



IVY ROUGE

OAKVILLE

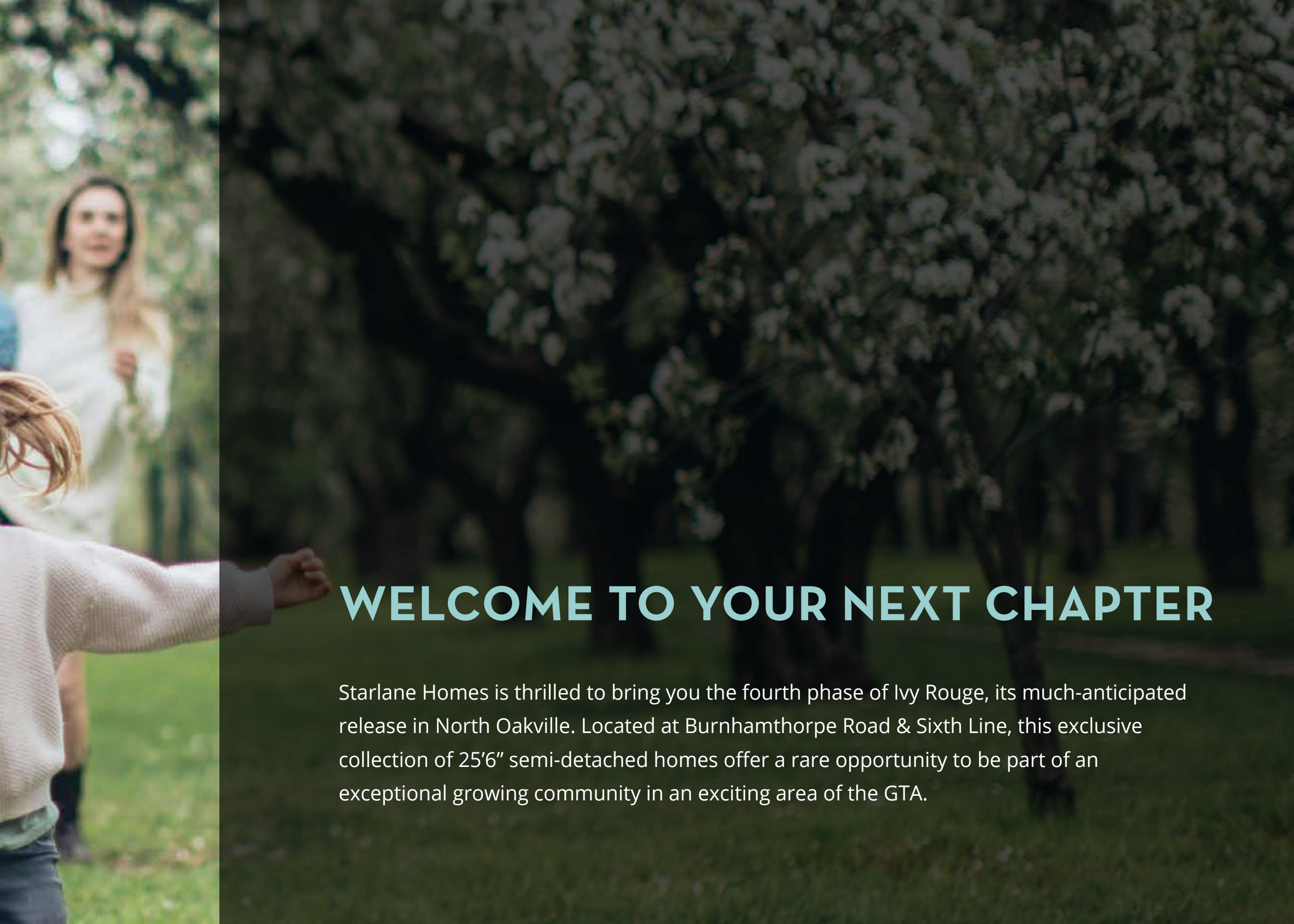
PHASE 4

25'6" SEMI-DETACHED
LOTUS SERIES

YOUR FIVE-STAR HOME BUILDER





A woman with long blonde hair, wearing a white long-sleeved shirt, is standing in a grassy park area. In the foreground, the back of a child's head and shoulders are visible; the child is wearing a light-colored sweater and has their arm extended towards the woman. The background is filled with large, leafy trees, creating a soft, natural setting.

WELCOME TO YOUR NEXT CHAPTER

Starlane Homes is thrilled to bring you the fourth phase of Ivy Rouge, its much-anticipated release in North Oakville. Located at Burnhamthorpe Road & Sixth Line, this exclusive collection of 25'6" semi-detached homes offer a rare opportunity to be part of an exceptional growing community in an exciting area of the GTA.

LIVING SPACES DESIGNED FOR YOU

A LIMITED RELEASE 25'6" SEMI-DETACHED HOMES BUILT FOR MODERN LIFE

The homes of Ivy Rouge have been exceptionally crafted by Starlane's expert team.

Our 25'6" semi-detached homes feature layouts that span upwards of 2,316 sq.ft. These designs maximize space and versatility, and offer private outdoor spaces for you and your family to enjoy.

Entertain in style and customize your home to suit your lifestyle. Starlane offers a wide array of premier features and finishes so you can design every room in your home — from the fixtures to the flooring — the way you want.





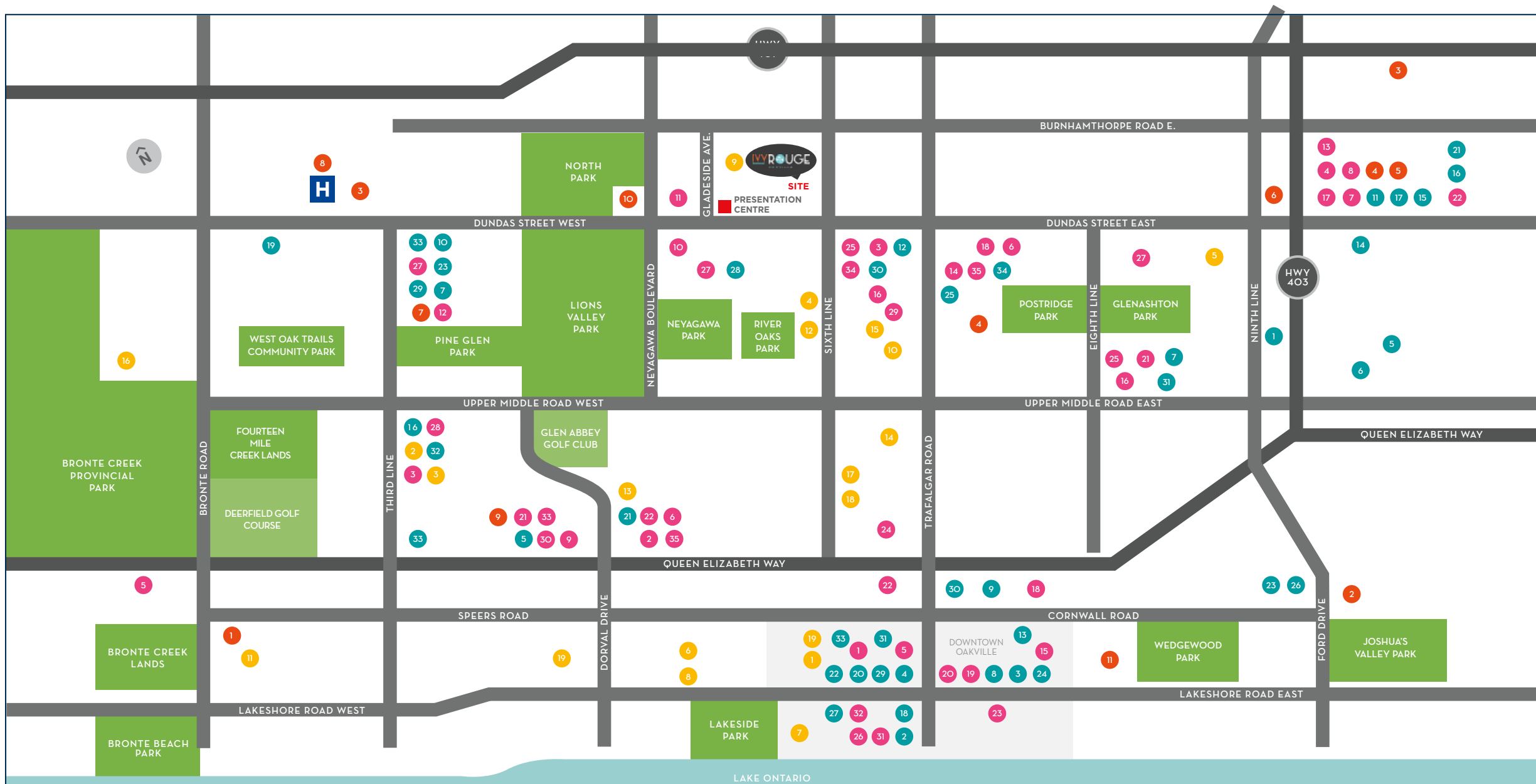
NEW OAKVILLE

MOMENTS FROM THE CITY'S UPTOWN CORE

Nestled on the southwest corner of Burnhamthorpe Road and Sixth Line, our latest release at Ivy Rouge is minutes from the shopping, dining, and entertainment options of Oakville's Uptown Core. It's also minutes from Trafalgar Memorial Hospital and offers easy access to major highways.

