

# SORA

AT THE GLADE



## The Avia Collection

Two-Storey Detached Homes on 30' Lots

MODEL	SQ.FT.	PRICE*	PROPOSED HST REBATE**	NEW PRICE AFTER REBATE***
The Dane A	2,000	\$958,987	\$89,087	\$869,900
The Dane C	2,000	\$981,587	\$91,687	\$889,900
The Hugh A	2,300	\$1,004,187	\$94,287	\$909,900
The Bria A	2,400	\$1,026,787	\$96,887	\$929,900
The Bria C	2,400	\$1,038,087	\$98,187	\$939,900

**PLUS, For a Limited Time**  
**\$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

Kate Hoekstra  
 647-618-3158  
 sora@fusionhomes.com

Prices and features subject to change without notice. \*Price includes existing New Home HST Rebate of \$24,000. See Sales Professional for details. Some lots may carry premiums. All Prices include G.S.T./H.S.T. with the contemplation that the Purchaser will assign the existing New Home HST Rebate on closing. The federal and the provincial governments have proposed additional HST rebates, subject to eligibility. Restrictions apply. Prices, promotions and features are subject to change without notice. \*\*Proposed HST Rebate amounts are subject to the approval and implementation of applicable government legislation and purchaser eligibility, as per federal and provincial governments. \*\*\*New Price After Rebate is the effective amount (subject to adjustments) that the Purchaser would pay on closing, subject to all of the proposed rebates coming into force, the Purchaser qualifying for the proposed rebates, and assigning the proposed rebates to the Vendor. See agreement of purchase and sale for further details. E. & O.E. (April 2026).

# SORA

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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.

FUSION  
HOMES

# The Hugh

2,300 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Avia Series | Tidra

30'

- Open Concept Main Floor
- Optional Walk-In Pantry
- Convenient Upper Floor Laundry
- Walk-In Closets in Each Bedroom
- Oversized Primary Walk-In Closet

