

Richstone

HAMILTON



22811 MCLEAN AVENUE

Richstone - Hamilton

Is a collection of 25 Three bedroom townhomes located at 22811 McLean Avenue.

Exterior

- Contemporary Richmond farmhouse architectural expression with white brick finish
- Landscape designed by M2 Landscape Architecture & Arboriculture Ltd with community children playground

Interior

- Warm and modern interior design by MID Design Consultants
- Beautiful and durable laminate flooring in the homes
- Soft and plush Chromolon carpet on stairs and bedrooms
- Recessed LED pot lights
- Electrolux front load stackable washer & dryer

Kitchen

- 36" Fisher & Paykel French-door refrigerator with bottom freezer
- 30" Fisher & Paykel Range
- 30" Broan hood fan
- 24" Fisher & Paykel dish washer
- Panasonic microwave with trim kit
- Quartz countertop
- Porcelain back splash
- Waterproof laminate floor
- Delta fixtures and faucets

Bathroom

- Quartz countertop
- Porcelain floor and wall tile
- Delta fixtures and faucets

Additional features

- Secure parking
- 2-5-10 New Home Warranty
- Pre-wired security rough-in
- Ring camera system for each unit - Rough in
- HRV and A/C with heat pump in all homes.
- Low E windows
- Rough-in EV charger



All items subject to change at developer's discretion

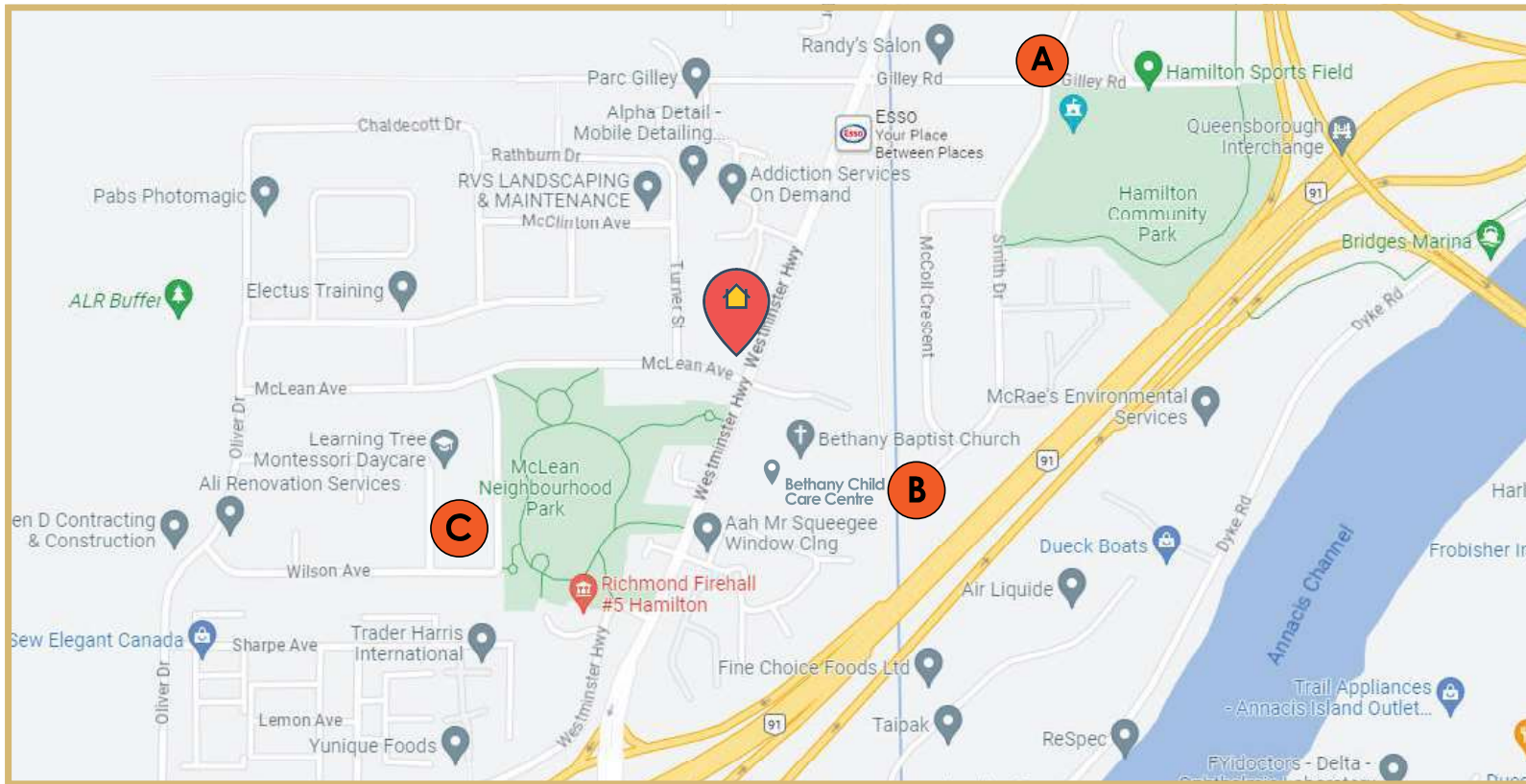
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Nearby Amenities



LOCATION A

- Hamilton Elementary School
- Hamilton Community Centre
- Shopping Coming soon
- Paulo's Pizza
- Esso

LOCATION B

- Bethany Baptist Church
- Bethany Child Care Centre

LOCATION C

- Learning Tree Montessori Daycare
- McLean Neighbourhood Park

Richstone

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22811 MCLEAN AVE SITE

TYPE A (UNIT 13)

GROUND FLOOR: 94 SQ.FT.
SECOND FLOOR: 633 SQ.FT.
THIRD FLOOR: 620 SQ.FT.
TOTAL LIVING AREA: 1,347 SQ.FT.
EXTRA:
GARAGE: 510 SQ.FT.



GROUND FLOOR
FLOOR AREA: 94 SQ. FT.

