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## Welcome to King's Meadows - The Perfect Place to Call Home

Discover King's Meadows, a contemporary townhouse community nestled in the dynamic core of Watford, Ontario, offering elegantly designed, cost-effective residences within a tranquil small-town setting. King's Meadows is perfectly suited for families, first-time homebuyers and those embarking on a new beginning. Residents benefit from proximity to local amenities, picturesque parks and seamless access to Highway 402, blending the charm of community living with urban conveniences just minutes away.

Experience the ideal fusion of comfort, quality, and connectivity at King's Meadows—your premier destination for exceptional living.

# Designed FOR LIVING

Experience unparalleled comfort and sophistication in our meticulously designed townhouse community. Each residence boasts expansive open-concept layouts, soaring ceilings and large windows that fill your space with natural light. The contemporary kitchens are equipped with premium stainless-steel appliances and granite countertops, while the primary suite features a generous walk-in closet and a luxurious spa-inspired bathroom. Every element is carefully designed to elevate your lifestyle, transforming daily living into an exceptional experience. **Welcome to your new home.**



3 BEDROOMS



2 FULL BATHROOMS  
+ 1 POWDER ROOM



ATTACHED GARAGE



GRANITE/QUARTZ  
COUNTERTOPS  
THROUGHOUT



LUXURY VINYL PLANK FLOORING  
THROUGHOUT



9FT. MAIN FLOOR CEILINGS



SPACIOUS DECK



OVERSIZED 5-1/2" BASEBOARDS &  
3-1/2" CASINGS





# SOMERSET

## CORNER/END UNIT

**1812 SQ.FT.**  
PLUS 95 SQ.FT. EXCLUSIVE USE PATIO



3 BEDROOMS



FULL QUARTZ BACKSPLASH IN KITCHEN

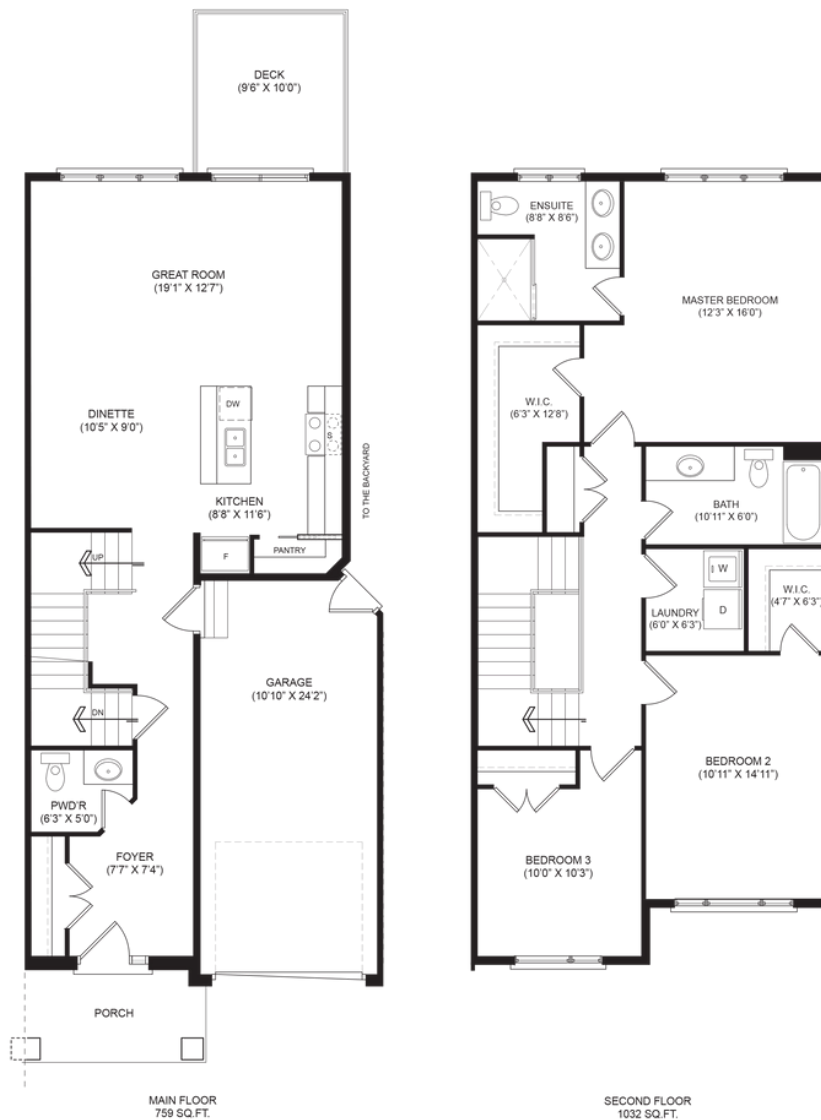


2 FULL BATHS + POWDER ROOM



AIR CONDITIONING IS STANDARD

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications. Final location of sump pump is based on site conditions. Roofline and adjoining model types may vary due to siting. E.& O.E. May 2025.