Revel in the charm of Oakville's waterfront, a short drive away, or explore the tranquility of Lions Valley Park. Golfers can play at the renowned Glen Abbey or take advantage of the country club amenities at one of the several public and private courses nearby. With a vibrant local business scene and lush green spaces, your new community has everything you'll need.





RETAIL

- | | | | |
|-----------------------|--------------------------|------------------------------|--------------------------|
| 1. Anthropologie | 11. Fortinos | 21. Metro | 29. Sportchek |
| 2. Bed Bath + Beyond | 12. FreshCo. | 22. Michaels | 30. Staples |
| 3. Beer Store | 13. The Home Depot | 23. Oakville Fine Hardware | 31. Tommy Bahama |
| 4. Best Buy | 14. HomeSense | 24. Oakville Place | 32. Towne Square Gallery |
| 5. The British Grocer | 15. Jubilee Fruit Market | 25. Real Canadian Superstore | 33. Toys R Us |
| 6. Canadian Tire | 16. LCBO | 26. Roots | 34. Walmart |
| 7. Chapters | 17. Linen Chest | 27. Shoppers Drug Mart | 35. Winners |
| 8. Costco | 18. Longo's | | |
| 9. Dollarama | 19. Lululemon | | |
| 10. Food Basics | 20. Mendocino | | |

RESTAURANTS + ENTERTAINMENT

- | | | | |
|-----------------------|------------------------------|------------------------------------|--------------------|
| 1. 5 Drive-In | 11. Jack Astor's Bar + Grill | 21. Panera Bread | 31. Swiss Chalet |
| 2. 7 Enoteca | 12. The Keg Steakhouse | 22. Paradiso | 32. Symposium Café |
| 3. Aroma Espresso Bar | 13. The King's Arms | 23. Pizza Nova | 33. Tim Hortons |
| 4. Borgo Antico | 14. Lone Star Texas Grill | 24. Pizzaiolo | 34. Turtle Jack's |
| 5. Boston Pizza | 15. Mandarin | 25. Ritorno | |
| 6. Cineplex Cinemas | 16. McDonald's | 26. The Royal Windsor Pub + Eatery | |
| 7. Cobs Bread | 17. Milestones | 27. Season's Restaurant | |
| 8. Cork's Restaurant | 18. Noble Bistro Oakville | 28. Spoon + Fork | |
| 9. Harper's Landing | 19. The Olive Press | 29. Starbucks Coffee | |
| 10. House of Wings | 20. Oliver's Steakhouse | 30. Sunset Grill | |

EDUCATION + COMMUNITY

- | | | |
|--|--|---------------------------------|
| 1. Centennial Pool | 10. Post's Corners Public School | 18. White Oaks Secondary School |
| 2. Glen Abbey Community Centre | 11. Queen Elizabeth Park Community + Cultural Centre | 19. YMCA Oakville |
| 3. Glen Abbey Public Library | 12. River Oaks Community Centre | |
| 4. Holy Trinity Catholic Secondary School | 13. Service Ontario | |
| 5. Joshua Creek Public School | 14. Sheridan College | |
| 6. The Oakville Centre for the Performing Arts | 15. St. Andrew Catholic Elementary School | |
| 7. Oakville Museum | 16. St. Mary Catholic Elementary School | |
| 8. Oakville Public Library | 17. White Oaks Public Library | |
| 9. Oodenawi Public School | | |

HEALTH + REC

- | |
|---|
| 1. Bronte Tennis Club |
| 2. Canlan Ice Sports |
| 3. Fit4Life |
| 4. GoodLife Fitness |
| 5. LA Fitness |
| 6. Ninth Line Sports Park |
| 7. Oakville Soccer Club |
| 8. Oakville Trafalgar Memorial Hospital |
| 9. Planet Workout |
| 10. Sixteen Mile Sports Complex |
| 11. Wedgewood Pool |

AMENITIES MAP NOT TO SCALE. MAP IS ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION ONLY. ALL DETAILS SHOULD BE CONFIRMED WITH SALES REPRESENTATIVE AND/OR MUNICIPALITY. E. & O.E.



IVY ROUGE
OAKVILLE

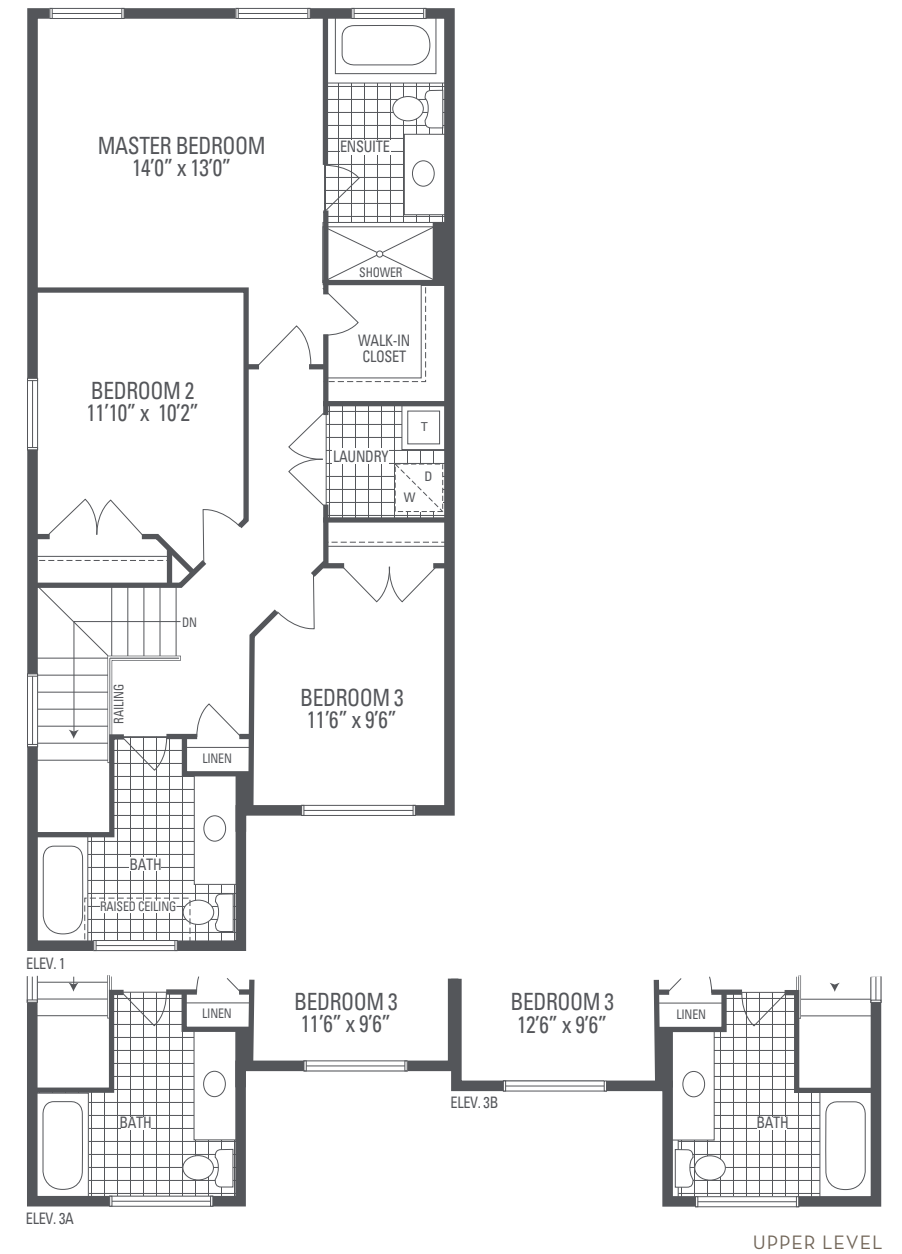
LOTUS 1

Elevation 1 • 1,759 sq.ft. | Elevation 3A • 1,759 sq.ft. | Elevation 3B • 1,770 sq.ft.

