

# SORA

AT THE GLADE



## Three-Storey Condominium Townhomes Designer Selected Upgrades & Finishes Included

<b>Building B (5 and 9 Sora Lane)</b>	
<b>\$799,900</b>	
Inclusions:	
<ul style="list-style-type: none"><li>• 1,655 sq. ft.</li><li>• 3 Bedroom + 3.5 Bath, plus Finished Lower Level</li><li>• Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar</li><li>• Pantry and Cabinet Valance with Lighting in Kitchen</li><li>• 7-Piece Stainless Steel Electric Appliance Package</li><li>• Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen</li></ul>	<ul style="list-style-type: none"><li>• Primary Ensuite with Glass Shower</li><li>• Potlights in Kitchen, Breakfast Area, and Great Room</li><li>• Hardwood Flooring in Great Room and Main Hall</li><li>• Finished Basement with 3-Piece Bathroom</li><li>• Laminate Flooring in Basement</li><li>• 12 x 24 Floor Tiles</li><li>• Quartz Countertops in Kitchen and Bathrooms</li><li>• Air Conditioning</li></ul>

<b>Building A (21, 23, and 27 Sora Lane)</b>	
<b>\$849,900</b>	
Inclusions:	
<ul style="list-style-type: none"><li>• 1,655 sq. ft.</li><li>• 3 Bedroom + 3.5 Bath, plus Finished Lower Level</li><li>• Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar</li><li>• Pantry and Cabinet Valance with Lighting in Kitchen</li><li>• 7-Piece Stainless Steel Electric Appliance Package</li><li>• Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen</li><li>• Primary Ensuite with Glass Shower</li><li>• Potlights in Kitchen, Breakfast Area, and Great Room</li><li>• Hardwood Flooring in Great Room and Main Hall</li><li>• Finished Basement with 3-Piece Bathroom</li></ul>	<ul style="list-style-type: none"><li>• Laminate Flooring in Basement</li><li>• 12 x 24 Floor Tiles</li><li>• Quartz Countertops in Kitchen and Bathrooms</li><li>• Air Conditioning</li><li>• Oak Stairs from Main to Upper Floor, Stained to Match Hardwood</li><li>• Oak Railings in lieu of Studio Walls in Great Room and on Stairs</li><li>• Water Softener with 3<sup>rd</sup> Line</li><li>• Additional Shower Potlight in Main Bath</li><li>• Recessed Shower Niche in Primary Ensuite</li></ul>

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. \*Based upon estimated fee at projection. Prices, promotions and features subject to change without notice E & O.E. (February 2025)

FUSION  
HOMES

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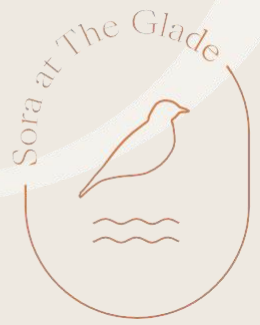
<b>Building C</b> <b>(6, 8, 10 and 14 Sora Lane)</b>	
<b>\$854,900</b>	
Inclusions:	
<ul style="list-style-type: none"><li>• 1,655 sq. ft.</li><li>• 3 Bedroom + 3.5 Bath, plus Finished Lower Level</li><li>• Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar</li><li>• Pantry and Cabinet Valance with Lighting in Kitchen</li><li>• 7-Piece Stainless Steel Electric Appliance Package</li><li>• Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen</li><li>• Primary Ensuite with Glass Shower</li><li>• Potlights in Kitchen, Breakfast Area, and Great Room</li><li>• Hardwood/Laminate Flooring in Great Room and Main Hall Depending on Unit</li><li>• Finished Basement with 3-Piece Bathroom</li></ul>	<ul style="list-style-type: none"><li>• Laminate Flooring in Basement</li><li>• 12x 24 Floor Tiles</li><li>• Quartz Countertops in Kitchen and Bathrooms</li><li>• Air Conditioning</li><li>• Oak Stairs from Main to Upper Floor, Stained to Match Hardwood</li><li>• Oak Railings in lieu of Studio Walls in Great Room and on Stairs</li><li>• Water Softener with 3<sup>rd</sup> Line</li><li>• Additional Shower Potlight in Main Bath</li><li>• Recessed Shower Niche in Primary Ensuite</li><li>• Upgraded Bathroom Faucets and Fixtures</li></ul>

