



Shree Homes inc

LONDON • ONTARIO

HOME IS WHERE  
THE **HEART** IS.



JACKSON  
—MEADOWS—



Visit us at  
[shreehomes.ca](http://shreehomes.ca)



# WELCOME TO SHREE HOMES

Welcome to Shree Homes Inc. Browse our communities and the new homes available in London, Ontario. Our beautifully designed homes are spacious, yet perfectly affordable. Shree Homes is proud to offer a selection of stunning family homes in some of the most sought-after neighbourhoods in London.

Each home can be customized and designed to suit the unique needs of your family, which means you can create the house of your dreams, with help from the team at Shree Homes.

Contact us at 519.601.6761 / [sales@shreehomes.ca](mailto:sales@shreehomes.ca)

## OUR CORE VALUES



### SHARING:

We believe in the power of sharing ideas, knowledge, and resources to foster collaboration and achieve common goals.



### HARMONY:

We strive to create a harmonious and inclusive work environment where diversity is celebrated and everyone feels valued and respected.



### RESPONSIBILITY:

We hold ourselves and each other accountable for our actions, decisions and their impact on our stakeholders, ensuring that we act ethically and in line with our values.



### ETHIC:

We uphold the highest ethical standards in all our interactions, promoting honesty, transparency, and trust within our organization and with our stakeholders.



### EXCELLENCE:

We are committed to achieving excellence in everything we do, continuously learning, improving, and continually raising the bar and pushing the boundaries to deliver exceptional results.

*“At Shree Homes Inc our mission is to provide quality, dream homes through innovative and reliable construction practices. Our commitment is to deliver modern, stylish residences that exceed the expectations of our valued home buyers, young couples, and investors. We aim to achieve this by upholding the highest quality, creativity, and customer service standards in the home building industry.”*



**Shree Homes** inc  
LONDON • ONTARIO

# SHREE HOMES + JACKSON MEADOWS

A collection of exciting models with 16 total elevations to suit your family.



# HOME IS WHERE THE HEART IS.

At Shree Homes, we understand you and build homes that perfectly suit your lifestyle. We create a seamless and inspired home-building experience for our homebuyers.

Our unique design options offer the flexibility to personalize your home and meet the needs of your lifestyle. Our open-concept designs incorporate generously-sized living areas to accommodate day-to-day living while assuring a feeling of elegance. Our quality assurance measures are integrated into the building process to ensure your home is built to exceed even the highest quality expectations.

When selecting a Shree Homes community, only premier locations are considered. Each community is uniquely chosen to ensure the amenities, schools, parks, and nature surround you. You and your family deserve the best.

We respect our homeowners' confidence in us by promising to deliver our best. We are personally involved in making your "Dream" come true, from location selection through excellent design, innovative architecture, and top-quality construction. Shree Homes also promises to stand by our product. Our entire warranty management team is under a moral "Oath" to protect our customers from identified deficient work. We believe our customers should not be given a run for their money.

## JACKSON MEADOWS

Welcome to Jackson Meadows. You've arrived home.

An incredible new master-planned community in London, Jackson Meadows offers an outstanding collection of well-crafted homes. This neighborhood will allow your family to live a vibrant and connected lifestyle in a city known for its rich culture, local charm, and economic / educational opportunities.

The distinctive architecture of the homes at Jackson Meadows features a blend of traditional and contemporary design elements. With a thoughtful collection of bungalows and two-story detached homes, this upcoming community is close to family-friendly parks and trails, shopping, dining, schools, recreation, public transit, and Highway 401. Jackson Meadows keeps you and your family close to everything you need to live comfortably while experiencing the best of nature.



A few of the community highlights are:

- City-wide sports Park - 1.5 KM Approx (2 Min)
- 401 Highway - 4.5 KM (5 Min)
- White Oaks Mall - 7.0 KM (8 Min)
- Victoria & Children's Hospital - 5.0KM (8 Min)
- London Airport - 11 KM (13 Min)
- Fanshawe College - 10.KM (18 Min)
- University of Western Ontario - 12 KM (20 Min)



# LOCAL AMENITIES MAP



## Family ATTRACTIONS

- 1 Museum London
- 2 Fork of the Thames
- 3 Wortley Village
- 4 Glen Cairn Arena
- 5 River's Edge Disc Golf
- 6 Meadowlily Woods Trail
- 7 Pottersburg Off Leash Dog Park
- 8 East Park Amusement Park
- 9 East Park Golf Course
- 10 Meadowlily Hiking Area
- 11 Funvilla Indoor Playground
- 12 Meadowgate Soccer Fields
- 13 Westminister Ponds Trails
- 14 Highland Golf Club
- 15 Flying Squirrel Trampoline Park

## Forest City PARKS + ARENAS

- 1 Richard B. Harrison Park
- 2 South Branch Park
- 3 Brookside Park
- 4 Pottersburg Park
- 5 Shelborne Park
- 6 City Wide Sports Park
- 7 Carroll Park
- 8 Southeast Optimist Park
- 9 Meadowgate Park
- 10 Highland Woods
- 11 Mitches Park
- 12 Past Presidents Park
- 13 Nicholas Wilson Park
- 14 Osgoode Drive Park
- 15 Heritage Park

## Childhood EDUCATION

- 1 St. Martin Catholic Elementary
- 2 Tecumseh Public
- 3 Mountsfield Public
- 4 Princess Elizabeth Public
- 5 Fairmont Public
- 6 St. Sebastian Catholic Elementary
- 7 CC Carothers Public
- 8 Glen Cairn Public
- 9 Arther Stringer Public
- 10 Sir Wilfred Laurier Secondary
- 11 École secondaire Gabriel-Dumont
- 12 Summerside Public
- 13 Rick Hansen Public
- 14 St. Anthony French Immersion
- 15 Wilton Grove Public

## Local FOOD + GROCERY

- 1 La Parrillada Latin Grill
- 2 Mandarin Restaurant
- 3 Odd Burger
- 4 Plaza Sushi Omakase
- 5 Gigolaj's Bakery & Grill
- 6 Dawghouse Pub & Eatery
- 7 Shiki Japanese Restaurant
- 8 Chainsmoker Urban Halal
- 9 Island Flavour Carribean
- 10 Peetra Kitchen
- 11 The Coop Supply Co
- 12 Tazza Fresh Grocery
- 13 Nova Lisboa Port
- 14 91 Curries
- 15 Veras Pizza

# JACKSON MEADOWS SITE MAP



# STANDARD FEATURES\*

\* Subject to change.

