

# SORA

AT THE GLADE



## NEW PROMOTIONS at Sora at The Glade For a LIMITED TIME

### Monthly Mortgage Credit!

Receive **\$1,000 per month for 12 months**  
after closing on your home!\*

CONTACT YOUR SALES PROFESSIONAL

Belinda Oke

519-803-4758 | [sora@fusionhomes.com](mailto:sora@fusionhomes.com)

\*Conditions apply. Alternative for non-investors available. Please speak with a Sales Professional for details. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. Fees listed do not include Occupancy Fees, which still apply. Interior finishes differ per unit. Prices, incentives, promotions and features subject to change without notice E & O.E. (October 2024)

FUSION  
HOMES

# SORA

AT THE GLADE



## Three-Storey Condominium Townhomes

Designer Selected Upgrades & Finishes Included

| BUILDING   UNIT | FLOORPLAN  | ADDRESS      | SQFT  | INCLUDED UPGRADES & PREMIUMS | PRICE                  | REDUCED PRICE!   |
|-----------------|------------|--------------|-------|------------------------------|------------------------|------------------|
| A   2           | Sundance A | 27 Sora Lane | 1,425 | \$102,160                    | <del>\$1,001,900</del> | <b>\$844,900</b> |
| A   4           | Sundance A | 23 Sora Lane | 1,425 | \$99,250                     | <del>\$998,900</del>   | <b>\$844,900</b> |
| A   5           | Sundance A | 21 Sora Lane | 1,425 | \$99,320                     | <del>\$998,900</del>   | <b>\$844,900</b> |
| B   10          | Sundance A | 9 Sora Lane  | 1,425 | \$81,370                     | <del>\$980,900</del>   | <b>\$824,900</b> |
| B   12          | Sundance C | 5 Sora Lane  | 1,425 | \$80,840                     | <del>\$979,900</del>   | <b>\$824,900</b> |
| B   13          | Sundance A | 3 Sora Lane  | 1,425 | \$80,840                     | <del>\$979,900</del>   | <b>\$824,900</b> |
| C   16          | Sundance A | 14 Sora Lane | 1,425 | \$122,780                    | <del>\$1,021,900</del> | <b>\$849,900</b> |
| C   18          | Sundance A | 10 Sora Lane | 1,425 | \$122,040                    | <del>\$1,021,900</del> | <b>\$849,900</b> |
| C   19          | Sundance A | 8 Sora Lane  | 1,425 | \$122,780                    | <del>\$1,021,900</del> | <b>\$849,900</b> |
| C   20          | Sundance A | 6 Sora Lane  | 1,425 | \$121,130                    | <del>\$1,020,900</del> | <b>\$849,900</b> |
| C   22          | Sundance B | 2 Sora Lane  | 1,425 | \$47,310                     | <del>\$986,900</del>   | <b>\$849,900</b> |

### Sales Professional

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# Sora at The Glade

## Three-Storey Condominium Townhomes

### QUALITY CONSTRUCTION

- California ceilings throughout
- Soundproofing panels within adjoining walls
- Central vac rough-in
- 9' ceiling height on main storey
- Full swing doors on all closets (as per plan)
- Installed piping for dryer vents (purchaser to connect to dryer)

### LUXURY BATHROOMS

- Master bedroom ensuite (as per plan)
- Luxurious soaker tubs in all baths
- Ceramic tiles on ceilings in all showers/bathtubs
- Energy efficient bathroom exhaust fans
- 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

- Upgraded exterior light fixtures (as per elevation)
- Wood deck constructed off rear of home on 2<sup>nd</sup> floor (as per plan)
- Concrete slab patio constructed off rear of home on ground level
- Upgraded full glass, steel, insulated front door
- Paved driveway (as per plan)
- Upgraded black exterior window package
- Upgraded black sectional steel roll-up garage door
- Address stone (as per elevation)

### GREEN LIVING

- Low E windows with Argon
- 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

- 36" upper cabinetry
- Gourmet custom cabinetry features:
  - Soft close cabinet doors
- Ceramic floor tiles (as per plan)

### SOPHISTICATED FINISHES

- 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

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: April 19, 2022

FUSION  
HOMES

# SORA

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## 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

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(519) 803-4758  
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FUSION  
HOMES

# SORA

AT THE GLADE



## 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 2024.

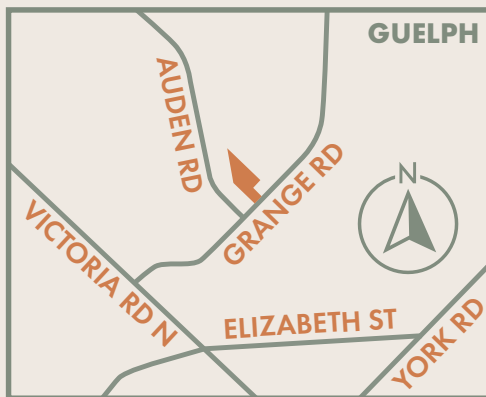
FUSION  
HOMES

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## CONTEMPORARY MOVE-IN READY TOWNHOMES AND FINAL DETACHED LOT

Located in East Guelph, Sora boasts a refined, contemporary style inspired by the great outdoors surrounding the area.



