



# STRATUS

T O W N S

LUX LIVING WITHIN REACH



FEELS LIKE  
HOME

Step into a world of modern sophistication with the Stratus Towns.  
Experience attainable splendour in a home that reflects your  
lifestyle. Every detail was thoughtfully designed where Luxury  
Meets Comfort. Welcome to your new beginning.

ABOUT US

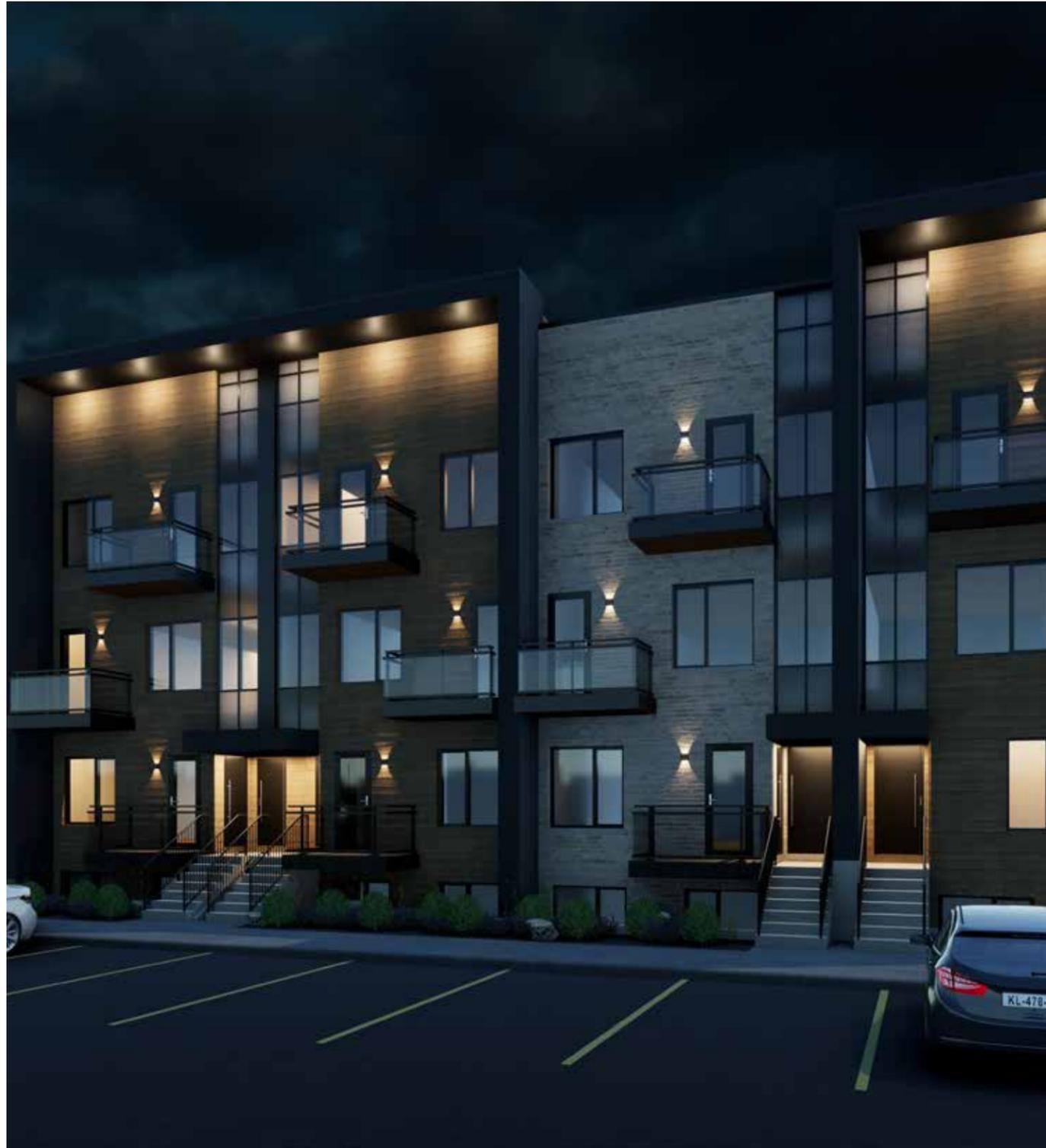
Lux Homes Design & Build is a premier award winning custom home-builder dedicated to creating luxurious living spaces that reflect the unique tastes and lifestyles of our clients. With a commitment to exceptional craftsmanship and innovative design, we transform visions into stunning realities.