## Elevations

Hugh A

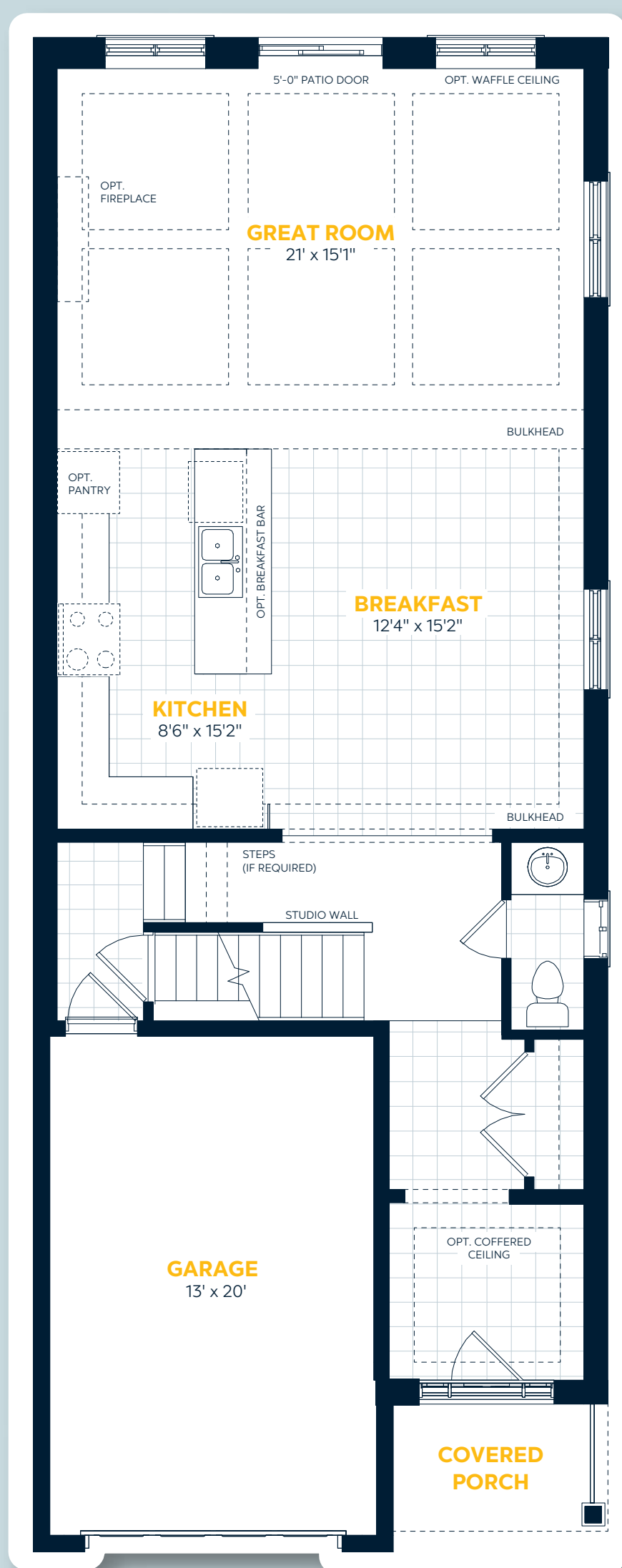


Hugh C



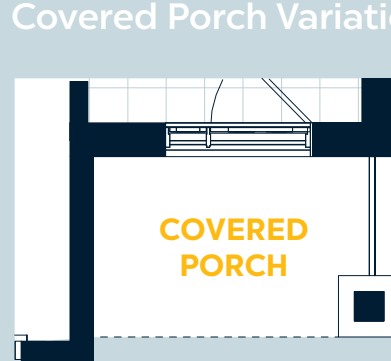
## Main Floor

Elevation A



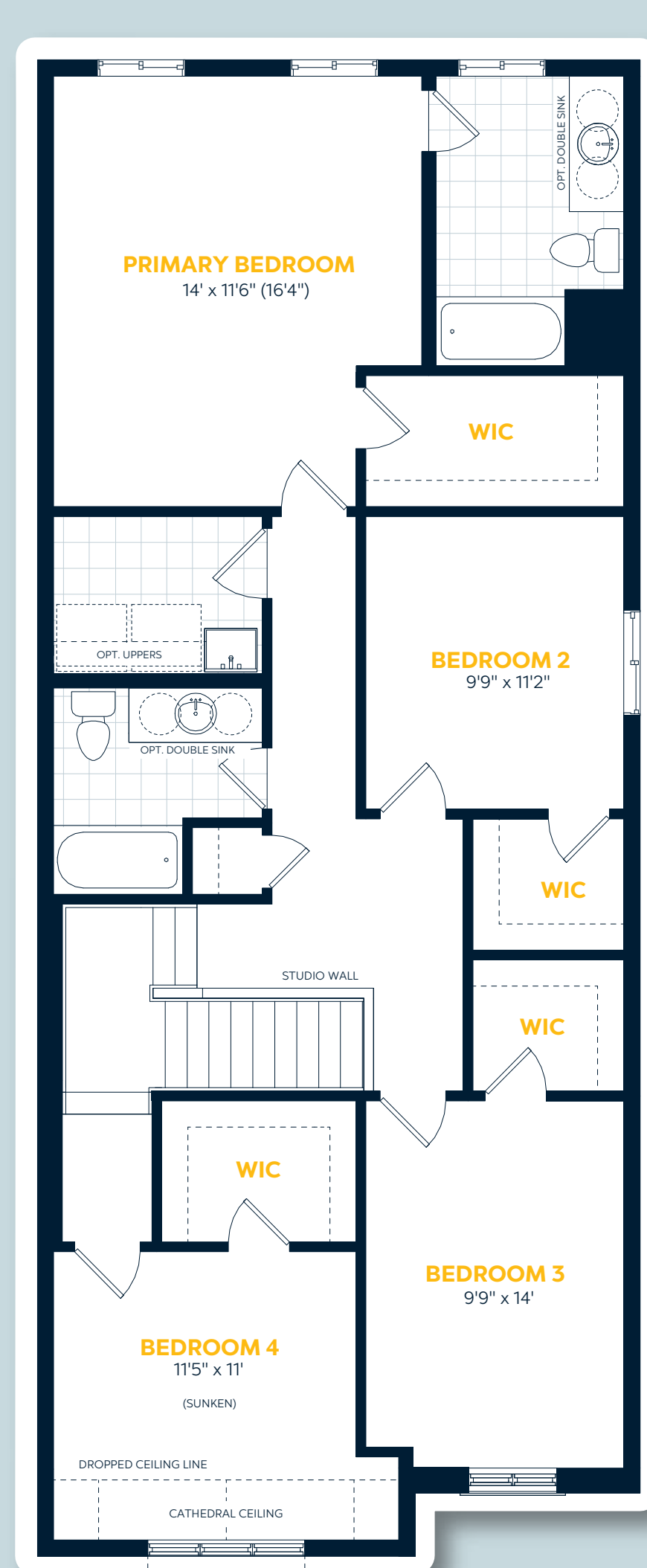
## Elevation Variations

Elevation C Covered Porch Variation



