



Kai
TOWNHOME
COMMUNITY

519-660-6006
ironstonecondos.com





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Kai is located at
530 Gatestone Road,
London, Ontario

Ironstone Built. Quality you can trust.

At Ironstone, we understand that a home is more than just a place to live—it's a place to thrive. Our thoughtfully designed townhouses, combined with an exceptional community atmosphere, offer a living experience unlike any other. Whether you're a young professional, a growing family, or looking to downsize, Kai Townhomes has something for everyone.

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Discover Modern Living At It's Finest

Welcome to Kai Townhomes, a premier townhouse community designed to offer the perfect blend of modern amenities, comfort, and convenience. Nestled in family-friendly neighborhood at 530 Gatestone Road in London, Ontario, our townhomes provide the ideal setting for your next chapter.

Modern Design: Each townhouse boasts contemporary architecture with sleek lines, open-concept layouts, and high-end finishes that create a stylish and functional living space.

Spacious Interiors: Enjoy generous living areas, gourmet kitchens with quartz countertops, and ample storage, as well as luxurious bathrooms with premium fixtures.

Private Outdoor Spaces: Every home includes a private deck, perfect for outdoor dining, gardening, or simply relaxing in the fresh air.





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Hana

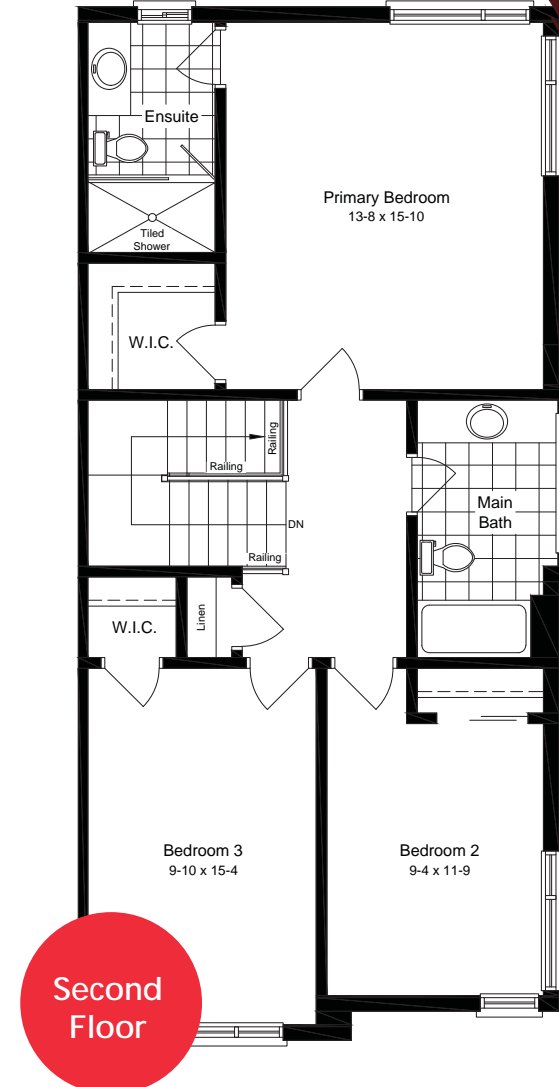
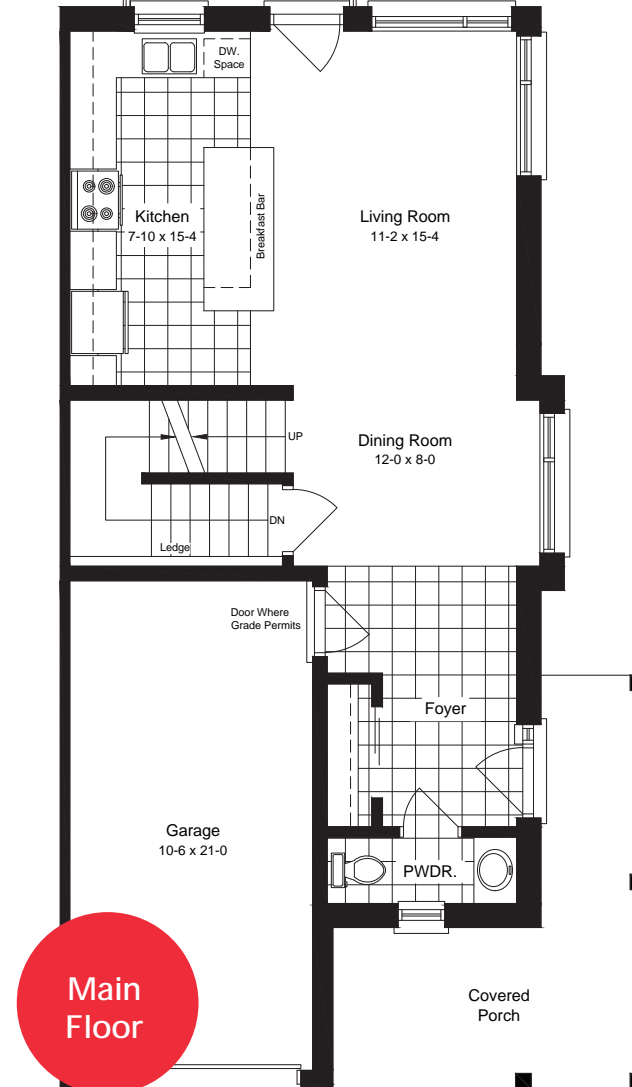
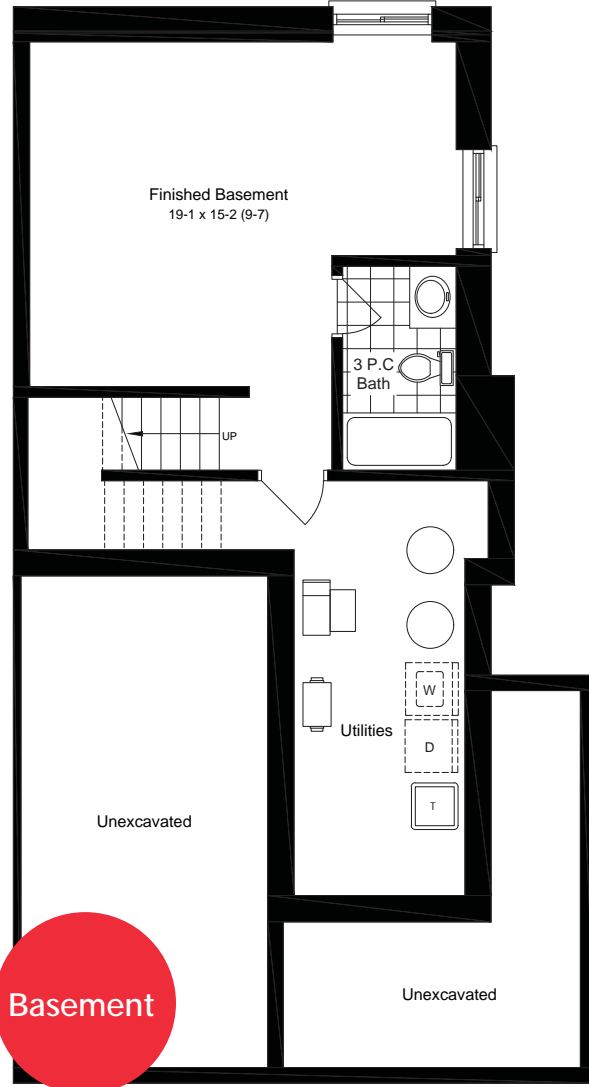
2-Storey Townhouse
Enhanced End Unit