## BUILDING PERMIT, SURVEY, LOT LEVIES & ARCH. DRAWINGS

- Permits supplied by Builder
- **Survey** Extra \$ 800 + HST

## SANITARY SERVICE

- From the road to the inside of the foundation, as per local plumbing codes
- **The sump pump** is provided and installed in the basement Cold Room as per the plan

## WATER SERVICE

- From the lot line to the inside of the foundation

## FORMING & FOUNDATION

- **7-inch-thick foundation walls** poured concrete as per plans
- The foundation exterior walls were sprayed with tar and wrapped with Delta MS foundation wrap.
- Weeping tile with filter cloth laid in stone around the exterior of footings attached to the sump pit and pump
- Poured concrete basement floor with Travel finish.
- Poured concrete in a garage and front porch with broomed finish.
- Parging available at EXTRA cost

## FRAMING

- All structural steel as per size designed for load requirements
- 2" x 6" @ 16" o/c exterior wall construction with 7/16" OSB sheathing and Tyvek House wrap
- Interior walls framed with 2"x4" studs, 16" o/c, or as per plans
- 5/8" OSB sub-floor sheathing glued and screwed
- 9ft ceilings on 1st floor, and 8ft ceilings on the 2nd floor
- Roof truss covered in 5/8" thick OSB sheets

## ROOFING

- Black color asphalt Shingle
- Ice/water protector in valleys and roof edges
- Drip edge where needed
- Roof vents as per plans

## DRYWALL & INSULATION

- **R22** batt insulation covered with plastic vapor barrier for all exterior 1st & 2nd-floor walls
- **R20** continuous blanket insulation covered with plastic vapor barrier throughout the basement on unfinished walls
- **R60** blown-in insulation in the attic
- Exposed floor joists – **R31 Spray Foam** under exposed living area
- ½" drywall (screwed) throughout; ceiling board in insulated ceilings with plastic vapor barrier
- Orange peel ceiling throughout all rooms other than closets and washrooms

## HEATING & COOLING

- High-efficiency Energy Star forced air gas furnace
- Life Breath full ducted HRV system included
- Energy Star 13 SEER-rated **air conditioner included**
- **Rented hot water tank**
- Gas fireplace available at EXTRA cost

## HOT WATER HEATER

- 60-gallon hot water tank rental unit from Reliance Home Comfort installed by Builder
- Purchaser to assume rental at the time of closing
- Tankless Water tank available at EXTRA cost

## ELECTRICAL

- **Builders supplied Electrical Fixtures.**
- **200-amp electrical service** with circuit breaker type panel and copper wiring to London Hydro specifications
- Standard builders grade light fixtures as per plan
- Two waterproof exterior electrical outlets with a ground fault detector
- Wiring for the electric stove in the kitchen
- The electrical outlet for the garage door opener included in the garage ceiling
- All electrical completed as per code, including doorbell, smoke detectors, electrical outlet, switch placement and venting for dryer, kitchen, and bathrooms

## BRICK & STUCCO

- TWO feet of clay brick above the foundation wall (as per builder's samples)
- Stucco above brick on the remaining height of the Main floor (1st floor) wall – color to be selected as needed
- **Extra Brick height and Stone Work (if selected) is at an extra cost**
- Club corners, Soldier courses, and borders are all **at extra cost** (if selected)

## SIDING, FASCIA, SOFFIT, & EAVESTROUGH

- Horizontal vinyl siding as per plans in standard colors on the second floor
- Continuous venting black aluminum soffit, fascia, eavestroughs, and downspouts
- Caping Lintel available at EXTRA cost

## DRIVEWAY

- **Asphalt Driveway** and precast steps in front entry as required installed after the 1st anniversary of closing (weather permitted)

## LANDSCAPING

- Yard to be graded as weather permits and as per the Grading Plan
- Sod to be laid in front, side, and rear, except where trees prohibit entry of machines and equipment to do so. (NO WATERING BY BUILDER)
- Shrubs, trees, and plants are not included

## FLOOR COVERINGS

- Luxury vinyl on the main floor, including laundry
- Tile in Wet Area
- Carpet in all other areas on the Second Floor

## MILLWORK, COUNTERTOPS

- 30" upper cabinets in the kitchen
- Standard Vanity for Washrooms on the Second floor
- Laminate countertop

## WINDOWS, DOORS, GARAGE DOORS

- Windows and doors as per the design
- High-quality Energy Star-rated vinyl white casement windows, low E glass windows
- Entry Door – Insulated steel-clad exterior (FLAT SLAB) Single Door without side lite and without transom
- Screens are included on all operational windows, including basement windows
- 5ft sliding patio door as per plans
- A standard garage door without lite

## PLUMBING & FINISHES

- Comfort-height and elongated standard flush toilets
- Kitchen to include double sink with single-hole sink faucet
- Waterline for the fridge and Dishwasher included
- Powder room Sink with Pedestal
- The Ensuite includes a single-sink vanity with a single-hole faucet
- Ensuite and Main Bathroom to include 1-piece tub/shower unit with vinyl tub surround
- The main bathroom has a single sink and a vanity with a single-hole faucet
- Two hose bibs (exterior faucets) – one in the garage and one in the backyard/side yard
- Rough-in the basement for future 3-piece bath

## INTERIOR TRIM & STAIRS

- All interior standard-height doors are to be smooth as per Builder's samples.
- Painted 3-1/4" flat stock baseboard and 2-3/4" flat-stock casing around doors and windows throughout finished areas.
- Standard satin nickel or brushed chrome door hardware and hinges
- 1 row of vinyl-coated wire shelving supplied and installed in the laundry closet, Foyer closet, and Bed room closet as per plan
- Carpet-grade staircase to the second floor

## MIRRORS

- Every Vanity will have One Mirror with polished edges

## PAINT

- All walls are to receive one coat of primer, two coats of eggshell paint
- All doors, trim, casing, and crown receive one coat of primer, one coat of topcoat
- Purchaser shall be **allowed a choice of up to 3 colors** for walls

## WARRANTY

- A 7-year Tarion Warranty Program will cover all homes



Elevation A



Elevation B



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height



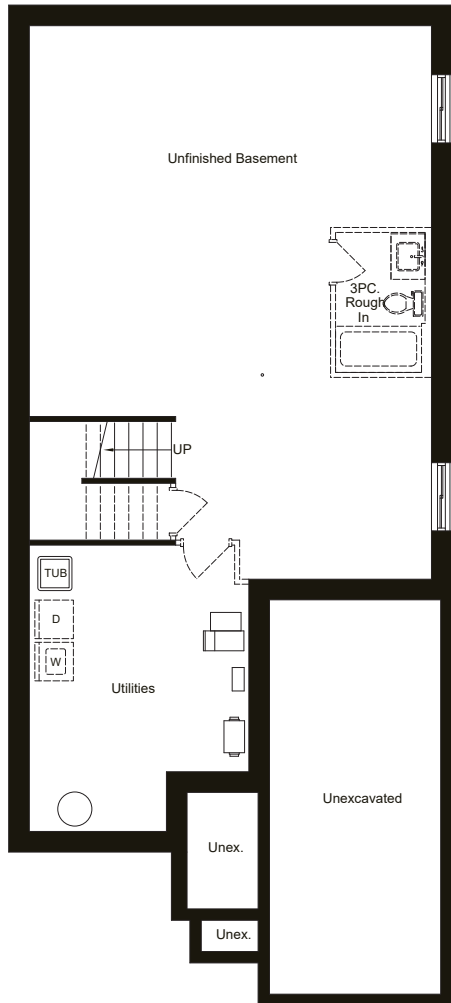
Full Suite of  
Interior Finishes

## MODEL FEATURES

- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Basement Rough-in
- \* Master Bed Ensuite
- \* Optional Finished Basement adds 2 bed & 3pc bathroom
- \* Single Garage
- \* Luxury Vinyl
- \* Covered Porch
- \* Kitchen Island
- \* Two Elevations