With over 15 years of experience serving London, ON and surrounding areas, Lux Homes Design & Build has become a trusted name in the industry. Known for our attention to detail, personalized service, and a seamless process that ensures every project exceeds expectations. Our commitment to excellence has earned us prestigious awards, both locally from the London Home Builder's Association and nationally from the Canadian Home Builder's Association.

Our mission is to deliver homes that not only stand out in their beauty and functionality but also enhance the lives of those who live in them. At Lux Homes Design & Build, we believe in building more than just homes; we build legacies.



PREMIER AWARD WINNING HOME BUILDER



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 concepts only and may vary from finished landscape.



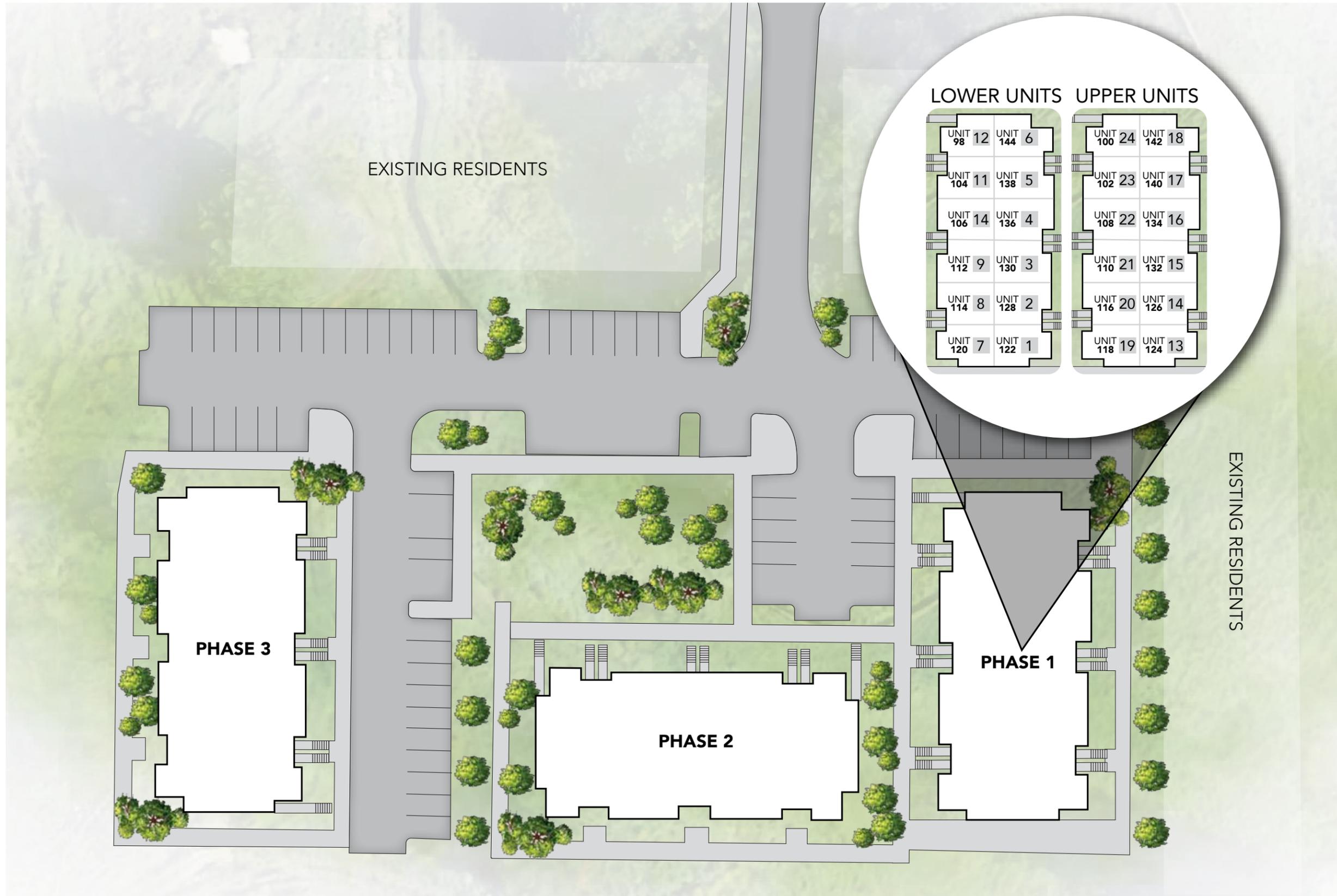
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# AMENITIES



