

# SORA

AT THE GLADE



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

BUILDING   UNIT	FLOORPLAN	ADDRESS	SQFT	INCLUDED UPGRADES & PREMIUMS	PRICE	LIMITED TIME PRICING!
A   2	Sundance A	27 Sora Lane	1,655	\$102,160	\$854,900	\$839,900
A   4	Sundance A	23 Sora Lane	1,655	\$99,250	\$854,900	\$839,900
A   5	Sundance A	21 Sora Lane	1,655	\$99,320	\$854,900	\$839,900
B   12	Sundance C	5 Sora Lane	1,655	\$80,840	\$799,900	\$789,900
C   16	Sundance A	14 Sora Lane	1,655	\$122,780	\$859,900	\$844,900
C   18	Sundance A	10 Sora Lane	1,655	\$122,040	\$859,900	\$844,900
C   19	Sundance A	8 Sora Lane	1,655	\$122,780	\$859,900	\$844,900
C   22	Sundance B	2 Sora Lane	1,425	\$47,310	\$859,900	\$799,900

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

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

### Sales Professional

Kate Hoekstra  
647-618-3158  
[sora@fusionhomes.com](mailto:sora@fusionhomes.com)

Some lots may carry premiums. \*Based upon estimated fee at projection. All prices include G.S.T./H.S.T. where applicable. Prices, promotions and features subject to change without notice E & O.E. (January 2026)

**FUSION**  
HOMES

# SORA

## AT THE GLADE



### 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

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

Total Deposit: 10%

#### INVESTOR

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

Total Deposit: 15%

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# 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 ¾" 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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# SGRA

## 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.

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For An Additional \$15,000**

**CONTACT YOUR SALES PROFESSIONAL**

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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, incentives, promotions and features subject to change without notice E & O.E. (January 2026)

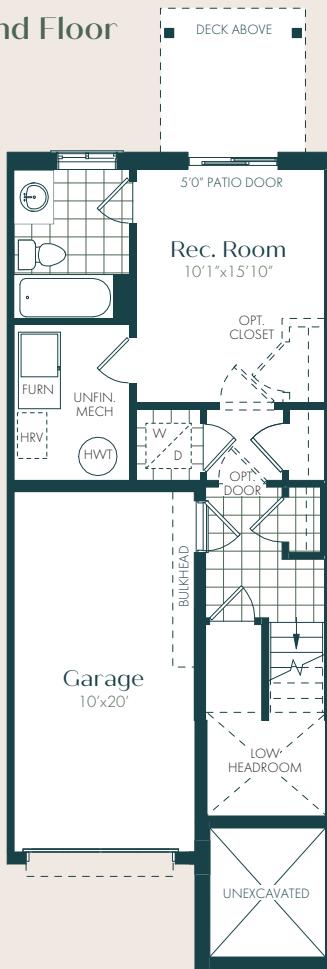
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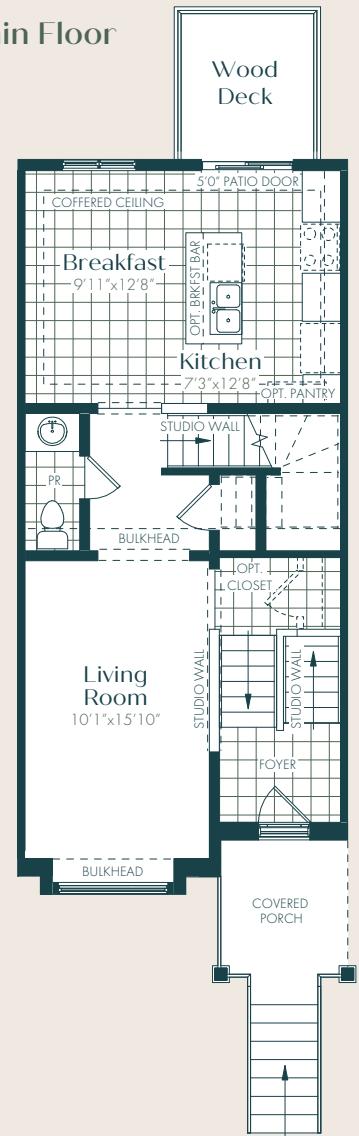
# Sundance C

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. © Fusion Homes 2025. Reproduction of this plan is strictly prohibited.