1998 sq.ft.



Hana

2-Storey Townhouse Enhanced End Unit



3

3.5



Basement 447 sq.ft.
Main Floor 651 sq.ft.
Second Floor 900 sq.ft.

1998 sq.ft.

Rendering is artist's concept of the completed building and is subject to change. Illustration may show optional features which may not be included in the base price. Landscape areas and plantings are may vary from finished landscape. See sales representatives for more information. E. & O. E.



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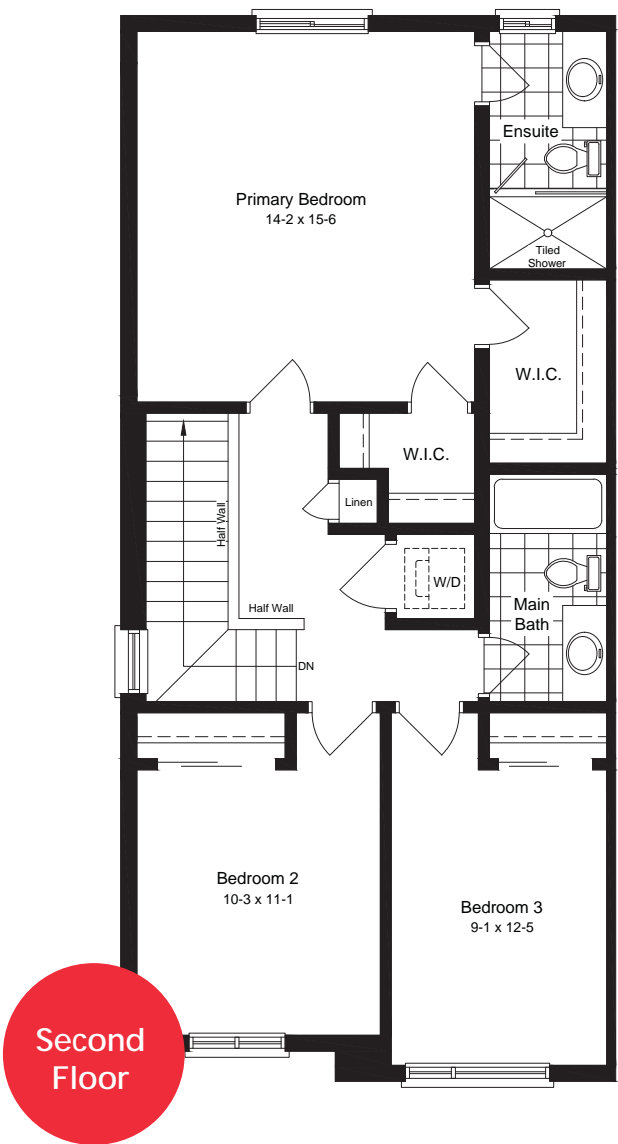
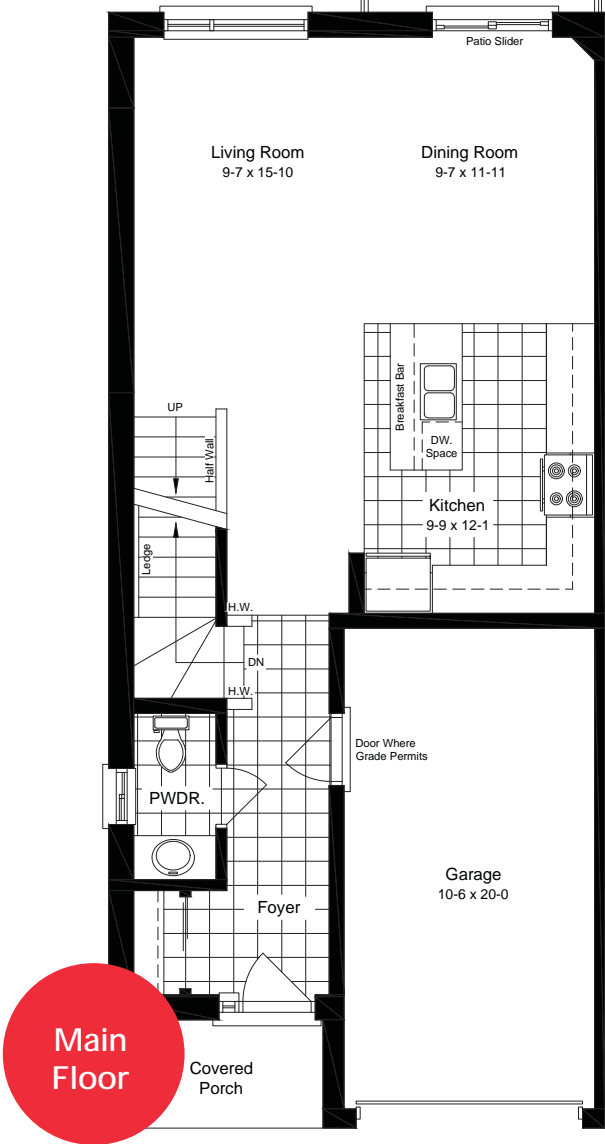
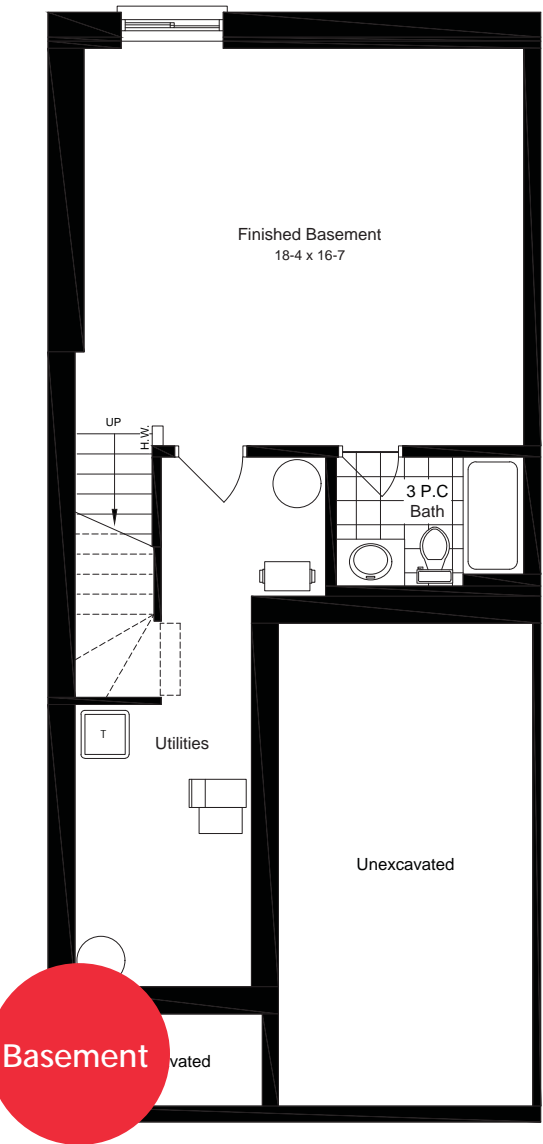
2-Storey Townhouse
End Unit

2040 sq.ft.



Hana

2-Storey Townhouse – End Unit



3

3.5



Basement 473 sq.ft.

Main Floor 656 sq.ft.

Second Floor 871 sq.ft.

2040 sq.ft.