Main exterior building materials for front include: Elev. 1 • Brick, Elev. 3 • Cultured Stone + Brick + Prefinished Aluminum Siding
Rainbow River Valley Estates Inc. • 25'6" • June 2025

NOTE: Orientation of home may be reversed and purchaser agrees to accept the same. Unit setback and roofline may vary due to siting. Steps may vary at any exterior entrance ways due to grading variance. All dimensions are approximate only and subject to change without notice. Actual usable floor space may vary from stated floor area. All renderings are artist's concept, specifications, architectural and mechanical detailing are subject to minor modifications. Mechanical wall encroachments may be required into finished rooms and garage spaces. E.&O.E.

Elevation 1 • 1,759 sq.ft. | Elevation 3A • 1,759 sq.ft. | Elevation 3B • 1,770 sq.ft.





LOTUS 1A | SHOWN ATTACHED TO LOTUS 12 Elevation 1 • 1,826 sq.ft. | Elevation 3 • 1,826 sq.ft.



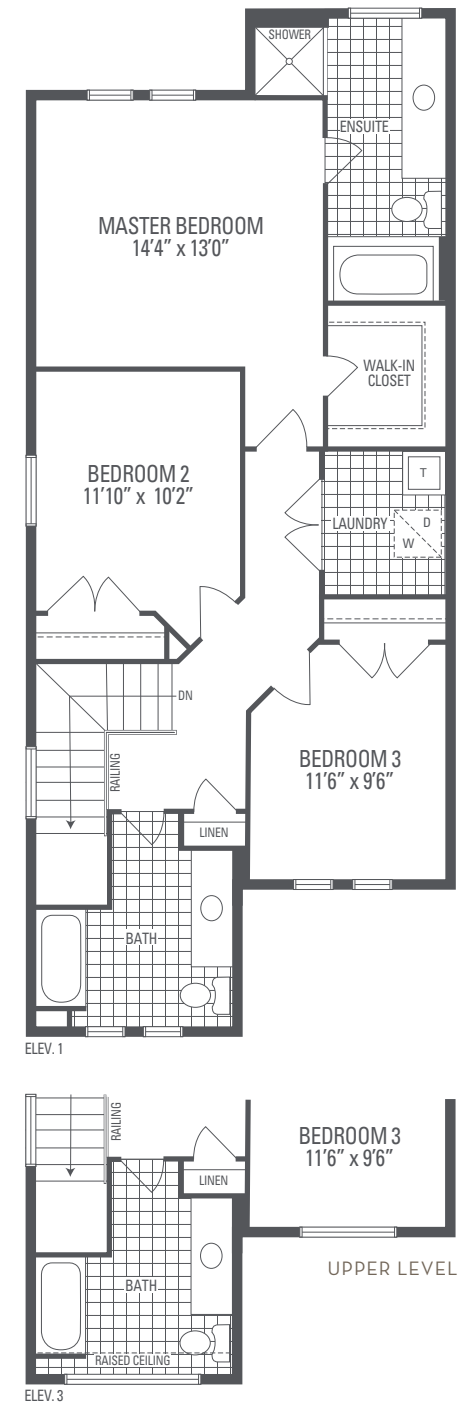
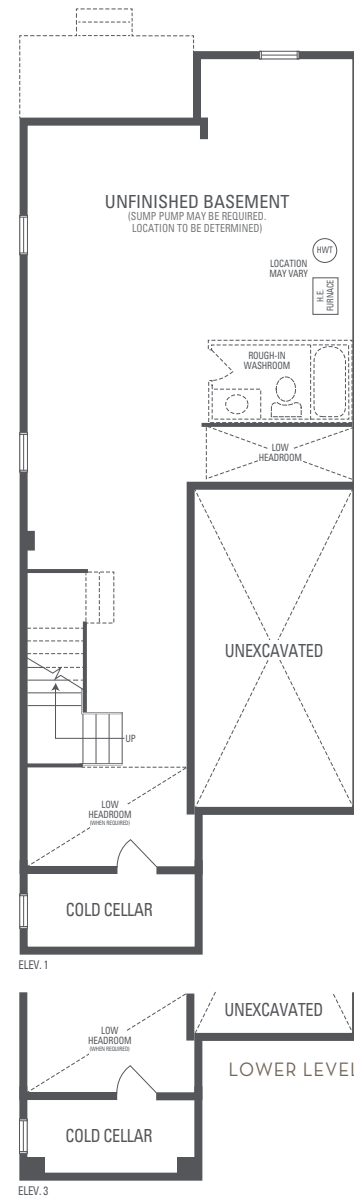
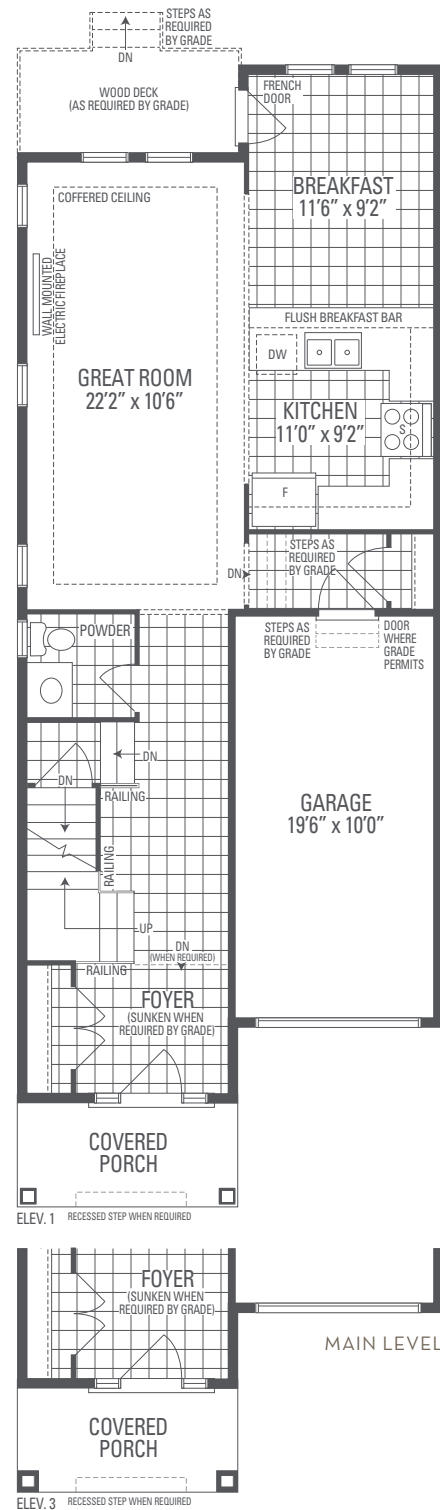
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LOTUS 1A

Elevation 1 • 1,826 sq.ft. | Elevation 3 • 1,826 sq.ft.