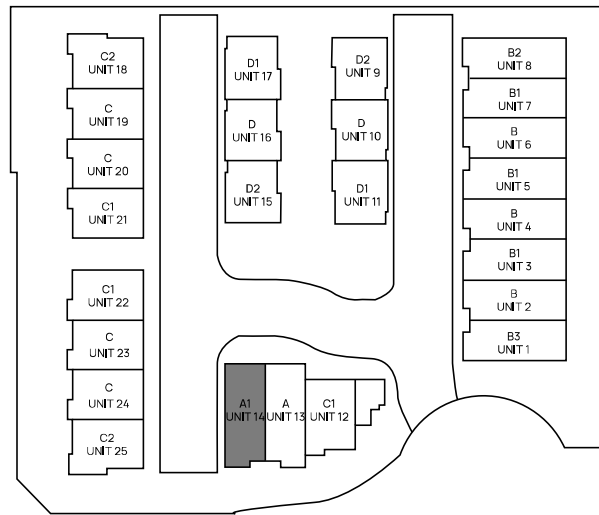
SECOND FLOOR
FLOOR AREA: 633 SQ. FT.

THIRD FLOOR
FLOOR AREA: 620 SQ. FT.

LAYOUTS ARE FOR ILLUSTRATION PURPOSES AND MAY REFLECT THE MIRROR IMAGE OF THE ACTUAL FLOOR PLAN. THE DEVELOPER RESERVES THE RIGHT IN ITS DISCRETION TO MAKE CHANGES TO THE FLOOR PLANS, PROJECT DESIGNS, FEATURES AND DIMENSIONS. SQUARE FOOTAGES ARE APPROXIMATE AND HAVE BEEN CALCULATED FROM PRELIMINARY STRATA PLAN DRAWINGS. BUYER TO VERIFY. ACTUAL FINAL DIMENSIONS FOLLOWING COMPLETION OF CONSTRUCTION MAY VARY FROM THOSE SET OUT HEREIN.

TYPE A1 END (UNIT 14)

GROUND FLOOR: 96 SQ.FT.
SECOND FLOOR: 660 SQ.FT.
THIRD FLOOR: 697 SQ.FT.
TOTAL LIVING AREA: 1,453 SQ.FT.
EXTRA:
GARAGE: 515 SQ.FT.



GROUND FLOOR
FLOOR AREA: 96 SQ. FT.

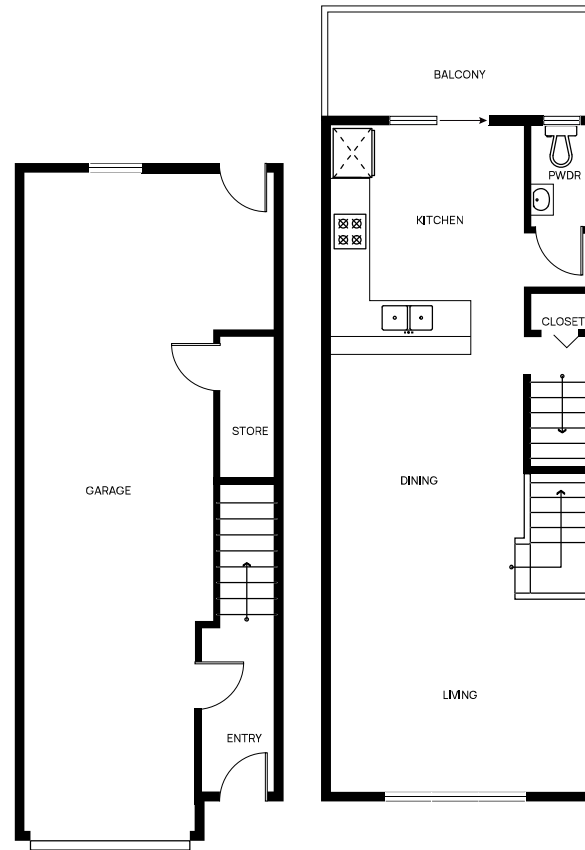
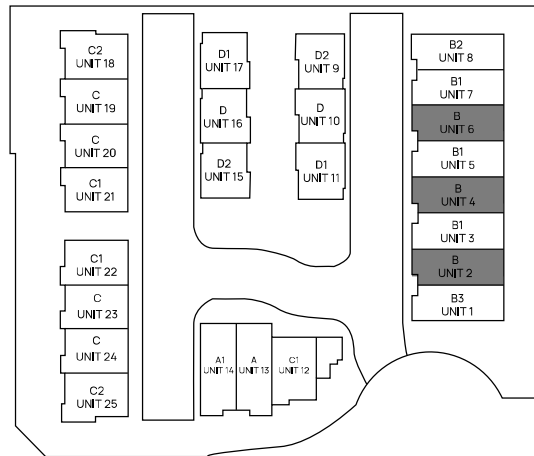
SECOND FLOOR
FLOOR AREA: 660 SQ. FT.

THIRD FLOOR
FLOOR AREA: 697 SQ. FT.

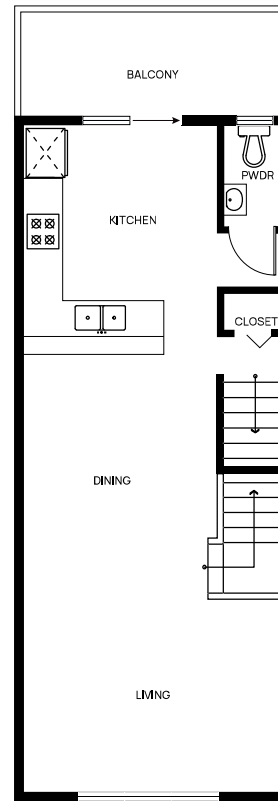
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TYPE B (UNIT 2, 4 AND 6)

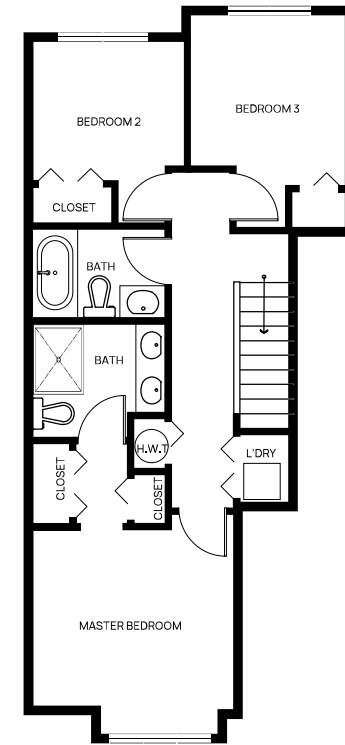
GROUND FLOOR: 96 SQ.FT.
SECOND FLOOR: 620 SQ.FT.
THIRD FLOOR: 647 SQ.FT.
TOTAL LIVING AREA: 1,363 SQ.FT.
EXTRA:
GARAGE: 512 SQ.FT.



