



It's closer than you think.

Promotions

Over \$80,000 in Value!

FREE Finished Basement

PLUS!

\$20,000 in FREE Upgrades

Please speak to a Sales Professional for more details

Belinda Oke

(519) 803-4758

Presentation Centre Information

43 Everton Drive, Guelph

Details subject to change without notice E & O.E. (February 1, 2024)

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It's closer than you think.

The Element Series
Two-Storey Detached Homes on 30' Lots

MODEL	SQ.FT.	A Elevation	C Elevation
Monaco II	2,000	\$1,134,900	\$1,154,900
Odyssey II	2,300	\$1,179,900	SOLD OUT

Sales Professional
Belinda Oke

Presentation Centre Information
(519) 803-4758

All prices include G.S.T./H.S.T. where applicable.
Prices and features subject to change without notice E & O.E. (February 1, 2024)

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The Sapphire

1,760 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Radiance Collection

Semi

Open Concept Main Floor
Galley-Style Modern Kitchen Layout
Walk-In Pantry
Upper Floor Laundry
Giant Walk-In Closet (Primary Bedroom)

Elevations

Sapphire A



Sapphire B

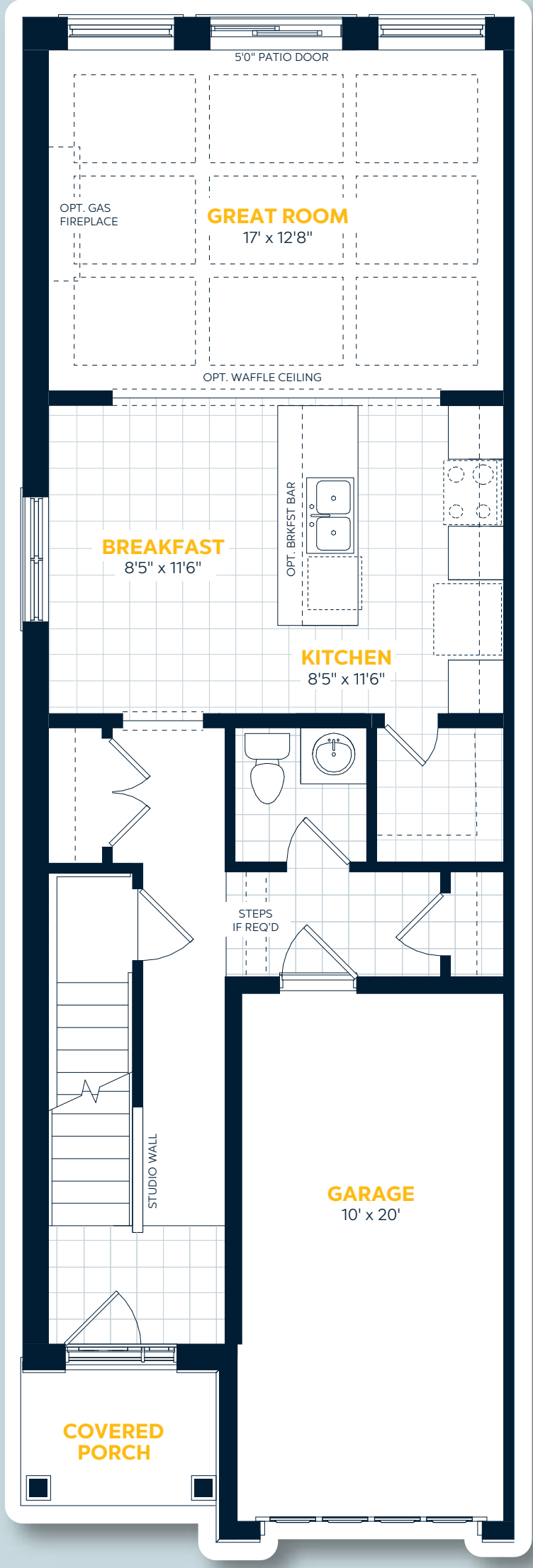


Sapphire C



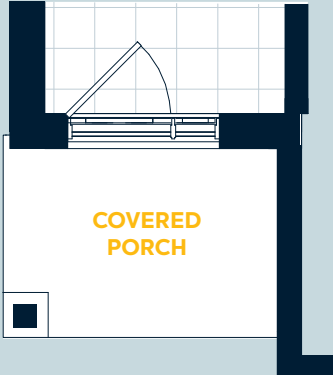
Main Floor

Elevation A



Elevation Variations

Elevation B1, B2*
Covered Porch Variation

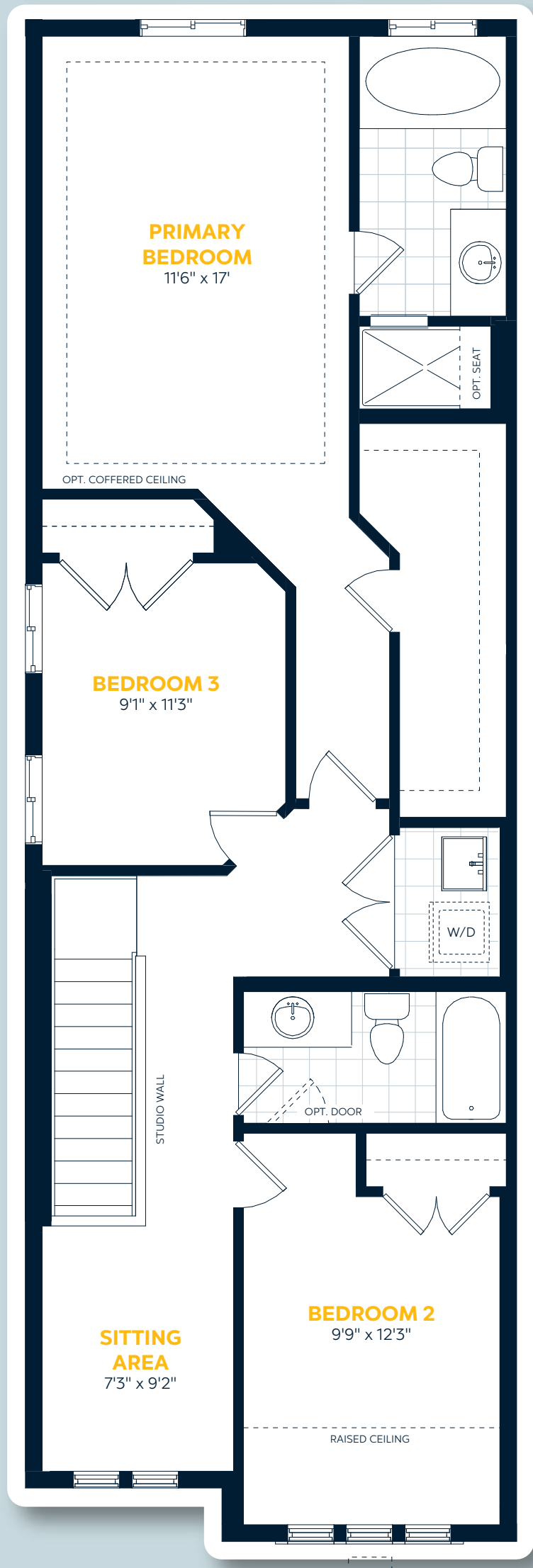


Elevation C1, C2*
Portico Variation



Upper Floor

Elevation A



Elevation Variations

Elevation A2*
Bedroom 2 Variation



Elevation B1
Front Variation



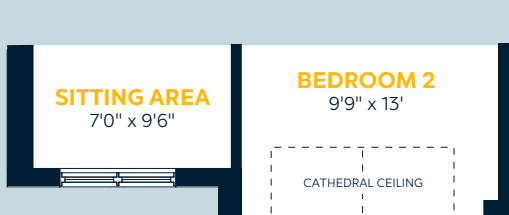
Elevation B2*
Front Variation



Elevation C1
Front Variation

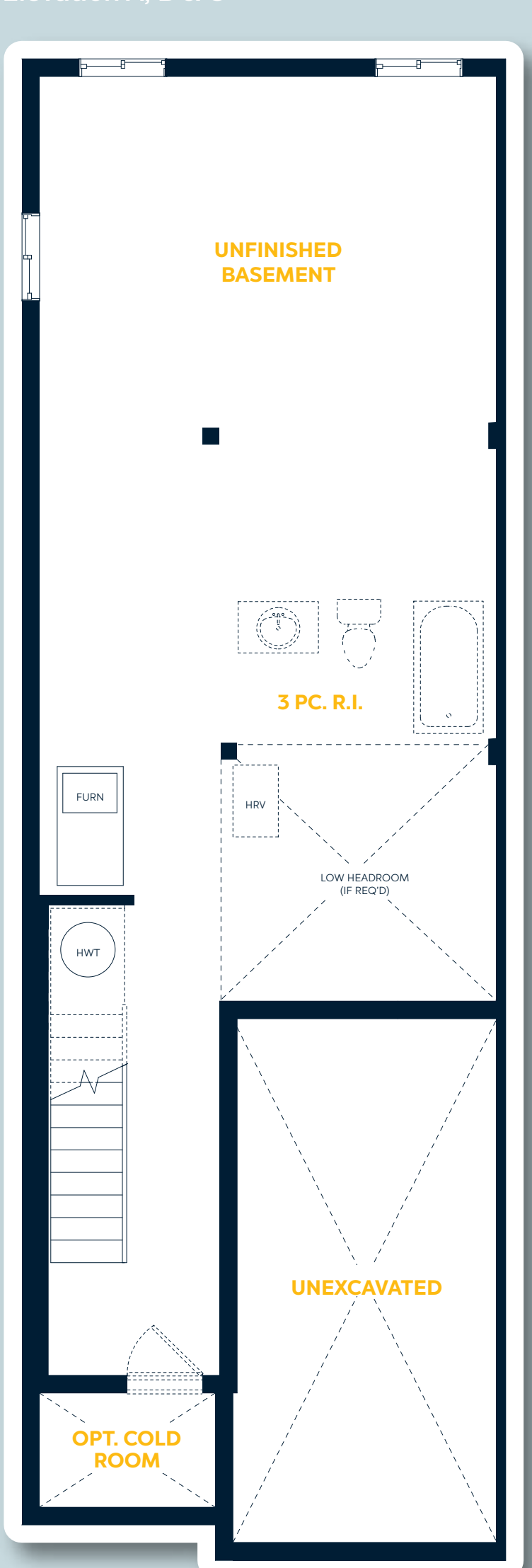


Elevation C2*
Upstairs Variation



Basement Floor

Elevation A, B & C



* A2, B2 & C2 (if applicable) are shown mirrored for comparison purposes. Consult a sales professional for orientation details for any specific lot.