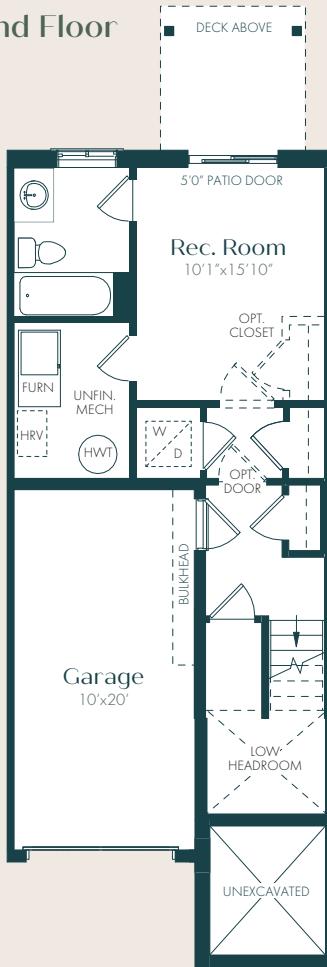
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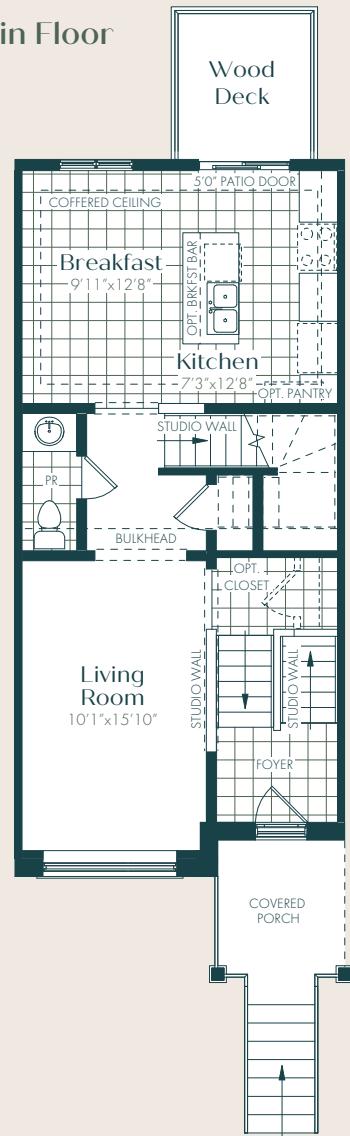
# Sundance A

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

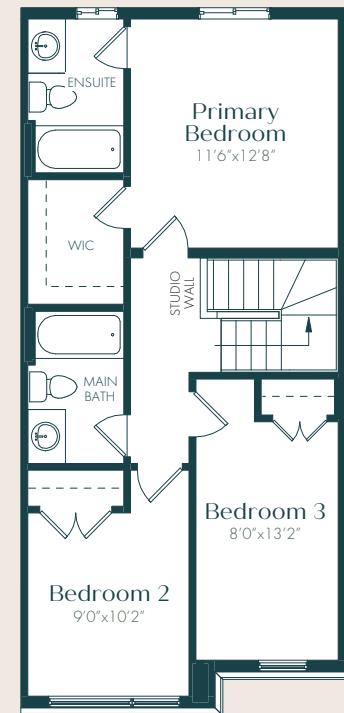
## Ground Floor



## Main Floor



## Upper Floor



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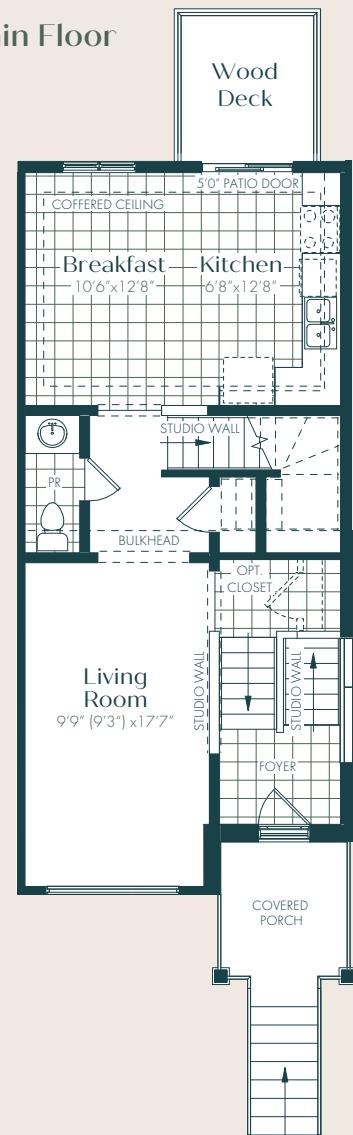
# Sundance B

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

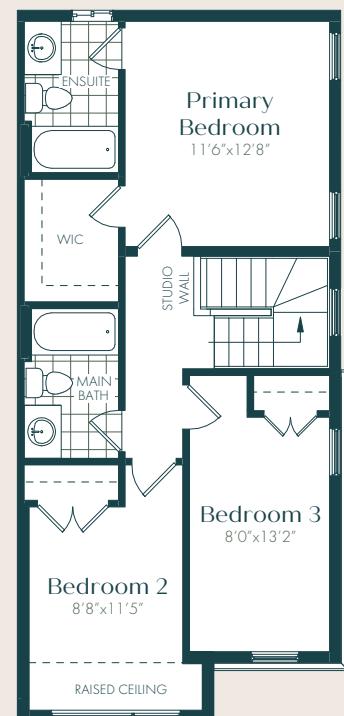
Ground Floor



Main Floor



Upper Floor



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