<b>Building C (End Unit)</b> <b>2 Sora Lane</b>	
<b>\$854,900</b>	
Inclusions:	
<ul style="list-style-type: none"><li>• 1,425sq. ft.</li><li>• 3 Bedroom + 2.5 Bath</li><li>• Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar</li><li>• Pantry and Cabinet Valance with Lighting in Kitchen</li><li>• 7-Piece Stainless Steel Electric Appliance Package</li><li>• Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen</li><li>• Primary Ensuite with Glass Shower</li><li>• Potlights in Kitchen, Breakfast Area, and Great Room</li><li>• Hardwood Flooring in Main Hall</li><li>• Laminate Flooring in Great Room</li></ul>	<ul style="list-style-type: none"><li>• 12x 24 Floor Tiles</li><li>• Quartz Countertops in Kitchen and Bathrooms</li><li>• Air Conditioning</li><li>• Oak Stairs from Main to Upper Floor, Stained to Match Hardwood</li><li>• Oak Railings in lieu of Studio Walls in Great Room and on Stairs</li><li>• Rough-in for Water Softener with 3<sup>rd</sup> Line</li><li>• Additional Shower Potlight in Main Bath</li><li>• Recessed Shower Niche in Primary Ensuite</li><li>• Upgraded Bathroom Faucets and Fixtures</li></ul>

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## Promotions/Incentives

\$0 Capped Development Charges  
Tarion Registration Included

**Purchase A Fully Furnished Unit For An Additional \$15,000**

## 3 Years Free Condo Fees!\*

Receive 3 years free condo fees after closing on your home!\*

## Deposit Structure

End User Deposit Structure	Investor Deposit Structure
5%*	10%*
\$5,000 due at reservation Balance to 5% due at firming	\$5,000 due at reservation Balance to 10% due at firming

*\*If closing in more than 90 days: an additional 5% is required at 60 days*

## Sales Professional

Debbie O'Krafka  
226-343-2554  
sora@fusionhomes.com



# Sora at The Glade

## Three-Storey Condominium Townhomes

### QUALITY CONSTRUCTION

- California ceilings throughout
- Soundproofing panels within adjoining walls
- 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: November 4, 2024

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HOMES

# SORA

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## The Avia Collection

Two-Storey Detached Homes on 30' Lots

MODEL	SQ.FT.	PRICE
The Dane A	2,000	\$1,064,900
The Dane C	2,000	\$1,084,900
The Hugh A	2,300	\$1,109,900
The Bria A	2,400	\$1,124,900
The Bria C	2,400	\$1,144,900

## PLUS, For a Limited Time

**Receive \$15,000 off the Price of Your Home  
AND  
\$10,000 in FREE Upgrade Dollars!**

## Deposit Structure

END USER	INVESTOR
\$5,000 at reservation	\$5,000 at reservation
Balance to 2.5% at firming	Balance to 7.5% at firming
2.5% in 30 days	2.5% in 30 days
2.5% in 60 days	2.5% in 60 days
Balance to 10% in 90 days	Balance to 15% in 90 Days
Total Deposit: 10%	Total Deposit: 15%

## Sales Professional

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sora@fusionhomes.com

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(January 2025)

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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 2024.

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

**3 Years Free Condo Fees!\***

**Purchase A Fully Furnished Unit  
For An Additional \$15,000**

**CONTACT YOUR SALES PROFESSIONAL**

Debbie O'Krafka

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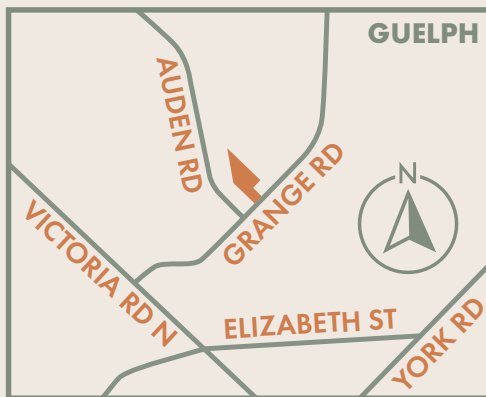
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HOMES

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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.





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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

