



The Glade

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	\$1,049,900	\$1,069,900
Odyssey II	2,300	\$1,094,900	SOLD OUT

**PLUS, For a Limited Time
Receive \$10,000 in FREE Upgrade Dollars!**

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. (September 2024)

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H O M E S

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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

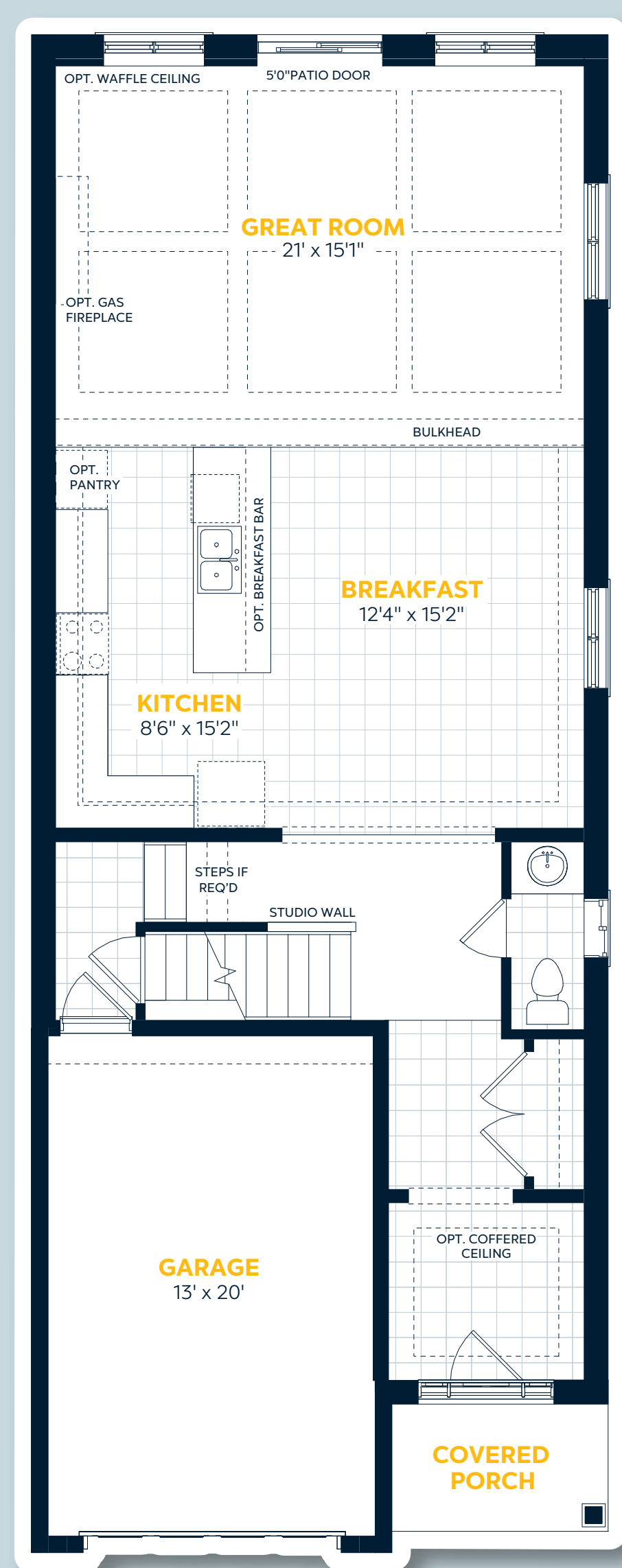


Odyssey II C



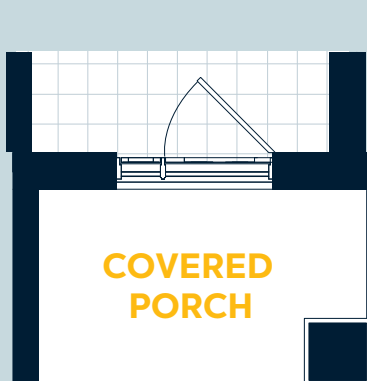
Main Floor

Elevation A



Elevation Variations

Elevation C
 Covered Porch Variation



Upper Floor

Elevation A



Elevation Variations

Elevation C
 Front Bedrooms Variation



Basement Floor

Elevation A



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 2023. Reproduction of this plan is strictly prohibited.

