

# PROJECT DETAILS

## THE TEAM

Developer	AvranceCorp Developments
Architect	R.A. Lumbao Architects Inc.
Interior Design	Shaaista Lalani Design
Sales & Marketing	Milborne Group

## BUILDING FACTS

Address	464 SpringBank Drive, London
Height	9 storeys
No. of Residential Suites	186
Suite Types	3 Bedroom Towns 1+Den, 2 Bedroom, 2+Flex/Media, 3 Bedroom, 3+Den/Flex/Office
Suite Sizes	563sq.ft. - 1693sq.ft.
Estimated Occupancy Date	Fall 2024

## 1VALET RESIDENT APP

Home sweet home, on your phone. Connect to your suite, condo amenities, concierge, and more with our mobile Resident App.

**1VALET**  
The future of smart living.



- Parcel scanning entry (patented by 1VALET)
- Parcel room/locker integration
- Facial recognition entry (opt in)
- Contactless travel - digital keys
- Video calls to resident app
- Direct messaging to residents
- Community messaging/announcements
- Video calls to centralized concierge/onsite staff
- Broadcast announcements on entry system
- Remote management portal
- Digital lockbox (vendors)
- Access logs
- Suite door lock integration (new construction)
- Access control integration (optional)
- CCTV integration (optional)
- Garage/LPR integration (optional)
- Elevator integration (optional)
- Amenity booking
- Maintenance ticketing
- SMS visitor entry
- Apple watch integration



## NEW CONNECTIONS

Springbank Lux Condominiums in burgeoning London, located just 20 minutes from downtown & Fanshawe College, 16 min from Western University, and 2 min to the flowing Thames river. Near shopping, dining, and every modern amenity imaginable. It's the number one spot in the hub of Canada's second fastest growing city where you'll be connected to the 401 & 402 in just 10 minutes and 6 minutes from VIA Rail and GO Station.

## AREA AMENITIES

- Thames Valley Parkway Trail - 7 Min
- Storybook Gardens - 7 Min
- Fanshawe College - 20 Min
- Western University - 16 Min
- Thames River Sprinkbank Park - 2 Min
- Thames Valley Golf Club - 6 Min
- HWY 401 & 402 - 10 Min
- Via Rail & GO Station - 6 Min

## BUILDING AMENITIES

- Elegant lobby
- Inviting indoor pool
- Relaxing sauna
- Gracious party room
- State-of-the-art fitness centre
- Cutting edge media room
- Library/reading/lounge
- Convenient guest suites