

88 Mayapple Crescent, Ilderton ON N0M 2A0

Built 2016 by Sifton Homes

Tarion Warranty still in effect

Extra Large Lot - 55' x 126'

2 Car Garage

Paving Stone Driveway

Covered Deck with Natural Gas for B.B.Q.

Cathedral Ceiling in Great Room

Hardwood floors throughout main level (tiled in Kitchen and Bathrooms)

Gas Fireplaces in Great Room and Family Rooms

Island & Quartz countertops in Kitchen

Walk In Pantry, Self Closing Drawers and Garbage Bin Drawer in Kitchen

Recessed ceiling in Master Bedroom with ceiling fan

3 Full Bathrooms

3 Bedrooms and Den (or 4th Bedroom)

Family media room in basement

Central Vacuum

Blinds throughout - remote controlled in Great Room

Security Alarm System throughout

Fully Fenced and Gated Yard

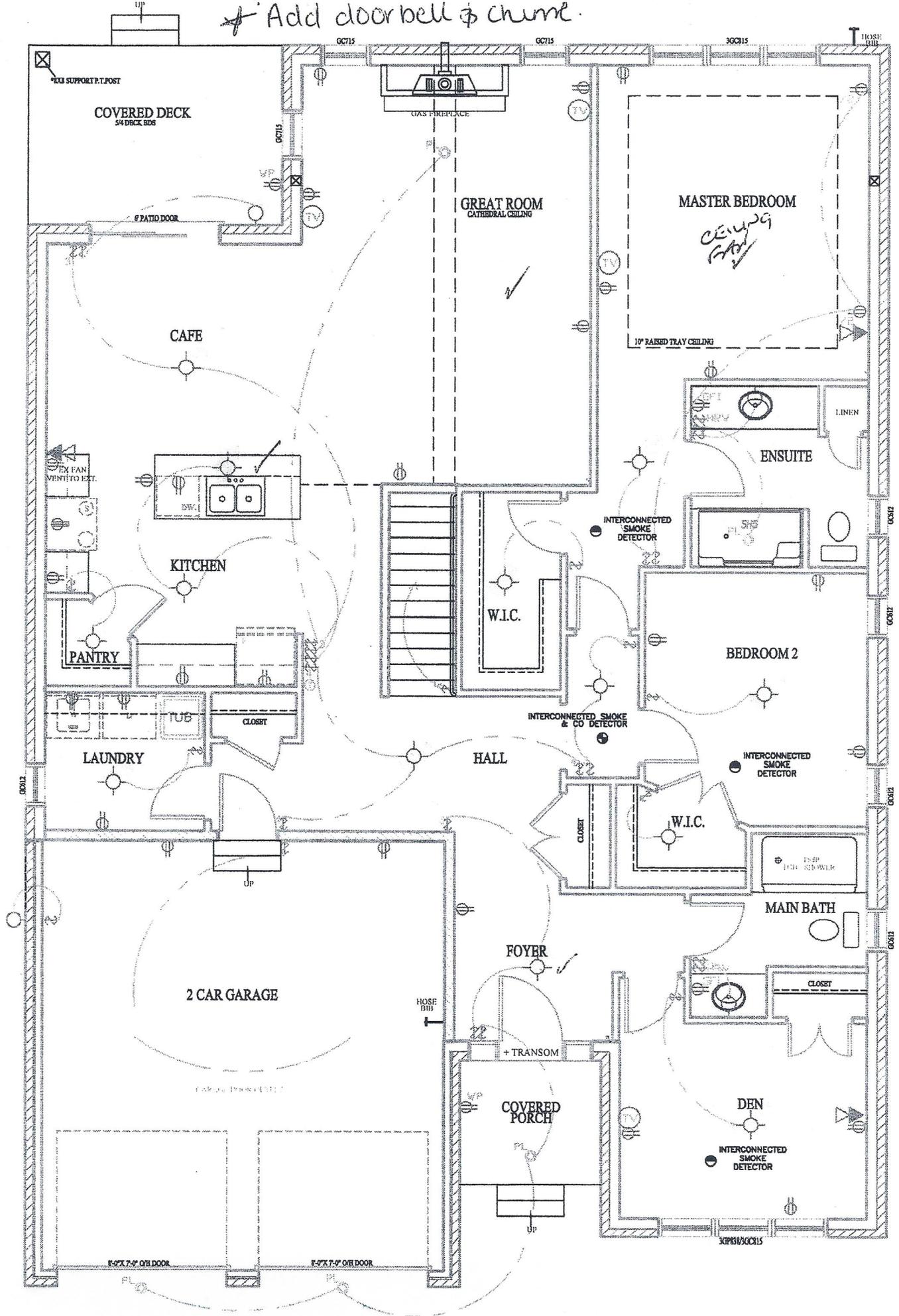
High Speed Internet Available

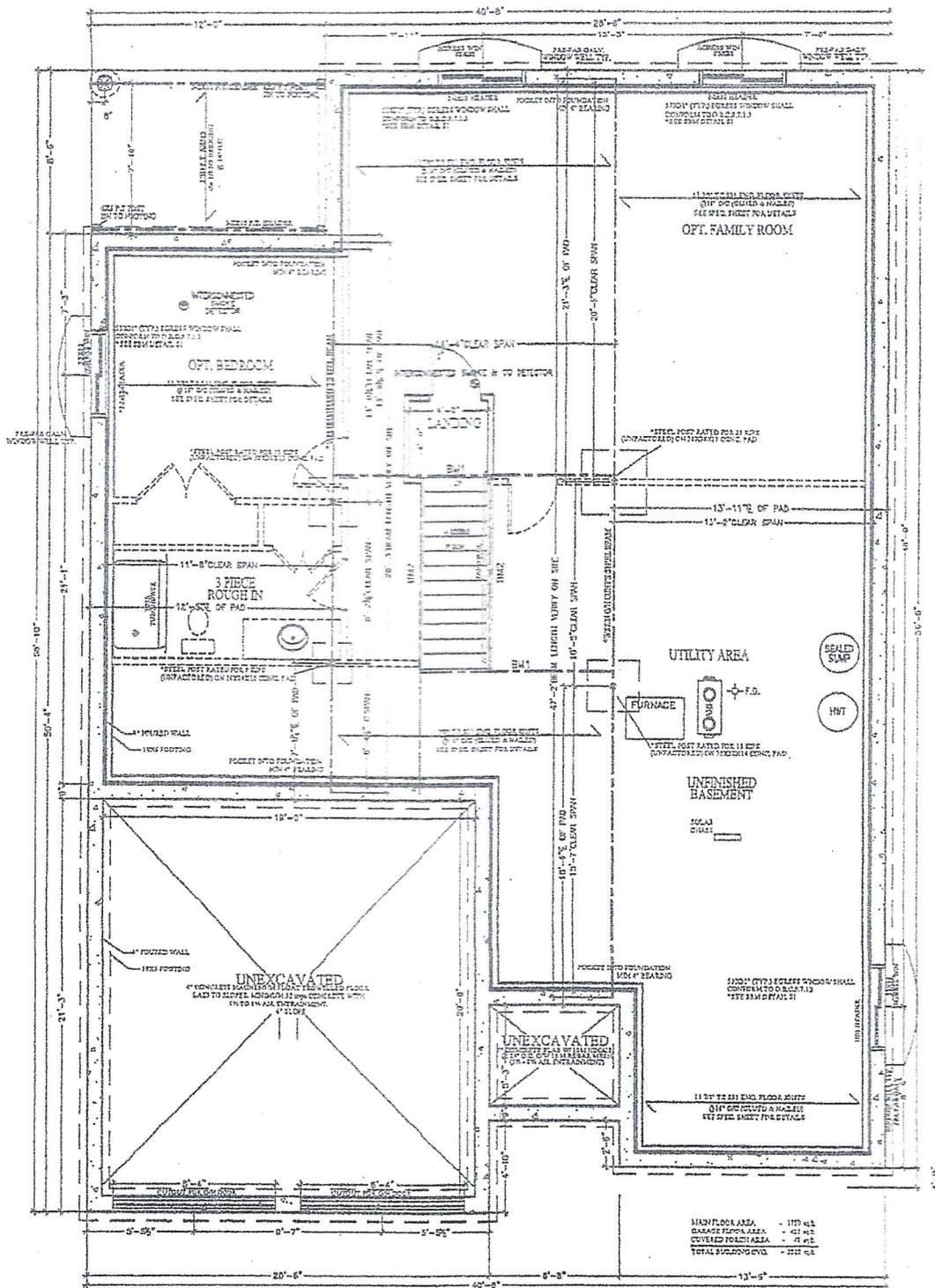
Water softener system stays

Sprinkler System with Remote Control

Sump Pump monitor (if you maintain alarm system)

* Add doorbell & chime.