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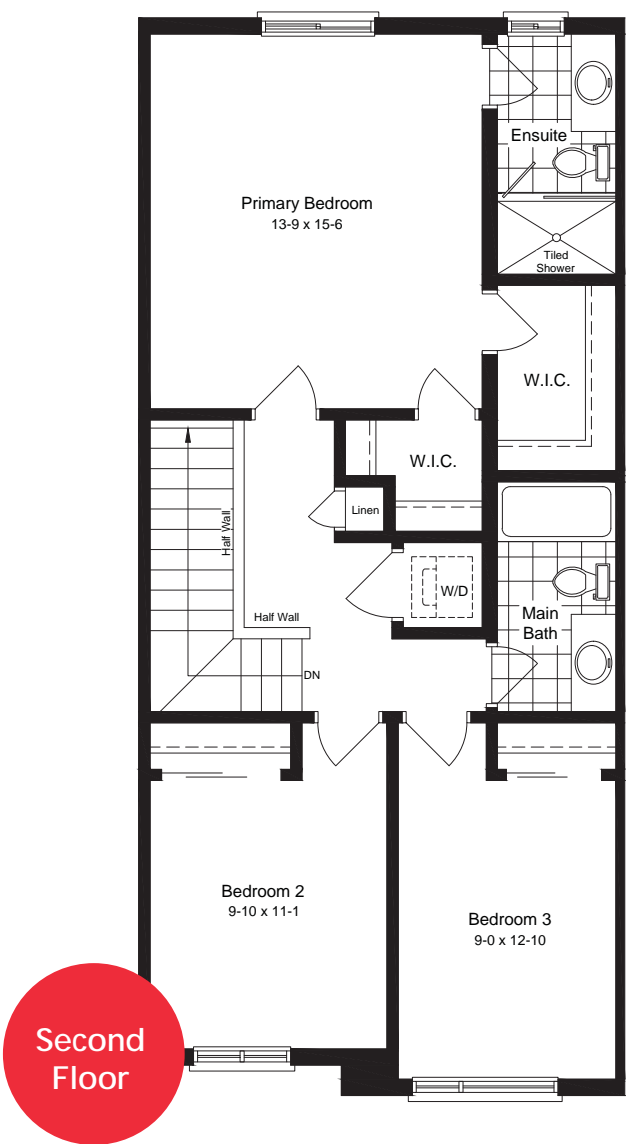
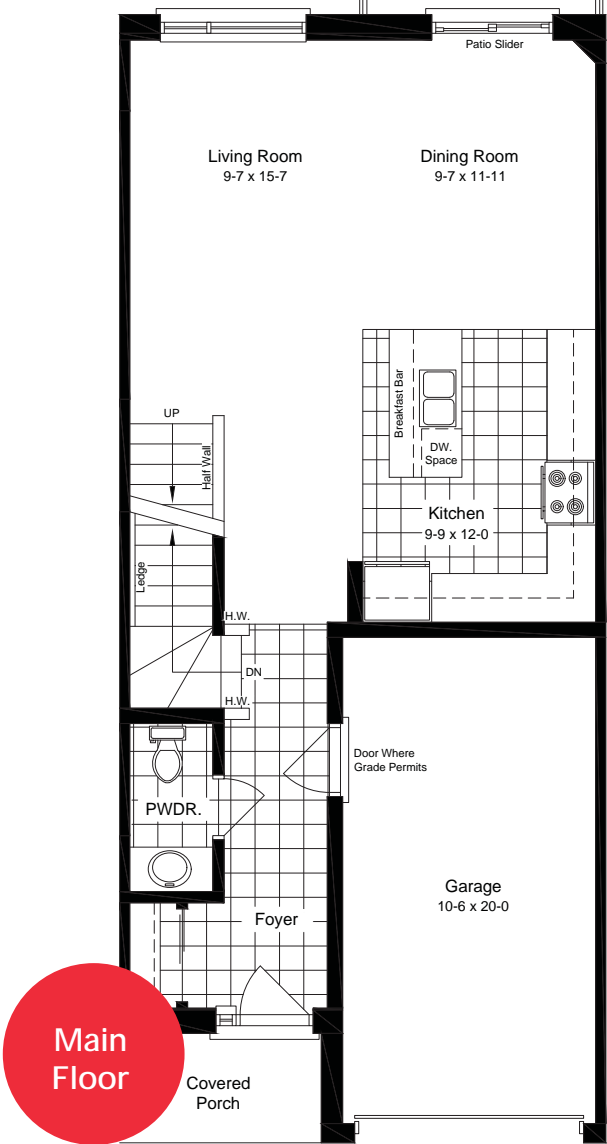
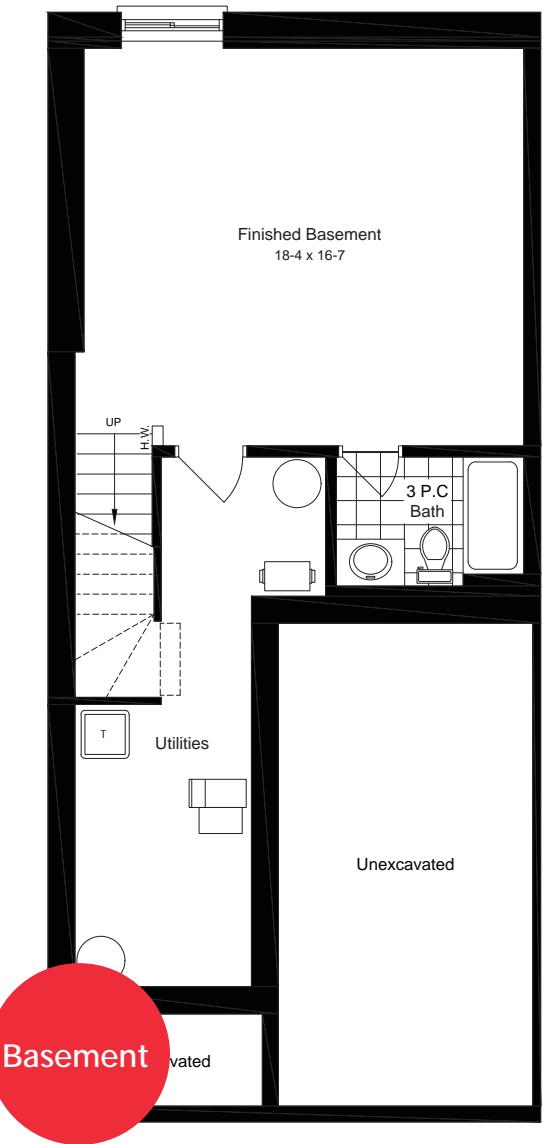
2-Storey Townhouse
Interior Unit

2000 sq.ft.



