHEN & BATHROOM FINISHINGS

- Soft Closing Cabinets and Drawers with Premium Frames and Upgraded Colours – Upgrade Included
- Premium Kitchen Quartz Counter and Matching Quartz Backsplash – Upgrade Included
- Premium Bathroom Vanity Quartz Counter with Raised Quartz Backsplash – Upgrade Included
- High Performance Range Hood Vented Directly to Exterior – Upgrade Included
- Under Cabinet Kitchen Led Valance Lighting – Upgrade Included
- Dual Sink Vanities in Primary Ensuites – Upgrade Included
- Mirrors Over All Vanities – Upgrade Included

### ELECTRICAL & MECHANICAL

- 100 Amp Circuit Breaker Electrical Panel
- Hard-Wired Carbon Monoxide and Smoke Detectors on Every Floor and Detectors in Every Bedroom
- 1 Exterior Weatherproof Electrical Outlet
- Modern Doorbell & Chime
- Rough-In For 2 Ethernet Outlets
- Premium Outlets and Light Switches Throughout the Home
- Premium Quiet Exhaust Fans In All Bathrooms
- Natural Gas Fired High Efficiency Forced Air Furnace Complemented with Premium Air Conditioning Unit – Upgrade Included
- Premium Designer Led Lighting Fixtures and Potlights Supplied and Installed by Builder Throughout The Unit – Upgrade Included
- Wifi Thermostat – Upgrade Included
- Designer Outdoor Wall Sconce Lighting– Upgrade Included

### PLUMBING

- Double Stainless-Steel Sink in Kitchen
- Tubs, Toilets, And Sinks in Premium Glossy White
- 1 Piece Acrylic Tub in Main Bath, 2 Walk in Shower in Ensuite And Main Level Bath
- Premium Single Lever Modern Chrome Faucets – Upgrade Included
- Water Line for Fridge – Upgrade Included

### COMMUNITY

- Premium Community Amenity Space
- Fully Sodded Site and Premium Landscaping as Per Approved Site Plan
- Entrance Pathway Lighting
- LTC Bus Stop Located Beside Meadowlily Grove.

### EXTERIOR

- Black Aluminum Fascia, Soffits, Eaves and Downspouts
- Steel-Insulated Exterior Doors Excluding Sliding Rear Patio Doors
- Premium Painted Main Door, & Patio Doors with Transom Windows
- High-Quality Black Exterior Low E Windows
- Manufacturer Architectural Series Fibreglass Roof Shingles
- Spacious Balconies – Upgrade Included
- Premium Black Brick Around the Main Floor – Upgrade Included
- Premium 2 Coloured Vinyl Siding – Upgrade Included
- Custom Balcony Flooring & Glass Railings with Privacy Screens – Upgrade Included
- Look Out Lower-Level Window – Upgrade Included
- 1 Designated Parking Space Included – Free of Charge
- Community Visitor Spaces Available

### INTERIOR

- Open-Concept Designs
- 3 Full Bathrooms Per Unit
- ~ 9ft Ceiling Heights
- Interior Painted with Premium High Quality Prime Coat And 2 Finished Paint Coats in Matt Finish
- Walk In Closets
- Wire Shelving in All Closets
- Modern Casing and Baseboards
- Matte Black Levers & Hinges – Upgrade Included
- Hand Smoothened Ceilings– Upgrade Included
- Custom Stained Interior Stairs (Main to Bedroom)– Upgrade Included
- Floor Drains Provided in Furnace/Laundry Areas, and Drain Pans for Leak Damage Prevention – Upgrade Included
- Premium Custom Coloured Doors & Casing - Upgrade Included

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## FEATURES

### FLOORING

- Premium Selected Engineered Vinyl Flooring Throughout the Main Floor, Kitchen, And Foyers
- Premium Selected Engineered Vinyl Flooring in All Bedrooms
  - Upgrade Included
- Premium Selected 24x24" Ceramic Tile in the Bathrooms
  - Upgrade Included
- Premium Underlay for Enhanced Soundproofing
  - Upgrade Included
- Custom Stained Interior Stairs (Main to Bedroom)

### GREEN LIVING PACKAGE

- Energy-Efficient Low-E Argon Windows
- Full Height Premium Blanket Insulation in Lower-Level Units on Walls Abutting Outside with Attic Insulation
- All Windows and Exterior Door Frames Caulked for Energy Containment
- Units Insulated to Ontario Building Code Standards and Beyond for Maximum Energy Efficiency
- Heat Recovery Ventilator (HRV) Ducted Through the Existing Cold Air Returns – Upgrade Included
- High-Efficiency Electric Hot Water Tank Rental
  - Upgrade Included
- Flow Efficient Plumbing Faucets – Upgrade Included
- High-Efficiency Upgraded Furnace – Upgrade Included

### APPLIANCES

- Premium Appliance Package Voucher Included for a Limited Time – Limited Time Promotion



MEADOWLILY  
GROVE





# MEADOWLILY GROVE

## ADDRESS:

21 Meadowlily Rd N,  
London ON N5W 1B7

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## CONTACT:

Office: 647-977-5588  
Rehman: (416) 880-9421  
Whatsapp: (647) 400-1700  
[mgrove@royalpremierhomes.ca](mailto:mgrove@royalpremierhomes.ca)  
[www.meadowlilygrove.ca](http://www.meadowlilygrove.ca)

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