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

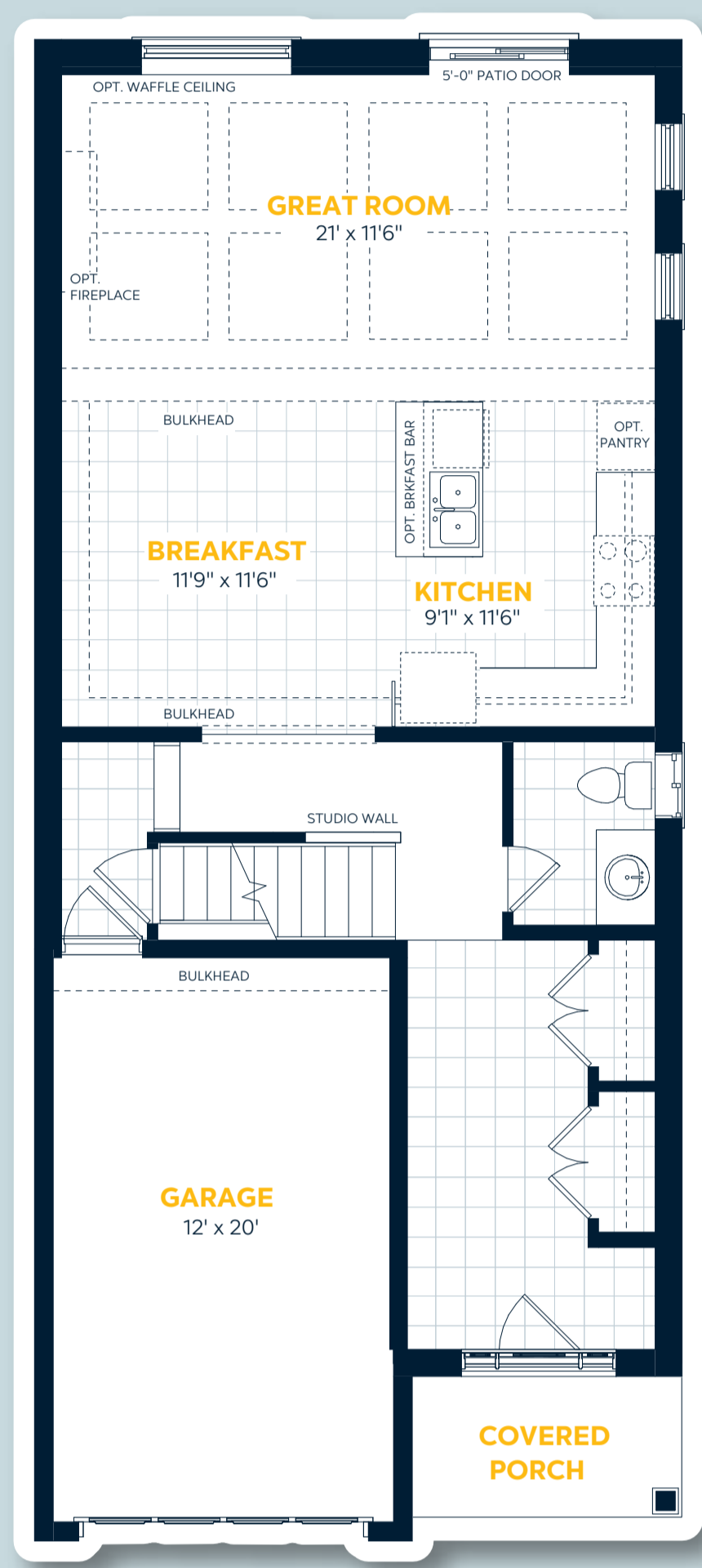


Monaco II C



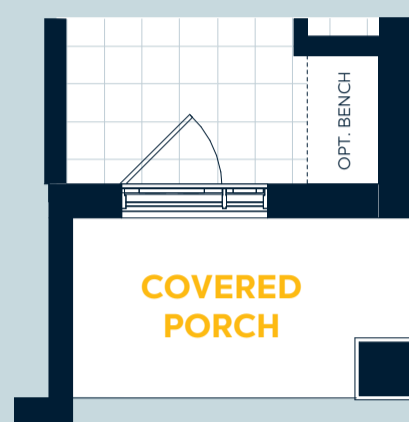
Main Floor

Elevation A



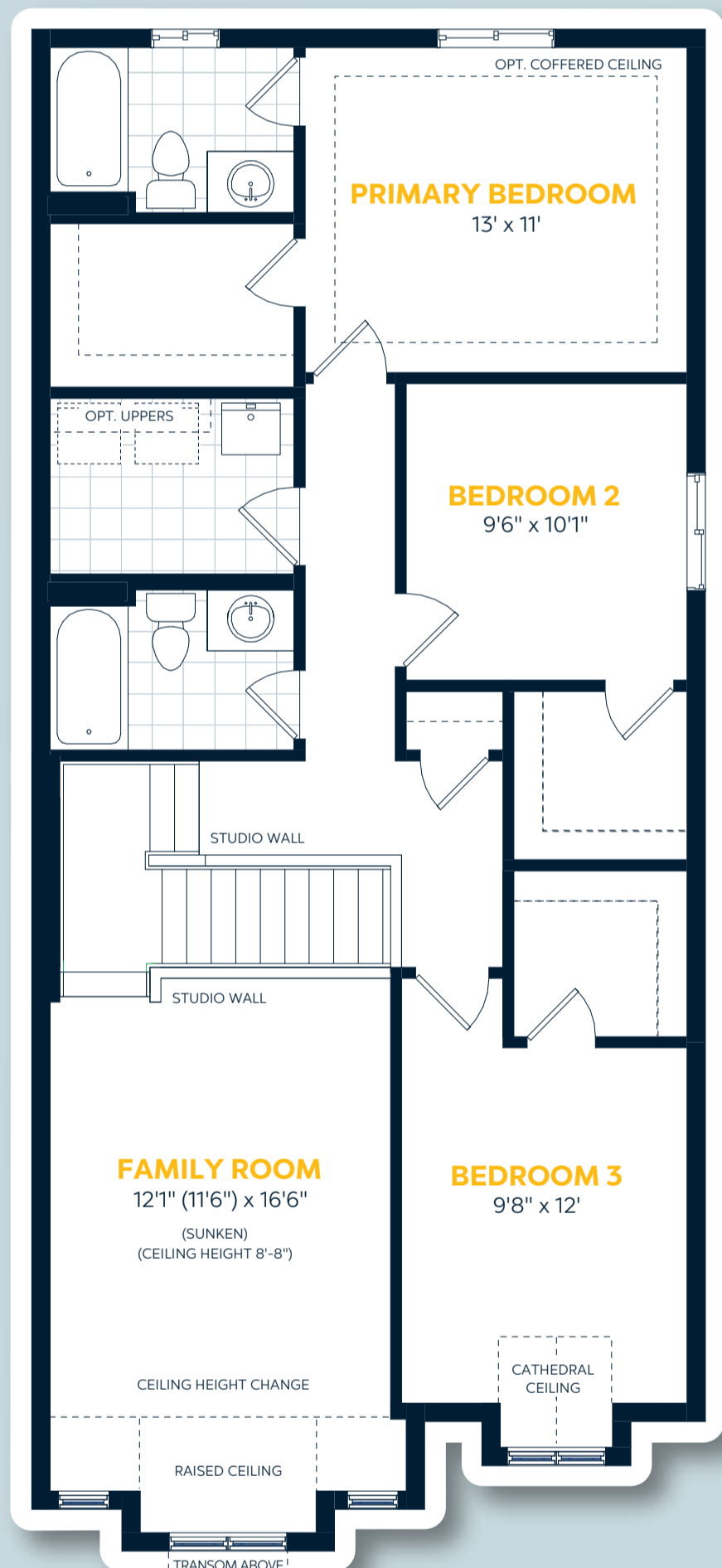
Elevation Variations

Elevation C
Porch/Lobby Variation



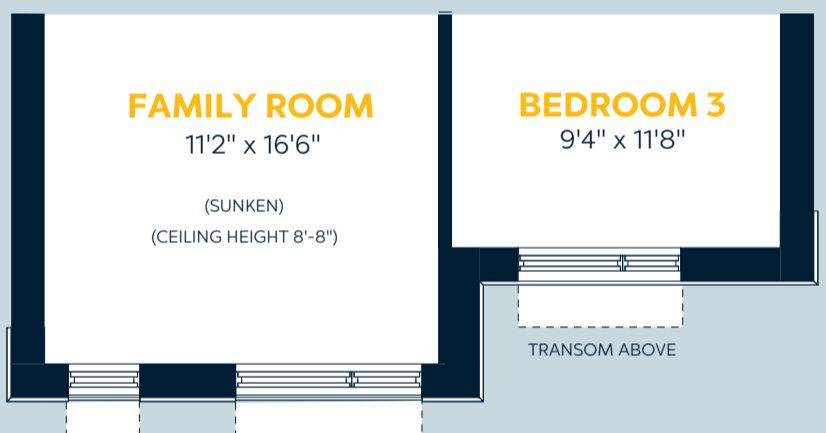