E&O.E. All materials, specifications and floorplans are subject to change without notice. All house renderings are artist's concept. All floorplans are approximate dimensions. Actual usable floor space may vary from stated floor area. Some designs may require upgraded lots. © Fusion Homes 2022. Reproduction of this plan is strictly prohibited.

The Odyssey II

2,300 sq.ft.

4 Bedroom | 2.5 Bathroom | One-Car Garage

Element Series

30'

- Open Concept Main Floor
- Large Walk-In Closets in Each Bedroom
- Upper Floor Laundry
- Bright Great Room with Large Windows

Elevations

Odyssey II A

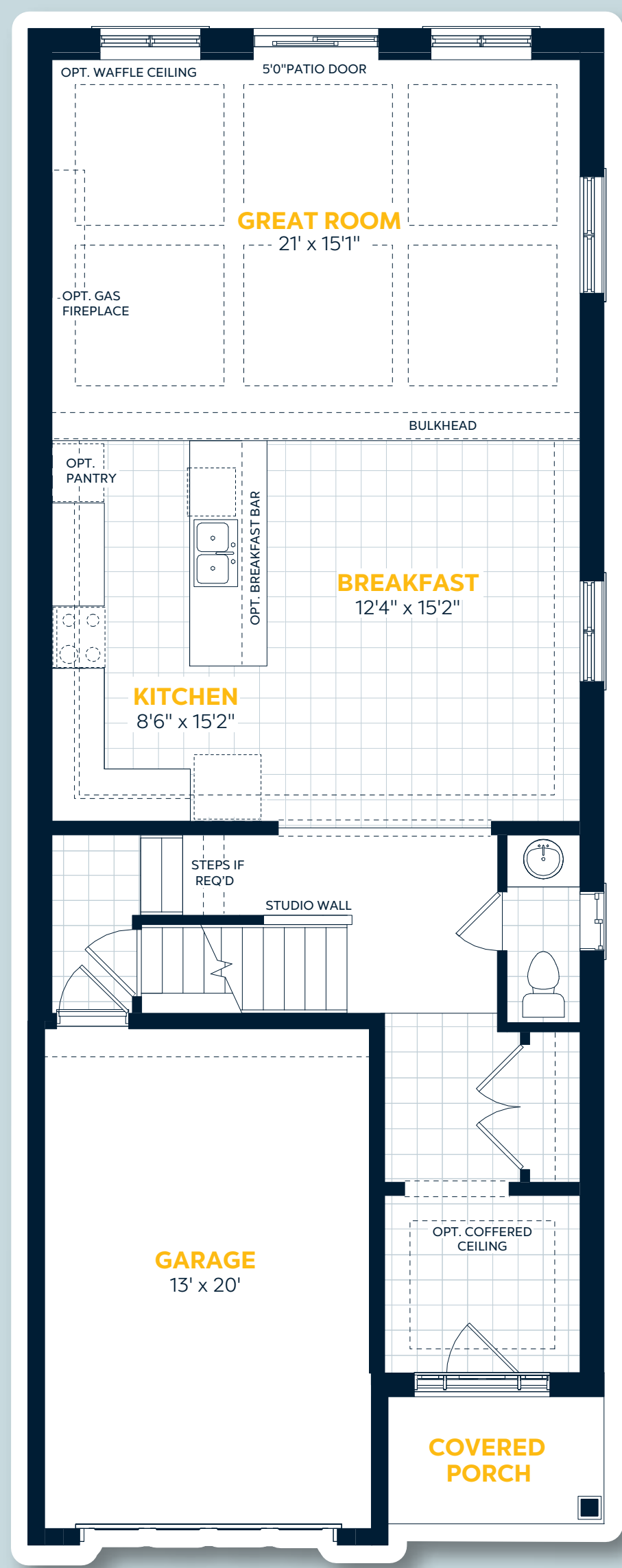