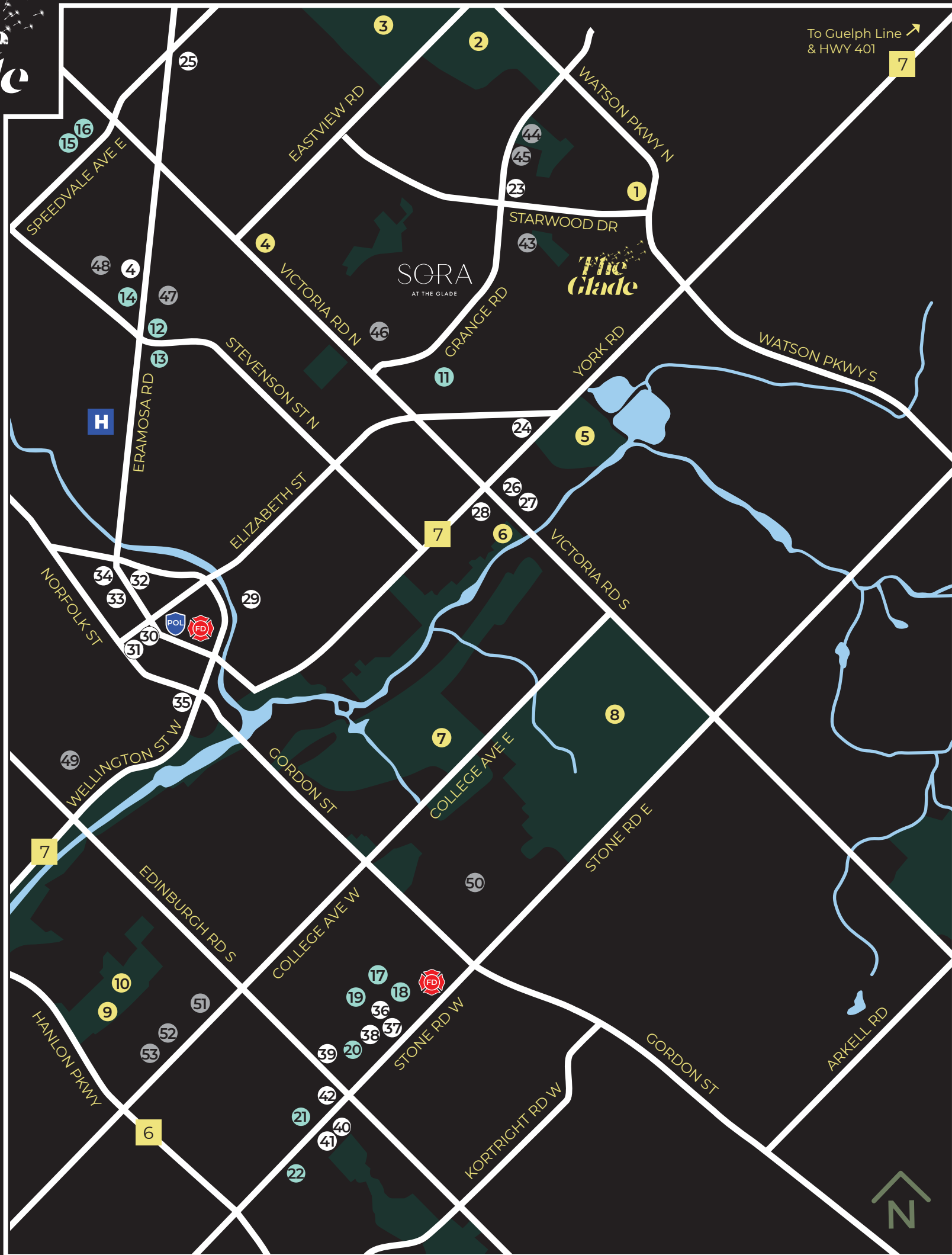
- 11 Home Hardware
- 12 Shoppers Drug Mart
- 13 Zehrs
- 14 Food Basics
- 15 Fresh-Co
- 16 M&M Food Market
- 17 Best Buy
- 18 Canadian Tire
- 19 Walmart
- 20 Metro
- 21 Stone Road Mall
- 22 Farm Boy