# NEWPORT

## INTERIOR UNIT

**1791** SQ.FT.  
PLUS 95 SQ.FT. EXCLUSIVE USE PATIO



3 BEDROOMS



FULL QUARTZ BACKSPLASH IN KITCHEN



2 FULL BATHS + POWDER ROOM



AIR CONDITIONING IS STANDARD

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications. Final location of sump pump is based on site conditions. Roofline and adjoining model types may vary due to siting. E.& O.E. May 2025.



# DOVER

## INTERIOR UNIT

**1795 SQ.FT.**  
PLUS 95 SQ.FT. EXCLUSIVE USE PATIO



3 BEDROOMS



FULL QUARTZ BACKSPLASH IN KITCHEN



2 FULL BATHS + POWDER ROOM



AIR CONDITIONING IS STANDARD

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications. Final location of sump pump is based on site conditions. Roofline and adjoining model types may vary due to siting. E.& O.E. May 2025.

# FINISHES AND FEATURES

## EXTERIOR FINISHES

- Fully graded and sodded lot
- Premium brickwork tailored to architectural design
- JamesHardie siding as specified in exterior elevations
- Aluminum soffit, fascia, and eavestrough
- Durable asphalt shingles
- Insulated entry doors for enhanced energy efficiency
- Insulated vinyl windows for optimal thermal performance
- Sliding patio doors for seamless indoor/outdoor living
- Sectional roll-up garage door with rough-in for future opener
- Paved asphalt driveway (or equivalent)

## HEATING SYSTEM

- High efficiency gas furnace for reliable warmth
- Central air-conditioning for year-round comfort
- Programmable thermostat for precise climate control
- Heat recovery ventilation system for improved air quality
- Rental tankless water heater for on-demand hot water

## FLOORING

- Premium luxury vinyl plank floor installed throughout

## CABINETRY

- High-quality kitchen cabinets and vanities
- Soft close drawers & doors throughout
- Granite or quartz countertops in kitchens and bathrooms
- Full quartz backsplash in kitchen
- Stainless steel undermount kitchen sink included
- Kitchen island with integrated breakfast bar
- Elegant crown moulding in kitchen
- Vinyl coated wire shelving in all closets

## ELECTRICAL

- 100 amp service panel with circuit breakers
- Code-compliant smoke alarms and carbon monoxide detectors
- Strategically placed pot lights in designated areas
- Pre-selected lighting fixtures from builder's package
- Under cabinet valance lighting in kitchen

## PLUMBING

- Acrylic tubs and/or showers with acrylic wall surrounds, per architectural plans
- Upper-level laundry facilities, as specified in the plans
- Shut-off valves for all toilet water supply lines
- Premium plumbing fixtures selected from builder's selections

## ADDITIONAL FEATURES

- Six appliance package is included, chosen from builder's selections
- Window blinds provided for all windows
- 9 ft. main floor ceilings for a spacious feeling
- Oversized basement windows for ample natural light
- Standard bathroom mirrors included
- Towel bars and toilet paper holders installed where applicable
- One year of complimentary high-speed internet

# KING'S MEADOWS

## **Where memories are made**

At King's Meadows, we believe that life's most cherished moments are crafted from simple joys—a child's first bike ride, summer gatherings with friends and family or tranquil Sunday afternoons at the park. Every street, green space and home in our community is thoughtfully designed to serve as the foundation for your family's unique story. King's Meadows is a place where new beginnings are embraced and lasting memories are nurtured.

Tailored for growing families and first-time homebuyers, King's Meadows provides a warm and inviting community to call home, with nearby parks, schools, essential amenities and the vibrancy of London only a short drive away. At King's Meadows, you have the space to dream, grow and build the life you envision.





## LEGEND

### TWO-STOREY TOWNHOMES

-  CORNER & END UNIT TOWNHOMES
-  INTERIOR UNIT TOWNHOMES
-  SEMI-DETACHED HOMES

Site plan is artist's concept. Landscape areas and plantings are concepts only and may vary from finished landscape. See Sales Representative for more information. E. & O. E. May 2025.



TOWN OF  
**WATFORD**

**CONFEDERATION LINE**

↑  
3 MIN.  
TO 402  
HWY

**KING'S  
MEADOWS**

**NAUVOO RD**



## POINTS OF INTEREST

1. HOME HARDWARE BUILDING CENTRE
2. TIM HORTONS
3. FOODLAND
4. WATFORD AMBULANCE BASE
5. WATFORD ARENA
6. EAST LAMBTON COMMUNITY CENTRE / YMCA
7. EAST LAMBTON ELEMENTARY SCHOOL
8. GAURDIAN PHARMACY
9. DOLLAR HAVEN & DISCOUNT
10. SERVICE ONTARIO
11. BANK OF MONTREAL
12. LCBO
13. LIBRO CREDIT UNION
14. SHELL GAS STATION

## NEARBY AMENITIES:

- STRATHROY GENERAL HOSPITAL: 15-MINUTE DRIVE
- STRATHROY COMMUNITY CENTRE: 15-MINUTE DRIVE
- PETROLIA HOSPITAL: 20-MINUTE DRIVE
- WEST LONDON: 30-MINUTE DRIVE
- COSTCO: 35-MINUTE DRIVE
- SARNIA: 30-MINUTE DRIVE
- WALMART & CANADIAN TIRE: 20-MINUTE DRIVE

 **RICHFIELD**  
CUSTOM HOMES