LOCAL SCHOOLS

GROCERY STORES



BOUTIQUES & SHOPS



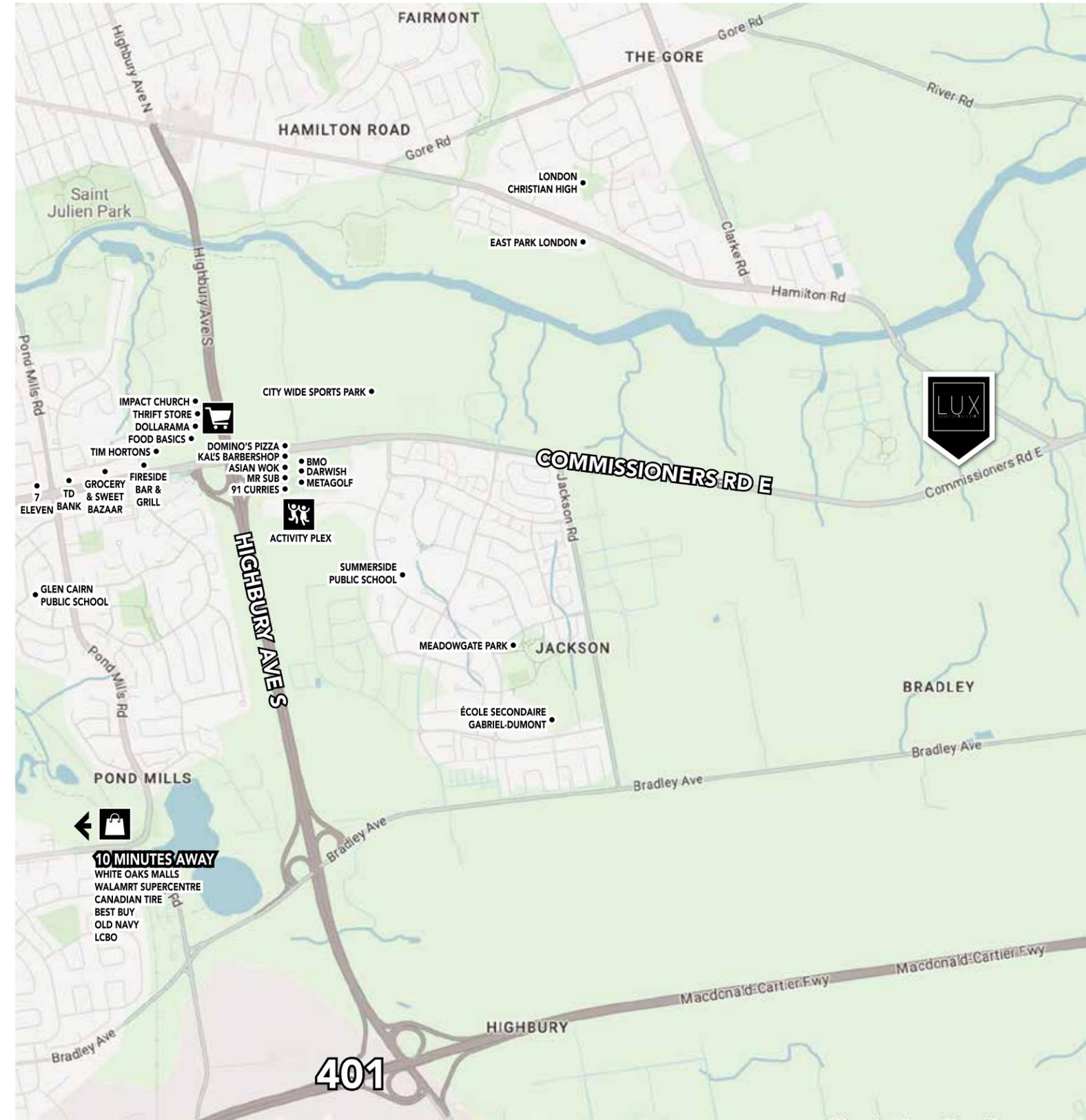
PARKS

RESTAURANTS, PUBS & CAFÉS



SPAS & SALONS

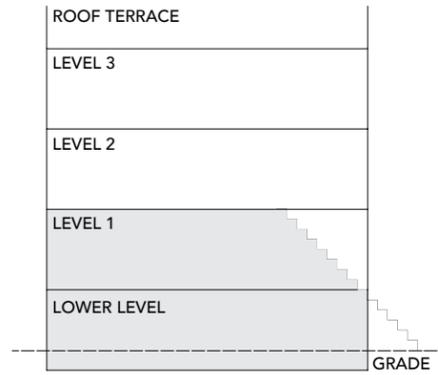
Ideally situated in vibrant South East London, experience the perfect blend of convenience and charm. Nestled in a beautiful community, these units offer easy access to the 401 with proximity to all major amenities, including shopping, dining, entertainment and schools. For nature lovers, scenic walking trails are nearby, providing the perfect escape into nature. Stratus offers not only a stylish living space but also a prime location that enhances your everyday lifestyle.