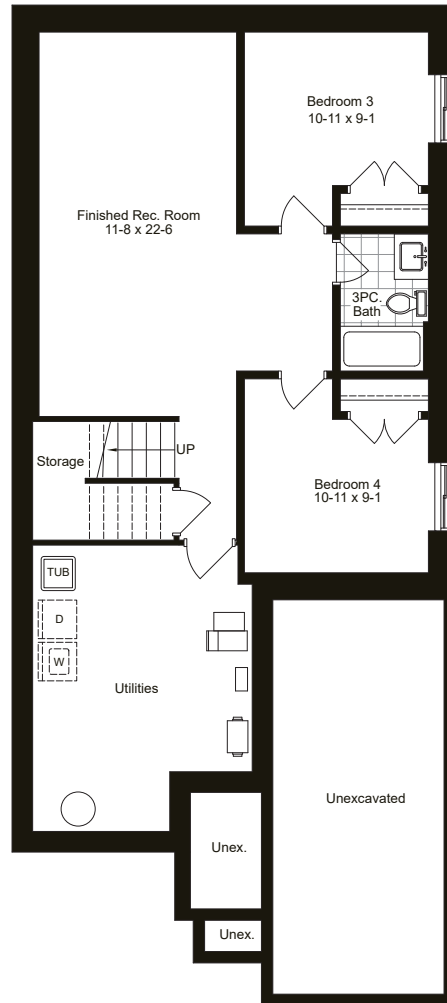
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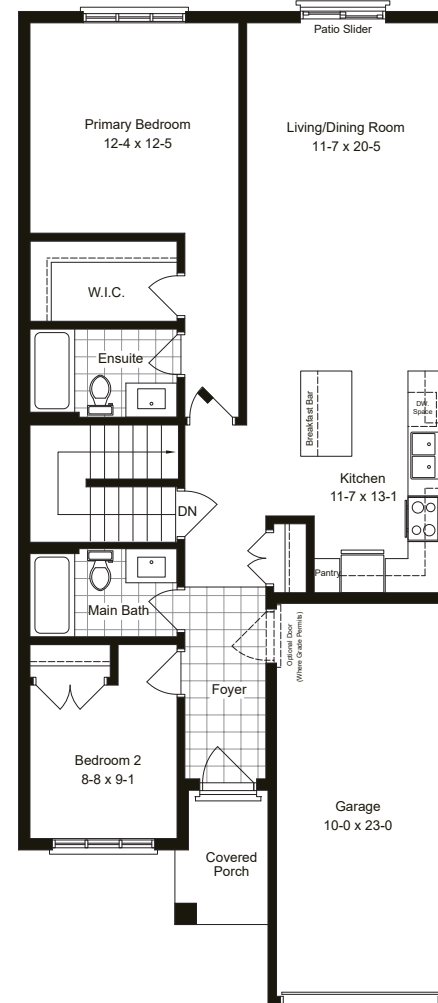
**BASEMENT**

UNFINISHED



**BASEMENT**

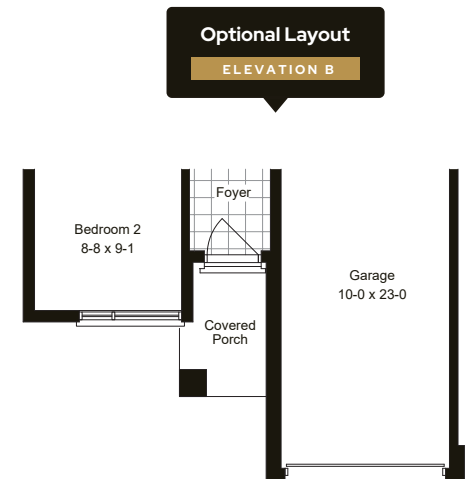
OPTIONAL FINISHED



**MAIN FLOOR**

ELEVATION A

ELEVATION B



# Anagha

"Faultless"

Above Ground: **1,271** sqft  
Basement: **530** sqft  
Total Area: **1,801** sqft\* (Garage 229 sqft + Porch 54 sqft)