- SUNDANCE A
- SUNDANCE B
- SUNDANCE C
- FINAL DETACHED LOT
- SOLD

- ☆ MODEL HOME
- ★ STAGED CONTEMPORARY TOWNHOME

MODEL HOME LOCATED AT  
6 SORA LANE  
(FOR DIRECTIONS USE:  
300 GRANGE ROAD, GUELPH)

All lot renderings are artist's concept and drawing not to scale. All materials, specifications and lot dimensions are subject to change without notice. E. & O.E.



# SORA

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## 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

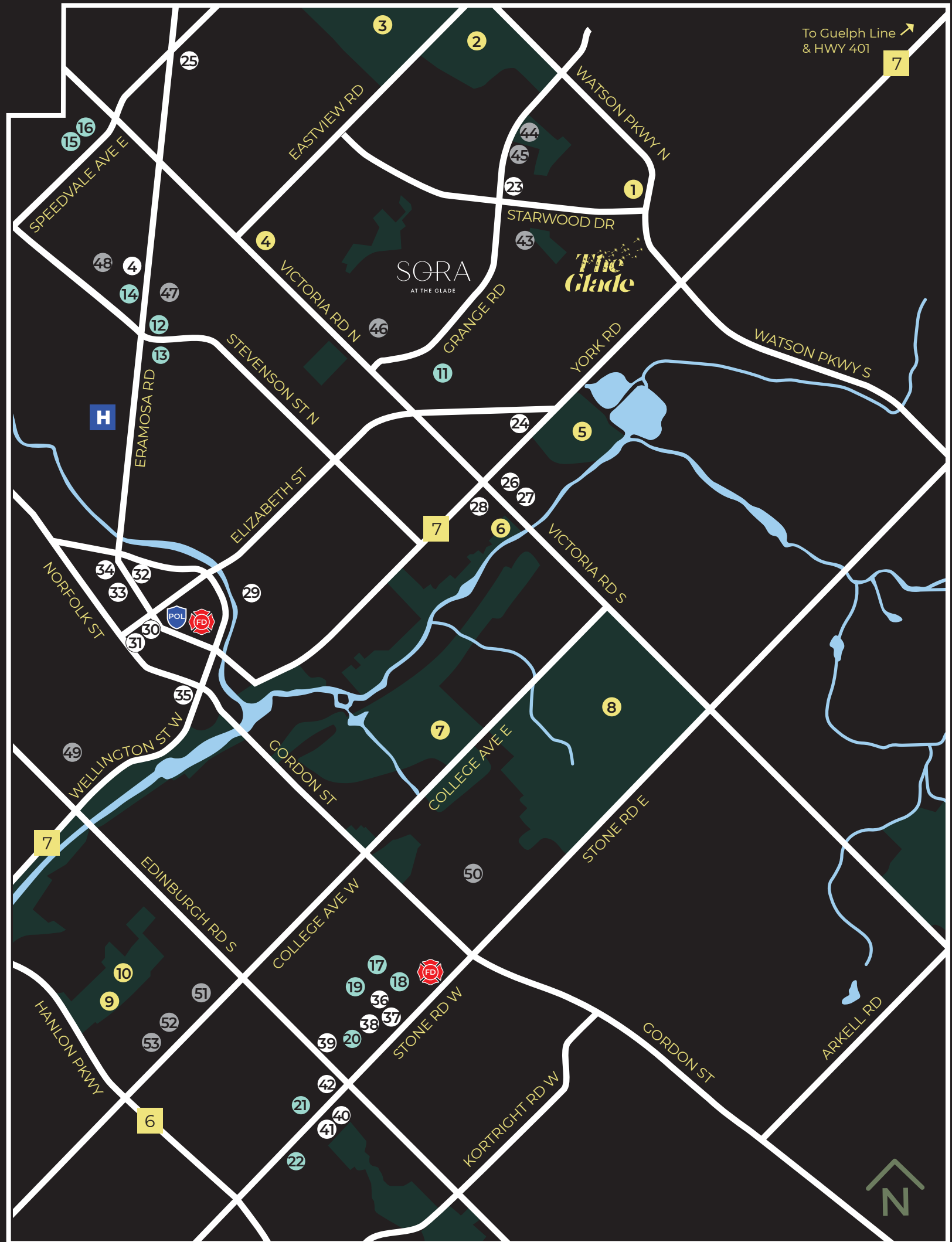
- 11 Home Hardware
- 12 Shoppers Drug Mart
- 13 Zehrs
- 14 Food Basics
- 15 Fresh-Co
- 16 M&M Food Market
- 17 Best Buy
- 18 Canadian Tire
- 19 Walmart
- 20 Metro
- 21 Stone Road Mall
- 22 Farm Boy