ELEVATION. 2A

ELEVATION. 2B



ELEVATION. 1A

ELEVATION. 1B



ELEVATION. 3

ELEVATION. 3

LOTUS 2

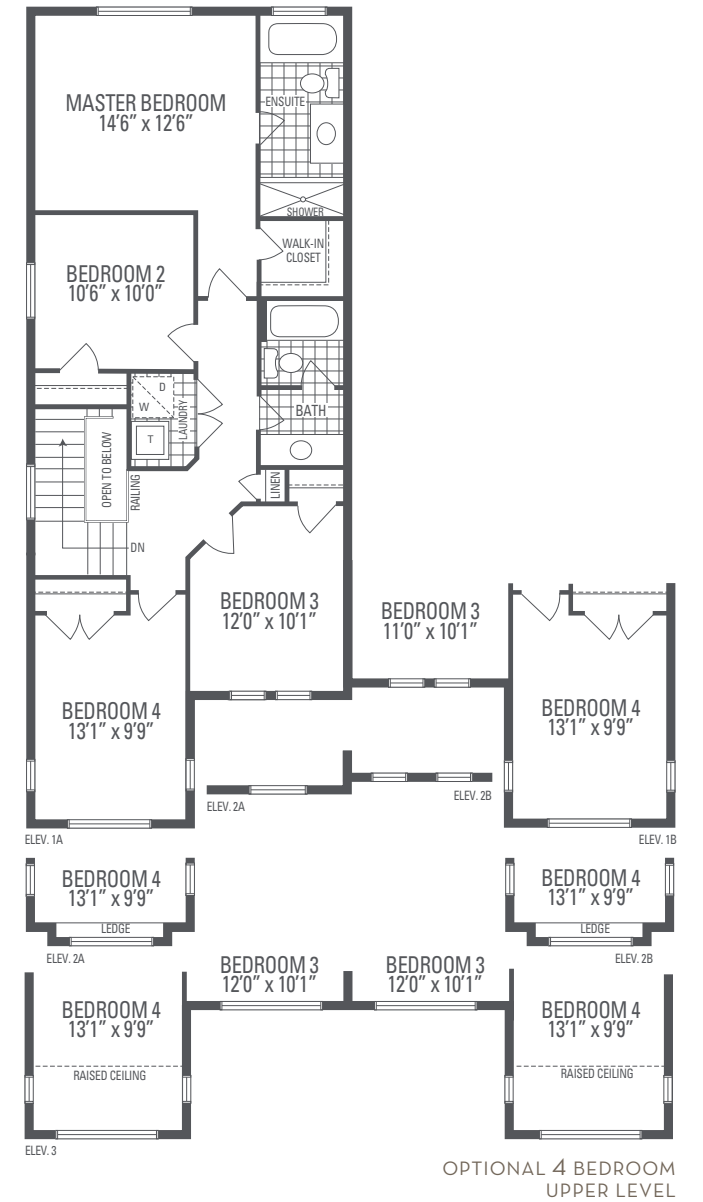
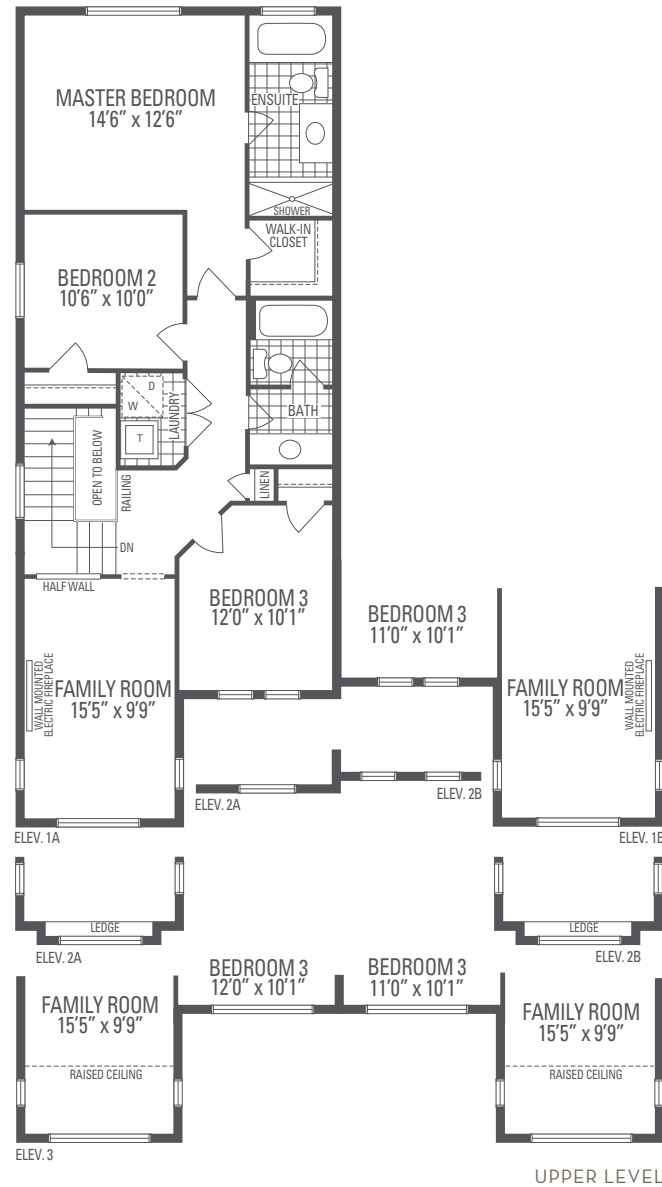
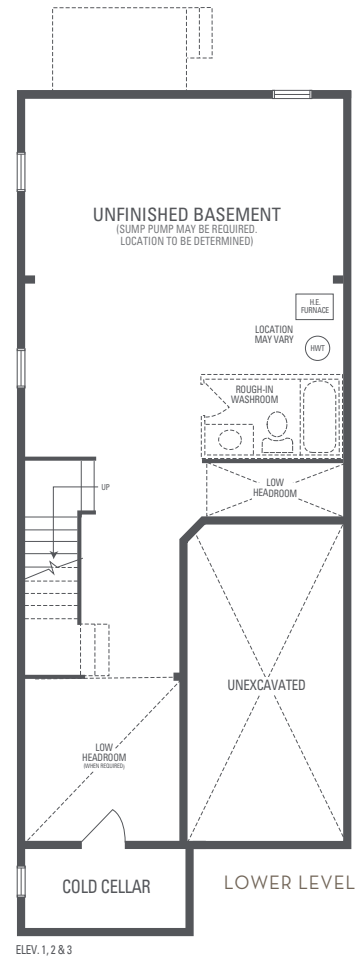
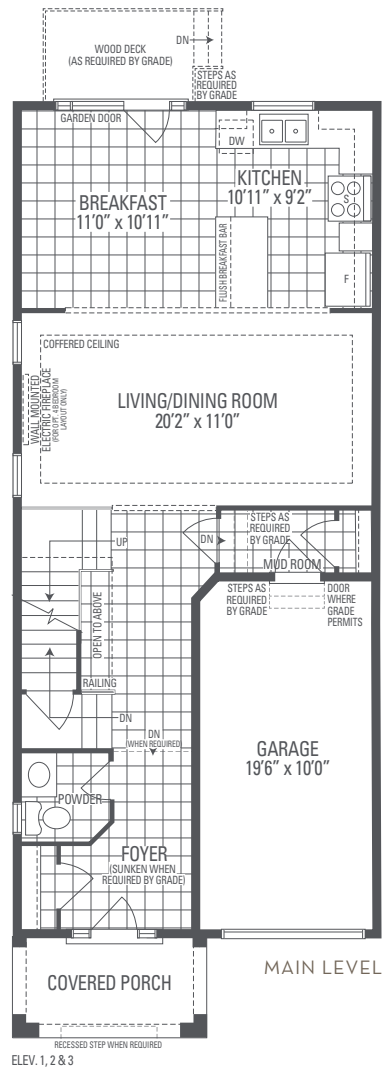
Elevation 1A, 2A • 1,885 sq.ft. | Elevation 1B, 2B • 1,875 sq.ft. | Elevation 3 • 1,885 sq.ft.

Main exterior building materials for front include: Elev. 1 • Brick, Elev. 2 • Cultured Stone + Brick + Painted Products, Elev. 3 • Cultured Stone + Brick + Prefinished Aluminum Siding
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LOTUS 2

Elevation 1A, 2A • 1,885 sq.ft. | Elevation 1B, 2B • 1,875 sq.ft. | Elevation 3 • 1,885 sq.ft.





LOTUS 3

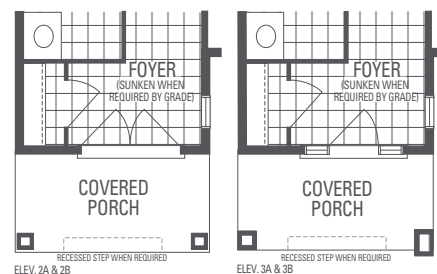
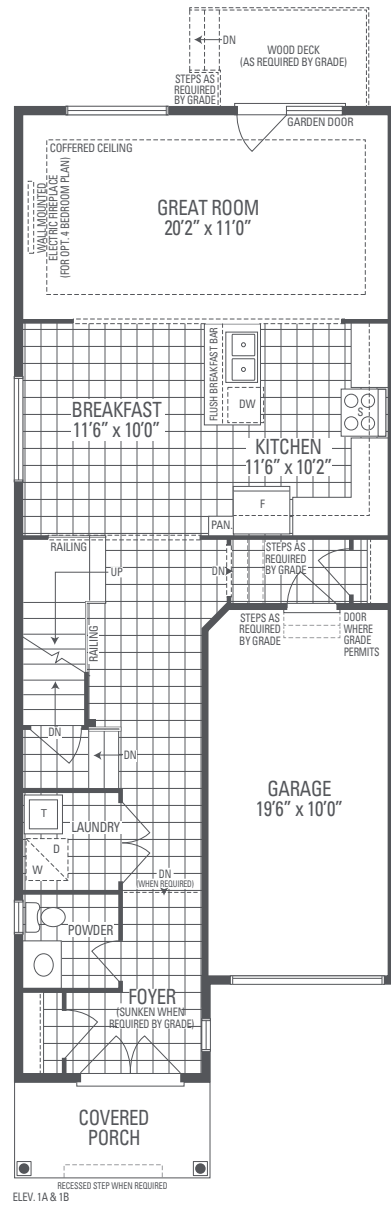
Elevation 1A, 2A, 3A • 2,012 sq.ft. | Elevation 1B, 2B, 3B • 2,002 sq.ft.