**Shree Homes** inc  
LONDON • ONTARIO



Elevation A



Elevation B



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height

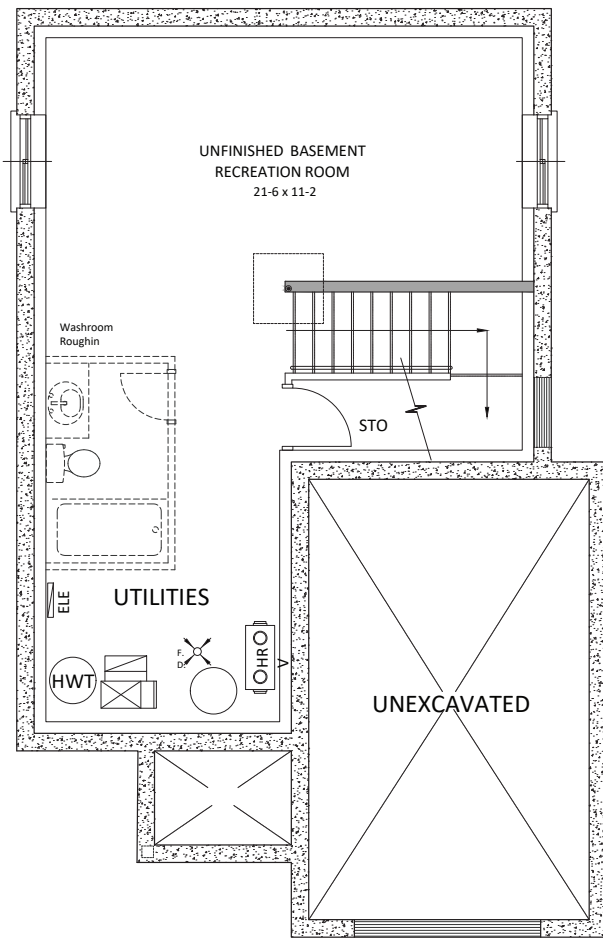


Full Suite of  
Interior Finishes

## MODEL FEATURES

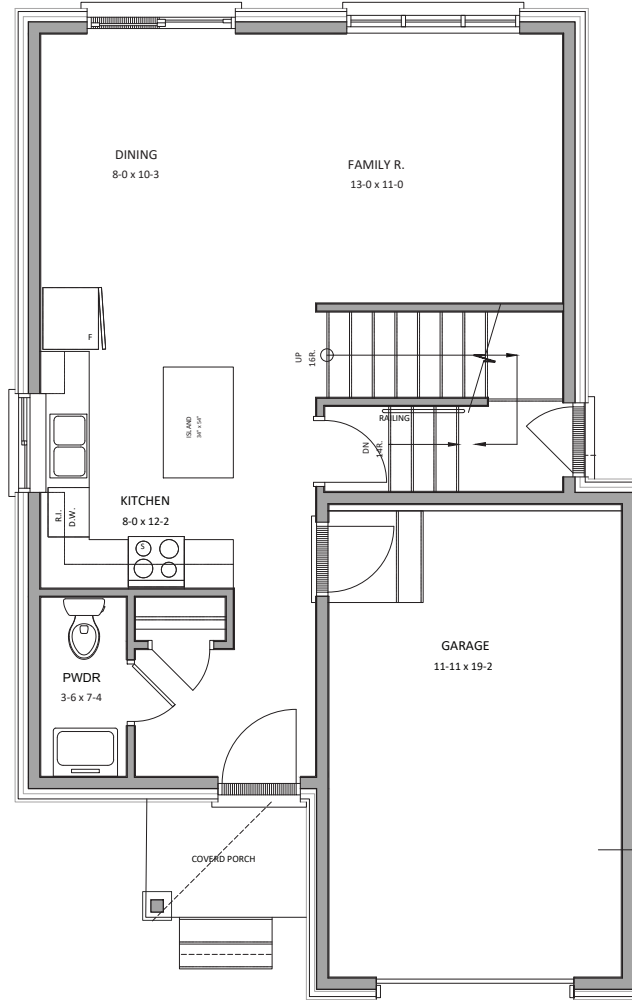
- \* 3 Bedrooms
- \* 2.5 Bathrooms
- \* Basement Rough-in
- \* Master Bed Ensuite
- \* Kitchen Island
- \* Single Garage
- \* Luxury Vinyl
- \* Covered Porch
- \* Two Unique Elevations (Elevation A Shown)

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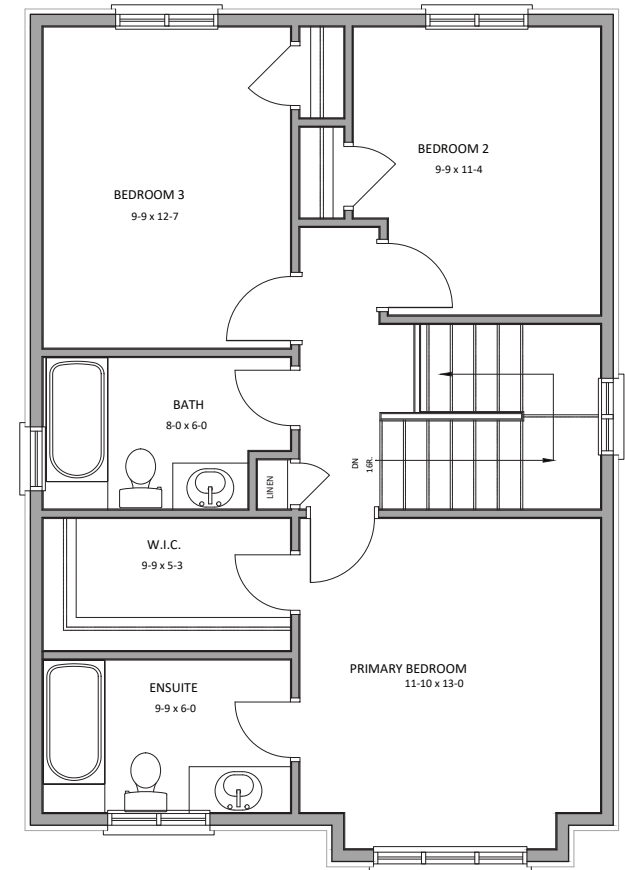
**BASEMENT**

ELEVATION A



**MAIN FLOOR**

ELEVATION A



**SECOND FLOOR**

ELEVATION A



Elevation A



Elevation B



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height

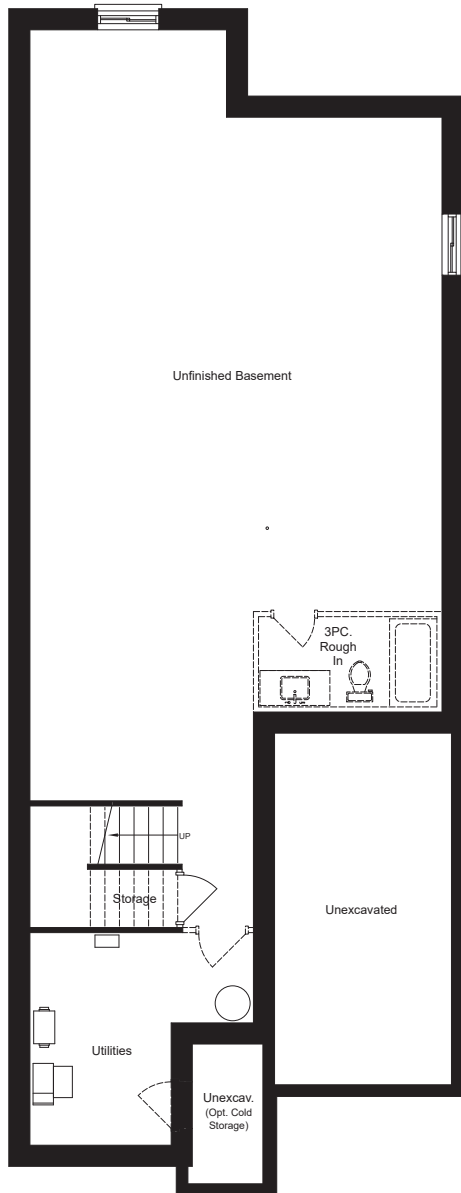


Full Suite of  
Interior Finishes

## MODEL FEATURES

- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Basement Rough-in
- \* Master Bed Ensuite
- \* Single Garage
- \* Covered Porch
- \* Kitchen Island
- \* Two Elevations