## Upper Floor

Elevation A



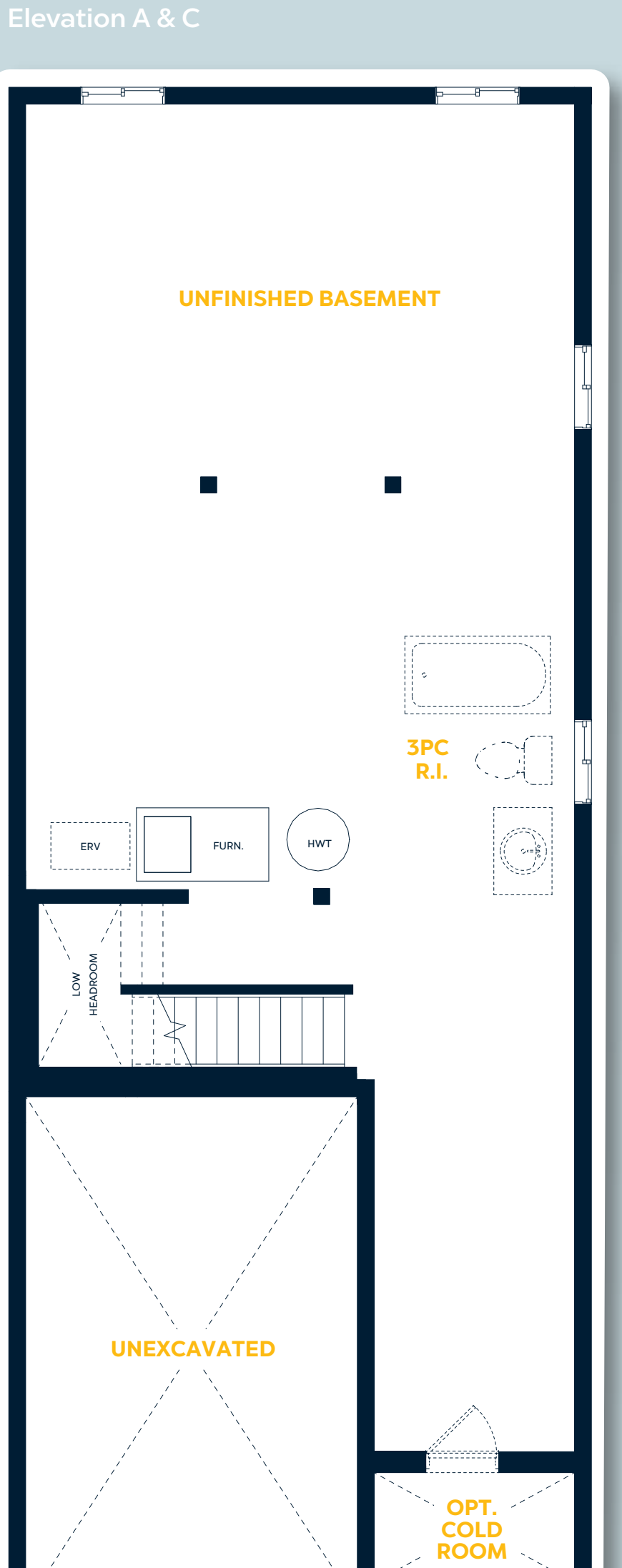
## Elevation Variations

Elevation C Front Bedrooms Variation



## Basement Floor

Elevation A & C



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.

# The Bria

2,400 sq.ft.