GROUND FLOOR
FLOOR AREA: 96 SQ. FT.



SECOND FLOOR
FLOOR AREA: 620 SQ. FT.

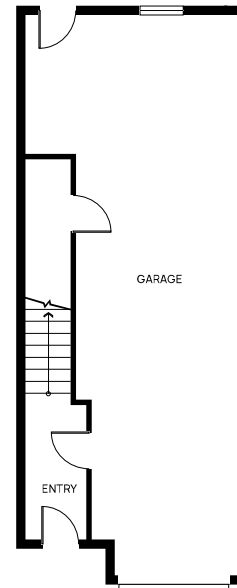
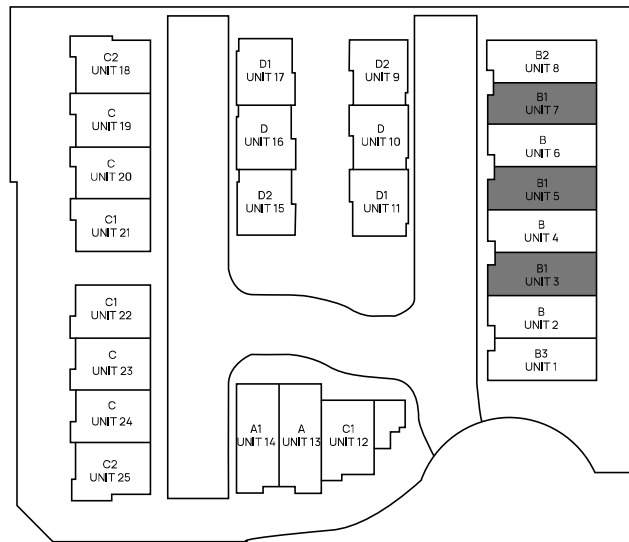


THIRD FLOOR
FLOOR AREA: 647 SQ. FT.

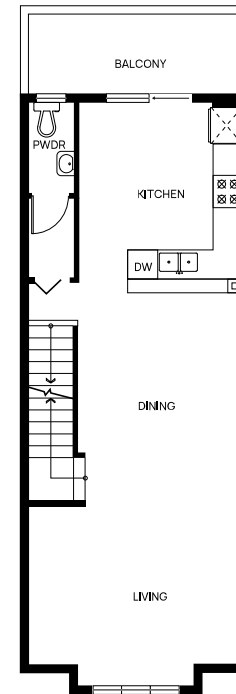
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TYPE B1 (UNIT 3, 5 AND 7)

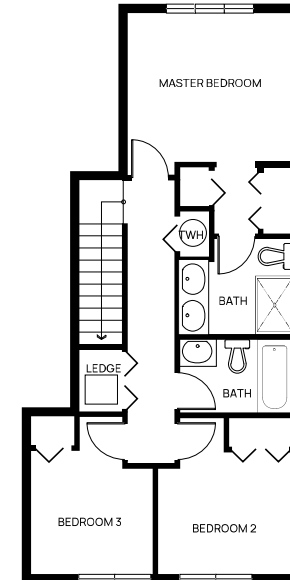
GROUND FLOOR: 94 SQ.FT.
SECOND FLOOR: 633 SQ.FT.
THIRD FLOOR: 620 SQ.FT.
TOTAL LIVING AREA: 1,347 SQ.FT.
EXTRA:
GARAGE: 510 SQ.FT.



GROUND FLOOR
FLOOR AREA: 633 SQ. FT.



SECOND FLOOR
FLOOR AREA: 633 SQ. FT.

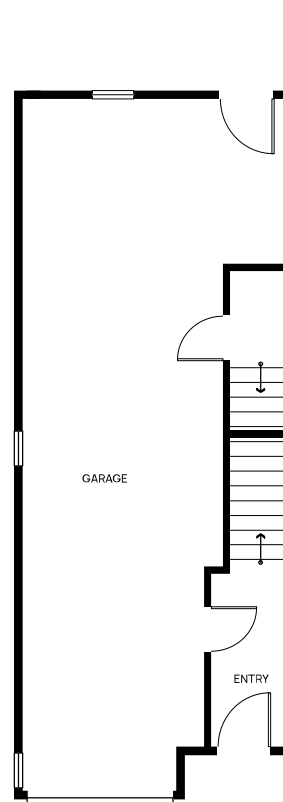
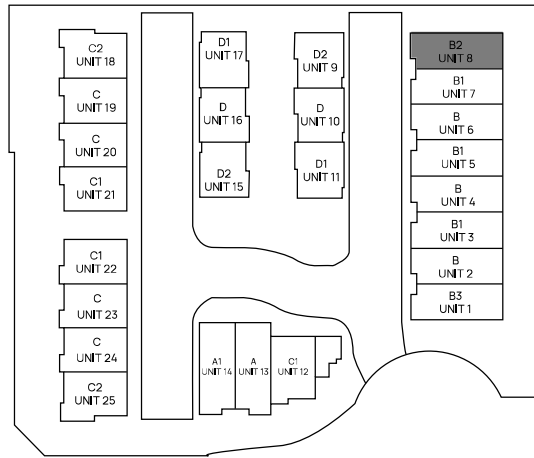


THIRD FLOOR
FLOOR AREA: 620 SQ. FT.