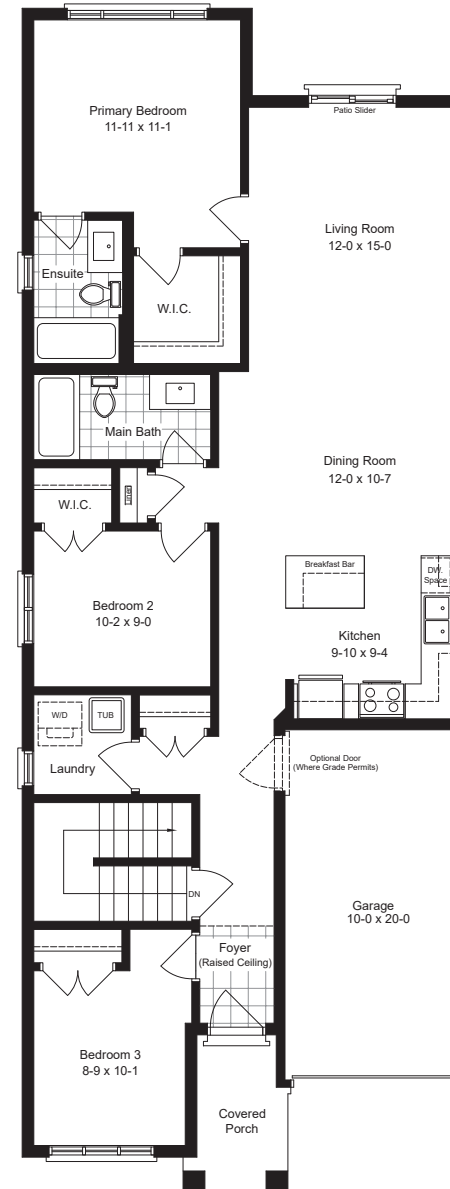
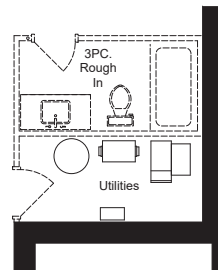
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## BASEMENT

ELEVATION A ELEVATION B

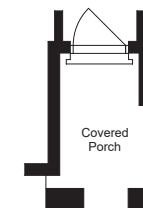
Utility Room Location  
 ELEVATION B



## MAIN FLOOR

ELEVATION A ELEVATION B

Front Porch Variation  
 ELEVATION B



Above Ground: **1,653** sqft  
 Basement: **744** sqft  
 Total Area: **2,397** sqft\* (Garage 350 sqft + Porch 60 sqft)



Elevation A



Elevation B



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height

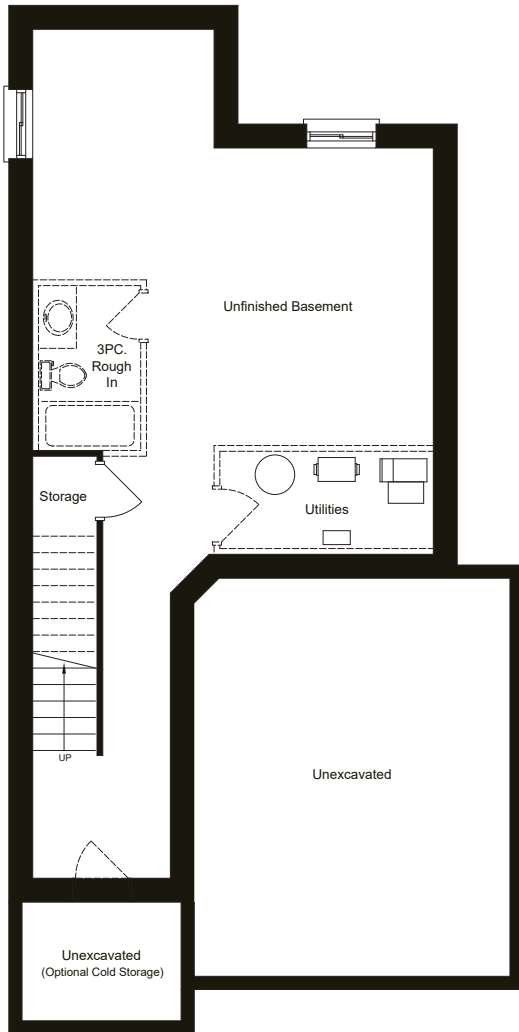


Full Suite of  
Interior Finishes

## MODEL FEATURES

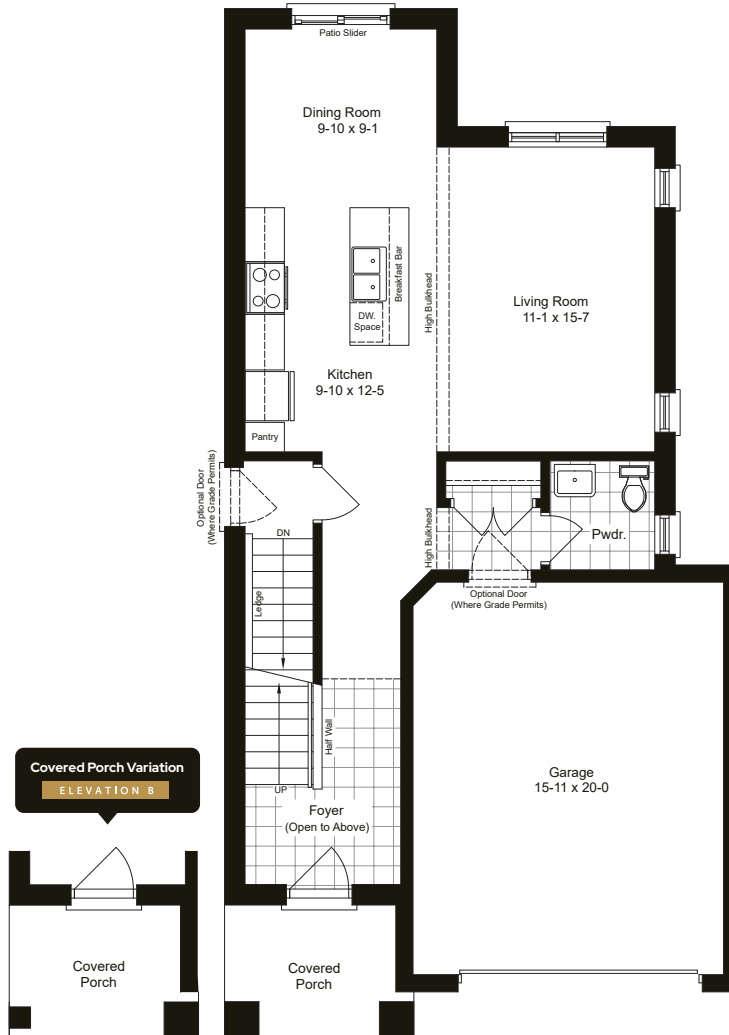
- \* 3 Bedrooms
- \* 2.5 Bathrooms
- \* Basement Rough-in
- \* Master Bed Ensuite
- \* Oversized Garage
- \* Covered Porch
- \* Kitchen Island
- \* Two Elevations