## 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

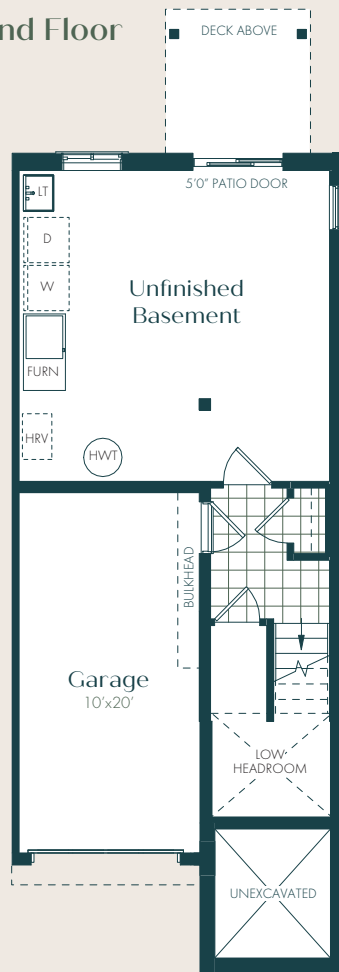




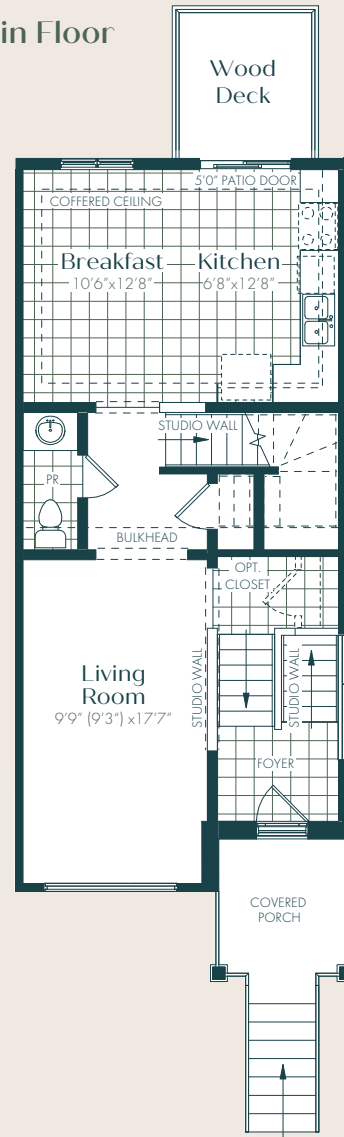
# Sundance B

1,425 sq.ft. | 3 Bedroom | 2.5 Bath

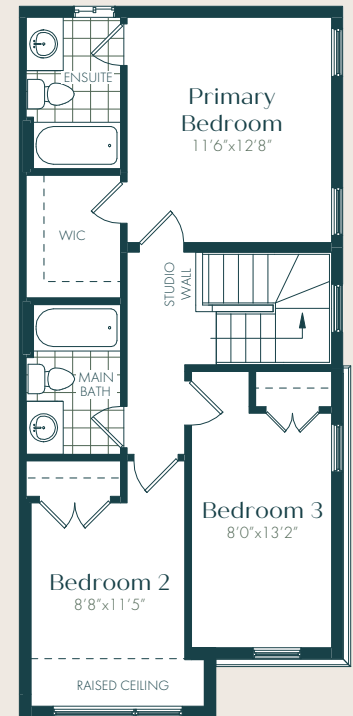
Ground Floor



Main Floor



Upper Floor



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.