Odyssey II C



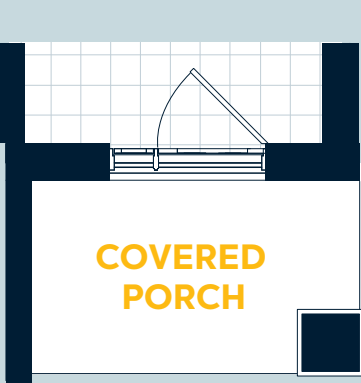
Main Floor

Elevation A



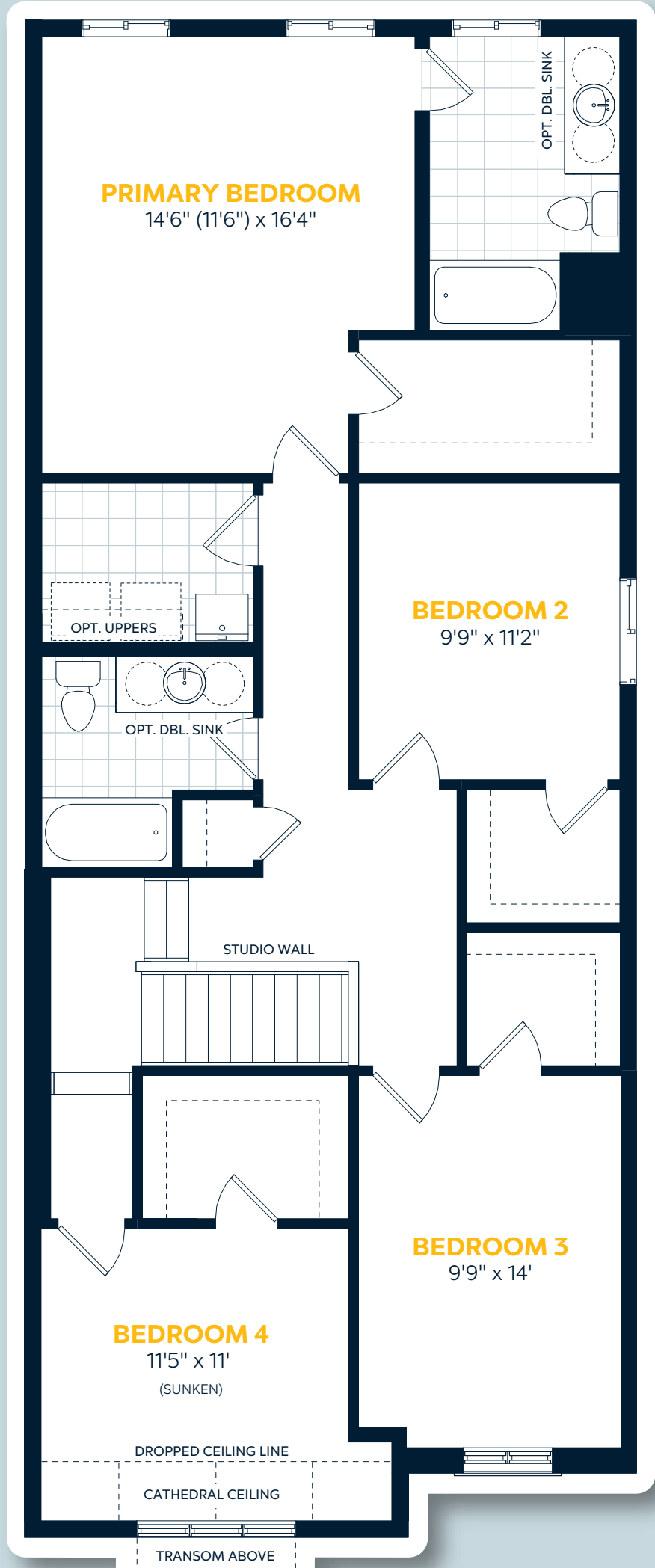
Elevation Variations

Elevation C
Covered Porch Variation



Upper Floor

Elevation A



Elevation Variations

Elevation C
Front Bedrooms Variation



Basement Floor

Elevation A



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The Monaco II

2,000 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

Element Series

30'

Open Concept Main Floor
Upper Floor Family Room
Large Entry Foyer with Double Closets
Oversized Master Walk-In Closet
Upper Floor Laundry

