



AFFORDABLE LUXURY  
PARK FRONT LIVING

# FEELS LIKE HOME, BUILT FOR LIFE

Step into a home where modern living meets natural serenity. At Meadowlily Grove, every detail is designed to offer comfort, sophistication, and exceptional value — just steps away from London's beautiful Meadowlily Parks.

Whether you're starting your family's next chapter or expanding your investment portfolio, Meadowlily Grove is your new beginning to experience the only Park Fronting Stacked Townhome Complex in London, Ontario.





## ABOUT THE DEVELOPER

Meadowlily Grove is brought to you by an award-winning London Based real estate developer Royal Premier Homes with a proven record of quality and innovation. With deep roots in Ontario's building industry, we focus on projects that blend architectural excellence, natural surroundings, and long-term value.

Our mission is simple: create homes that impress — not only in finish and functionality, but in the lives they support. Experience the Pinnacle of Luxe Living™ with Royal Premier Homes.







## YOUR DEDICATED SALES TEAM

At Meadowlily Grove, your home-buying experience is backed by a team that brings passion, transparency, and years of expertise to the table.

Led by the professionals at Affordable Homes, our dedicated sales team is here to guide you every step of the way — from first inquiries to final keys in hand. Known for their integrity and personalized approach, they've helped hundreds of buyers find homes that match their lifestyle, goals, and dreams. Whether you're a first-time buyer, an investor, or relocating within London, you can count on our team for responsive communication, expert market knowledge, and unwavering support.

We're here to make your Meadowlily Grove journey seamless and exciting.



REHMAN FRAZ KHAN



DANISH CHAUDHRY



RIZWAN SADIQ



# RENDERINGS



Rendering is artist's concept of the completed building only and is subject to change. Landscape areas and plantings are concepts only and may vary from finished landscape.



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# SITE PLAN



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# 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



LEVEL 1



LEVEL 2

# 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



LEVEL 1



LEVEL 2

# 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



# 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

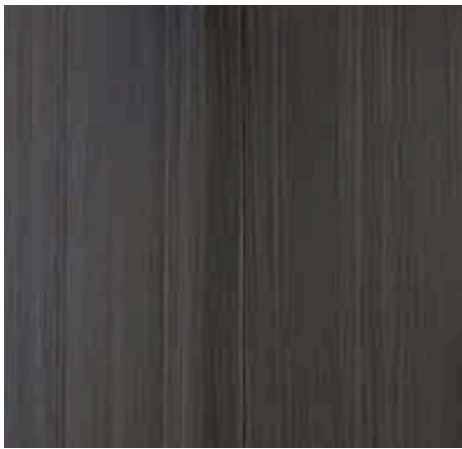


LEVEL 2



# EXPLORE OUR TWO CURATED INTERIOR THEMES

## DESIGNER THEME 1 VISUAL REFERENCES



KITCHEN CABINETRY



INTERIOR DOORS



PENDANT LIGHT



BATHROOM  
VANITY LIGHT



TRIM  
COLOUR



WALL  
COLOUR



PRIMARY BEDROOM  
LIGHT



QUARTZ  
COUNTERTOPS



DESIGNER VINYL

# EXPLORE OUR TWO CURATED INTERIOR THEMES

## DESIGNER THEME 1 VISUAL REFERENCES



Illustrations are concept only. Plans and specifications are subject to change without notice. Actual floor space may vary from stated floor area.





## EXPLORE OUR TWO CURATED INTERIOR THEMES

### DESIGNER THEME 2 VISUAL REFERENCES



KITCHEN CABINETRY



INTERIOR DOORS



PENDANT LIGHT



BATHROOM VANITY  
LIGHT



TRIM  
COLOUR



WALL  
COLOUR



PRIMARY BEDROOM  
LIGHT



QUARTZ  
COUNTERTOPS



DESIGNER VINYL

# EXPLORE OUR TWO CURATED INTERIOR THEMES

## DESIGNER THEME 2 VISUAL REFERENCES



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# FEATURES

## 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) & Handrails with Black Iron Spindles – **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**





# FEATURES

## KITCHEN & BATH

- 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**



# 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**
- Premium Custom Coloured Doors & Casing – **Upgrade Included**

## 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**

The features, finishes, materials, and specifications outlined herein are subject to change without notice at the sole discretion of the Builder/Developer. All selections, upgrades, and final construction details will be determined and selected by the Builder/Developer. This document is for general information purposes only and does not form part of any legal offering. Please refer to the executed Agreement of Purchase and Sale for all binding terms, conditions, and final specifications.