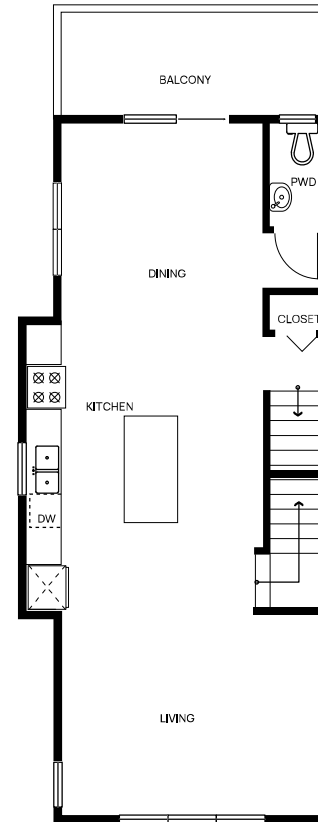
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TYPE B2 END (UNIT 8)

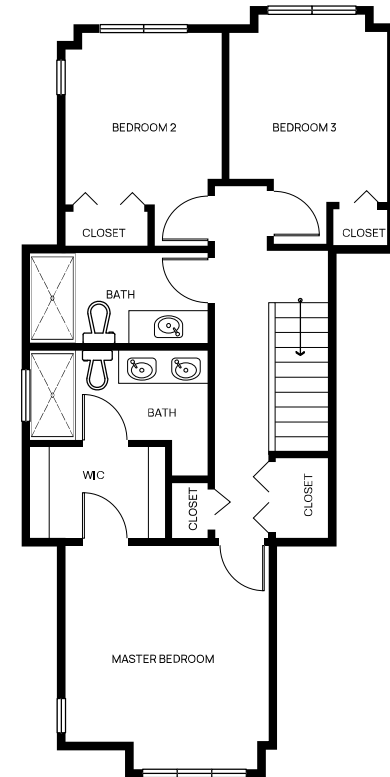
GROUND FLOOR: 96 SQ. FT.
SECOND FLOOR: 660 SQ. FT.
UPPER FLOOR: 687 SQ. FT.
TOTAL LIVING AREA: 1,443 SQ. FT.
EXTRA
GARAGE: 519 SQ. FT.



GROUND FLOOR
FLOOR AREA: 96 SQ. FT.



SECOND FLOOR
FLOOR AREA: 660 SQ. FT.

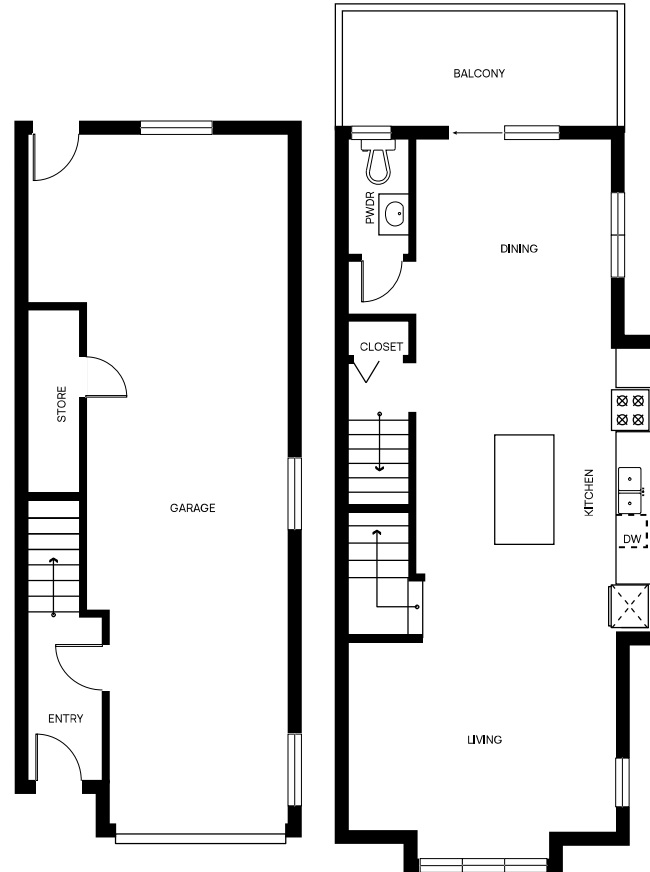
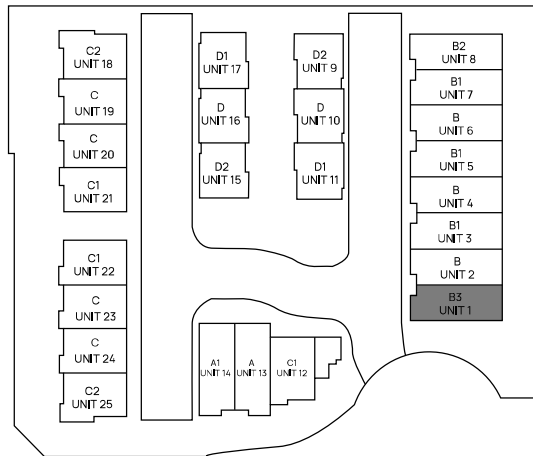


THIRD FLOOR
FLOOR AREA: 687 SQ. FT.

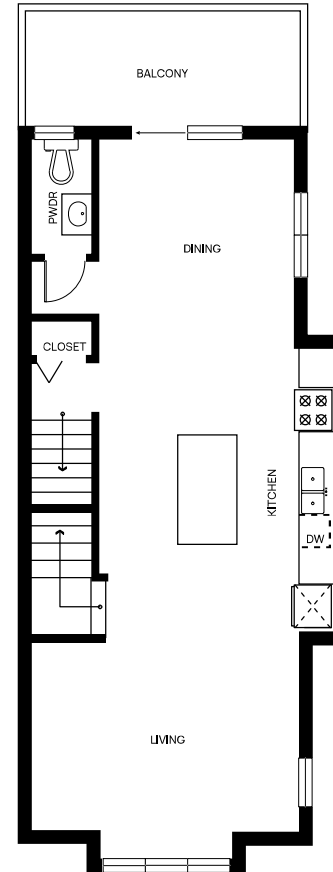
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TYPE B3 END (UNIT 1)