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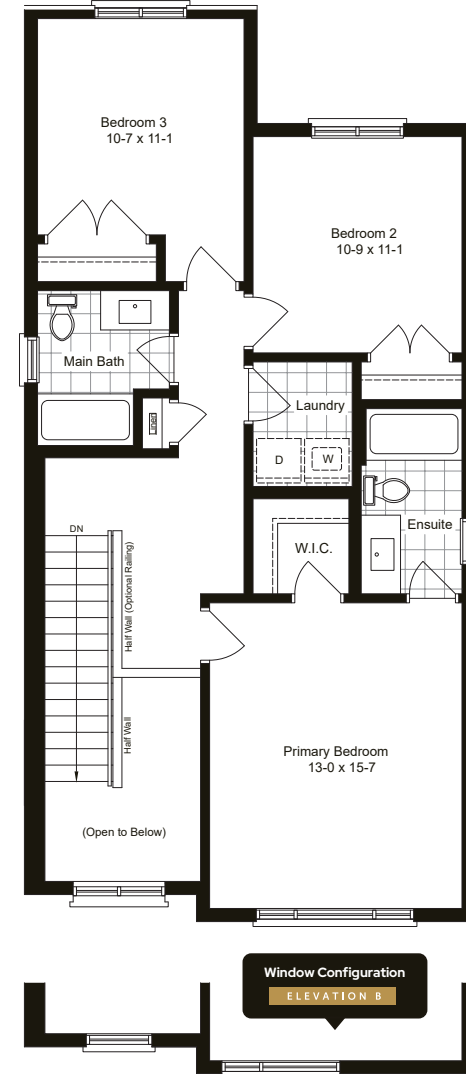
## BASEMENT

ELEVATION A ELEVATION B



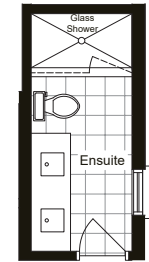
## MAIN FLOOR

ELEVATION A ELEVATION B



## SECOND FLOOR

ELEVATION A ELEVATION B



Optional Ensuite  
 ELEVATION A  
 ELEVATION B

Window Configuration  
 ELEVATION B



Elevation A



Elevation B



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height



Full Suite of  
Interior Finishes

## MODEL FEATURES

- \* 4 Bedrooms
- \* 2.5 Bathrooms
- \* Basement Rough-in
- \* Master Bed Ensuite
- \* Optional Finished Basement adds a 5<sup>th</sup> bedroom & 3pc bath
- \* Oversized Garage
- \* Luxury Vinyl
- \* Covered Porch
- \* Kitchen Island
- \* Two Elevations

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Above Ground: **1,891** sqft  
 Basement: **831** sqft  
 Total Area: **2,722** sqft\*

Open to Below: **38** sqft  
 (Garage 347 sqft + Porch 48 sqft)



Elevation A



Elevation B



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height



Full Suite of  
Interior Finishes

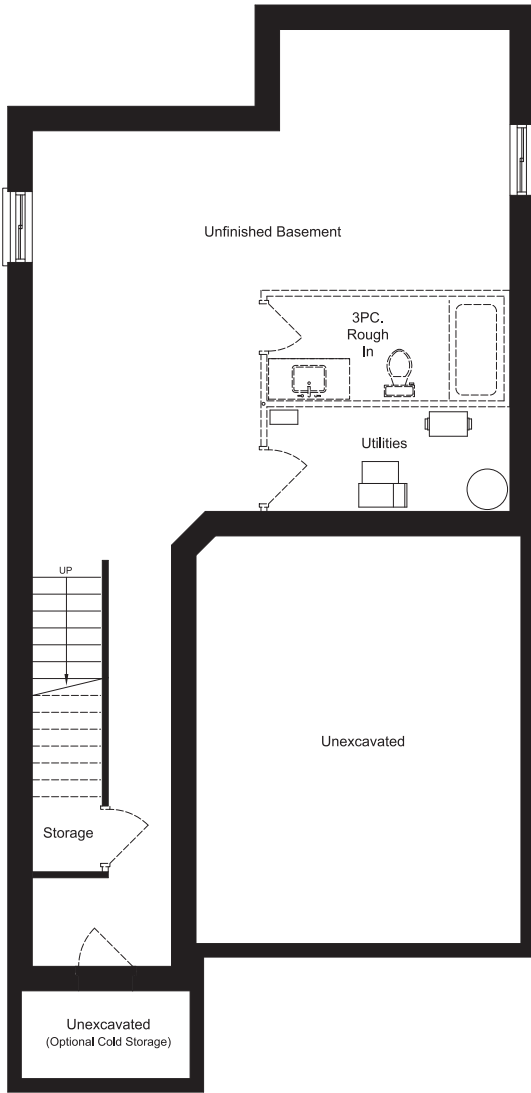
## MODEL FEATURES

- \* 4 Bedrooms
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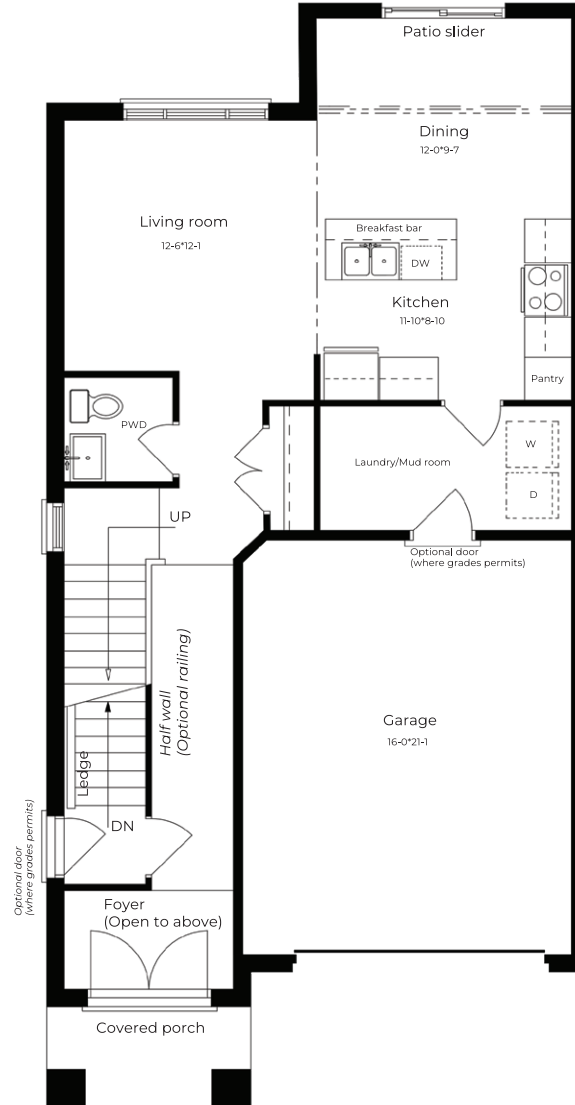
Open to Below: **38 sqft**  
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## BASEMENT