4 Bedroom | 2.5 Bathroom | One-Car Garage

Avia Series

30'

- Open Concept Main Floor
- Large Walk-In Pantry in Servery
- Large Upper Floor Laundry Room
- Oversized Primary Walk-In Closet
- Upper Floor Nook with Optional Workspace

## Elevations

Bria A

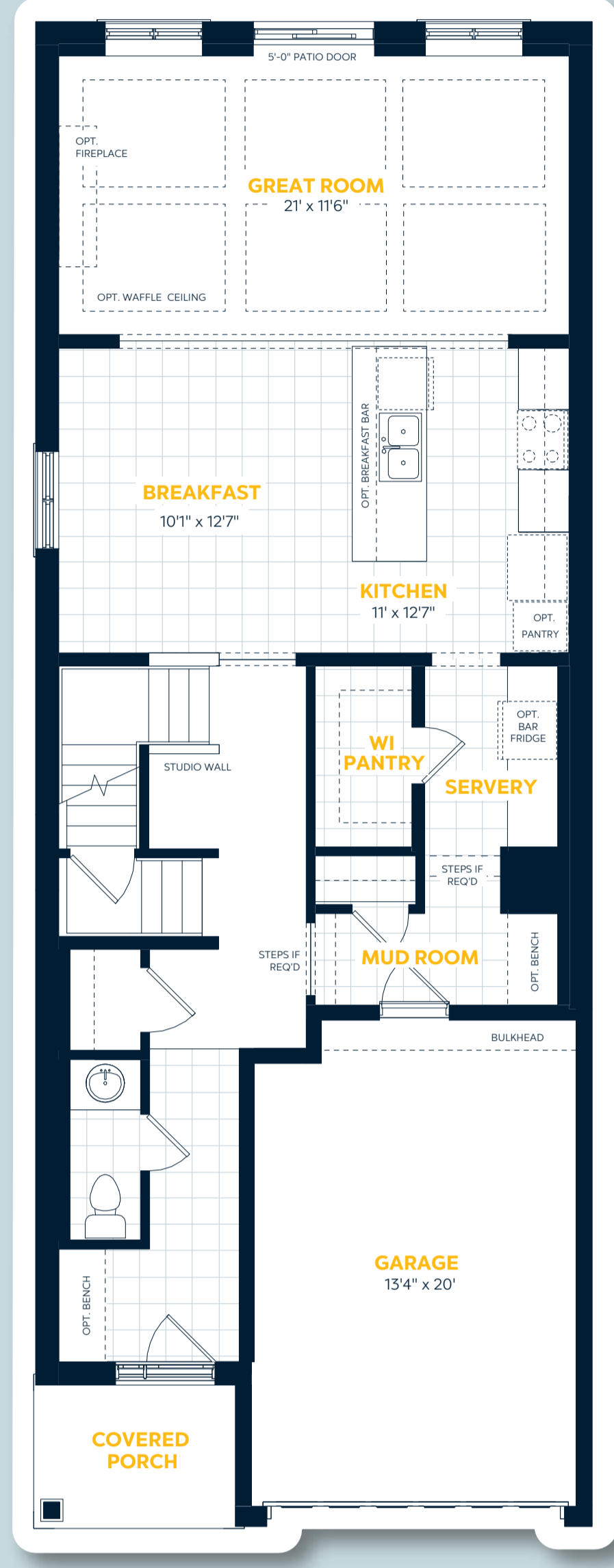


Bria C



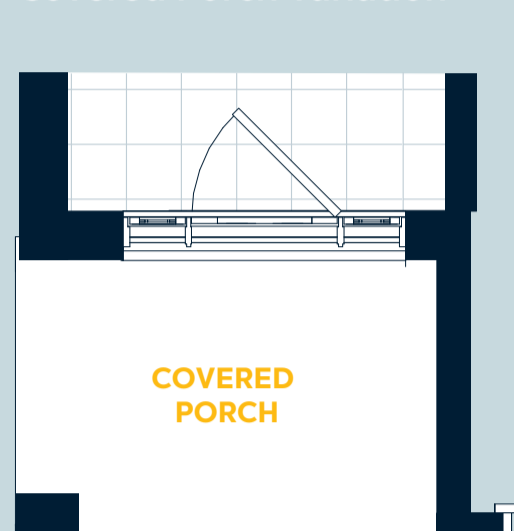