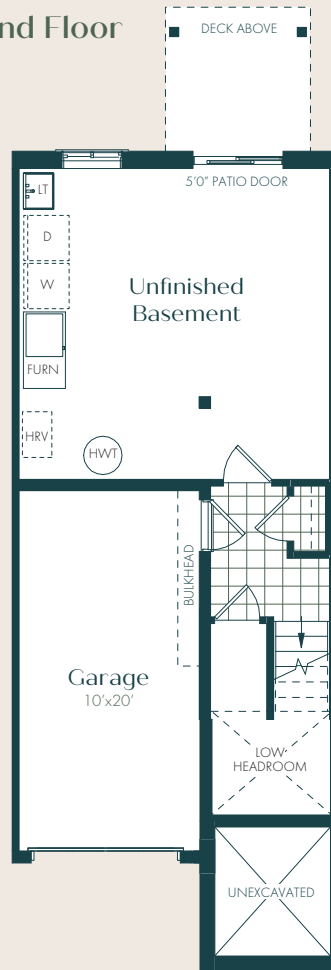




# Sundance A

1,425 sq.ft. | 3 Bedroom | 2.5 Bath

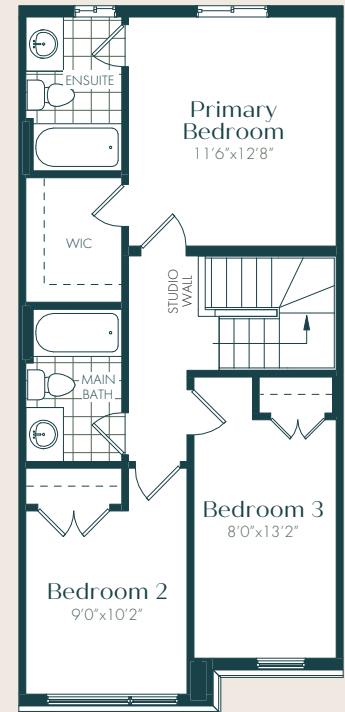
Ground Floor



Main Floor



Upper Floor



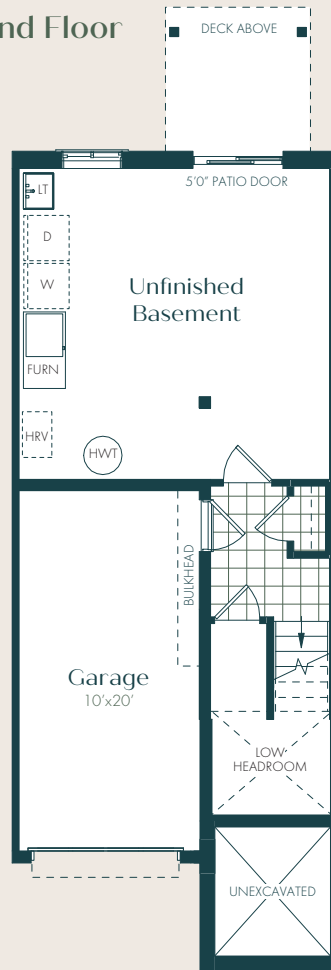
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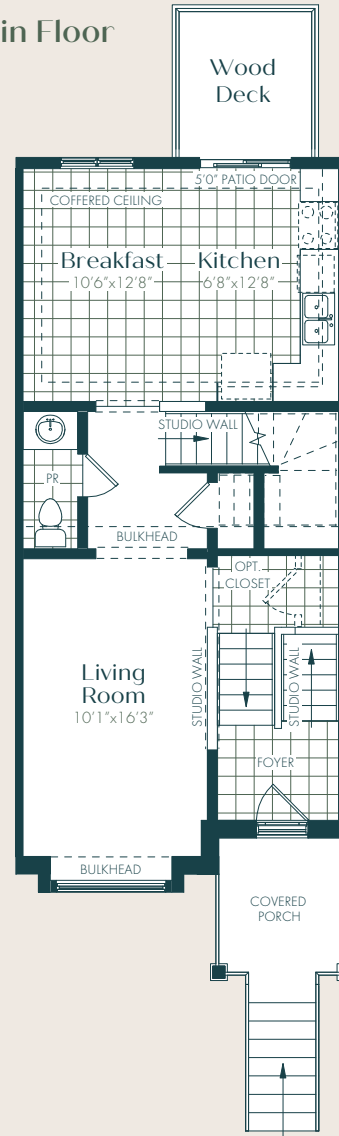
# Sundance C

1,425 sq.ft. | 3 Bedroom | 2.5 Bath

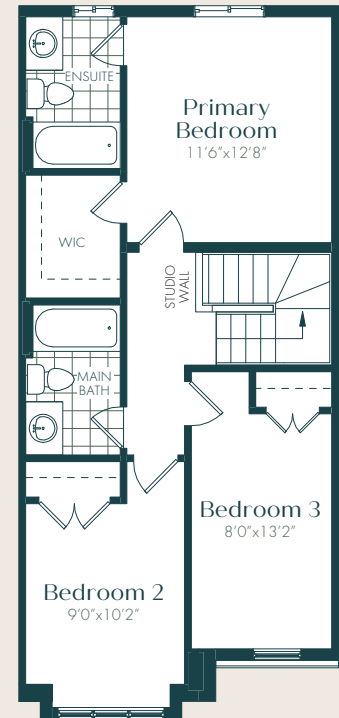
Ground Floor



Main Floor



Upper Floor



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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