ELEVATION A

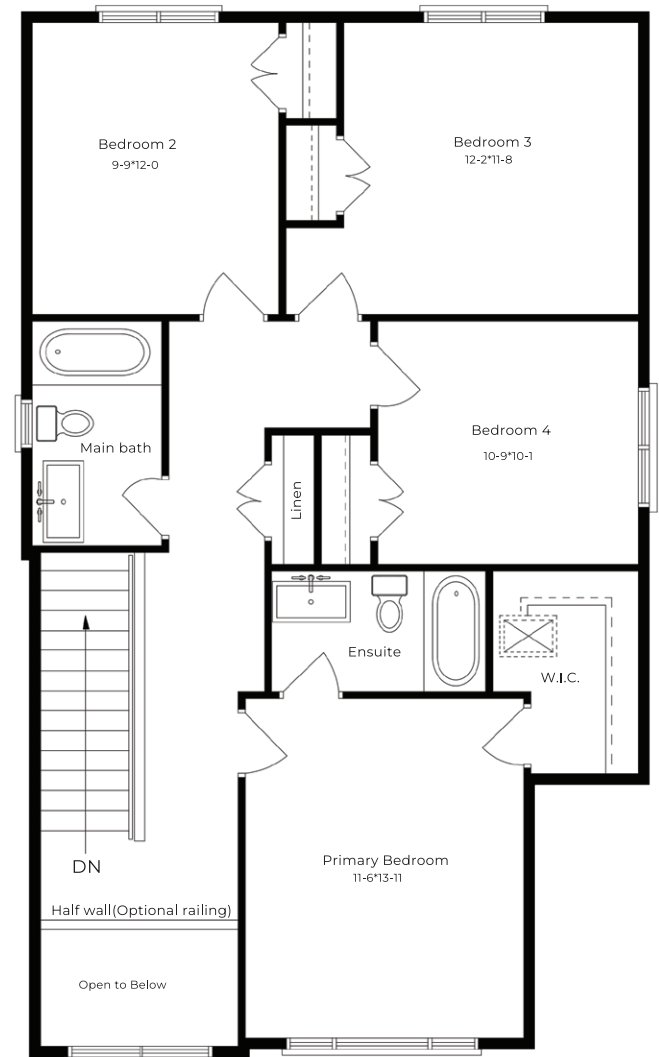
ELEVATION B



## MAIN FLOOR

ELEVATION A

ELEVATION B



## SECOND FLOOR

ELEVATION A

ELEVATION B



Elevation A/B



Side View



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height

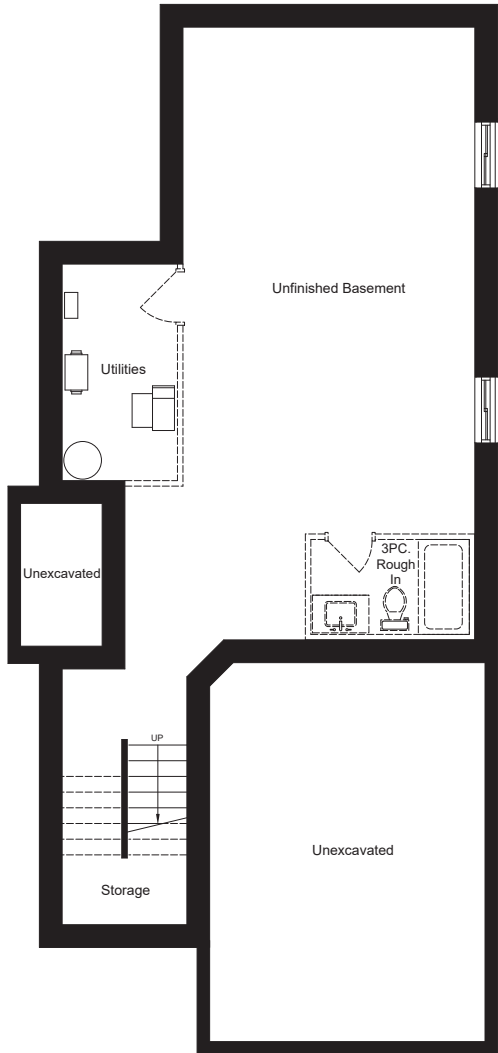


Full Suite of  
Interior Finishes

## MODEL FEATURES

- \* 3 Bedrooms
- \* 2.5 Bathrooms
- \* Basement Rough-in
- \* Master Bed Ensuite
- \* Two Elevations
- \* Side Entrance Garage
- \* Luxury Vinyl
- \* Covered Porch
- \* Kitchen Island

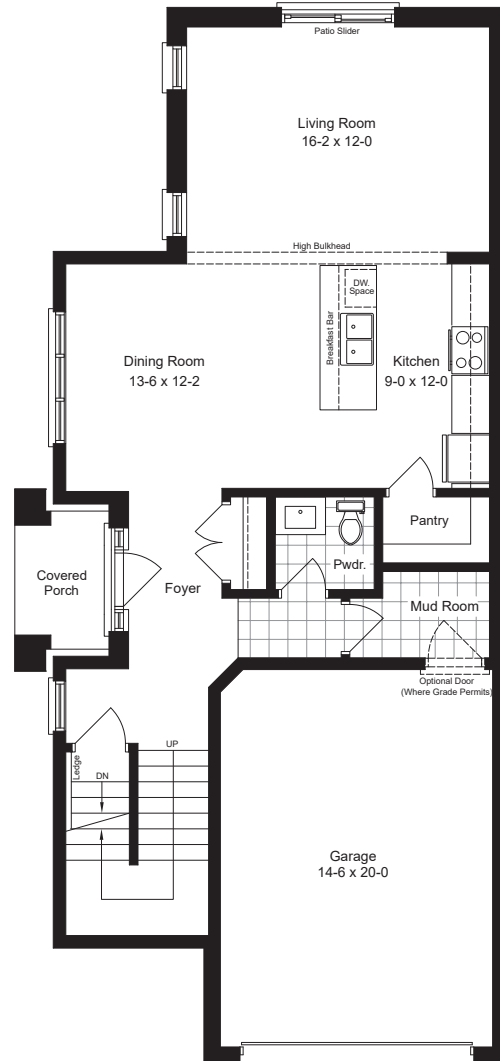
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ELEVATION A