## Main Floor

Elevation A



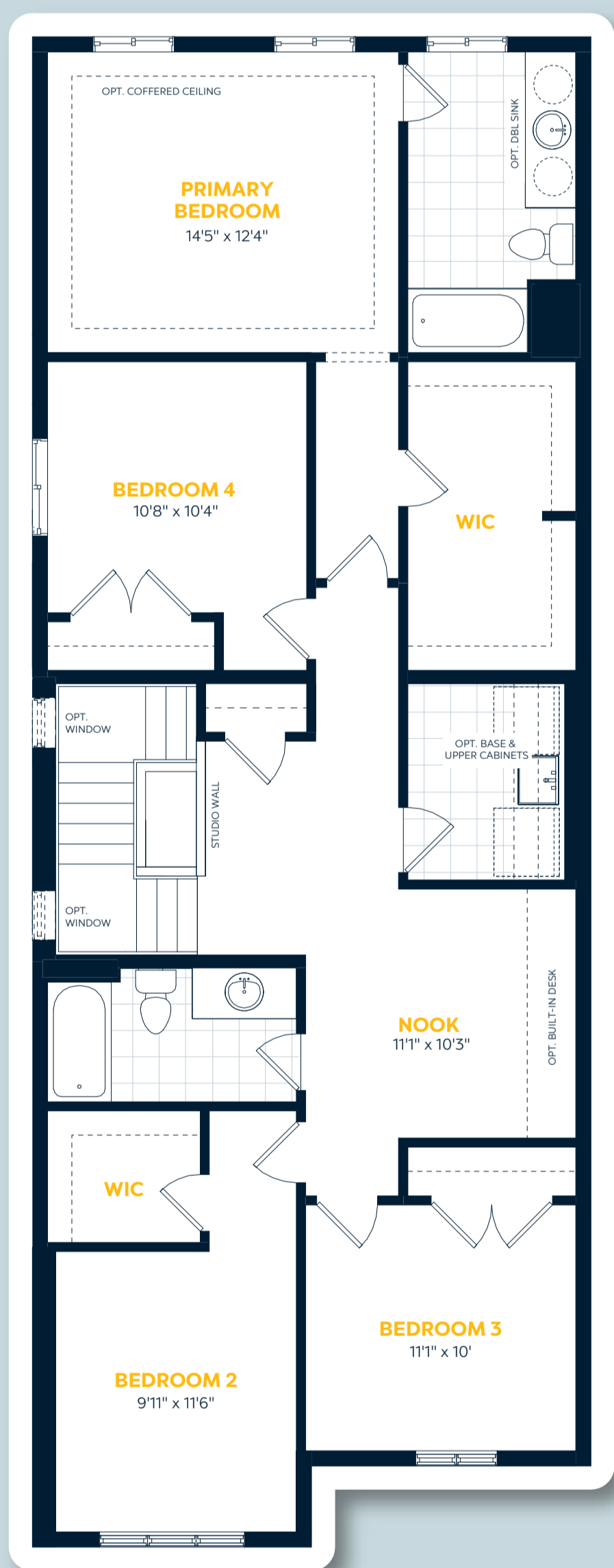
## Elevation Variations

Elevation C Covered Porch Variation



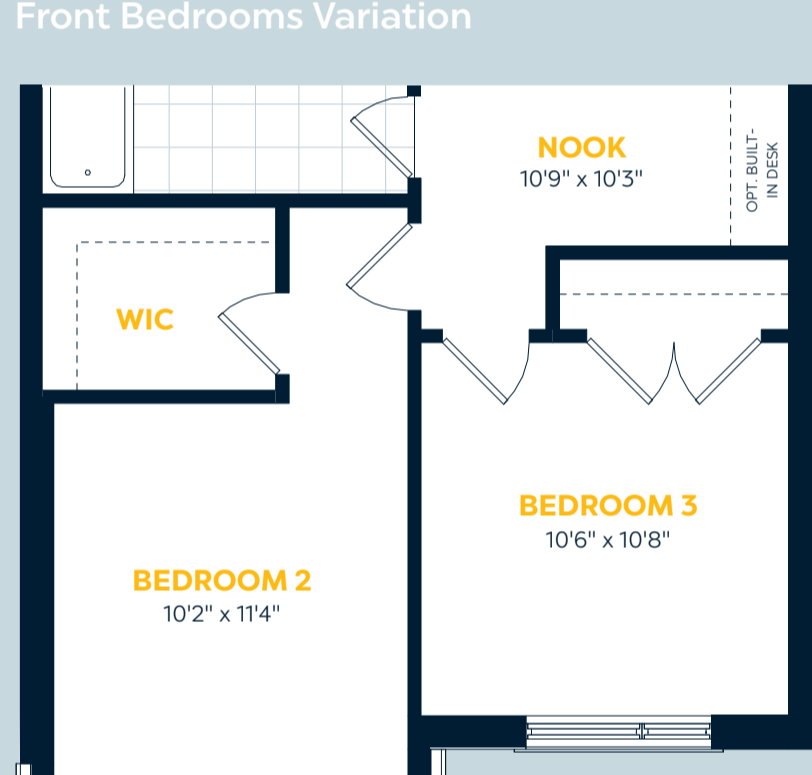
## Upper Floor

Elevation A



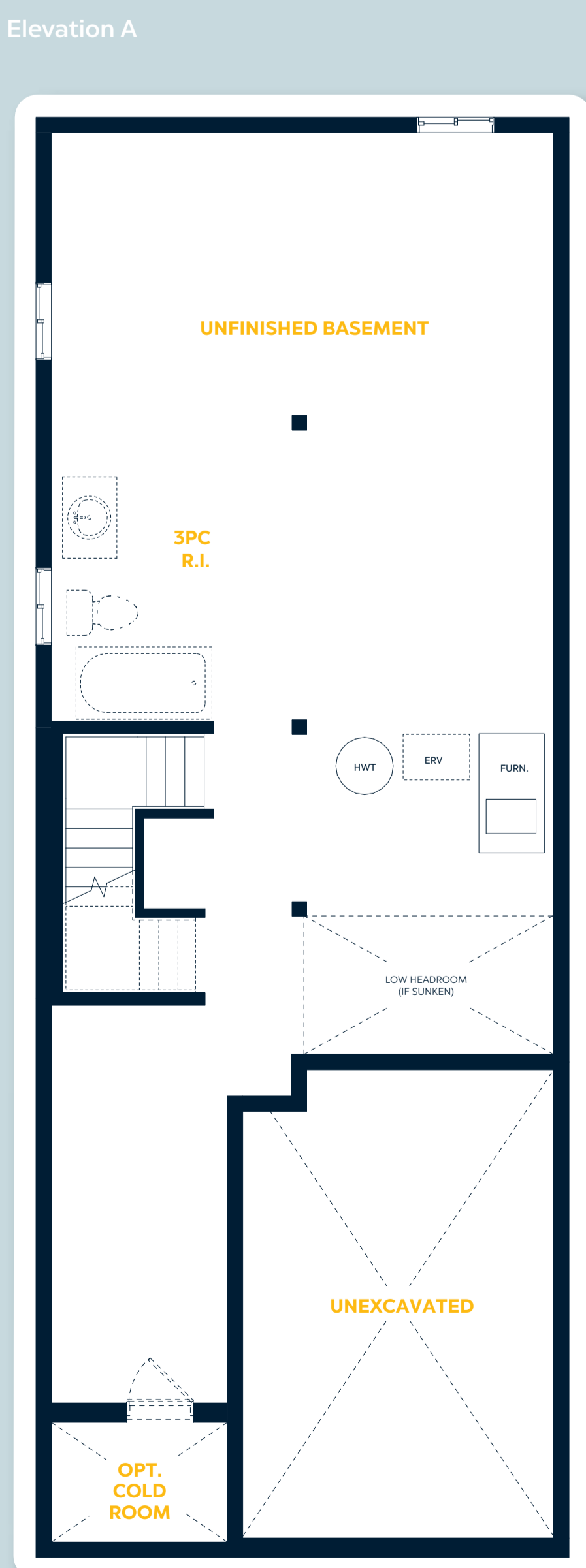
## Elevation Variations

Elevation C Front Bedrooms Variation



## Basement Floor

Elevation A



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# The Dane

2,000 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

Avia Series

30'

- Large Front Foyer with Double Closets
- Open Concept Main Floor
- Large Upper Floor Laundry Room
- Walk-In Closets in Each Bedroom
- Upper Floor Family Room

