THE ROCCA SISTERS · TEAM ·

239 Foxborough Place

THORNDALE, ONTARIO



Started as a showpiece. Finished as a masterpiece.

4 + 1	4 + ½	2,357	990	2	2024
BEDROOMS	BATHROOMS	SQ FT ABOVE GRADE	SQ FT BELOW GRADE	CUSTOM KITCHENS	COMPLETED

01 ARCHITECTURE & EXTERIOR

- Mastergrain Palma fiberglass door, Ridley Windows & Doors
- Smeared stone, white mortar
- Hardie Panel fibre-cement siding, Midnight Black
- Golden windows, black frames
- Steel roof details
- Exposed aggregate & concrete hardscape, Springbank

02 KITCHEN & GREAT ROOM

- Barzotti & GCW cabinetry, redesigned fridge wall and pantry
- Quartz counters, island and stove-wall backsplash
- Bosch fridge and gas range
- Raven 9' French door, Ridley Windows & Doors
- Gas fireplace, white brick feature wall

03 DINING & DETAILS

- Finish carpentry, crown and panelling by Veldhuis
- Two-tone staircase, custom railing
- White oak engineered hardwood throughout
- Aria flush floor vents
- Custom ceiling medallion
- Automated microscreen roller blinds, Ash Interiors
- Miele TwinDos washer and dryer
- Nieman Market front closets
- Benjamin Moore White Dove, Soot, Black Beauty

04 PRIMARY SUITE

- Nieman Market walk-in closets
- Five-piece ensuite: soaker tub, custom shower
- Second ensuite and Jack-and-Jill bath
- Quartz vanity backsplashes, brass fixtures
- Upgraded tile selections
- White oak in every bedroom
- 9' second-floor ceilings

05 LOWER LEVEL

- Four-zone radiant heated floors
- Second kitchen by Barzotti, Cambria Skara Brae quartz
- Miele dishwasher, Sharp convection oven, wine fridge
- Curbless tiled shower
- Tiled fireplace, integrated sound
- White oak stair treads and railings, Brandeo
- Sump pump with battery backup, water softener

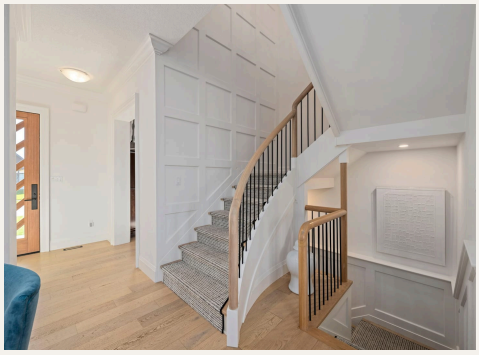
06 BACKYARD

- Landscaping, hardscape and fencing by Springbank
- Automated irrigation, Rainforest
- Water fountain
- Covered porch: electrical, ceiling fan, outdoor speakers
- Gas firepit line and generator-ready gas line
- Additional 100-amp panel
- Landscape-lighting pre-wire
- Cabana pad
- Exterior cameras and alarm

07 GARAGE

- Epoxy floor, Forest City Epoxy
- Cedar wainscoting, decking and loft, Brandeo
- Nieman Market cabinetry
- Insulated and heated
- Upgraded lighting, dedicated outlets
- Black glass doors, Garage City
- Benjamin Moore Wrought Iron
- Camera coverage








Documented investment

Completed in 2024 as the Royal Oak Homes model home, then taken further by its owner. Every item is documented with the trade that did the work, and everything described here is already in place.

Builder upgrades, Royal Oak Homes model home	$348,000
Outdoors: landscaping, hardscape, fencing, irrigation	$311,000
Lower level	$87,000
Garage	$60,000
Interior: carpentry, doors, kitchen, blinds, appliances	$262,000
Acquisition and improvements, approximately	**$2,146,000**

Included in the sale

MAIN FLOOR

Bosch fridge and gas stove
Range hood
Whirlpool dishwasher
Built-in microwave

LOWER LEVEL

Samsung fridge
KitchenAid fridge drawers (two)
Wine fridge
Miele dishwasher
Convection microwave oven
Built-in desk and library
Water softener

PROPERTY

Automated blinds
TV mounts
Water fountain
Irrigation system
Ring doorbell and all security cameras

Location

Foxborough Place sits in a quiet enclave on the edge of Thorndale, a village a short drive northeast of London. The property backs directly onto parkland with no rear neighbours. Northeast London, with the Sunningdale and Ballymote corridors, Masonville, University Hospital and Western University, is a short drive away, while property taxes remain a fraction of those on a comparable home in the GTA.

London University Hospital	**about 25 min**
Western University	**about 22 min**
London International Airport	**about 15 min**
Highway 401	**about 20 min**
Downtown London	**about 20 min**
Toronto Pearson	**about 1 h 50 min**

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Full tour, 3D walkthrough, gallery and floorplans

The Rocca Sisters Team · Royal LePage Burloak Real Estate Services, Brokerage
530 Brant Street, Burlington, Ontario L7R 2G7 · 905.335.4102 · 1.800.290.0163 · info@roccasisters.ca · roccasisters.ca

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FLOORPLANS



Main floor

EXTERIOR AREA 1,085 SQ FT



Second floor

EXTERIOR AREA 1,272 SQ FT



Lower level

EXTERIOR AREA 990 SQ FT

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Walk the 3D tour and download the full floorplan PDF

Floorplans by iGuide. Areas quoted on this sheet are iGuide exterior measurements: 2,357 sq ft above grade, 990 sq ft below grade, 3,347 sq ft in all. Room areas on the drawings are interior and exclude walls; white regions are excluded from floor area. All room dimensions and floor areas are approximate and subject to independent verification.

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