Hana

2-Storey Townhouse – Interior Unit



3

3.5



Basement 473 sq.ft.

Main Floor 656 sq.ft.

Second Floor 871 sq.ft.

2000 sq.ft.

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Niwa

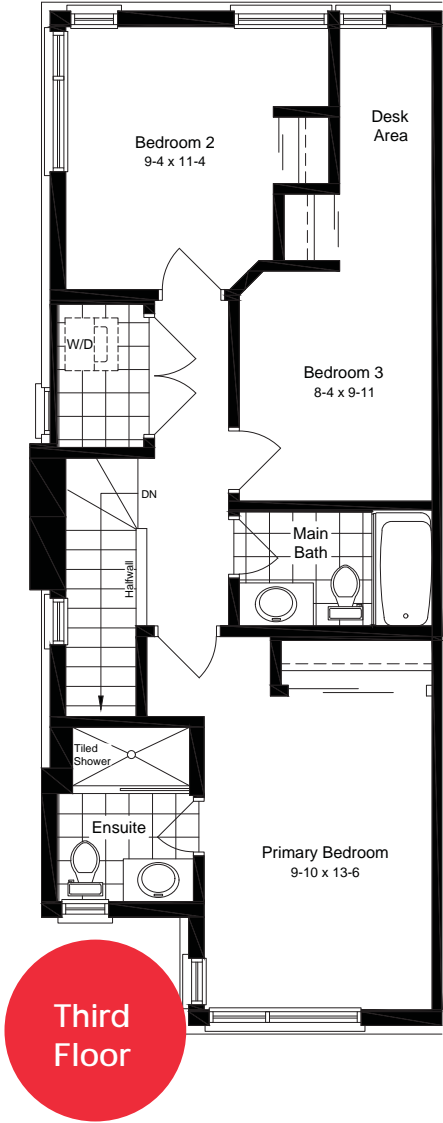
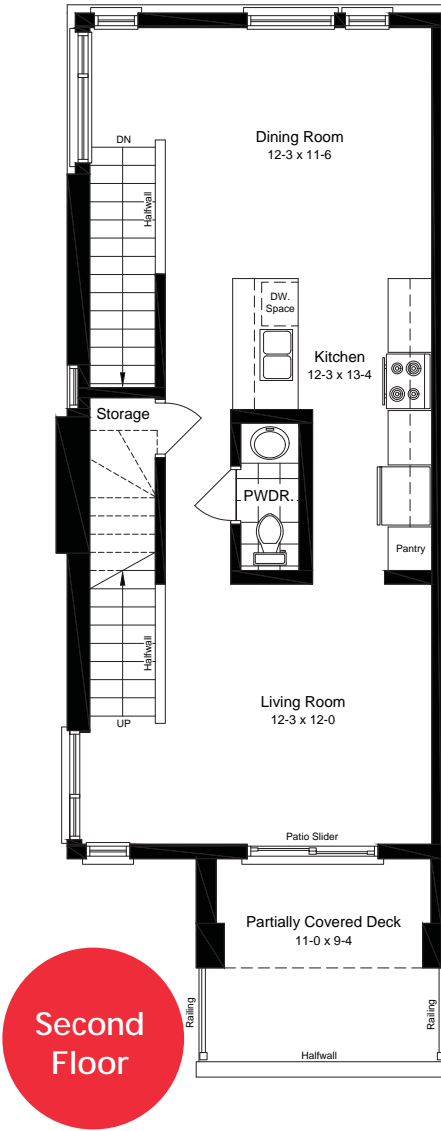
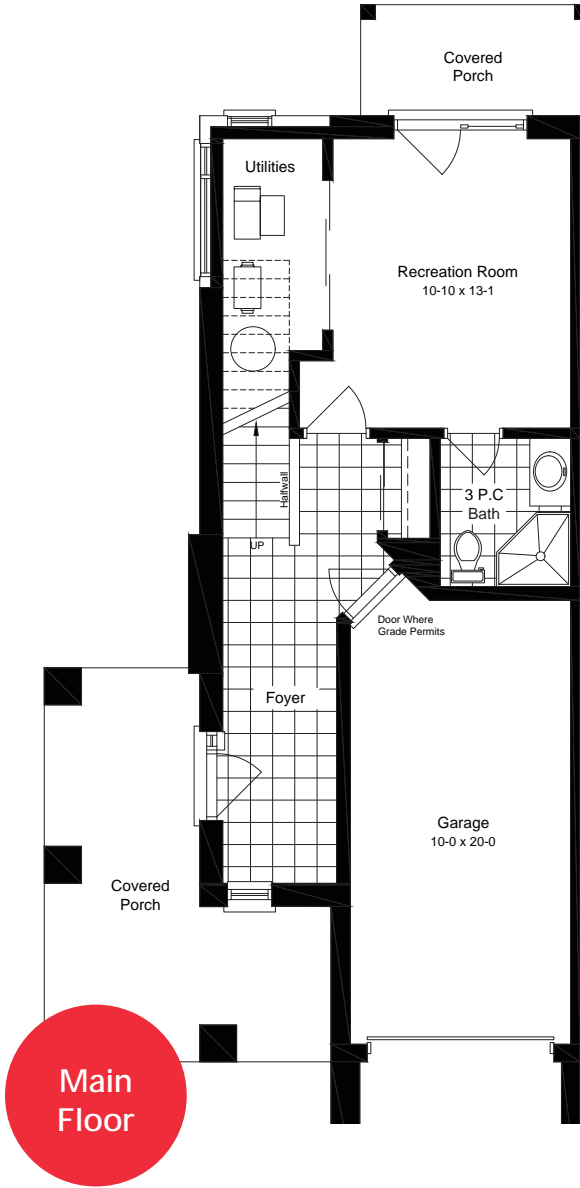
3-Storey Townhouse
Enhanced End Unit