## 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

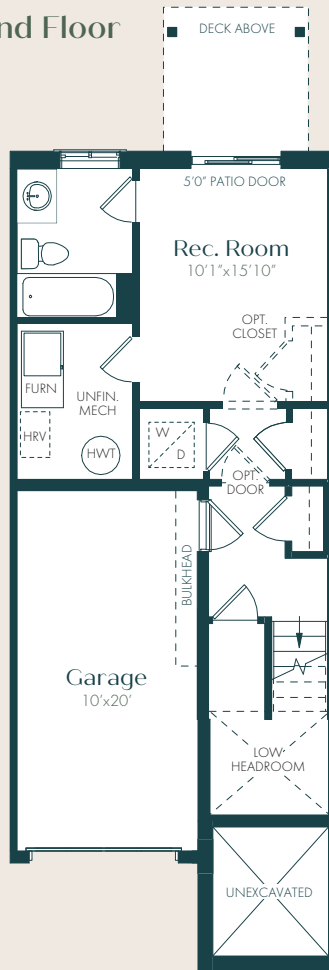




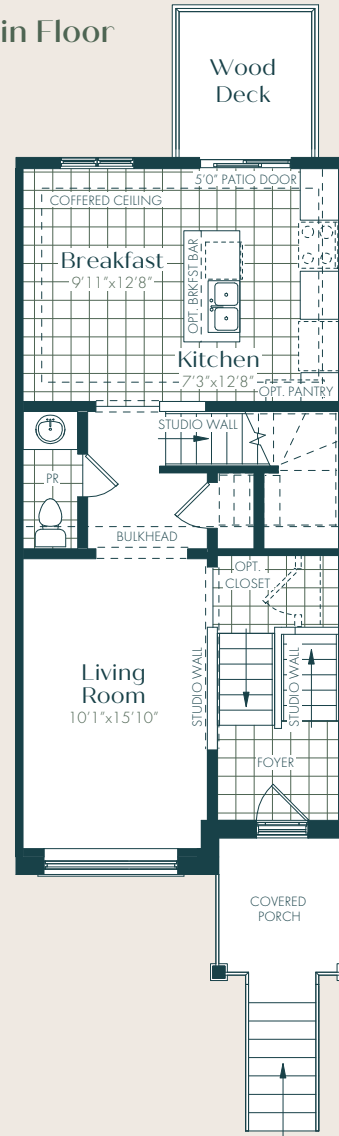
# Sundance A

1,655 sq.ft. | 3 Bedroom | 2.5 Bath

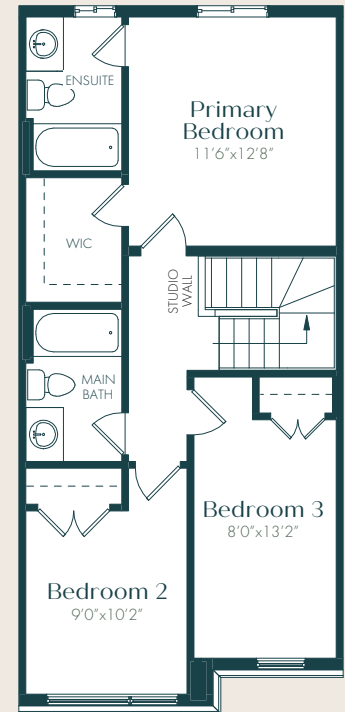
Ground Floor



Main Floor



Upper Floor



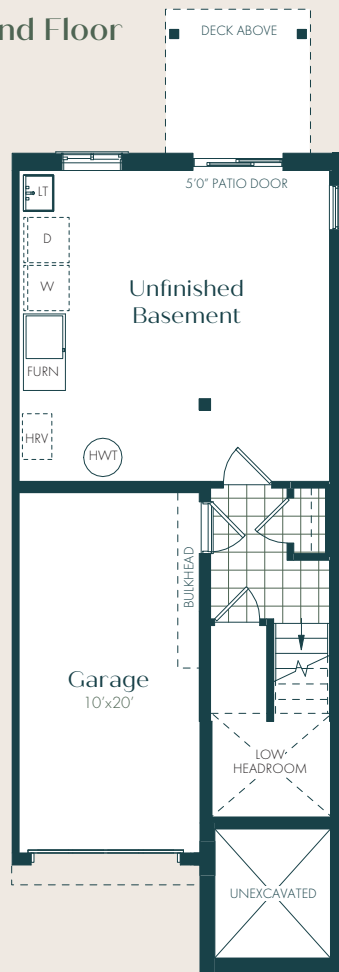
E.&O.E. All materials, specifications and floorplans are subject to change without notice. All house renderings are artist's concept. All floorplans are approximate dimensions. Actual usable floor space may vary from stated floor area. Some designs may require upgraded lots.  
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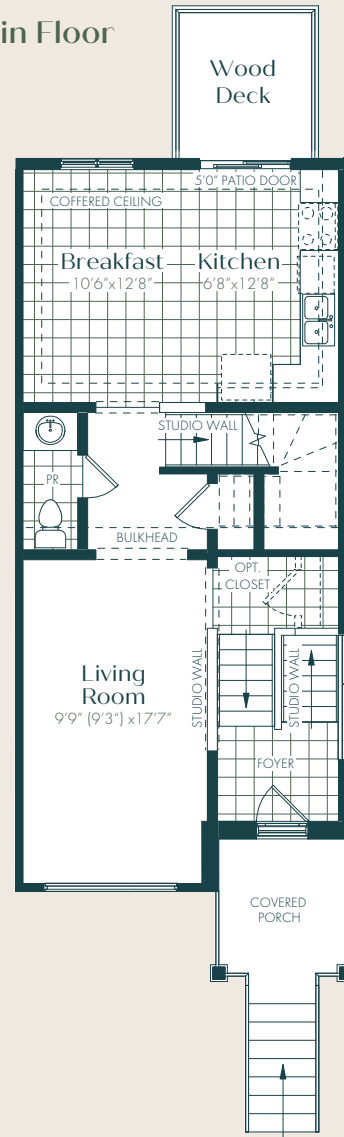
# Sundance B