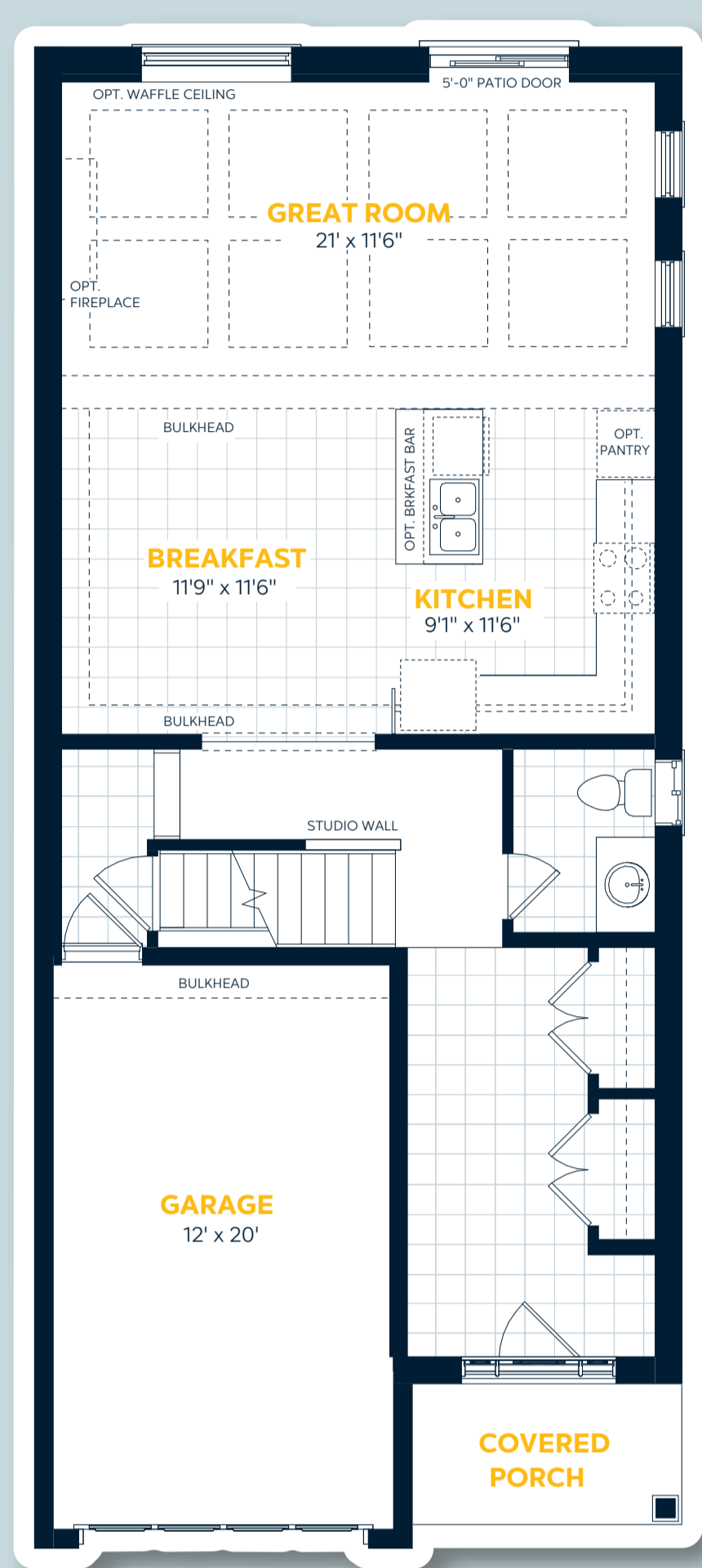


Monaco II C



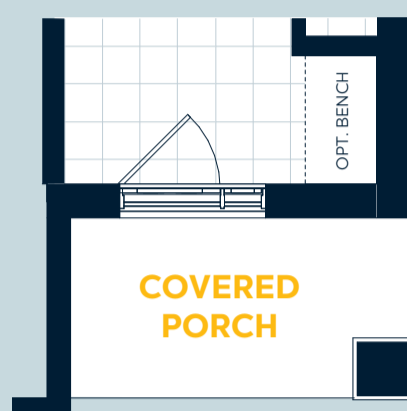
## Main Floor

Elevation A



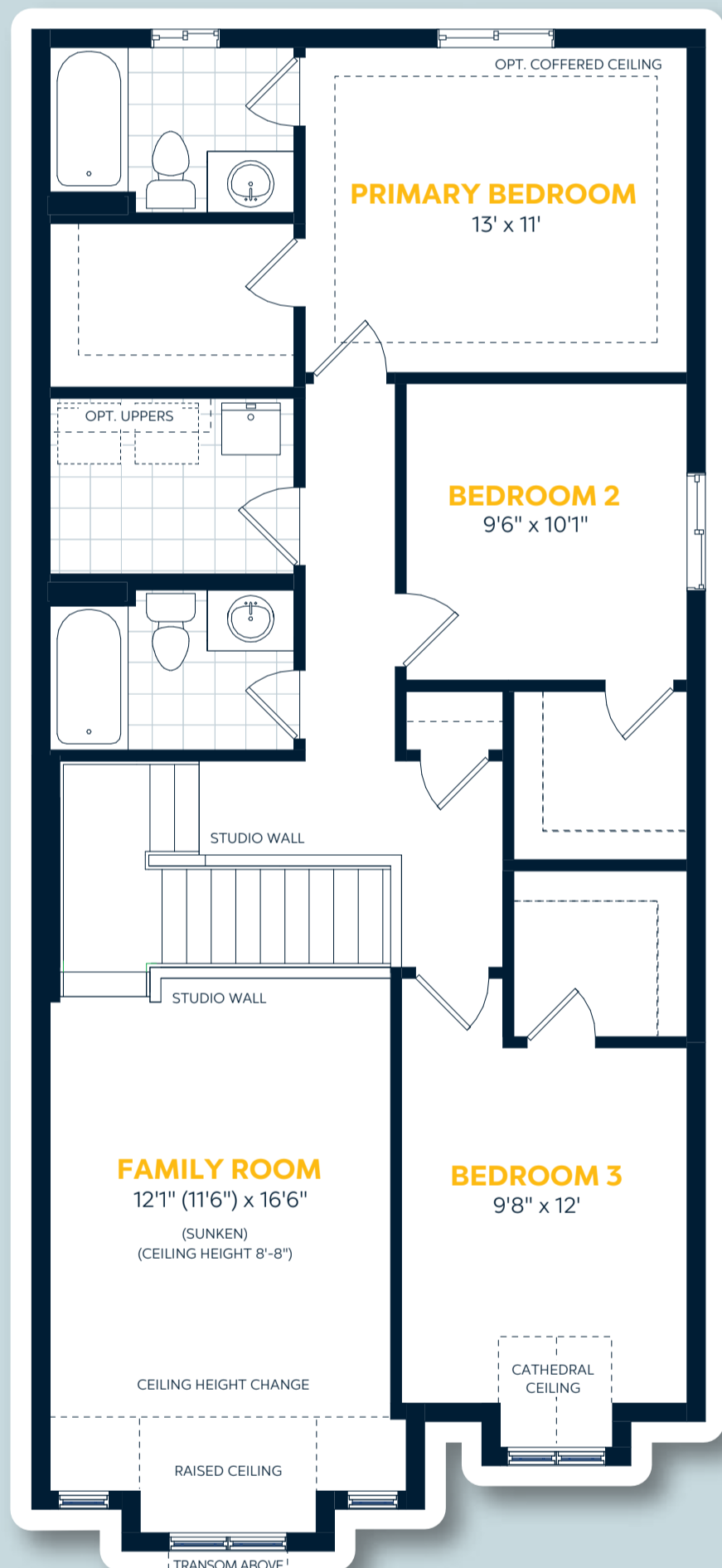
## Elevation Variations

Elevation C  