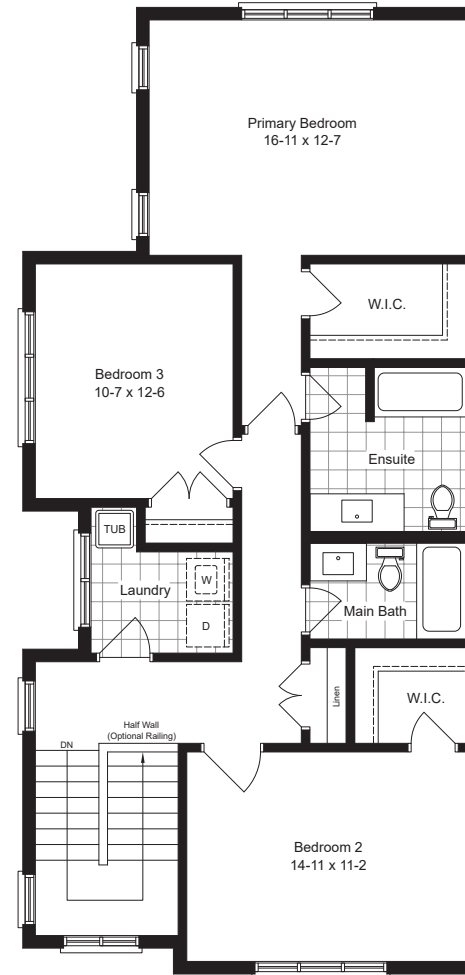
ELEVATION B



## MAIN FLOOR

ELEVATION A

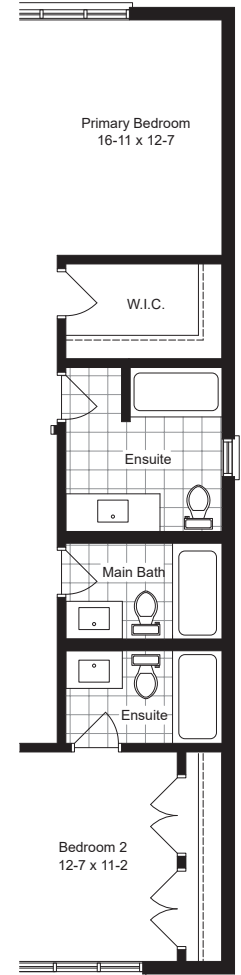
ELEVATION B



## SECOND FLOOR

ELEVATION A

ELEVATION B



Optional Room Layout  
 ELEVATION B



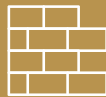
Elevation A/B



Side View



Clean + Modern  
Build Design



Upscale Stone & Stucco  
Exterior Available



9' Main Floor  
Ceiling Height

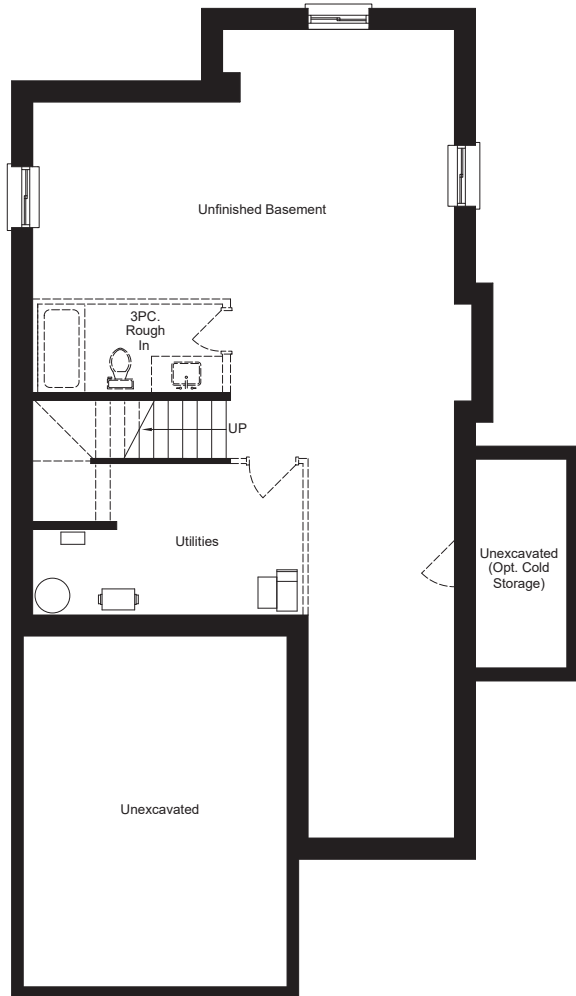


Full Suite of  
Interior Finishes

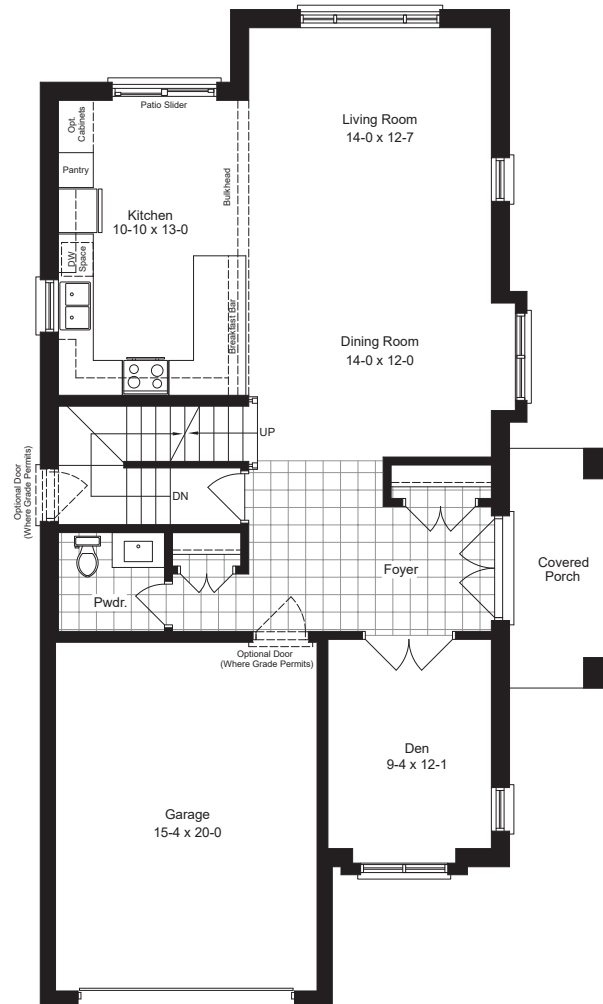
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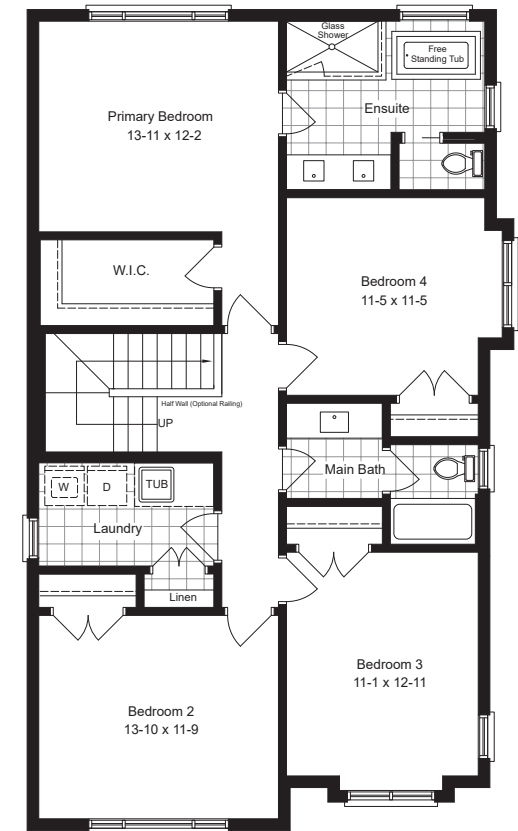
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**BASEMENT**



**MAIN FLOOR**



**SECOND FLOOR**



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