1797 sq.ft.



Niwa

3-Storey Townhouse – Enhanced End Unit



3

3.5



Basement 453 sq.ft.

Main Floor 651 sq.ft.

Second Floor 693 sq.ft.

1797 sq.ft.

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Niwa

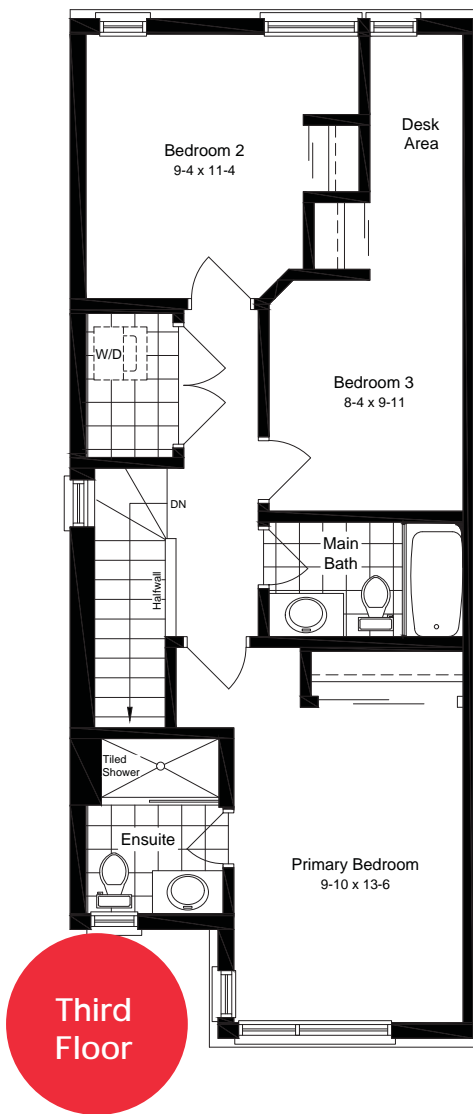
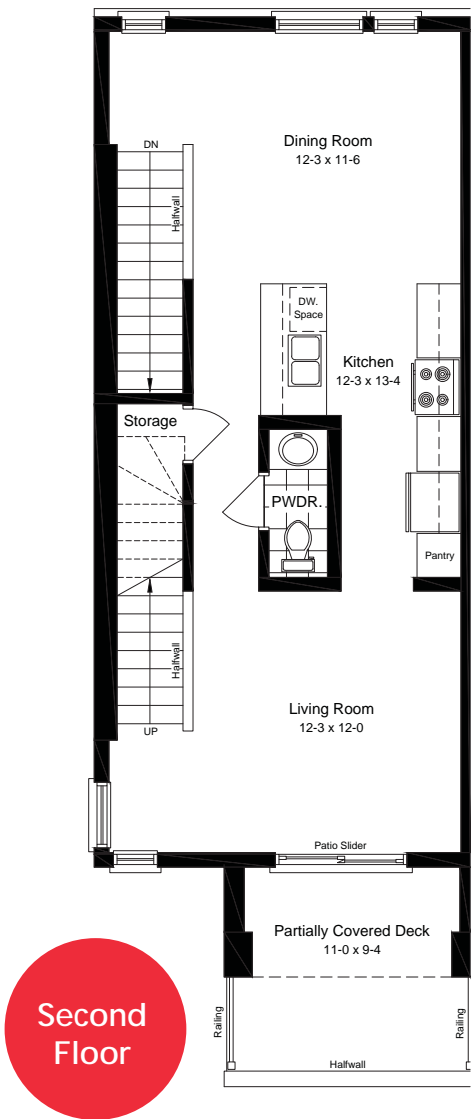
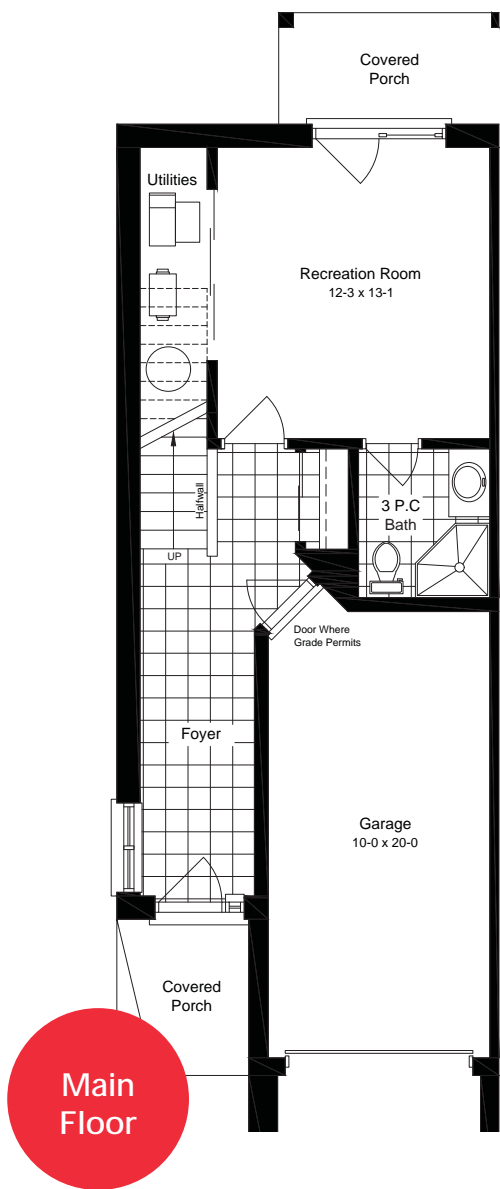
3-Storey Townhouse
End Unit