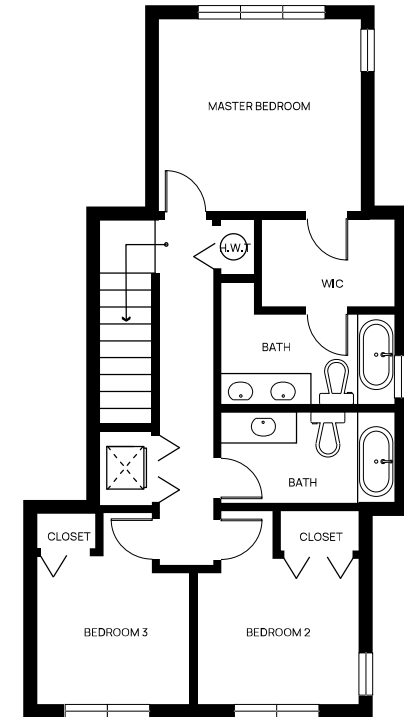
GROUND FLOOR: 94 SQ. FT.
SECOND FLOOR: 674 SQ. FT.
THIRD FLOOR: 660 SQ. FT.
TOTAL LIVING AREA: 1,428 SQ. FT.
EXTRA
GARAGE: 521 SQ. FT.



GROUND FLOOR
FLOOR AREA: 94 SQ. FT.



SECOND FLOOR
FLOOR AREA: 674 SQ. FT.

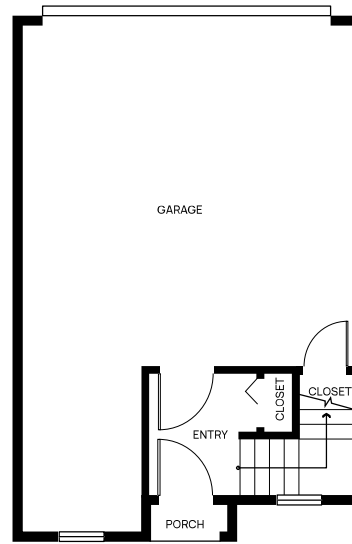
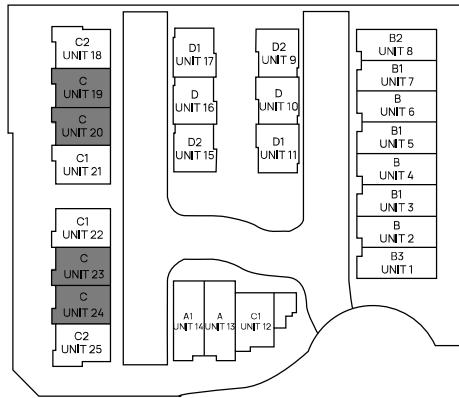


THIRD FLOOR
FLOOR AREA: 660 SQ. FT.

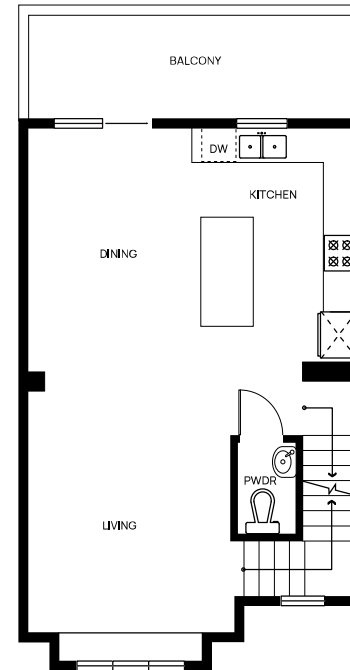
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TYPE C (UNIT 19, 20, 23 AND 24)

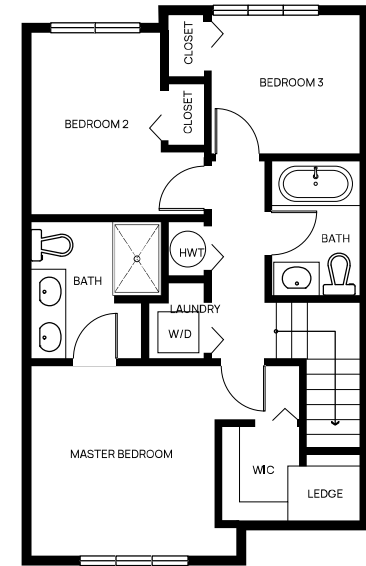
GROUND FLOOR: 93 SQ. FT.
SECOND FLOOR: 555 SQ. FT.
THIRD FLOOR: 573 SQ. FT.
TOTAL LIVING AREA: 1,221 SQ. FT.
EXTRA
GARAGE: 438 SQ. FT.



GROUND FLOOR
FLOOR AREA: 93 SQ.FT.



SECOND FLOOR
FLOOR AREA: 555 SQ.FT.

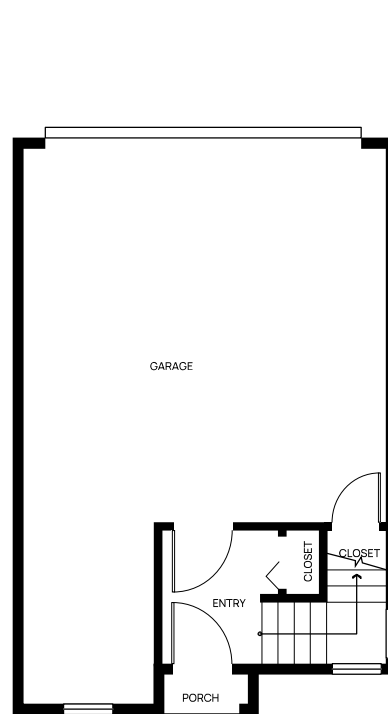
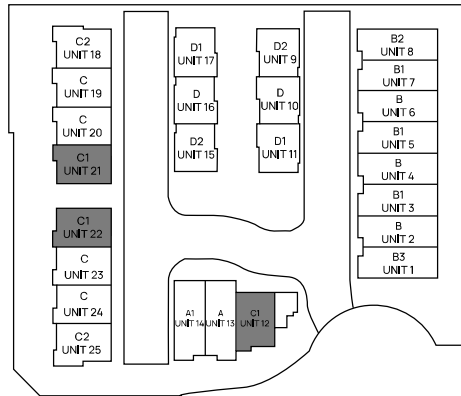


THIRD FLOOR
FLOOR AREA: 573 SQ.FT.