# INCLUDED UPGRADES SUMMARY

## \$40,000+ VALUE

Because we truly believe The Pinnacle of Luxe Living™ should be experienced by all without additional cost. That's the Meadowlily Grove **DIFFERENCE**

### EXTERIOR

- Spacious Balconies
- 1 Parking Space

### INTERIOR

- Matte Black Levers & Hinges
- Hand Smoothened Ceilings

### KITCHEN & BATH

- Soft Closing Cabinets and Drawers with Premium Frames and Upgraded Colours
- Premium Kitchen Quartz Counter and Matching Quartz Backsplash
- Premium Bathroom Vanity Quartz Counter with Raised Quartz Backsplash

### ELECTRICAL & MECHANICAL

- Natural Gas Fired High Efficiency Forced Air Furnace Complemented with Premium Air Conditioning Unit
- Premium Designer Led Lighting Fixtures and Potlights Supplied and Installed by Builder Throughout The Unit

### PLUMBING

- Water Line for Fridge
- Premium chrome plumbing fixtures

### FLOORING

- Premium Selected Engineered Vinyl Flooring in All Bedrooms
- Premium Selected 24x24" Ceramic Tile in the Bathrooms
- Premium Underlay for Enhanced Soundproofing

### GREEN LIVING PACKAGE

- Heat Recovery Ventilator (HRV) Ducted Through the Existing Cold Air Returns
- High-Efficiency Electric Hot Water Tank Rental
- Flow Efficient Plumbing Faucets
- High-Efficiency Upgraded Furnace

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# AMENITIES



LOCAL SCHOOLS



GROCERY STORES



BOUTIQUES & SHOPS



RESTAURANTS, PUBS & CAFES



SPAS & SALONS



PARKS



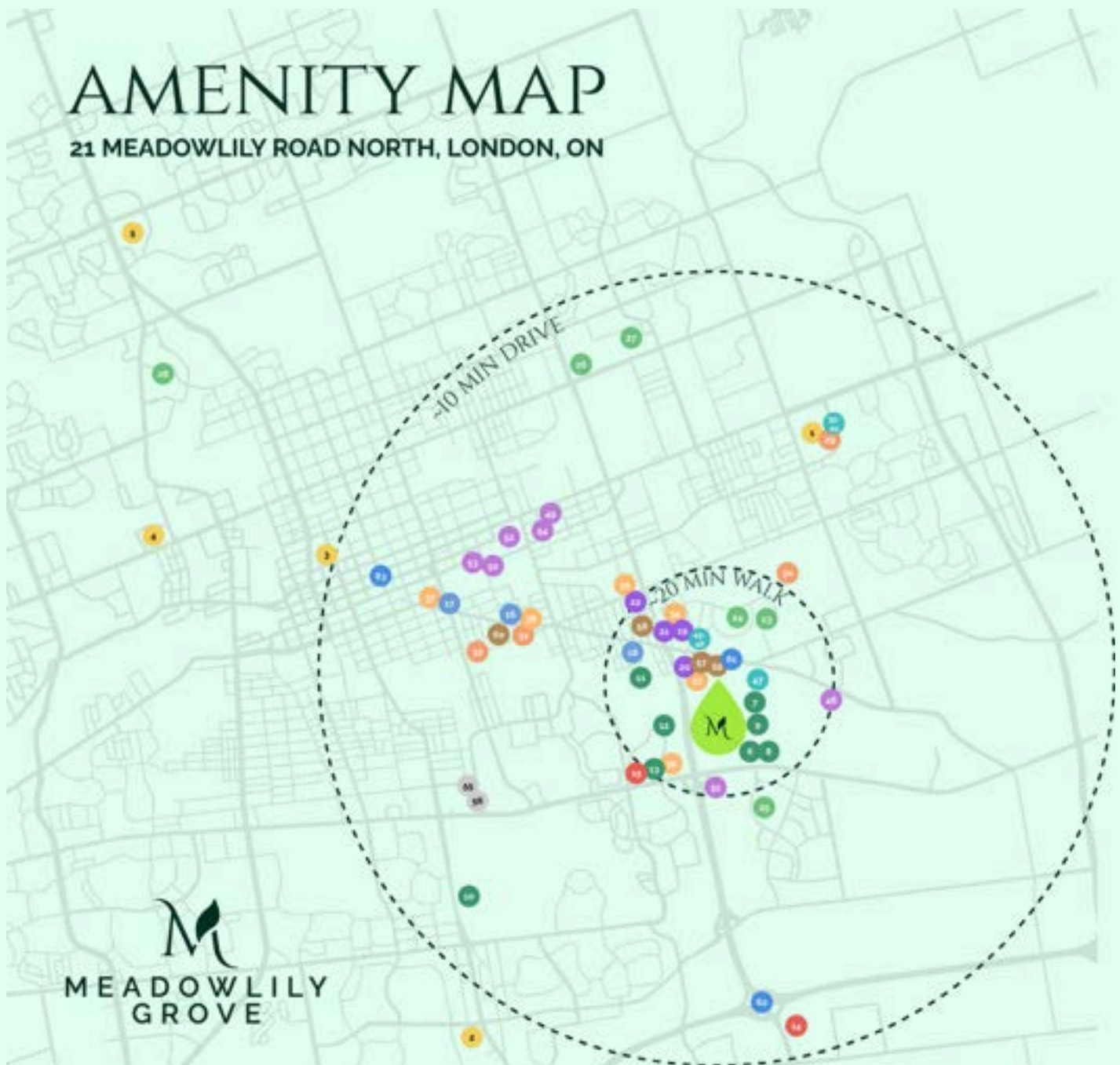
TRAILS



MEADOWLILYGROVE.CA

## EVERYTHING WITHIN REACH

Located just minutes from the 401 and walking distance to shopping, dining, schools, and public transit, Meadowlily Grove balances urban convenience with natural escape. Whether grabbing a coffee, walking your dog, or commuting downtown, it's all within easy reach.