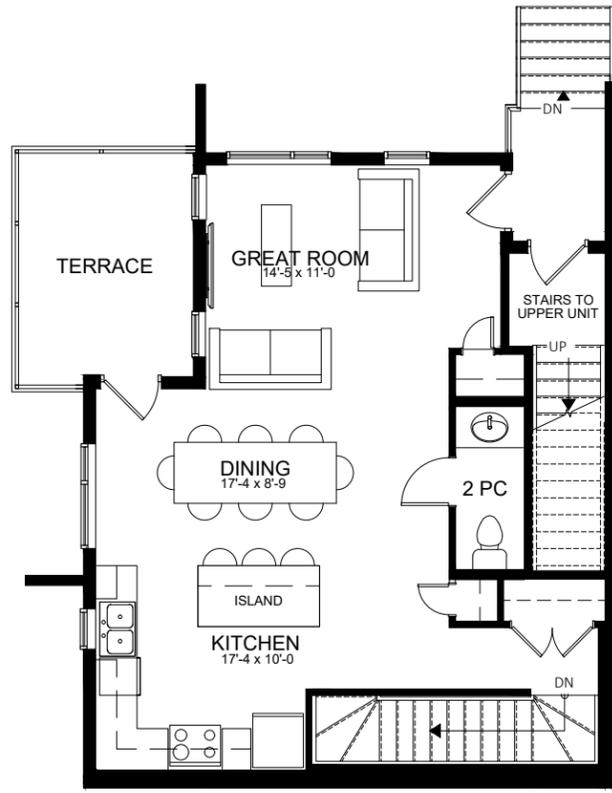


# LOWER END

1468 SQ FT



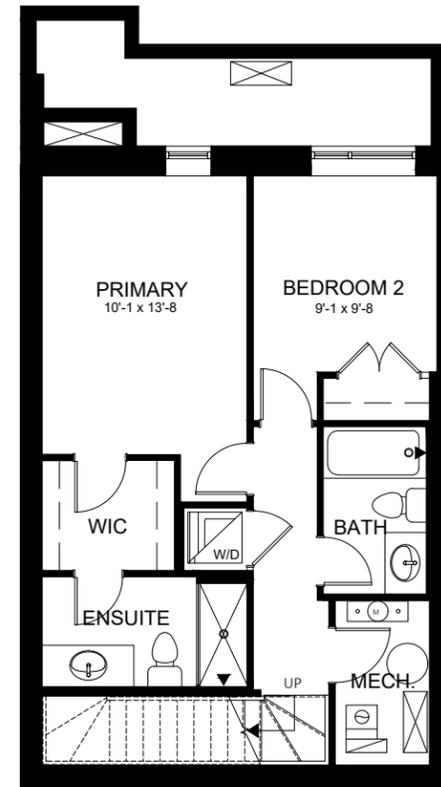
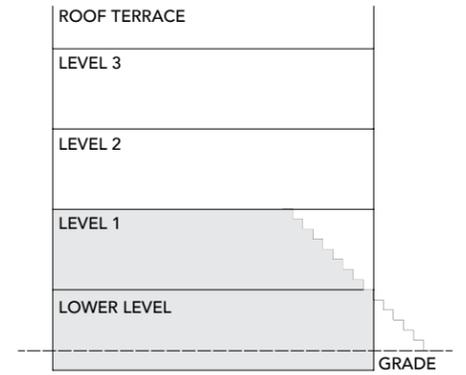
LOWER LEVEL  
778 SQ FT