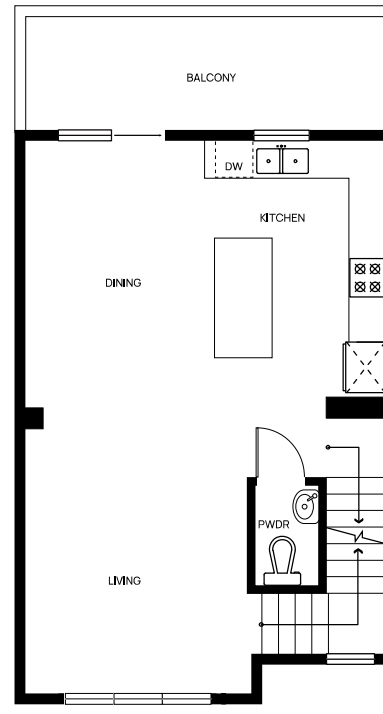
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TYPE C1 (UNIT 12, 21 AND 22)

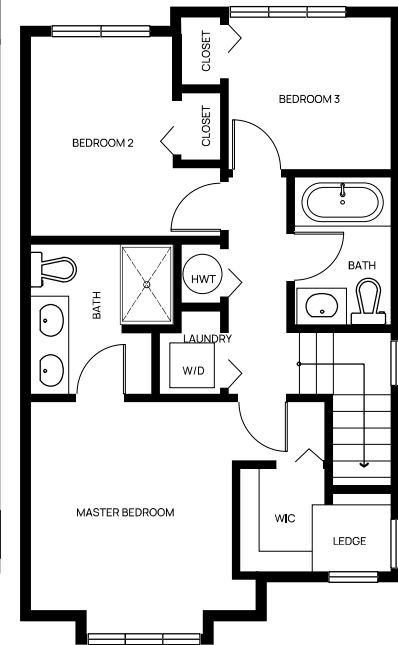
GROUND FLOOR: 95 SQ.FT.
SECOND FLOOR: 546 SQ.FT.
THIRD FLOOR: 588 SQ.FT.
TOTAL LIVING AREA: 1,229 SQ.FT.
EXTRA
GARAGE: 441 SQ. FT.



GROUND FLOOR:
FLOOR AREA: 95 SQ.FT.



SECOND FLOOR:
FLOOR AREA: 546 SQ.FT.

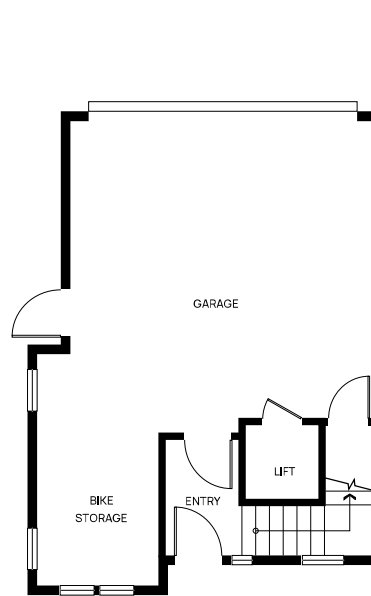
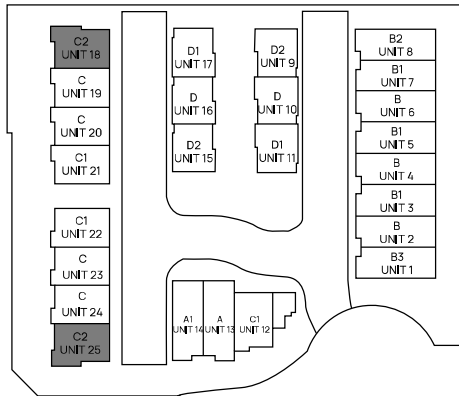


THIRD FLOOR:
FLOOR AREA: 660 SQ.FT.

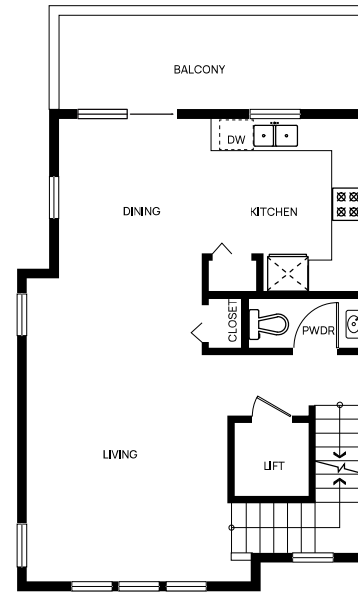
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TYPE C2 (UNIT 18 AND 25)

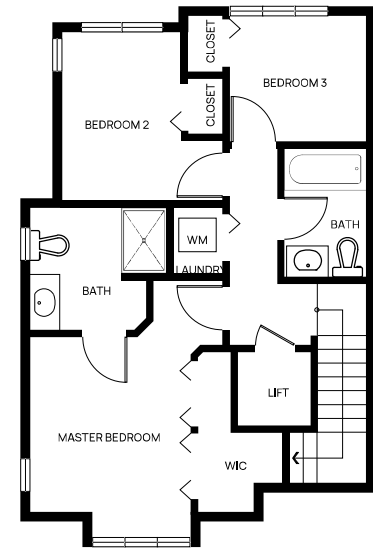
GROUND FLOOR: 87 SQ. FT.
SECOND FLOOR: 587 SQ. FT.
THIRD FLOOR: 629 SQ. FT.
TOTAL LIVING AREA: 1,303 SQ. FT.
EXTRA
GARAGE: 480 SQ. FT.



GROUND FLOOR
FLOOR PLAN: 87 SQ. FT.



