

— SPRINGBANK —

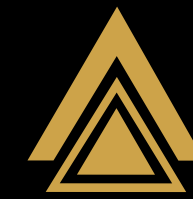
LUX

CONDOMINIUMS

LONDON ONTARIO



QUALITY. PASSION. CARE. YOUR BUILDER



Avrance Corp
Developments



Artist's concept

GEORGIAN BAY TERRACE - MEAFORD, ONTARIO



COMING SOON

Artist's concept

GEORGIAN BAY HARBOUR - MEAFORD, ONTARIO



Artist's concept

WASAGA LUX - WASAGA BEACH, ONTARIO



Artist's concept

WAYNE LUX ESTATE - ROMULUS, MICHIGAN

INNOVATION & NATURE ENTWINED.
LONDON IS PROUDLY KNOWN AS
“THE FOREST CITY”





Artist's concept

THE AREA



- UNIVERSITIES & COLLEGES
- SHOPPING
- SCHOOLS
- PARKS & GOLF COURSE
- INTERNATIONAL AIRPORT
- HOSPITAL
- RESTAURANTS

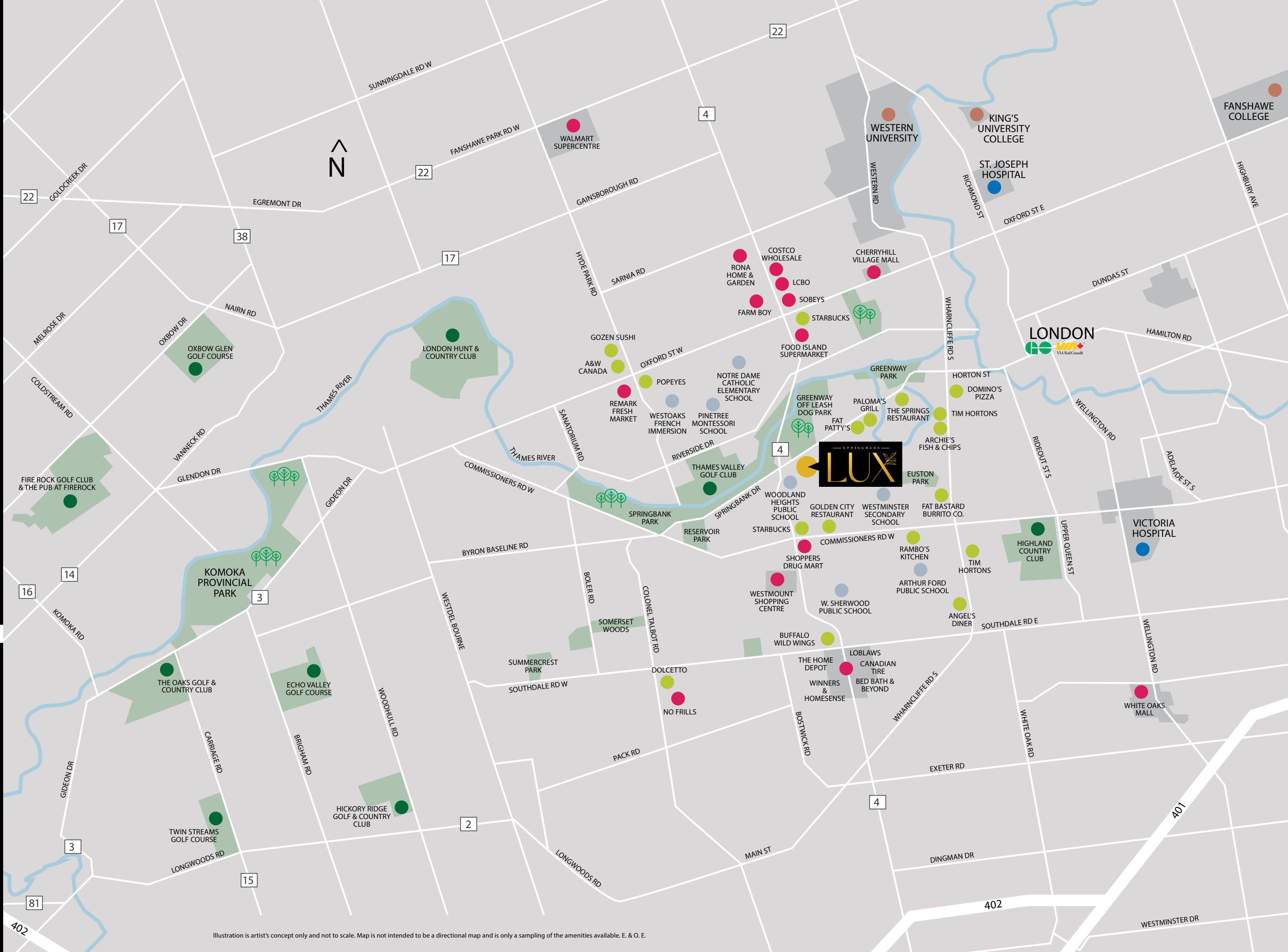


Illustration is artist's concept only and not to scale. Map is not intended to be a directional map and is only a sampling of the amenities available. E. & O. E.

AN EXCEPTIONAL LIFESTYLE



AMENITIES: DRIVE TIMES

THAMES VALLEY PARKWAY TRAIL - 7 MIN

STORYBOOK GARDENS - 7 MIN

FANSHAW COLLEGE - 20 MIN

WESTERN UNIVERSITY - 16 MIN

THAMES RIVER SPRINGBANK PARK - 2 MIN

THAMES VALLEY GOLF CLUB - 6 MIN

HWY 401 & 402 - 10 MIN

VIA RAIL & GO STATION - 6 MIN

CENTRALLY LOCATED.