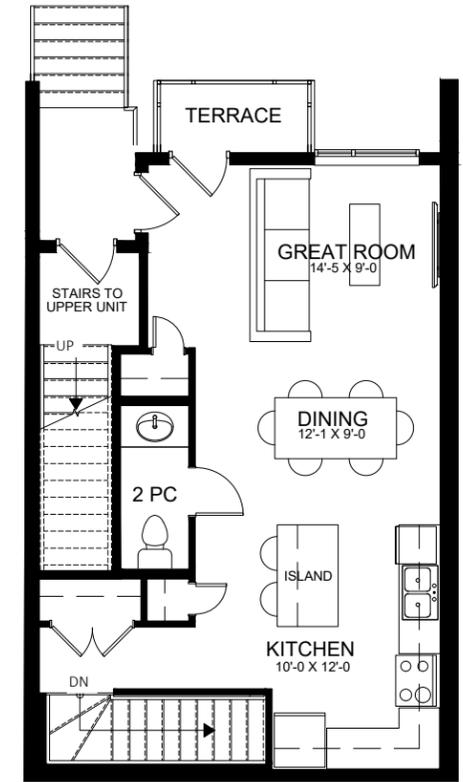
MAIN LEVEL  
690 SQ FT

# LOWER INTERIOR

1202 SQ FT



LOWER LEVEL  
647 SQ FT

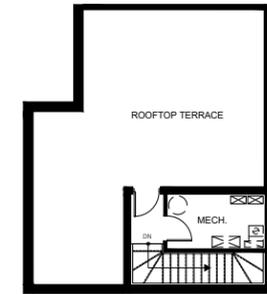


MAIN LEVEL  
555 SQ FT

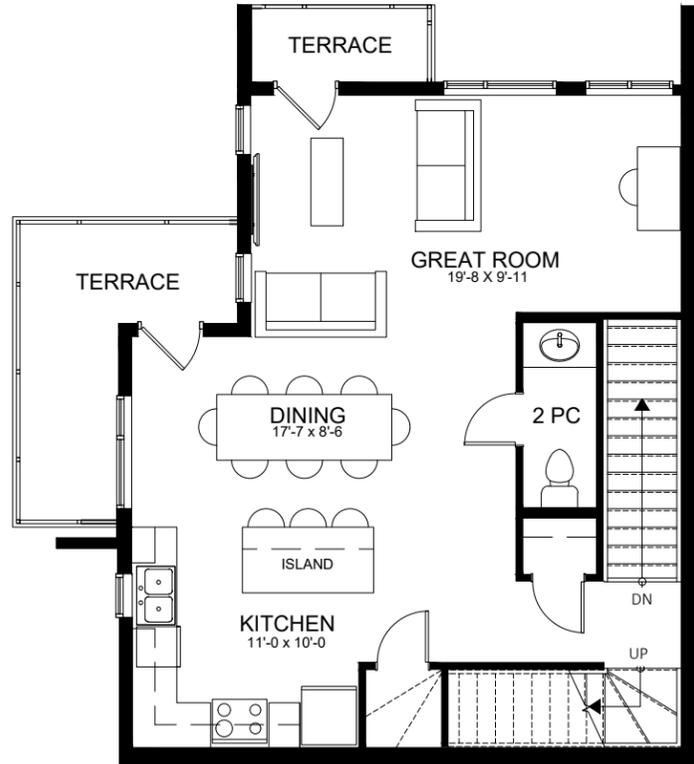
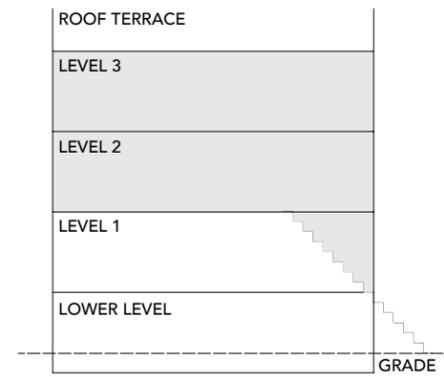