1816 sq.ft.



Niwa

3-Storey Townhouse – End Unit



3

3.5



Basement 457 sq.ft.

Main Floor 655 sq.ft.

Second Floor 704 sq.ft.

1816 sq.ft.

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Niwa

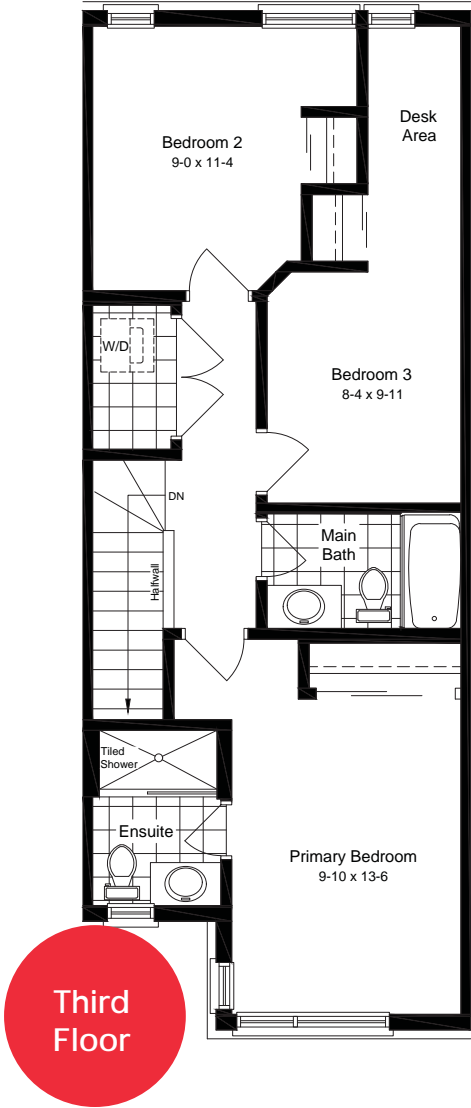
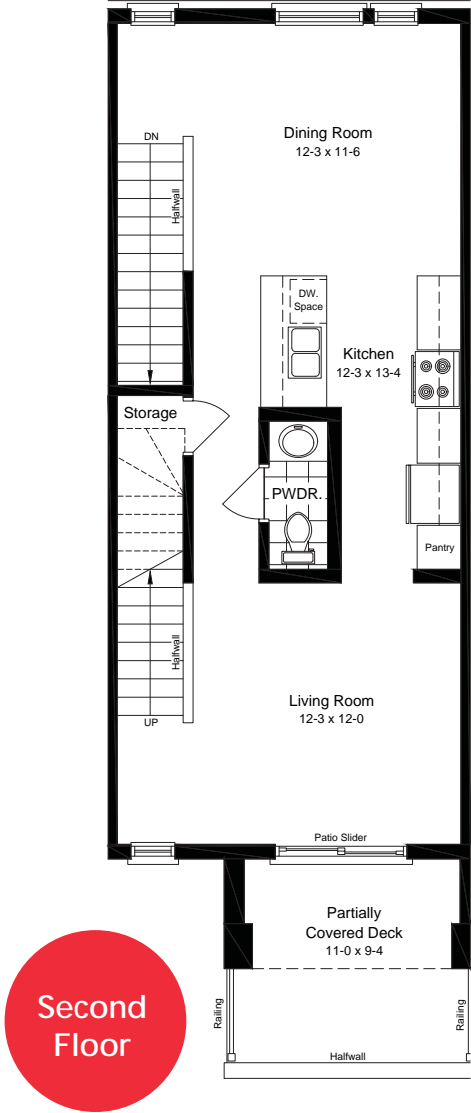
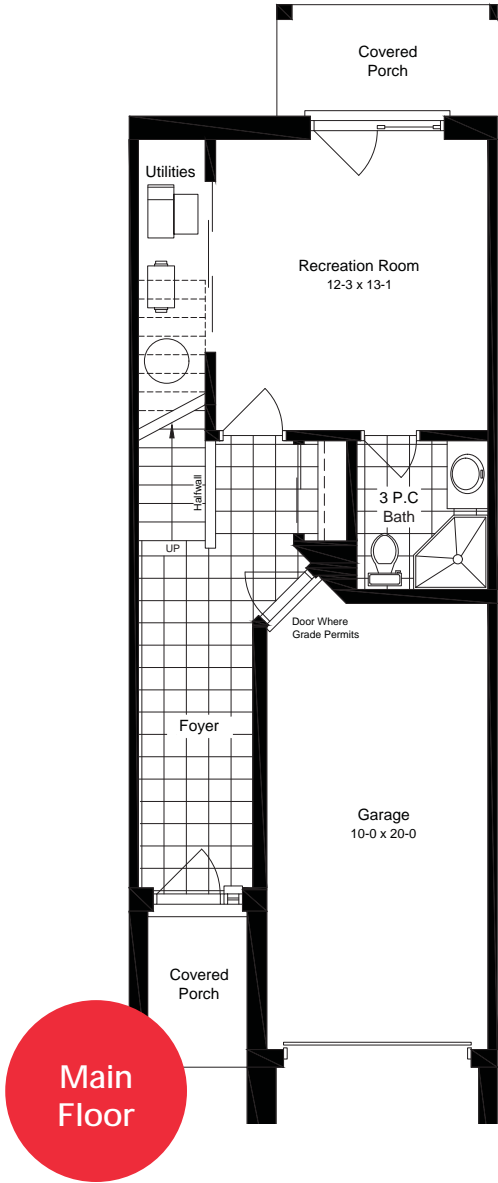
3-Storey Townhouse
Interior Unit