London lies at the junction of highways 401 and 402, (10-15 min Drive) connecting it to Toronto (2 hrs), Windsor (2 hrs), and Sarnia (1 hr). These highways also make the Detroit-Windsor, Port Huron-Sarnia, and Niagara Falls (2 hrs) border crossings with the United States easily accessible.

COMMUTE TIMES FROM LUX TO WESTERN UNIVERSITY



COMMUTE TIMES FROM LUX TO FANSHAWE COLLEGE



COMMUTE TIMES FROM LUX TO DOWNTOWN LONDON





WESTERN IS HOME TO IVEY BUSINESS SCHOOL, ONE OF THE TOP BUSINESS SCHOOLS IN THE WORLD KNOWN FOR ITS BUSINESS PROGRAMS WHICH OFFERS A CASE-STUDY METHOD OF LEARNING.



LONDON IS HOME TO SOME OF CANADA'S TOP SCHOOLS THAT OFFER WORLD-CLASS EDUCATION.

ACCORDING TO CBC, ONE OF THE DRIVING REASONS FOR GROWTH IN LONDON IS THAT BOTH FANSHAWE COLLEGE AND WESTERN UNIVERSITY ARE "ACTIVELY RECRUITING" INTERNATIONAL STUDENTS.

FANSHAWE COLLEGE

More than 43,000 students each year and offers over 200 programs across its five campuses. With over 189,000 alumni, 90.3% of Fanshawe graduates find employment within six months, ranking 1st among large colleges in Ontario.

WESTERN UNIVERSITY

Over 480 programs to its nearly 40,000 undergraduates and postgraduates every year. Western is known for its medical, dental, engineering, programs and research capabilities.

OVER 80,000 STUDENTS CHOOSE TO LEARN IN LONDON EVERY YEAR AT ONE OF THE POST-SECONDARY INSTITUTIONS

80,000

NOW'S THE TIME TO
INVEST IN ONTARIO'S
5TH BIGGEST CITY.

LONDON POPULATION IN 2022: 515,000

ESTIMATED POPULATION BY 2035[†]:

574,000

THE LARGEST EMPLOYER IN LONDON IS THE HEALTH
SCIENCES CENTRE, WHICH EMPLOYS 10,555 PEOPLE

TOP 5 AREA EMPLOYERS*

1. London Health Sciences Centre
2. Thames Valley District School Board
3. St. Joseph's Healthcare London
4. TD Canada Trust
5. University of Western Ontario



LONDON IS
CANADA'S SECOND
FASTEST
GROWING CITY



21 MINS
FROM LONDON
INTERNATIONAL
AIRPORT

*www.lecd.com/business-directory/largest-employers
[†]<https://www.macrotrends.net/cities/20382/london/population>>London, Canada
Metro Area Population 1950-2022. www.macrotrends.net. Retrieved 2022-01-24.

THE SITE

BUILDING AMENITIES:

- 1 LOBBY
- 2 SWIMMING POOL/JACUZZI
- 3 SAUNA
- 4 PARTY ROOM
- 5 FITNESS ROOM
- 6 MEDIA ROOM
- 7 LIBRARY/READING/LOUNGE
- 8 GUEST SUITES

SPRINGBANK DRIVE



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Site plan is not to scale and is subject to change without notice. E. & O.E.

ELEGANT LOBBY



STATE-OF-THE-ART FITNESS CENTRE



GRACIOUS PARTY ROOM



INVITING INDOOR POOL



CUTTING EDGE MEDIA ROOM







Artist's concept





Artist's concept



Artist's concept



FIND YOUR FUTURE
AT SPRINGBANK LUX

EXCLUSIVE VIP PRICE LIST

<u>SUITE TYPE</u>	<u>SIZE RANGE</u>	<u>STARTING FROM</u>
1 BED + FLEX/DEN	563 to 931	Low \$500s
2 BED	710 to 1,128	Mid \$600s
2 BED + FLEX/MEDIA	912 to 1,100	Mid \$700s
3 BED OR 3 BED + FLEX/DEN	1,084 to 1,535	Mid \$800s



VIP CLIENT INCENTIVES

Free Assignment

Legal Fees Apply

Capped Development Levies

1 Bed Units: \$8,000

2 Bed Units: \$12,000

Parking & Locker

Standard Parking \$29,990

EV Parking* waitlisted \$39,990

Locker \$6,000

Extended Deposit Structure

For Suites \$799,990 and under

\$10,000 on Signing

Balance to 5% in 30 Days

5% in 180 days

5% in 365 days

5% on Occupancy

For Suites \$800,990 and over

\$10,000 on Signing

Balance to 5% in 30 Days

5% in 180 days

5% in 450 days

5% on Occupancy

Important Information



Submit your worksheets right away!

Please deliver deposit cheques to Milborne Head Office

Initial Deposit of \$10,000 must be a certified cheque or bank draft made payable to
Bresver Grossman Chapman & Habas LLP In Trust

Milborne Head Office

385 Madison Avenue, Toronto ON

Office Hours: Mon-Fri / 9am - 5pm

Contact



Andrew Jonah

C: (647) 242 - 9265

Nicole Christie

C: (289) 681 - 2872

Email

info@springbanklux.ca

Broker Portal/Worksheet

<https://springbanklux.milborneapp.com>



SPRINGBANKLUX.CA



MILBORNE
GROUP