# UPPER END

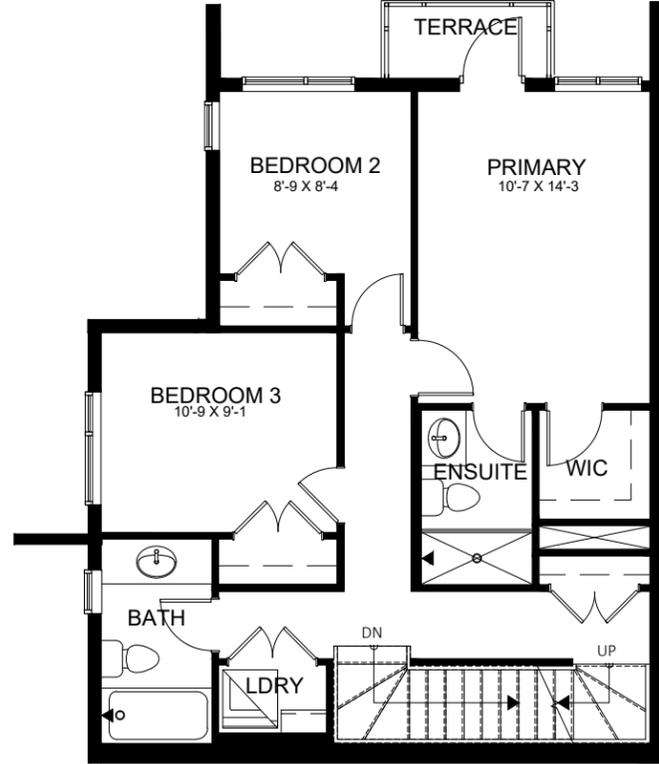
1578 SQ FT



ROOFTOP



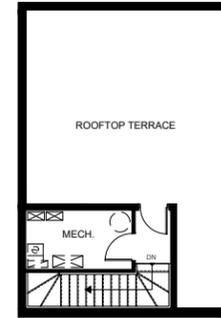
SECOND LEVEL  
789 SQ FT



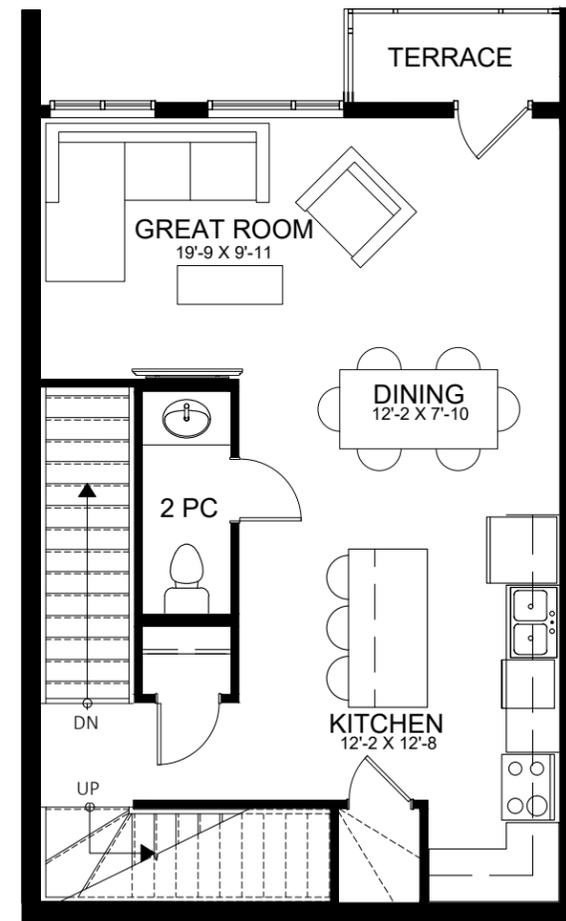
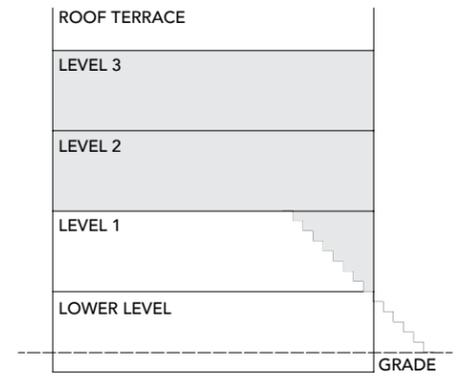
THIRD LEVEL  
789 SQ FT