Main exterior building materials for front include: Elev. 1 • Cultured Stone + Brick, Elev. 2 • Cultured Stone + Brick, Elev. 3 • Cultured Stone + Brick + Prefinished Aluminum Siding
Rainbow River Valley Estates Inc. • 25'6" • June 2025

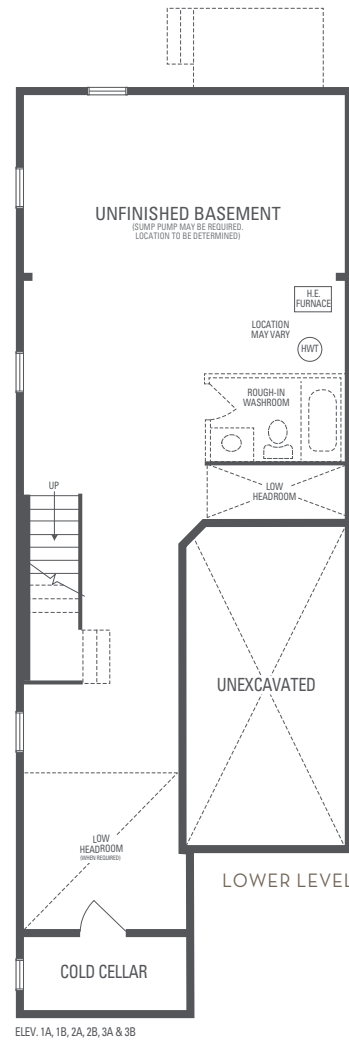
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LOTUS 3

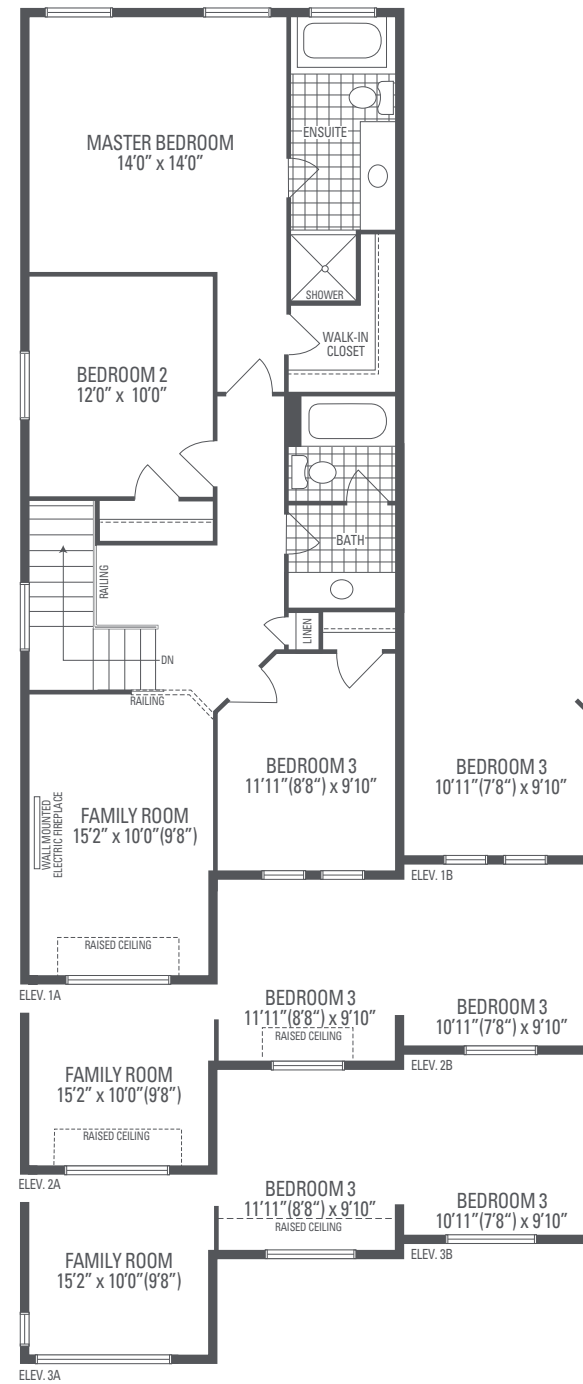
Elevation 1A, 2A, 3A • 2,012 sq.ft. | Elevation 1B, 2B, 3B • 2,002 sq.ft.



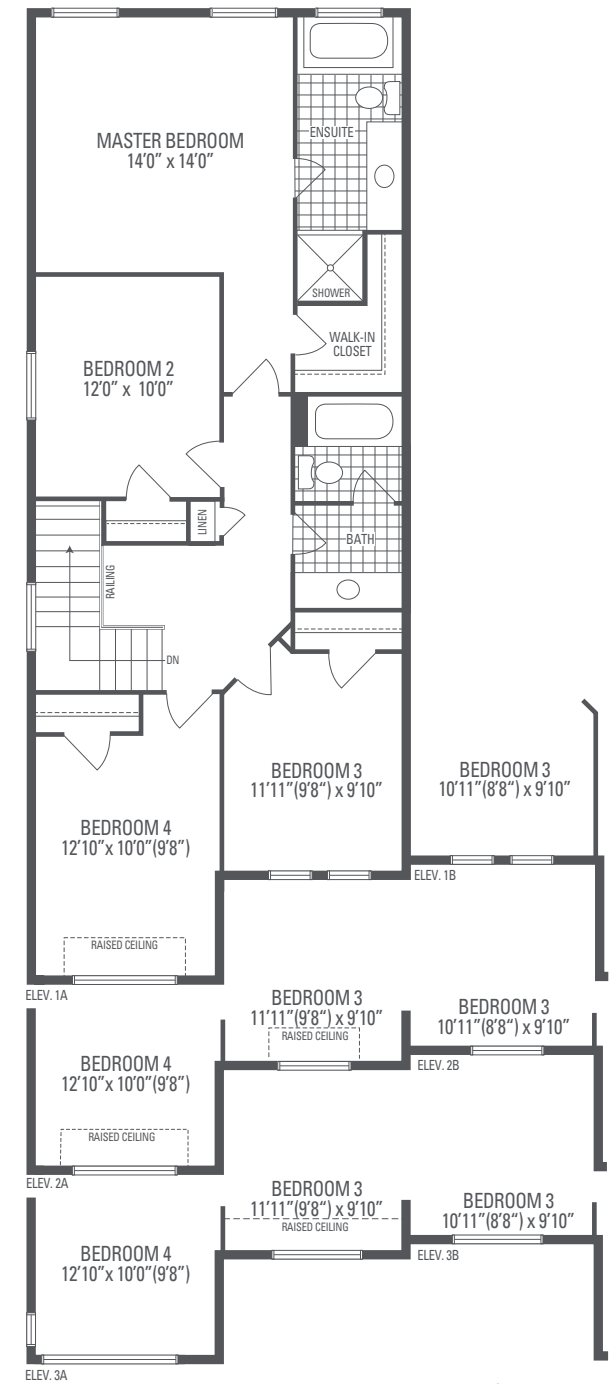
MAIN LEVEL



LOWER LEVEL



UPPER LEVEL



OPTIONAL 4 BEDROOM
UPPER LEVEL



LOTUS 4

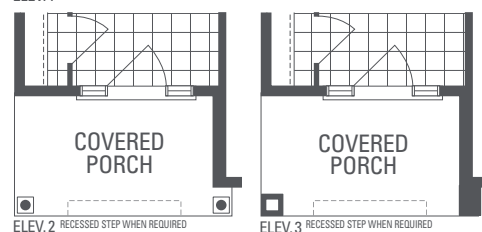
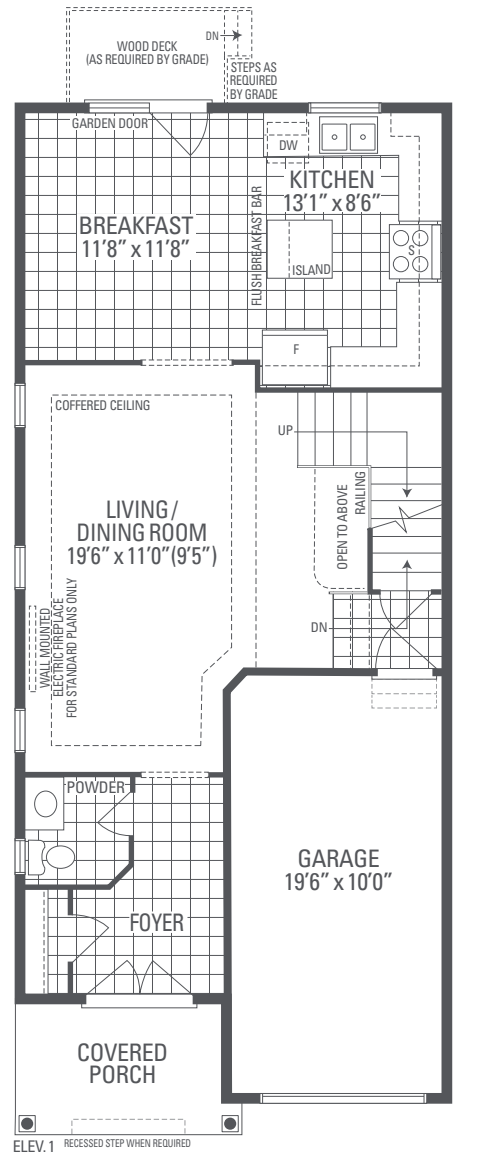
Elevation 1 • 2,305 sq.ft. | Elevation 2A • 2,316 sq.ft. | Elevation 2B • 2,305 sq.ft. | Elevation 3 • 2,305 sq.ft.