Porch/Lobby Variation



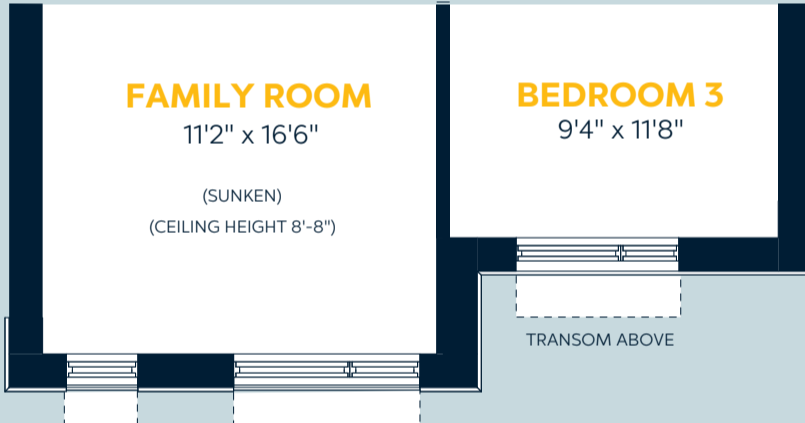
## Upper Floor

Elevation A



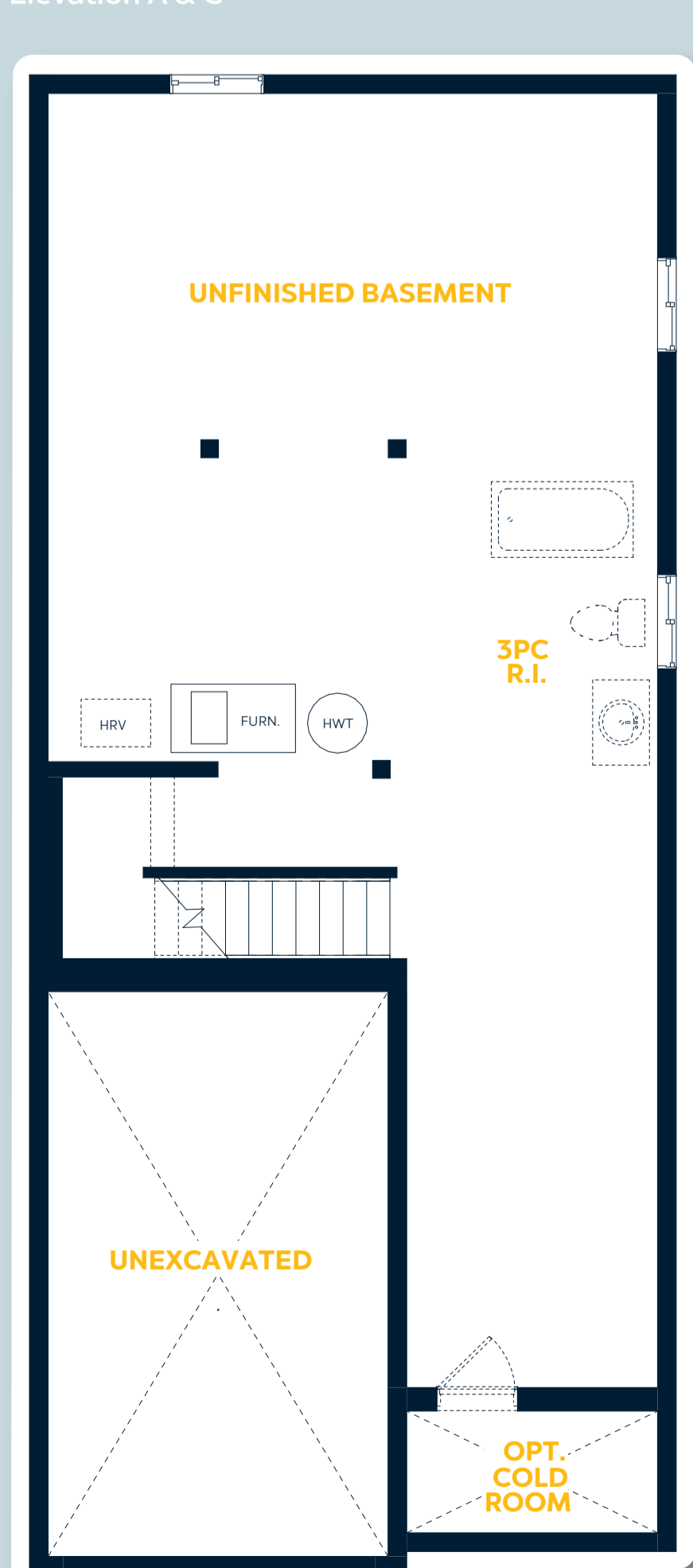
## Elevation Variations

Elevation C  
Family Room & Bedroom 3 Variation



## Basement Floor

Elevation A & C



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# The Odyssey II

2,300 sq.ft.

4 Bedroom | 2.5 Bathroom | One-Car Garage

30'