# UPPER INTERIOR

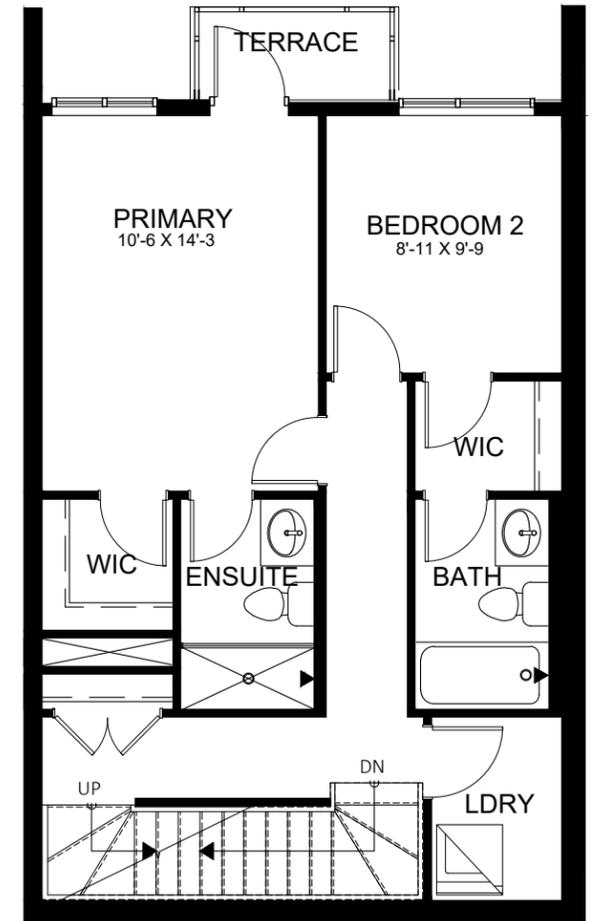
1312 SQ FT



ROOFTOP



SECOND LEVEL  
656 SQ FT



THIRD LEVEL  
656 SQ FT



# SELECTIONS

COUNTER TOPS



STANDARD  
HARDWOOD



KITCHEN  
UPPER CORNER



STANDARD  
FLOOR TILE



TRIM  
COLOUR



STANDARD  
CARPET



KITCHEN



POWDER ROOM & MAIN BATH



WALL  
COLOUR

## FEELS LIKE

# FAMILY

Achieve seamless interior design without the hassle - Professionally curated interiors offers each unit a spacious open-concept layout, maximizing natural light and create an inviting atmosphere. These units feature a neutral palette and high-end finishes that exude timeless elegance.



## EXTERIOR FEATURES

- › Mix of brick and PVC siding on the exterior
- › High quality black exterior windows
- › 8' Exterior Front Entry door
- › Balconies
- › Composite decking on rooftop terraces (upper units only)
- › Each unit has 1 designated parking space
- › Large community green space
- › Condo parking equipped for future vehicle charging stations

## INTERIOR FEATURES

- › 8' interior doors included on main living level
- › Basic alarm System
- › 2 1/2" casing and matching 3 1/2" baseboard
- › Pre-selected pot lights and designer selected light fixtures throughout
- › Range hood supplied and installed
- › Hardwood throughout main floor living level
- › Stained railing to match engineered hardwood with black iron spindles
- › Carpet throughout all bedrooms and bedroom level hallways