SECOND FLOOR
FLOOR PLAN: 587 SQ. FT.

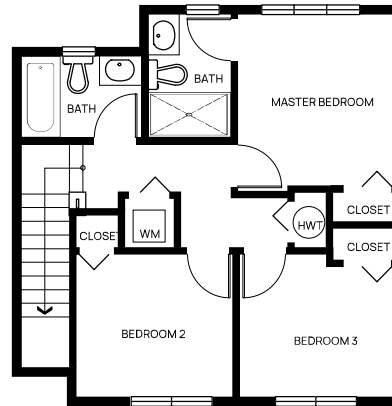
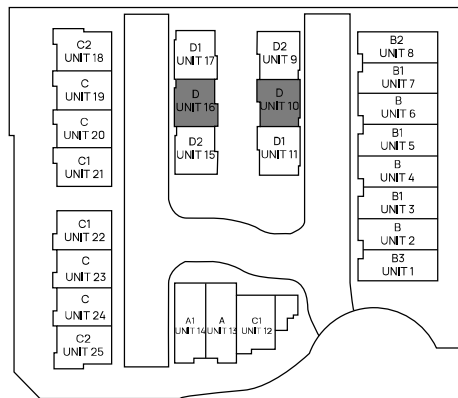


THIRD FLOOR
FLOOR PLAN: 629 SQ. FT.

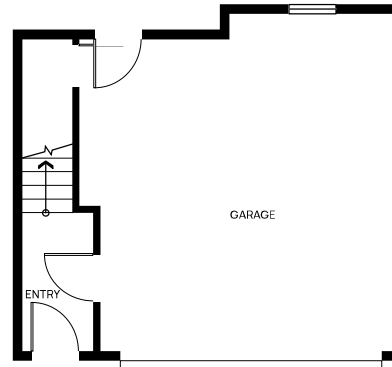
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TYPE D (UNIT 10 AND 16)

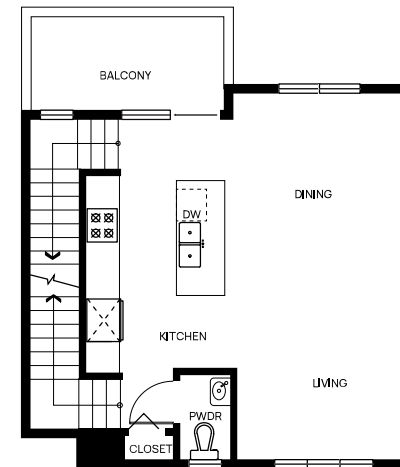
GROUND FLOOR: 88 SQ. FT.
SECOND FLOOR: 535 SQ. FT.
THIRD FLOOR: 558 SQ. FT.
TOTAL LIVING AREA: 1,181 SQ. FT.
EXTRA:
GARAGE: 405 SQ. FT.



THIRD FLOOR
FLOOR PLAN: 558 SQ. FT.



GROUND FLOOR
FLOOR PLAN: 88 SQ. FT.

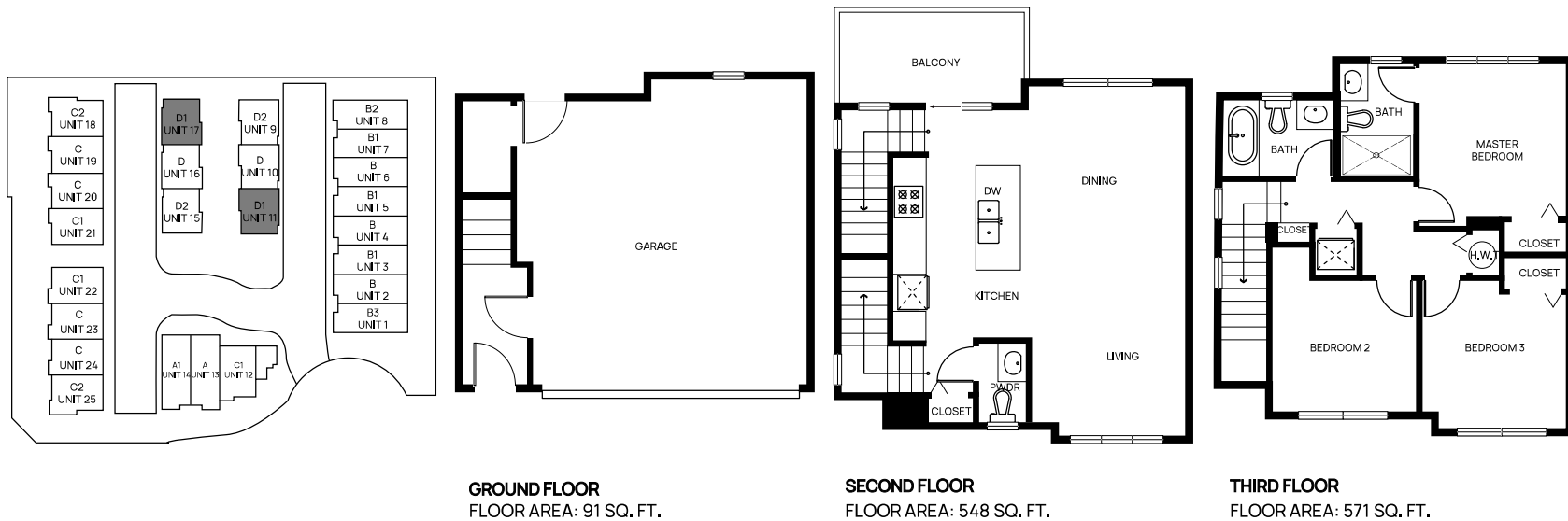


SECOND FLOOR
FLOOR PLAN: 535 SQ. FT.