1765 sq.ft.



Niwa

3-Storey Townhouse – Interior Unit



3

3.5



Basement 439 sq.ft.

Main Floor 635 sq.ft.

Second Floor 691 sq.ft.

1765 sq.ft.

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SPECIFICATIONS

EXTERIOR

- ✓ Aluminum fascia, soffits, eaves and downspouts
- ✓ Brick veneer around the main floor (as per plans)
- ✓ Steel insulated exterior front doors and sliding vinyl patio doors
- ✓ Vinyl siding as per design featuring premium architectural siding on front facade
- ✓ Vinyl casement windows throughout home (excluding basement sliders where applicable)
- ✓ Private pressure treated wood deck from dining room (only on 2-Storey model)
- ✓ Charcoal Paver stone driveway
- ✓ Fully sodded front and rear yards
- ✓ Single car garage with opener

FLOORING

- ✓ Carpeted second floor bedrooms
- ✓ Engineered hardwood floor throughout the great room on main floor (as per design)
- ✓ Ceramic tile in foyer, kitchen, finished laundry & baths

QUALITY CONSTRUCTION FEATURES

- ✓ Conventional SPF floor joists
- ✓ 7/16" OSB roof sheathing
- ✓ All exterior walls are constructed with 2"x 6" spruce studs 16" O.C.
- ✓ 3/4" tongue & groove engineered subfloor glued, screwed and nailed
- ✓ R22 insulation on exterior walls above grade and R60 fiberglass in the attic

ELECTRICAL MECHANICAL

- ✓ Natural gas fired high efficiency forced air furnace
- ✓ Central air conditioning
- ✓ Programmable thermostat
- ✓ Simplified HRV system
- ✓ Natural gas-fired water heater (rented at purchasers' expense)
- ✓ 100 Amp circuit breaker electrical panel
- ✓ Hard-wired smoke detector on every floor (carbon monoxide detector on floors located with bedrooms)
- ✓ Kitchen - over the range microwave - vented directly to exterior
- ✓ Exhaust fans in all bathrooms
- ✓ 2 exterior electrical outlets (where applicable)
- ✓ Decora outlets and light switches throughout home



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SPECIFICATIONS

PLUMBING

- ✓ Moen single lever contemporary faucets
- ✓ Undermount double stainless steel sink in kitchen
- ✓ All plumbing fixtures including tubs, toilets, china sinks, & cabinets sinks are white
- ✓ 3/4 pc. Acrylic tub and shower in main bath (tub & shower if applicable)
- ✓ 2 exterior water taps with vacuum breaker
- ✓ Posi-temp shower valves in all bathrooms
- ✓ Fully tiled shower or 3/4 acrylic shower in each ensuite
- ✓ Waterline rough in for fridge

WARRANTY

- ✓ Includes 7 year structural warranty on all homes with Tarion Ontario New Home Warranty

INTERIOR FEATURES

- ✓ 9' main floor ceilings
- ✓ Finished basement (excluding utility and storage areas) with finished 3 piece bathroom
- ✓ Kitchen layout as per plan with Quartz counter tops
- ✓ Bathroom layouts as per plan with laminate counter tops
- ✓ Under cabinet lighting valance in kitchen
- ✓ Lighting plan includes pot lights and fixtures as viewed in the model
- ✓ Framed mirrors over all vanities
- ✓ Contemporary hardware for interior doors
- ✓ Premium interior doors (painted)
- ✓ Paint grade contemporary casing and baseboard
- ✓ "Knockdown" textured ceilings throughout except bath, laundry & closet areas
- ✓ Unfinished interior of garage with one coat of tape
- ✓ Wire shelving in all closets



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