- › Custom cabinetry and quartz throughout
- › Kitchen island with seating
- › Designer selected black plumbing fixtures
- › Primary ensuite includes walk-in shower with custom glass enclosure
- › All black hardware
- › Tiled bathrooms
- › Interior painted with premium Benjamin Moore Regal Ulti-Matte paint
- › 9' ceiling on main floor living level and 8' on bedroom floor level
- › Tankless hot water rental



**\$8500 + HST INCLUDES INSTALLATION**



**KITCHENAID DISHWASHER**

24 inch Exterior Width, 39 dB Decibel Level, Fully Integrated, Stainless Steel (Interior), 5 Wash Cycles, 13 Capacity (Place Settings), Stainless Steel colour SatinGlide Racks



**KITCHENAID ELECTRIC RANGE**

30 inch Exterior Width, Self Clean, Convection, 5 Burners, 6.4 cu. ft. Capacity, Storage Drawer, 1 Ovens, Stainless Steel colour True European Convection, Steam Rack



**KITCHENAID REFRIGERATOR**

36 inch Width, Counter Depth, 21.9 cu. ft. Capacity, Stainless Steel colour ExtendFresh Temperature Management System, Preserva Food Care System



**WHIRLPOOL FRONT LOAD WASHER, & ELECTRIC DRYER**

Washer: 27 inch Width, ENERGY STAR Certified, 5.0 cu. ft. Capacity, 37 Wash Cycles, 4 Temperature Settings, Stackable, 1200 RPM Washer Spin Speed, White colour

Dryer: 27 inch Width, 7.4 cu. ft. Capacity, 4 Temperature Settings, Stackable, Steel Drum, White colour

LUX  
HOMES DESIGN & BUILD

STRATUS  
TOWNS

LUX LIVING WITHIN REACH

[WWW.STRATUSTOWNS.CA](http://WWW.STRATUSTOWNS.CA)