FOUNDATION PLAN

Finished 16 sq.ft.

Scale 3/16"=1'-0"

PROJECT: **TIMBERWALK**
CHESTNUT "A"
 LOT 54 PHASE 1
 88 MAYAPPLE CRESENT
 EXPRESS
 1775 sq.ft. 1 STOREY

DRAWING: **FOUNDATION PLAN**

SHEET NO:
1 OF 10

REVISIONS	No	DATE	BY	REVISIONS	No	DATE	BY
TRADE REVIEW	1	JUNE 11/14	TW				
PERMIT ISSUE	2	AUG 11/14	TW				
AS BUILTS/ELECTRICAL	3	SEPT 10/14	TW				

DRAWN BY: **TONY WALL**
 DATE: **JUNE 2014**
 SCALE: **SEE PLAN**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.

Sifton PROPERTIES LIMITED
 PO BOX 5088 LONDON, ONTARIO
 APPROVED FOR ISSUE
 BONA FIDE REVIEWER: [Signature]
 DESIGNER: **TONY WALL**
 SIFTON PROPERTIES LTD.

SURVEYOR'S REAL PROPERTY REPORT

PART A

PLAN OF ALL OF
LOT 54
PLAN 33M-666
 IN THE
MUNICIPALITY OF MIDDLESEX CENTRE
 (ILDERTON)
 COUNTY OF MIDDLESEX
 SCALE 1:300



2014
 ARCHIBALD, GRAY & McKAY LTD.
 ONTARIO LAND SURVEYORS

NOTES & LEGEND

BEARINGS ARE UTM GRID BEARINGS, DERIVED FROM THE NORTHERLY I MAYAPPLE CRESCENT SHOWN ON PLAN 33M-666 AS HAVING A BEARING OF N69°00'55"E.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- AGM DENOTES ARCHIBALD, GRAY & McKAY LTD., O.L.S.'s
- FKS DENOTES FARNCOMB, KIRKPATRICK & STIRLING, O.L.S.'s
- P DENOTES PORCH
- P1 DENOTES PLAN 33M-666
- N1 DENOTES FKS NOTES DATED OCT. 25, 2013 (FILE No. 13-)
- E1 DENOTES EASEMENT FOR ENTRY AS IN INST. No. ER905620

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 21st DAY OF NOVEMBER, 2014.