Elevations

Monaco II A

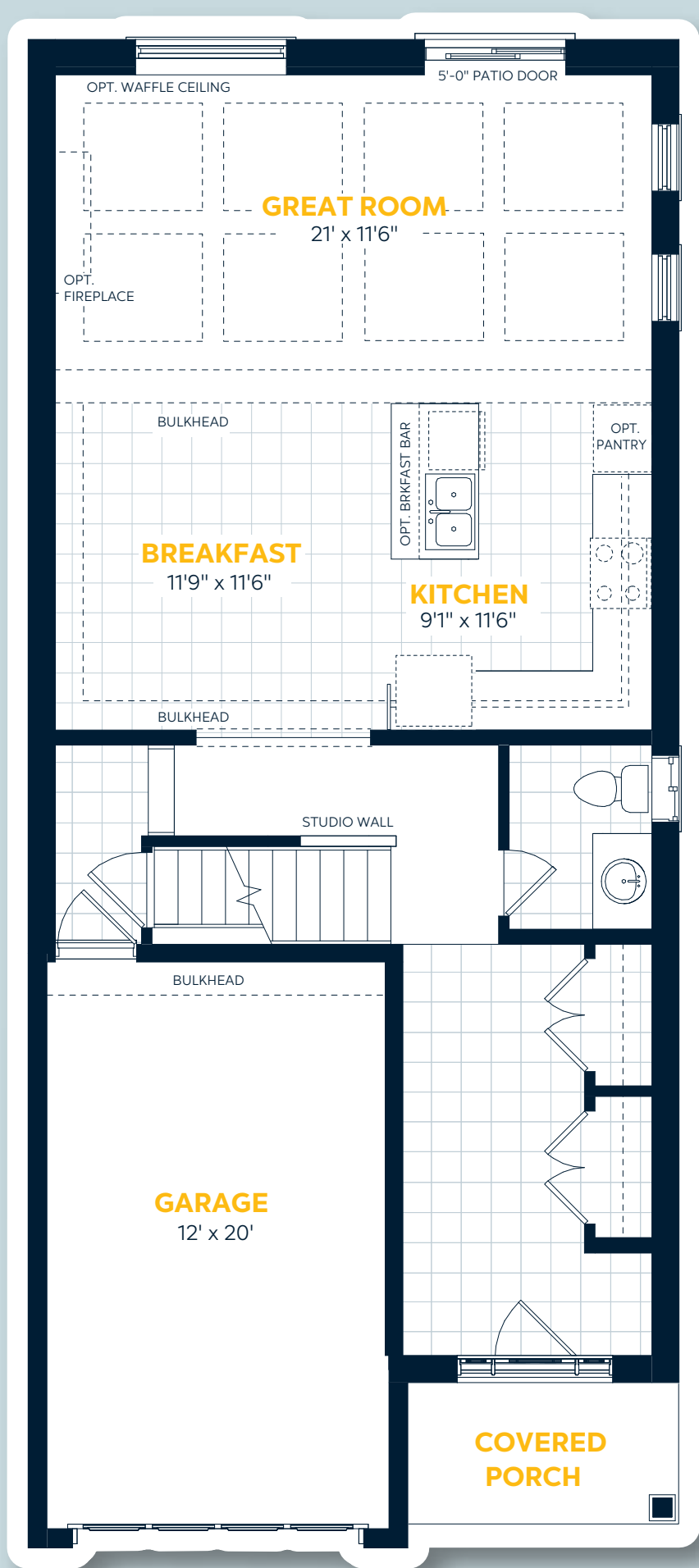


Monaco II C



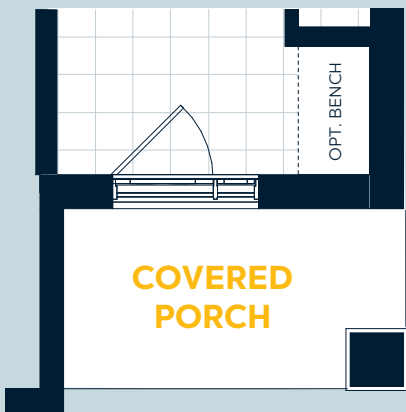
Main Floor

Elevation A



Elevation Variations

Elevation C
Porch/Lobby Variation



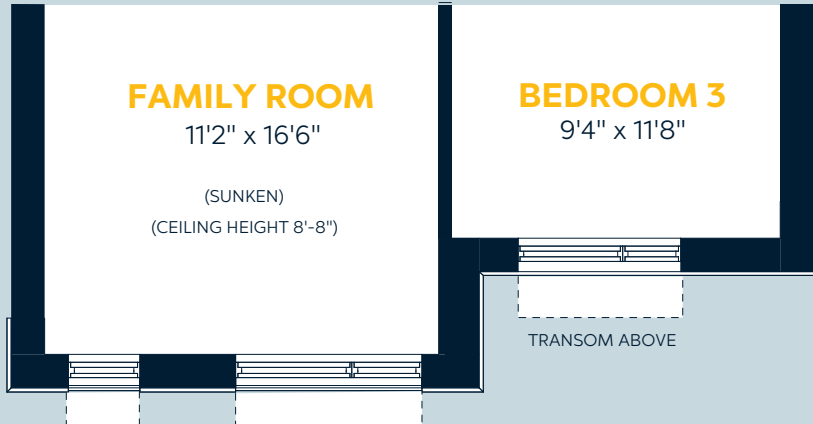
Upper Floor

Elevation A



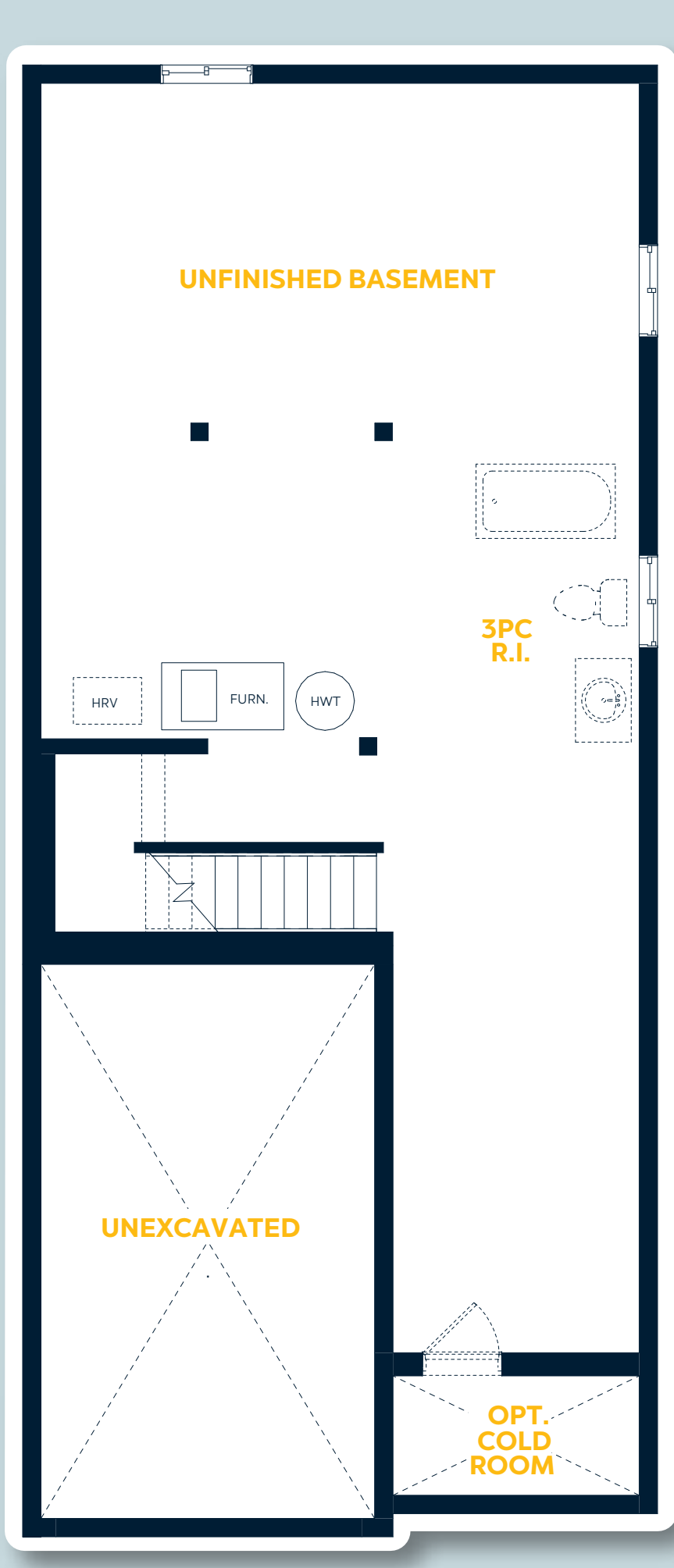
Elevation Variations

Elevation C