Upper Floor

Elevation A



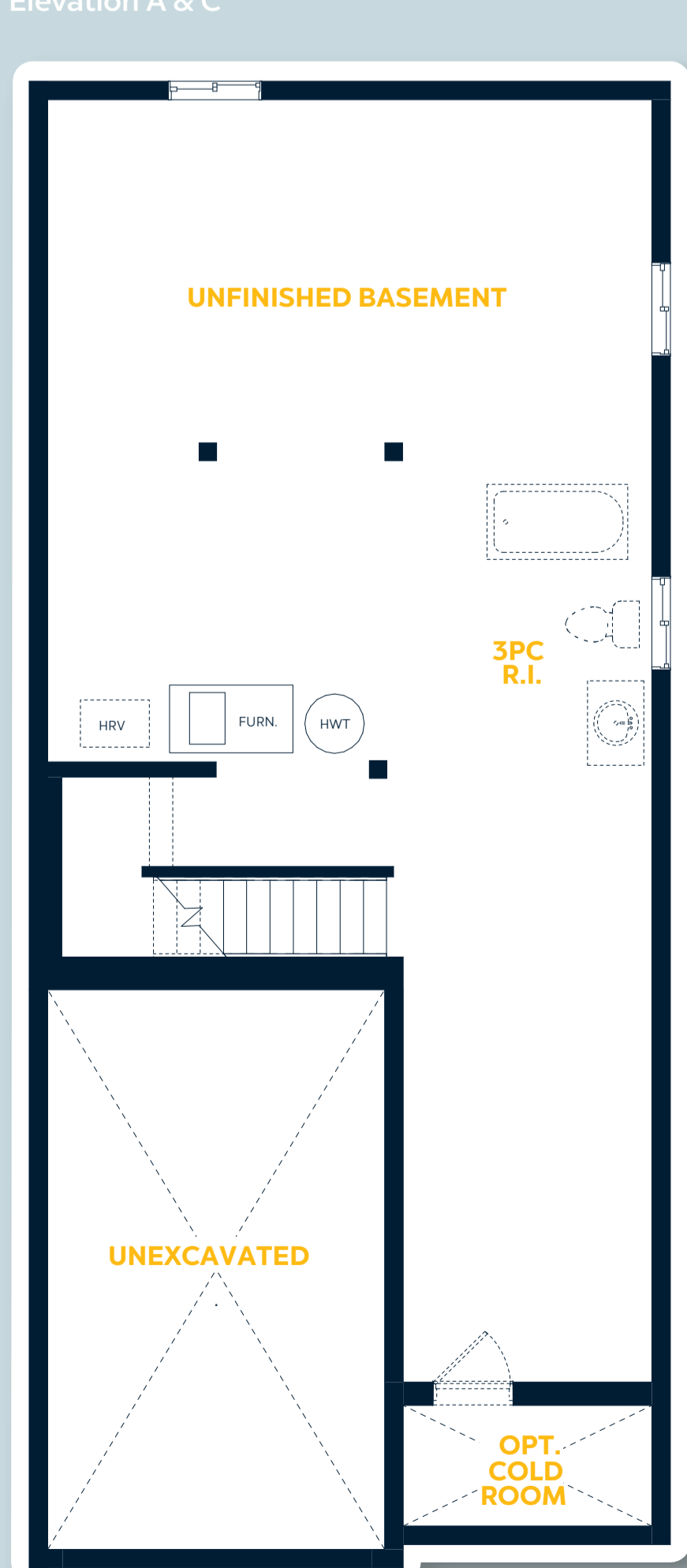
Elevation Variations

Elevation C
Family Room & Bedroom 3 Variation



Basement Floor

Elevation A & C



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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.

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Presentation Centre

43 Everton Drive
Guelph
Mon-Wed: 2-7pm
Sat-Sun: 12-5pm

226-343-1582
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All lot renderings are artist's concepts and drawing is not to scale.
All specifications and lot dimensions are subject to change without notice. E. & OE.