Main exterior building materials for front include: Elev. 1 • Brick, Elev. 2 • Cultured Stone + Brick, Elev. 3 • Cultured Stone + Brick + Prefinished Aluminum Siding
Rainbow River Valley Estates Inc. • 25'6" • June 2025

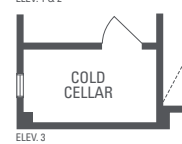
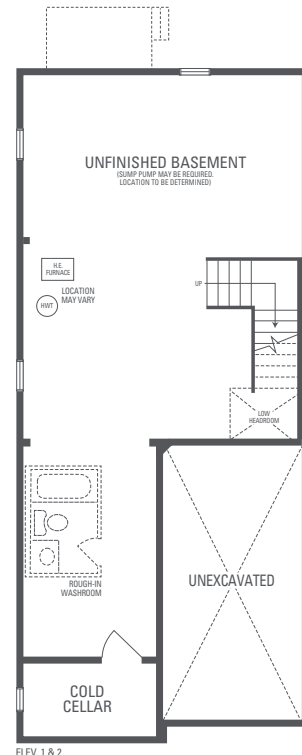
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LOTUS 4

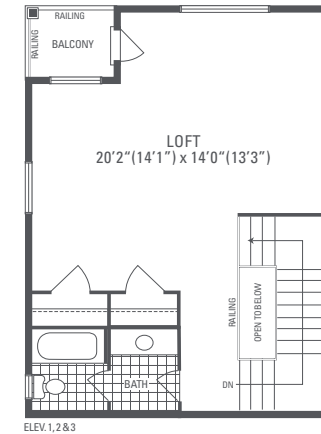
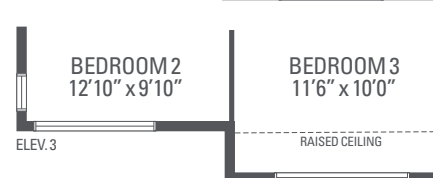
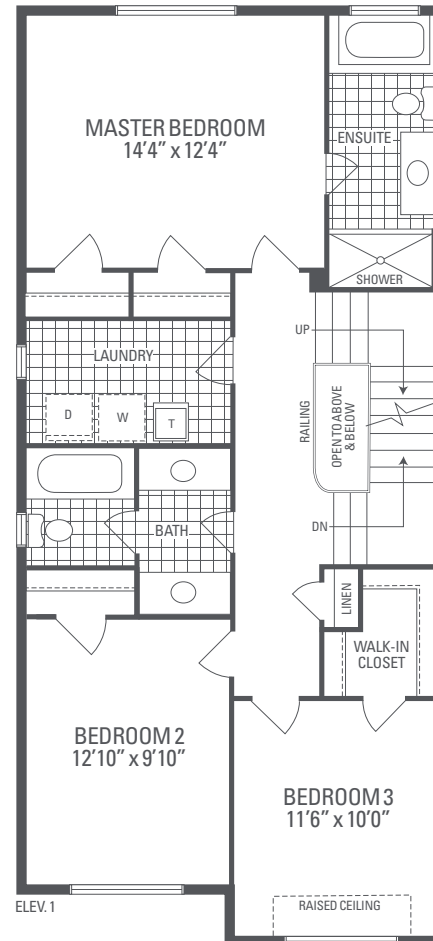
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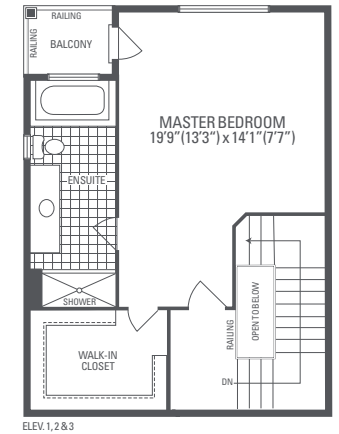
MAIN LEVEL



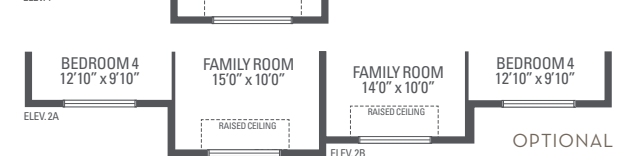
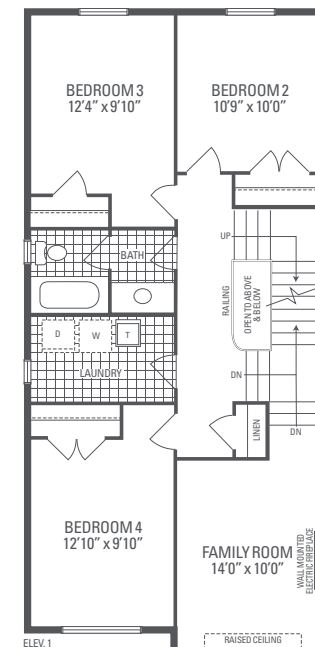
LOWER LEVEL



LOFT FOR STANDARD UPPER LEVEL



MASTER BEDROOM LOFT FOR OPTIONAL UPPER LEVEL



OPTIONAL UPPER LEVEL



LOTUS 12 | SHOWN ATTACHED TO LOTUS 1A ELEV. 1

Elevation 1 • 2,035 sq.ft.

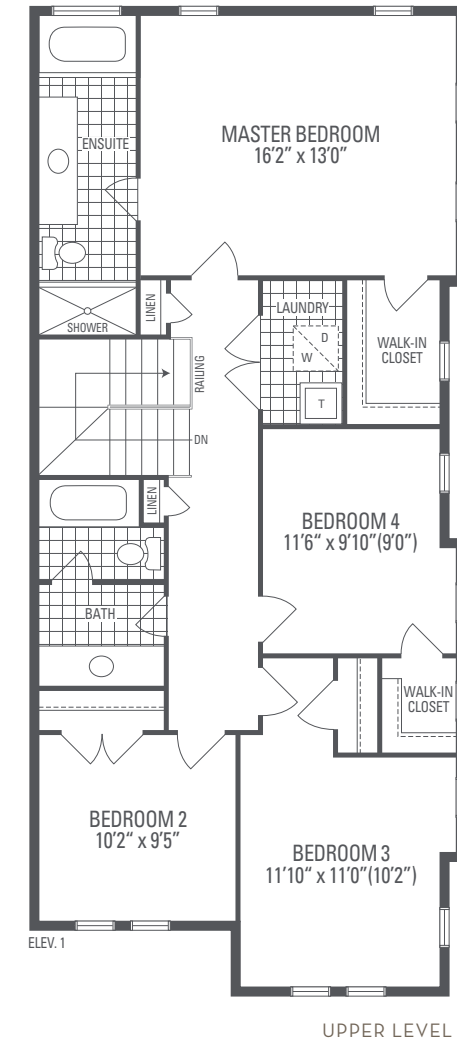
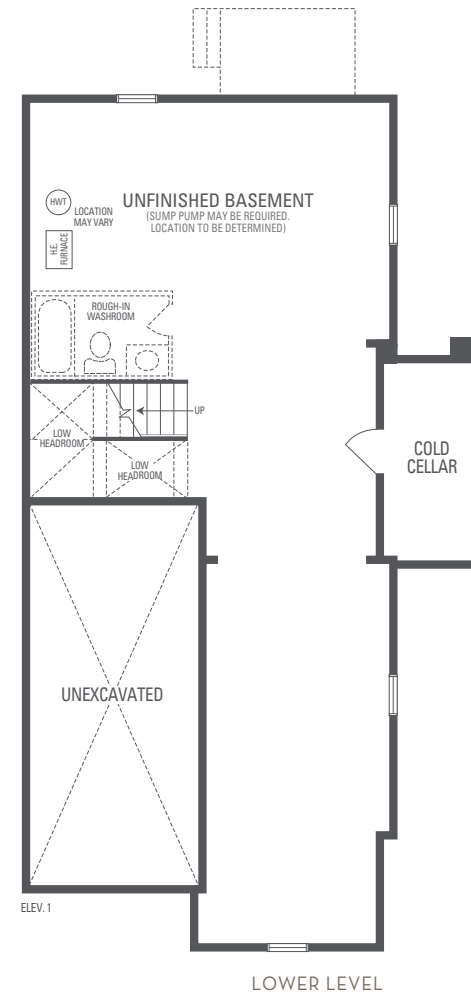
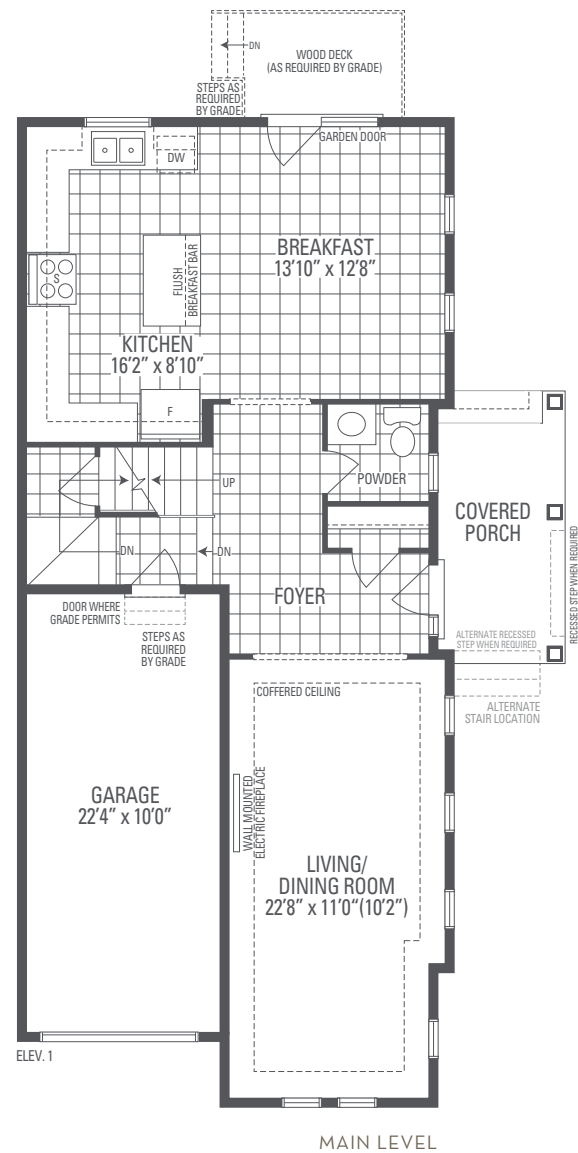
Main exterior building materials for front include: Elev. 1 • Brick
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LOTUS 12