Family Room & Bedroom 3 Variation



Basement Floor

Elevation A & C





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The Radiance Collection

Quick Closing Semi-Detached Homes

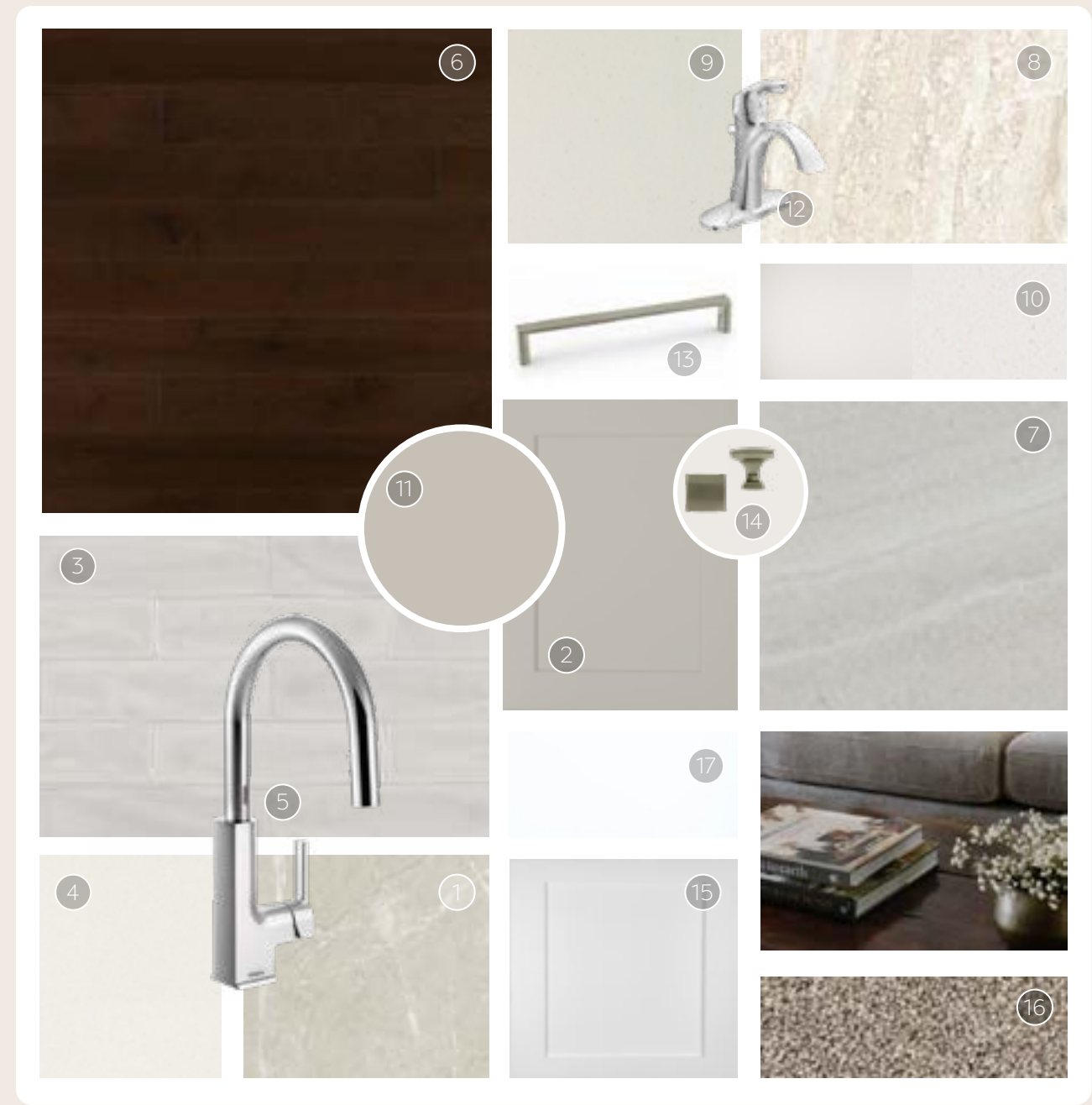
Lot	Model	Address	SQ.FT.	Price
207-1	Sapphire C1	10 Lee Street	1,760	\$1,059,900 \$984,900

Includes over \$138,000 in upgrades:

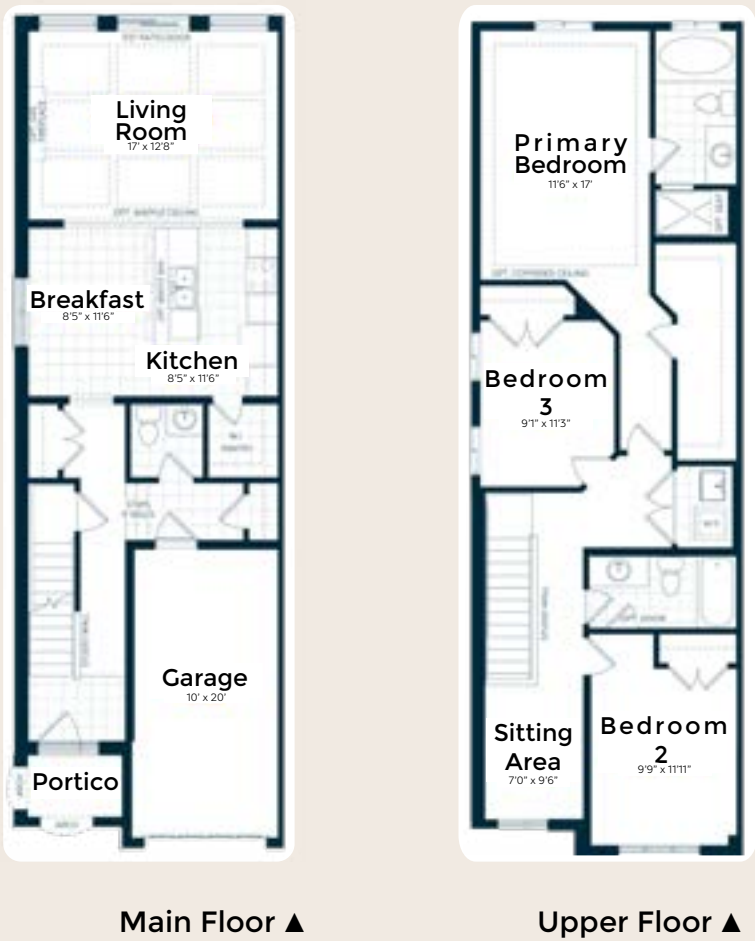
- Stainless steel electric appliance package including microwave, fridge, dishwasher, stove, rangehood, washer, and dryer
- Upgraded cabinetry in kitchen
- Upgraded cabinetry features in kitchen including microwave shelf, fridge build-out with gable ends, tilt front, deep drawers, garbage cabinet and valance with lighting
- 6' patio door in lieu of 5'
- Cold room in basement
- Oak railings, newel pots, spindles and steps on main staircase
- Exterior potlights
- Interior potlights in kitchen and great room
- Glass shower door, recessed niche, and stone shower seat in ensuite
- Upgraded faucets in ensuite, ensuite shower, main bath, main bath tub/shower, and powder room
- Water softener
- Ceramic baseboard and drain in laundry closet
- Stone counters in kitchen, ensuite, main bath and powder room
- Kitchen island with breakfast bar and waterfall ends
- Upgraded hardwood flooring in great room, upper hall, primary bedroom, and sitting area
- Upgraded ceramic tile in foyer, main hall, mud room, kitchen, breakfast, powder room, lower landing, ensuite and main bath
- Backsplash in kitchen
- Central air conditioning
- Upgraded faucet with secondary sip faucet and upgraded sink in kitchen
- Finished 3-pc bathroom in basement
- Cold room in basement
- Level 3 fully-finished basement

Sapphire C, Lot 207-1, 10 Lee Street

Finishes



Floorplans



Legend

- 1. Flooring:** Kitchen, Breakfast, Foyer, Lower Hall, Powder Rm, Stairs (Foyer to Ground), Math Bath, Primary Bedroom, Living Room, Sitting Area
Torino, Avorio, 12" x 24"
- 2. Cabinetry:** Primary Ensuite
MDF, Shaker, Rockport Grey
- 3. Tile:** Kitchen Backsplash
Piccadilly, Bianco, 4" x 12"
- 4. Countertop:** Kitchen & Kitchen Island
Quartz, Organic White
- 5. Faucet:** Kitchen
Moen, Sto, Chrome
- 6. Flooring:** Stairs (Main Floor to Upper Floor)
Hardwood, Miriage, Gelato (Stairs are wood stained to match)
- 7. Tile:** Primary Ensuite Floor, Shower, Tub Deck
Davenport, Ash, 12" x 24"
- 8. Tile:** Laundry
Kafka, Bone, 13" x 13"
- 9. Countertop:** Primary Ensuite
Quartz, Misty Carrera
- 10. Countertop:** Main Bath, Powder Rm
Quartz, Frost White
- 11. Paint:** Interior Wall Colour
Sherwin Williams, Colonade Grey, SW7641
- 12. Faucet:** Ensuite, Main Bath, Powder Rm, Basement Bath
Moen, 6400, Chrome
- 13. Cabinetry:** Door Pulls
Contemporary Pull, Brushed Nickel
- 14. Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
- 15. Cabinetry:** Main Bath, Powder Rm
Shaker, White
- 16. Carpet:** Bedroom 2, Bedroom 3
Tyresse Pro, Peak Point, Shammy
- 17. Tile:** Main Bath Shower Walls
Colour & Dimension, Arctic White, 4" x 24"

Additional Included Upgrades

- Fully finished basement with 3-piece bathroom
- Stainless steel electric appliance package
- Upgraded cabinetry including deep drawers, garbage cabinet and valence with lighting
- Kitchen island with breakfast bar and waterfall ends
- Upgraded kitchen backsplash
- Stone counters in kitchen and main & upper floor bathrooms
- Oak railing with modern posts and spindles
- Recessed shower niche and stone shower seat in ensuite
- Upgraded faucets throughout
- Upgraded hardwood and ceramic flooring
- Ceiling lights in kitchen and great room upgraded to pot lights

Actual colours may vary on screen and/or when printed. Complete selection of colours and materials are from builder's samples. Specifications subject to change without notice E. & O.E.