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TYPE D1 (UNIT 11 AND 17)

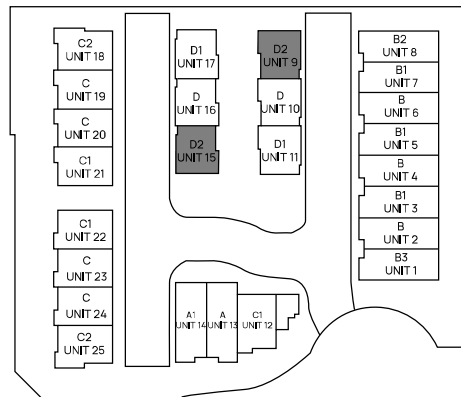
GROUND FLOOR: 91 SQ. FT.
SECOND FLOOR: 548 SQ. FT.
THIRD FLOOR: 571 SQ. FT.
TOTAL LIVING AREA: 1,210 SQ. FT.
EXTRA:
GARAGE: 406 SQ. FT.



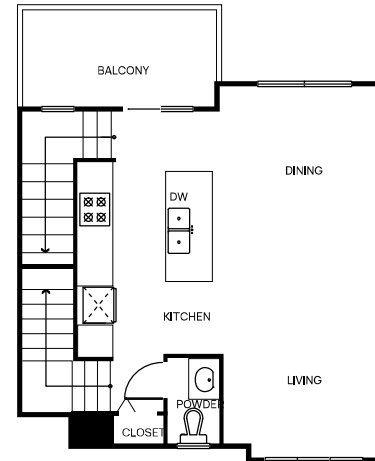
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TYPED2 (UNIT 9 AND 15)

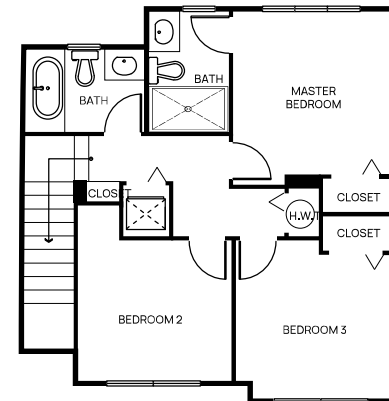
GROUND FLOOR: 88 SQ. FT.
SECOND FLOOR: 548 SQ. FT.
THIRD FLOOR: 571 SQ. FT.
TOTAL LIVING AREA: 1,208 SQ. FT.
EXTRA:
GARAGE: 408 SQ. FT.



GROUND FLOOR
FLOOR AREA: 88 SQ. FT.



SECOND FLOOR
FLOOR AREA: 548 SQ. FT.



THIRD FLOOR
FLOOR AREA: 571 SQ. FT.

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Price List

Unit No.	Unit Type	Level	Bed	Bath	Orientation	Parking	Size/sqft (approx.)	List Price	Corner Unit
1	B3	3	3 Bedroom	2.5 Baths	Neighbouring Property/ McLean Avenue	Double, tandem	1,428	\$1,099,000.00	YES
2	B	3	3 Bedroom	2.5 Baths	Neighbouring Property	Double, tandem	1,363	\$1,079,000.00	
3	B1	3	3 Bedroom	2.5 Baths	Neighbouring Property	Double, tandem	1,347	\$1,069,000.00	
4	B	3	3 Bedroom	2.5 Baths	Neighbouring Property	Double, tandem	1,363	\$1,079,000.00	
5	B1	3	3 Bedroom	2.5 Baths	Neighbouring Property	Double, tandem	1,347	\$1,069,000.00	
6	B	3	3 Bedroom	2.5 Baths	Neighbouring Property	Double, tandem	1,363	\$1,079,000.00	
7	B1	3	3 Bedroom	2.5 Baths	Neighbouring Property	Double, tandem	1,347	\$1,069,000.00	
8	B2	3	3 Bedroom	2.5 Baths	Neighbouring Property	Double, tandem	1,443	\$1,099,000.00	YES
9	D2	3	3 Bedroom	2.5 Baths	Interior Road	Double, side by side	1,208	\$999,000.00	YES
10	D	3	3 Bedroom	2.5 Baths	Interior Road	Double, side by side	1,181	\$979,000.00	
11	D1	3	3 Bedroom	2.5 Baths	Interior Road	Double, side by side	1,210	\$999,000.00	YES
12	C1	3	3 Bedroom	2.5 Baths	McLean Avenue	Double, side by side	1,229	\$1,019,000.00	YES
13	A	3	3 Bedroom	2.5 Baths	McLean Avenue	Double, tandem	1,347	\$1,079,000.00	
14	A1	3	3 Bedroom	2.5 Baths	McLean Avenue	Double, tandem	1,453	\$1,099,000.00	YES
15	D2	3	3 Bedroom	2.5 Baths	Interior Road	Double, side by side	1,208	\$999,000.00	YES
16	D	3	3 Bedroom	2.5 Baths	Interior Road	Double, side by side	1,181	\$979,000.00	
17	D1	3	3 Bedroom	2.5 Baths	Interior Road	Double, side by side	1,210	\$999,000.00	YES
18	C2	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,303	\$1,039,000.00	YES
19	C	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,221	\$999,000.00	
20	C	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,221	\$999,000.00	
21	C1	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,229	\$1,019,000.00	YES
22	C1	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,229	\$1,019,000.00	YES
23	C	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,221	\$999,000.00	
24	C	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,221	\$999,000.00	
25	C2	3	3 Bedroom	2.5 Baths	Westminster Highway	Double, side by side	1,303	\$1,039,000.00	YES

Deposit Structure // Early Purchaser 5% of Purchase Price

Estimate Strata Fee // apprx. \$0.30 per sq.ft

Estimate Completion // May 2025

This is not an offering for sale.

Any such offering can only be made with a Disclosure Statement E. & O.E.



Upgrades

Upgrades	Price
Ring door bell	\$300.00
Ring flood light camera	\$500.00
EV charge installation (does not include charging unit)	\$500.00
VAC system with accessories	\$1,000.00
DCS alarm system	\$1,000.00
Window Roller Blinds	\$1,500.00
Laminate flooring upgrade	\$10,000.00

All prices are plus applicable taxes



Richstone
HAMILTON

PHONE NUMBER

604-304-0425

WEBSITE ADDRESS

www.therichstone.ca

EMAIL ADDRESS

info@reliancerealestate.ca

22811 MCLEAN AVENUE