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

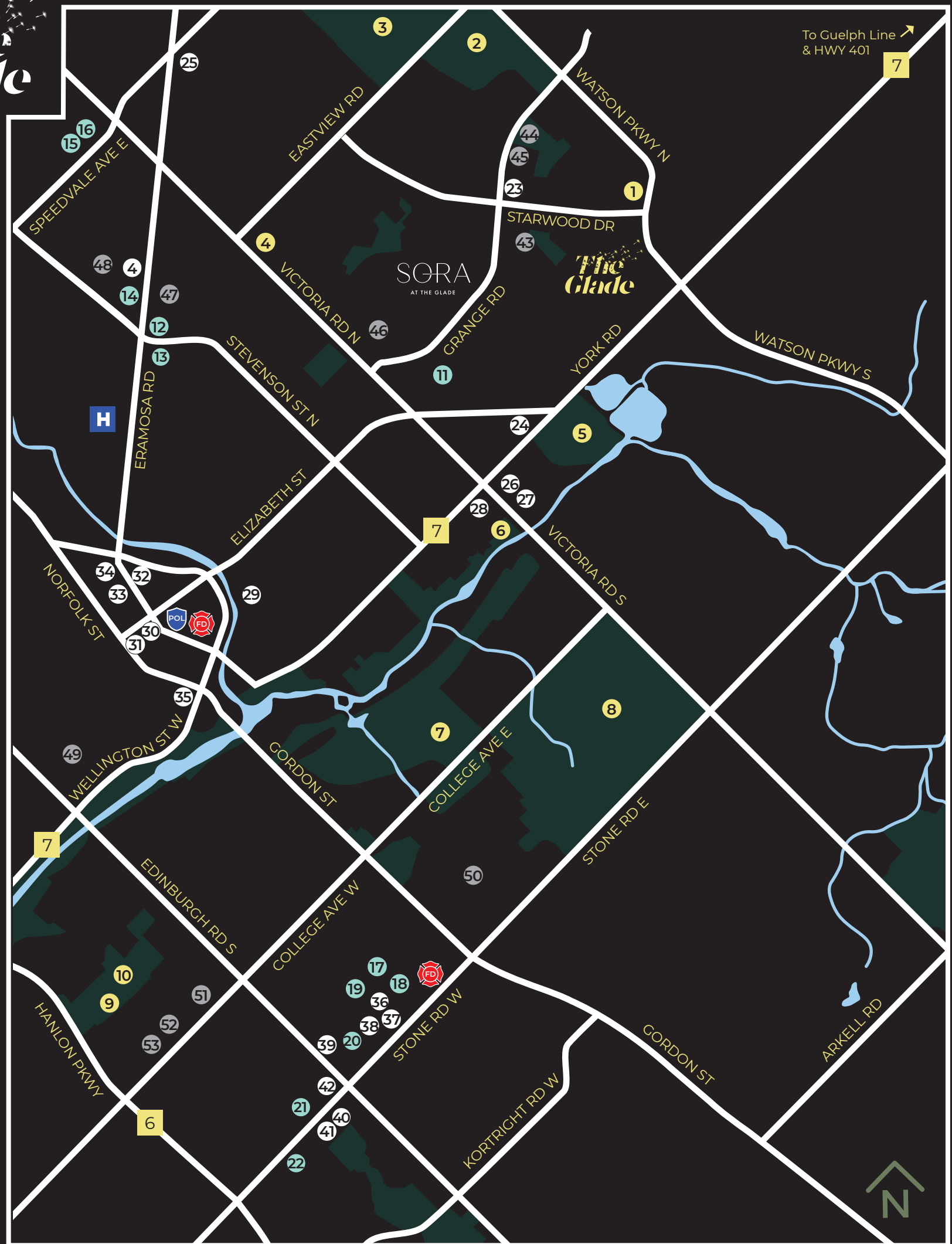
- 11 Home Hardware
- 12 Shoppers Drug Mart
- 13 Zehrs
- 14 Food Basics
- 15 Fresh-Co
- 16 M&M Food Market
- 17 Best Buy
- 18 Canadian Tire
- 19 Walmart
- 20 Metro
- 21 Stone Road Mall
- 22 Farm Boy

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'Odyssee
- 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

Please speak to a Sales Professional for more details

Belinda Oke

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Presentation Centre

43 Everton Drive, Guelph

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