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HOMES

The
Glade



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The Element Series

Two-Storey Detached Homes on 30' Wide Lots

QUALITY CONSTRUCTION

- Oversized 40" x 24" operating basement
- Rough-in for future 3 piece bathroom in basement
- California ceilings throughout
- Central vac rough-in
- Closets featuring full swing doors in lieu of bi-fold (where permitted as per plan)
- 7lb carpet underlay
- Installed piping for dryer vents (purchaser to connect to dryer)
- 9' Main Floor Ceiling Height

LUXURY BATHROOMS

- Master bedroom ensuite (as per plan)
- Luxurious soaker tubs in all baths
- Ceramic tiles on ceilings in all showers
- Energy efficient bathroom exhaust fans
- Moen plumbing fixtures throughout
- Ceramic floor tiles (as per plan)
- Ceramic wall tiles for tub surrounds (as per plan)
- Vanities included in all powder rooms (as per plan)

DISTINCTIVE EXTERIORS

- Victorian window grilles on front (as per elevation)
- Brick over first floor windows and doors on front elevation
- Walkway to front entry from paved driveway (12" x 12" paving stones)
- Rectangular address stone

GREEN LIVING

- Water saver taps
- Low E windows with argon
- Eco dual flush toilets
- Programmable digital thermostat
- R-27 insulated above-grade 2"x6" walls
- R-20 full height blanket insulation in basement
- R-31 insulated floor over unheated space
- R-60 insulation in attic
- High-efficiency hot water tank (rental)
- High-efficiency furnace
- Energy saving bulbs in interior and exterior fixtures (Note: some light fixtures may not be able to accommodate these bulbs)
- Energy Recovery Ventilator (ERV) system

GOURMET KITCHENS

- Gourmet custom cabinetry with soft close cabinet doors
- Ceramic floor tiles (as per plan)

SOPHISTICATED FINISHES

- Carpet free main floor, hardwood in lieu of carpet on main floor (as per plan)
- Premium carpet offering
- 4" baseboards with 2 3/4" casing throughout
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- All studio walls capped and painted
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)

Note: Complete selection of colours and materials are from builder's samples. Specifications are subject to change without notice. E.&O.E.
For a complete list of standard features, please inquire with your Sales Professional. Revised: October 11, 2023.



RECREATION

- 1 Guelph Public Library
- 2 Grange Road Park
- 3 Pollinators Park & Sports Fields
- 4 Victoria Road Recreation Centre
- 5 Royal City Jaycees Park
- 6 Eramosa River Park
- 7 Cutten Fields Golf
- 8 The Arboretum
- 9 Guelph Community Sports Dome
- 10 Centennial Park

SHOPPING

- 11 Home Hardware
- 12 Shoppers Drug Mart
- 13 Zehrs
- 14 Food Basics
- 15 Fresh-Co
- 16 M&M Food Market
- 17 Best Buy
- 18 Canadian Tire
- 19 Walmart
- 20 Metro
- 21 Stone Road Mall
- 22 Farm Boy

DINING

- 23 Jumbo 3 for 1 Pizza & Wings
- 24 York Road Kitchen & Chocolate Bar
- 25 Town & Country Restaurant
- 26 Tim Hortons
- 27 Eggcetra
- 28 Café Greek Garden
- 29 Spring Mill Distillery
- 30 39 Carden Street
- 31 La Cucina
- 32 Buon Gusto Restaurant
- 33 Mijidaa
- 34 Baker Street Station
- 35 Earth to Table: Bread Bar
- 36 Milestones
- 37 Montana's
- 38 Swiss Chalet
- 39 Fionn MacCool's
- 40 Symposium Café
- 41 East Side Marios
- 42 Beertown Public House

SCHOOLS

- 43 William C. Winegard Public School
- 44 Ken Danby Public School
- 45 Holy Trinity Catholic School
- 46 St. James Catholic High School
- 47 John F. Ross Collegiate Vocational Inst.
- 48 École élémentaire L'Odysée
- 49 Guelph Montessori School
- 50 University of Guelph
- 51 Guelph Community Christian School
- 52 Centennial Collegiate Vocational Inst.
- 53 College Heights Secondary School





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Deposit Structure

As of September 2023

30ft Detached Homes

End User Deposit Structure

\$5,000 due at reservation
2.5% due at firming
2.5% due in 30 days
2.5% due in 60 days
Balance to 10% due in 90 days

Investor Deposit Structure

\$5,000 due at reservation
7.5% due at firming
2.5% due in 30 days
2.5% due in 60 days
Balance to 15% due in 90 days

Semi-Detached Homes

End User Deposit Structure

\$5,000 due at reservation
\$70,000 due at firming

Investor Deposit Structure

\$5,000 due at reservation
\$70,000 due at firming

Please speak to a Sales Professional for more details

Belinda Oke
(519) 803-4758

Presentation Centre

43 Everton Drive, Guelph

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