Elevation 1 • 2,035 sq.ft.

Elevation 1 • 2,035 sq.ft.





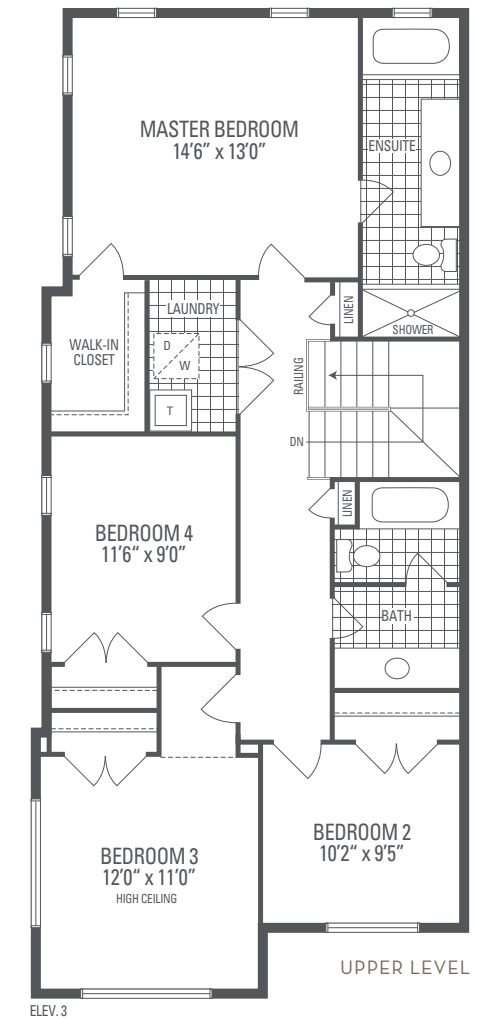
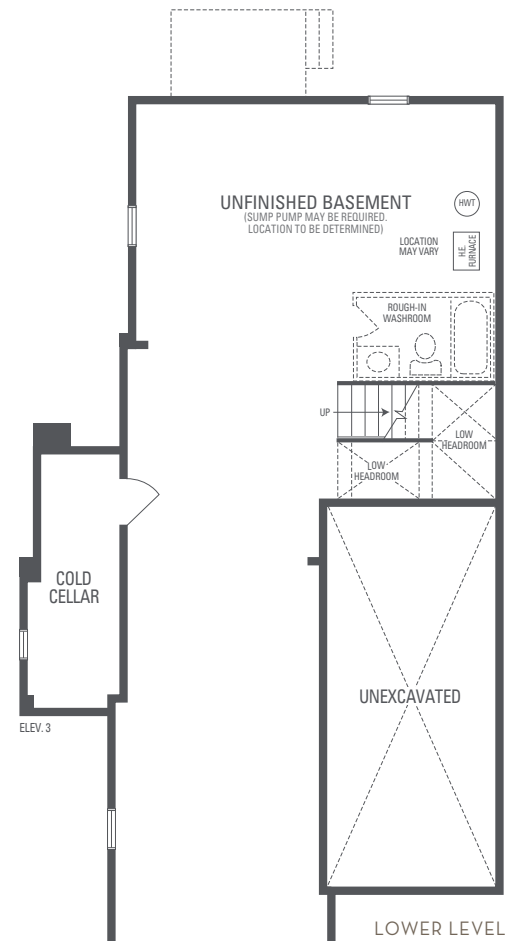
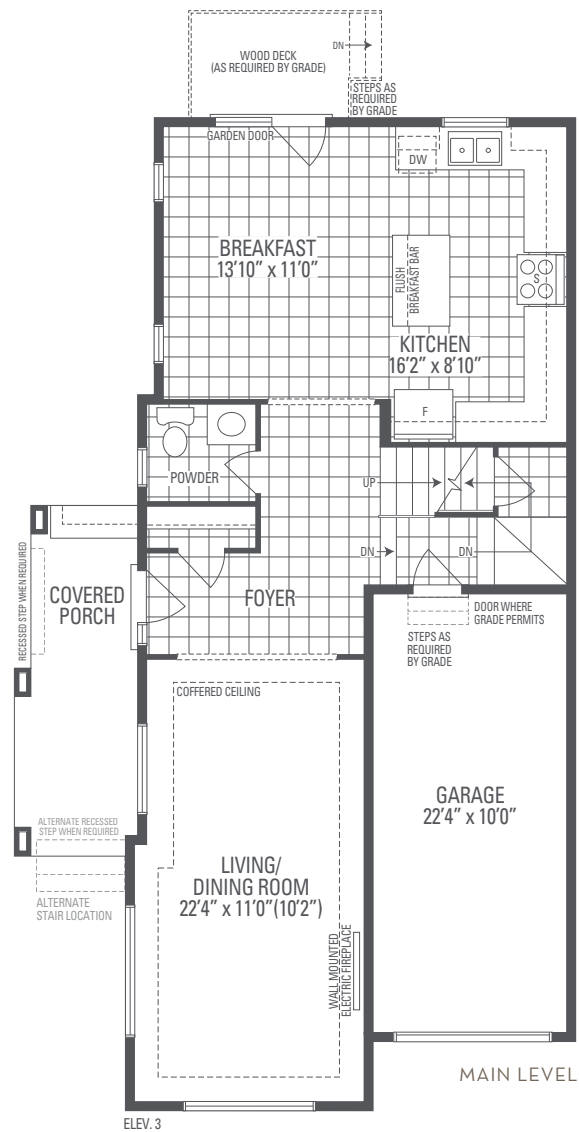
LOTUS 12 | SHOWN ATTACHED TO LOTUS 1A ELEV. 3

Elevation 3 • 1,972 sq.ft.

Main exterior building materials for front include: Elev. 3 • Cultured Stone + Brick + Prefinished Aluminum Siding
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LOTUS 12
Elevation 3 • 1,972 sq.ft.