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

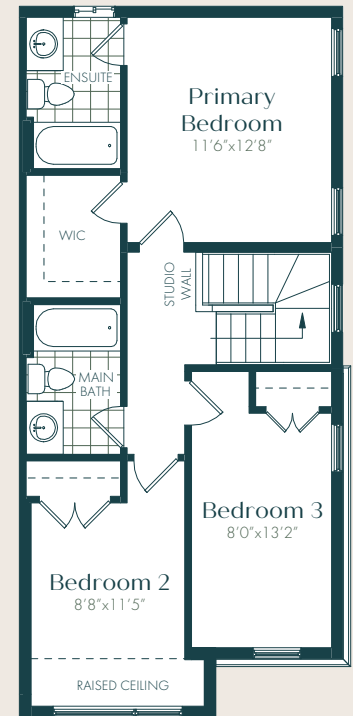
Ground Floor



Main Floor



Upper Floor



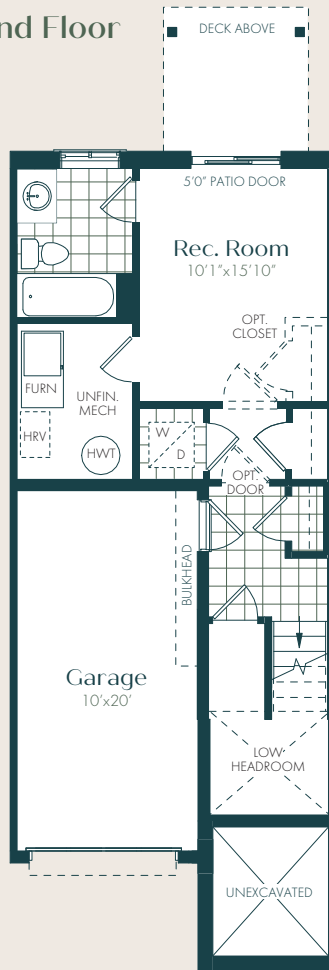
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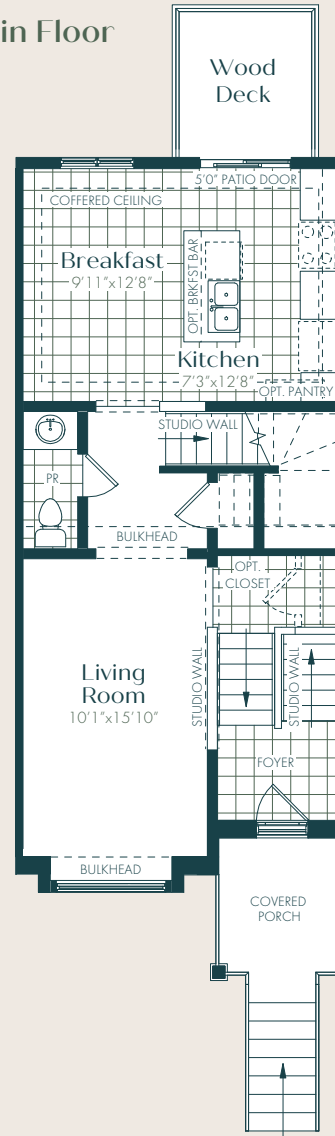
# Sundance C

1,655 sq.ft. | 3 Bedroom | 2.5 Bath

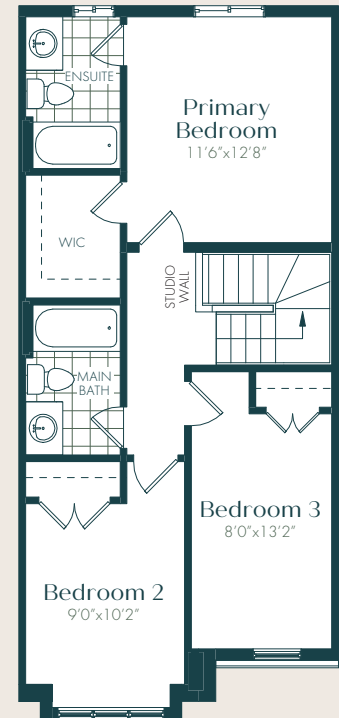
Ground Floor



Main Floor



Upper Floor



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