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

Element Series

## Elevations

Odyssey II A

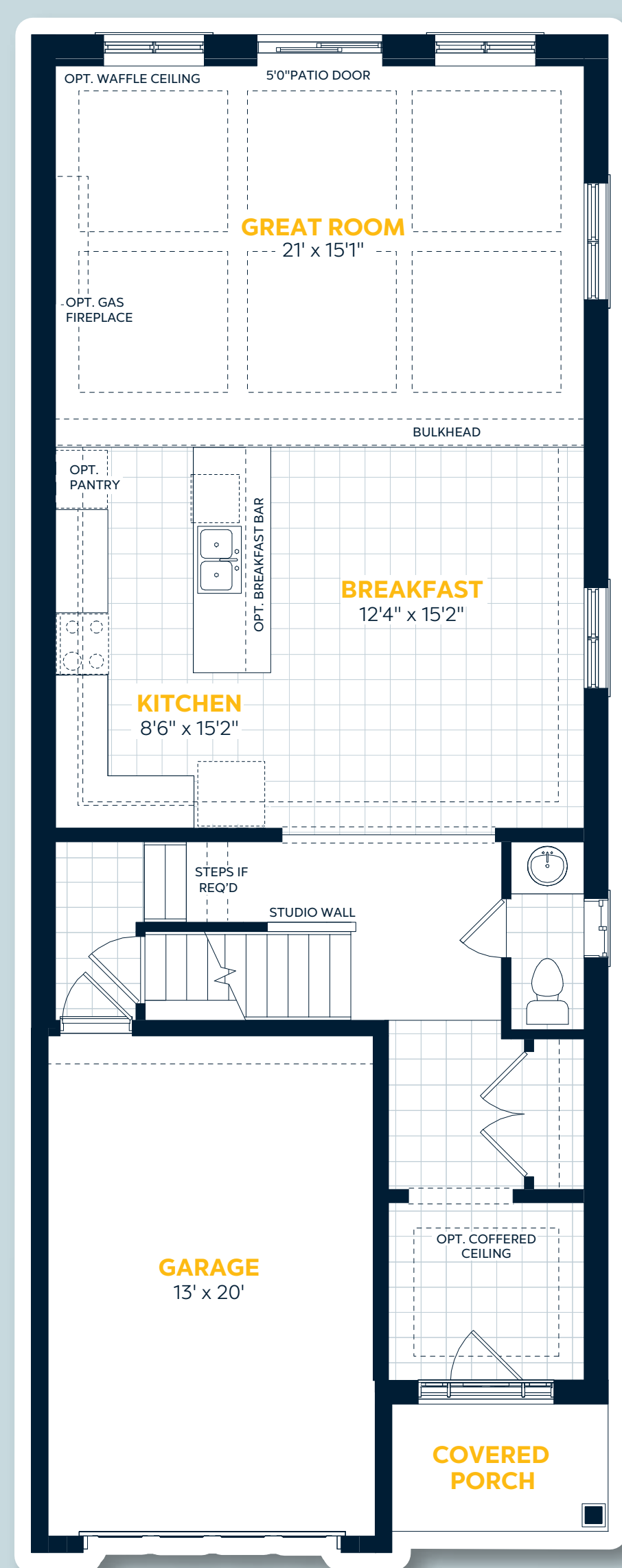


Odyssey II C



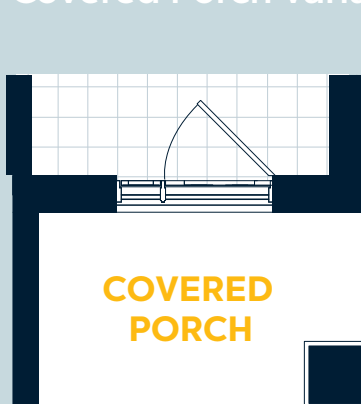
## Main Floor

Elevation A



## Elevation Variations

Elevation C  
Covered Porch Variation



## Upper Floor

Elevation A



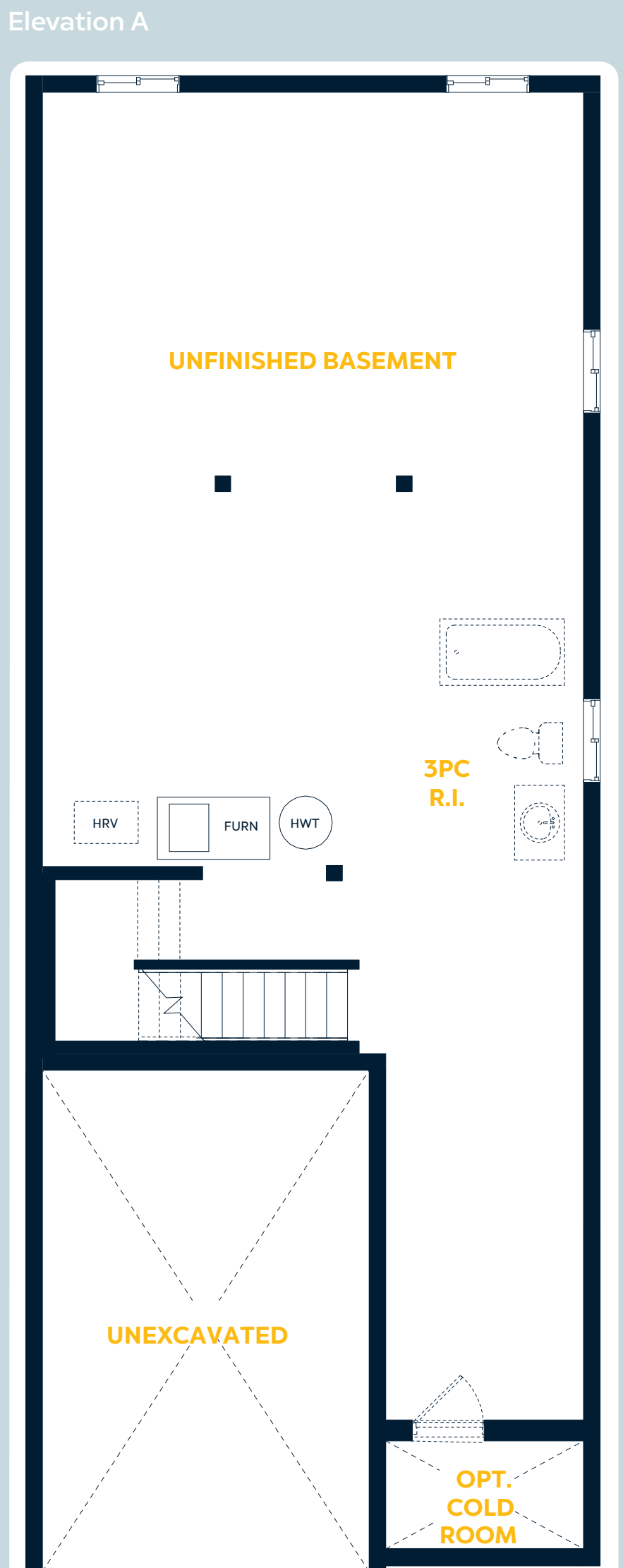
## Elevation Variations

Elevation C  
Front Bedrooms Variation



## Basement Floor

Elevation A



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