LOTUS SERIES | QUALITY FEATURES

25'6" SEMI-DETACHED

EXTERIOR

1. Basement foundation walls are poured concrete with heavy duty damp proofing and a superior free draining membrane wrap.
2. Poured concrete front porches with upgraded brick ledge precast steps as per plans and elevations, loose precast concrete steps will be used when grading requires less than three (3) steps.
3. Poured reinforced concrete garage floor slab.
4. The walkway from the driveway to the front entry and the rear patio (where applicable) are of patterned precast slabs.
5. All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements; exterior walls will be of 2" x 6" wall studs.
6. Basement walls will be insulated near full height to R-20.
7. Attic insulation will be blown in at R-60 and exposed floors will be spray foamed to R-31.
8. All window and doorframes and building perforations are caulked with Dymeric type caulking.
9. All windows (excluding basement) are Energy Star rated white or coloured vinyl thermal pane casement windows with pre-finished white or coloured colonial bars (on front elevations only), as per exterior colour scheme. All operable windows to have insect screens.
10. Metal insulated front entry door with inset glass pane lite complete with weather stripping, deadbolt lock and grip set.
11. Pre-finished aluminum soffits, fascia, eavestroughs and downspouts.
12. Premium moulded panelled sectional roll up garage doors in a variety of enhanced designs with inset door lites (as per plans and elevations) with long life hardware.
13. Front, rear and side yards are fully sodded (where applicable, side yards may be gravel in lieu of sod at builder's discretion) and driveways (where applicable) are paved.
14. Self sealing quality architectural asphalt roof shingles with manufacturer's limited life-time warranty.
15. Steep roof pitches to enhance elevations.
16. Antique-style black finish coach lights on front elevations and detached garages.
17. Dead bolt locks for all exterior swinging doors to dwelling units.
18. Pre-finished, long lasting front porch railings (if required by design or grade)
19. Friezeboards on front elevations as per plans and brochures.
20. All brick veneer construction is 100% all clay brick, elevations also feature cultured stone, stucco, aluminum siding and traditional wood detailing as per plans and elevations.
21. Brick veneer installed above all windows on side and rear elevations (where applicable as per plans and elevations).
22. Architecturally controlled elevations, materials, streetscapes and exterior colour schemes for the purpose of creating an aesthetically pleasing community.

INTERIOR

23. Cold Cellars as per plans.
24. All archways are flat and trimmed (where applicable) for added durability and are 7'-8" in height.
25. All interior wood trim and woodwork is primed and painted (choice of one) Birch or Oyster.
26. Choice of (one) interior passage locks; satin nickel knobs or satin nickel lever handle with privacy locks for all bathrooms. Front door gripset(s) in satin nickel.
27. Choice of interior passage doors: textured raised six panel square top or textured raised two panel curved top.
28. Ceilings for the main floor to have smooth painted finish. Second floor and loft (for the Lotus 4 only) to have a textured spray finish except for bathrooms.
29. Quality latex paint on interior walls (two selections per home) from builder's samples.
30. All closets have pre-finished melamine shelving and metal dowels.
31. Quality constructed and furniture finished kitchen cabinetry with full backing, underblocking and quality hardware. Colour matched kickplates, full gable ends and dummy doors on peninsulas and islands, flush or raised breakfast bars (as per plans where applicable).
32. Elegant Upgraded 41 inch high upper kitchen cabinet doors (with standard bulkhead above).
33. Forty (40") tall mirrors above all vanities.
34. Upgraded chrome accessories for all bathrooms.
35. Elegant natural finish oak railings, upgraded 3- 1/2" newel posts and upgraded 1-3/4" oak pickets from first to second floor (where applicable).
36. Master bedrooms complete with an ensuite bathroom as per plans.
37. All drywall applied with screws, using a minimum number of nails and drywall clips for upper hall ceilings to minimize repairs in the future.
38. All sub-floors are tongue and groove; nailed and glued down.

39. Roof truss beams with hurricane ties to minimize truss uplift and repairs in the future.
40. The first and second floor will be framed with an engineered wood floor joist system for optimum performance and quality.
41. Heavy upgraded colonial trim with 2-3/4" wide casing and 4-1/4" high baseboards.
42. Quality imported 12"x12" or 13"x13" builder's Group 3 ceramic tiles for the ground floor (Encore Series only) and main floor in the foyer, kitchen, breakfast area, powder room, main or second floor laundry rooms and throughout the main hall, where applicable as per our brochures.
43. Elegant builder's standard quality natural oak coloured laminate flooring throughout the main and second floor except except for areas covered by ceramic tile (as per brochures).
44. Ceiling height on the main floor and second floor and loft (Lotus 4 only) will be 9' high.
45. Quality imported 8"x10" or 8"x16" builder's Group 3 ceramic tile on upstairs bathroom floors, bathtub and shower enclosure walls up to and including the ceilings (except for deck tubs which include the full height walls only).
46. Poured concrete floor in the basement with a floor drain by the furnace and in the cold room(s) as per plan.
47. Wall mounted Electric Fireplace as per plans and brochures.

PLUMBING

48. Upgraded ledgeback double compartment stainless steel sink in the kitchen with upgraded Moen chrome finish single lever faucet with pullout spray.
49. Laundry rooms on the main or second floors have single basin laundry tubs mounted with full base cabinets and upper cabinets for storage above.
50. All laundry rooms have hot and cold water and drain provisions for future automatic clothes washer.
51. Exterior water taps, with inside shut-off valves, located at the rear of the house and in the garage.
52. White lavatory sinks, water closets and bathtubs.
53. Luxurious acrylic bath and soaker tubs as per plans and brochures.
54. Premium Moen washerless chrome single lever faucets for all bathroom lavatory sinks with manufacturer's limited long-term warranty.
55. Shower with prefabricated base and standard 2-panel acrylic door for family bath and ensuite.
56. Moen chrome single lever pressure balance/temperature controlled shower faucets for safety and comfort.
57. All sinks and water closets have water shut-off valves for serviceability and convenience.
58. Full height shower backer board for ceramic tiles in all shower enclosures as per plan.
59. Efficient water saving water closets that comply with the most recent building codes.
60. Water supply and drain provisions for future dishwasher in the kitchen.
61. Rough-in drain provisions for future 3-piece washroom in the basement.

ELECTRICAL

62. All copper wiring throughout the home.
63. 100 amp. electrical service with circuit breaker panel.
64. Rough-in for future electric car charger in the garage.
65. White Decora switches and plugs throughout the house.
66. Interior light fixtures in every room, hallway and walk-in closets excluding living rooms or great rooms where switched wall receptacles are provided for future lamps.
67. Recessed shower potlight in all separate shower stalls.
68. All bathroom electrical receptacles with a ground fault detector circuit for safety around water.
69. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
70. Split-circuit electrical outlets above the kitchen counter for future small appliances.
71. Heavy Duty cable and receptacle for future stove and dryer.
72. Interconnected smoke alarms on each level including the basement as per the Ontario Building Code.
73. Carbon Monoxide Detector(s) as per the Ontario Building Code.
74. Electrical outlet(s) in the garage ceiling for future garage door opener(s).
75. Front door electric door chime.
76. Rough-in central vacuum system (dropped to the basement) with dedicated electrical outlet in the attached garages or basement where applicable.
77. Rough-in electrical wire for future dishwasher in the kitchen.
78. Two-speed Stainless Steel coloured kitchen exhaust fan vented to the outside (6" in diameter).

79. All bathrooms (with or without windows) have exhaust fans vented to the outside.
80. High efficiency, spark ignition, forced air gas furnace or air handler (Encore Series only). High Efficiency Natural Gas fired Water Heater (on a rental basis).
81. All supply ducts and return air ducts are sized and ready for future central air conditioning.

SMART HOME AUTOMATION FEATURES

82. One (1) Smart Home Hub controller.
83. One (1) front door smart doorbell camera with 2-way talk function.
84. One (1) smart thermostat, centrally located to control heating and cooling that can save money on utility bills.
85. One (1) flood sensor to notify you in the case of a flood and prevent further damage to your home.
86. One (1) smart light wall switch.
87. One (1) year free of smart home remote access and full home Smart System support.
88. Pre-Construction design consultation.
89. On-site system configuration test, enrollment and demonstration.
90. Rough-in telecommunications/network wiring in all bedrooms, kitchen and the family room or great room.
91. Please see flyer or speak to our sales agent for more details.

WARRANTY

Starlane Home Corporation is a registered TARION Homebuilder in good standing and every new home is enrolled in the TARION warranty program and the warranty includes:

- The home is free from defects in material and workmanship for one (1) year.
- The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
- The home is warranted against all major structural defects for seven (7) years.

CERTIFIED MASTER BUILDER

Starlane Home Corporation has been awarded the Certified Master Builder designation by the Residential Construction Council of Central Ontario (RESCON), this designation is awarded on the basis of:



- Outstanding efforts in the areas of construction and customer service.
- Recipients have, and continue to exceed the provisions of the Ontario Building Code.
- Starlane Home Corporation has been recognized as an exceptional low-rise builder within the industry.

NOTES

- All illustrations are artist's concepts.
- The purchaser acknowledges that the floor plan may be reversed.
- The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales offices may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home.
- The vendor reserves the right to substitute materials that are of equal or better quality.
- The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. E. & O.E.

A BETTER BUILDER

The Starlane Story

For over 30 years, Starlane has been a name synonymous with quality and trust. The family-run business has built and sold over 11,500 new homes across the GTA and in that time, the company's commitment to excellence has never wavered. Starlane's exceptional work has been recognized by renowned associations like Ontario's Home Builder Association, BILD (Building Industry and Land Development Association) and RESCON (Residential Construction Council of Ontario).







STARLANEHOMECORP.CA