# EVERYTHING WITHIN REACH

## MAJOR COMMERCIAL AMENITIES / STORES

- 1 Argyle Mall – 1925 Dundas St
- 2 White Oaks Mall – 1105 Wellington Rd
- 3 Citi Plaza – 355 Wellington St
- 4 Cherryhill Mall – 301 Oxford St W
- 5 CF Masonville Place – 1680 Richmond St

## PARKS & RECREATIONAL

- 6 City Wide Sports – 1610 Commissioners E
- 7 Meadowlily Woods – 1139 Hamilton Rd E
- 8 Meadowlily Gardens – 1610 Commissioners
- 9 Meadowlily Bridge – 1139 Hamilton Rd E
- 10 Pond Mills Trails – 896 Wellington Rd
- 11 Saint Julien Park – 15 Tommy Hunter Way
- 12 Naomi Skatepark – 828 Deveron Cres
- 13 Pond Mills Library – 1166 Commissioners

## FOOD

540-955 HAMILTON RD BLOCK

- 14 Denny's – 3700 Highbury Ave S
- 15 Little Caesars – 1100 Commissioners Rd E

## PHARMACY

- 16 Shoppers Drug Mart – 510 Hamilton Rd
- 17 Hamilton Pharmacy – 204 Hamilton Rd
- 18 Ealing Pharmacy – 873 Hamilton Rd

## BANKS

- 19 TD – 960 Hamilton Rd
- 20 BMO – 957 Hamilton Rd
- 21 Scotiabank – 960 Hamilton Rd
- 22 RBC – 277 Highbury Ave N

## SCHOOLS

- 23 Tweedsmuir Public – 349 Tweedsmuir Ave
- 24 St Bernadette – 155 Tweedsmuir Ave
- 25 Clark Rd Sec. – 2641 Meadowgate Blvd
- 26 John Paul II – 1300 Oxford St E
- 27 Fanshawe College – 1001 Fanshawe Blvd
- 28 Western University – 1151 Richmond St

## FITNESS

- 29 Fit4Less – 1925 Dundas St
- 30 BOSS Health & Fitness – 109 Falcon St
- 31 BFitess – 22 Pegler St
- 32 Bushido Boxing – 30 Adelaide St N

## GROCERY STORES

- 33 Urban Roots – 21 Norlan Ave
- 34 No Frills – 960 Hamilton Rd E
- 35 FreshCo – 1298 Trafalgar St
- 36 Food Basics – 1200 Commissioners E
- 37 International Market – 174 Hamilton Rd
- 38 Payless Market – 577 Hamilton Rd

## RETAIL

GROUPED: 1945 DUNDAS ST

- 39 Walmart – 330 Clarke Rd
- 40 Winners
- 41 SportChek
- 42 Canadian Tire
- 43 Dollar Tree
- 44 Mark's

OTHER RETAIL

- 45 Nini Lash & Beauty – 972 Hamilton Rd
- 46 Unik Nails – 972 Hamilton Rd
- 47 Stitch It – 1161 Hamilton Rd

## ENTERTAINMENT

- 48 East Park – 1275 Hamilton
- 49 The Factory & Hard Rock – 100 Kellogg
- 50 Western Fair District – 316 Rectory St
- 51 ActivityPlex – 1305 Commissioners Rd E
- 52 Gateway Casinos London – 900 King St
- 53 BMO Centre – 295 Rectory St
- 54 The Children's Museum – 100 Kellogg Ln

## INSTITUTIONS

- 55 LHSC – 800 Commissioners Rd E
- 56 Victoria Hospital – 800 Commissioners Rd E

## GAS STATIONS

- 57 Shell – 957 Hamilton Rd
- 58 Esso – 940 Hamilton Rd
- 59 Encore Fuels – 1031 Hamilton Rd
- 60 Mobil – 487 Hamilton Rd

## OTHER

- 61 LTC Bus Stop – beside Meadowlily Grove
- 62 401 Access – minutes away
- 63 6.5km to Downtown London



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





GST REBATE

# FIRST-TIME BUYER?

## YOU MAY QUALIFY FOR A GST REBATE!

**TALK TO OUR SALES TEAM TO LEARN  
HOW YOU CAN SAVE EVEN MORE.**





Experience the Pinnacle of Luxe Living™

# WHERE VALUE MEETS VISION.

Meadowlily Grove is more than a smart investment — it's a beautiful place to live, grow, and thrive. Designed for comfort. Built for life.

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