Dec. 18, 2014
 ROBERT D. STIRLING
 ONTARIO LAND SURVEYOR

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ASSOCIATION OF LAND SURVEYORS PLAN SUBMISSION 192748

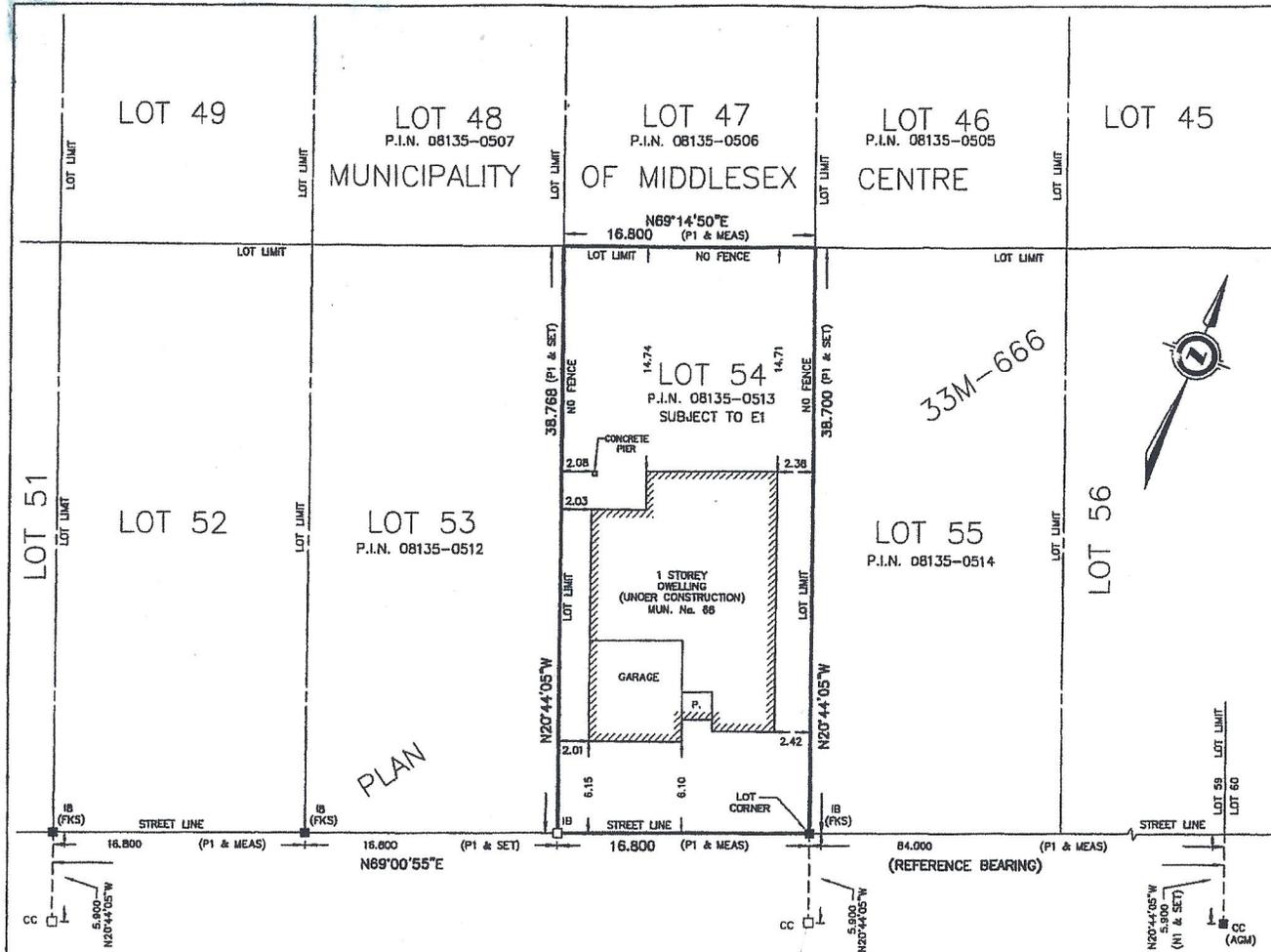
THIS PLAN IS NO UNLESS IT IS AN ORIGINAL CC ISSUED BY THE SL in accordance with Regulation 262.5(1)

AGM ARCHIBALD, GRAY & McKAY
 3514 WHITE OAK ROAD, LONDON, ON
 PHONE 519-885-5300 FAX 511
 EMAIL info@agm.on.ca WEB www

DRAWN BY: CRC	PLAN No: W-147
CHECKED BY: DC	DIGITAL FILE: M666L054.DWG
Plot date: December 16, 2014	FILE No: LT-M666-02-2

THIS REPORT WAS PREPARED FOR SIFTON PROPERTIES LIMITED

F:\Projects\BLDRS\33M800-M650-M674\33M666 (Timberwalk-Ilderton)\Lot 54\CAD\M666L054.dwg



MAYAPPLE CRESCENT
 (ESTABLISHED BY PLAN 33M-666) (20.000 WIDE)
 P.I.N. 08135-0536

PART B

SURVEY REPORT

DATE: Dec. 18, 2014

1. THIS REPORT DOES NOT CERTIFY ZONING COMPLIANCE.
2. SITUATE ON THE PARCEL IS A 1 STOREY DWELLING WITH ATTACHED GARAGE.
3. THE PARCEL IS SUBJECT TO AN EASEMENT FOR ENTRY AS IN INST. No. ER905620