## Elevations

Dane A



Dane B



Dane C

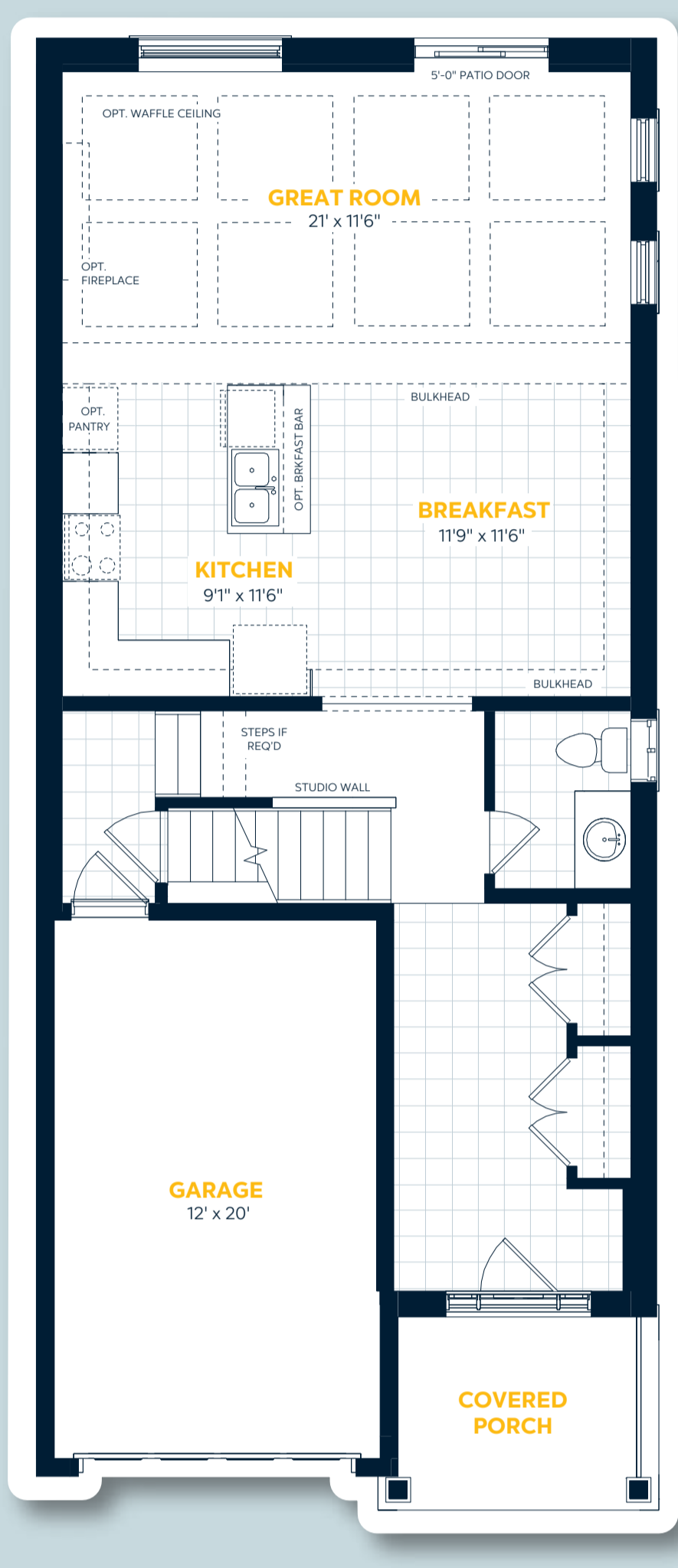


Dane D



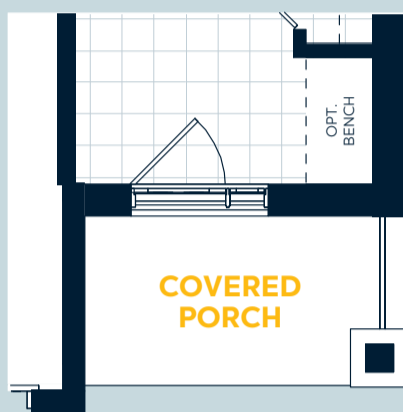
## Main Floor

Elevation A, B & D



## Elevation Variations

Elevation C  
Covered Porch & Front Door Variation



## Upper Floor

Elevation A



## Elevation Variations

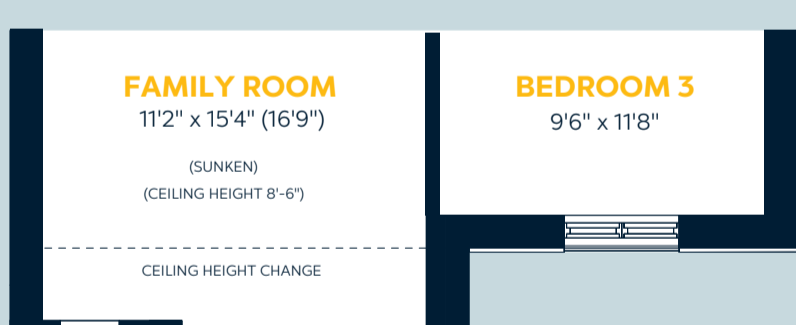
Elevation B  
Family Room and Bedroom 3 Variation



Elevation C  
Family Room and Bedroom 3 Variation

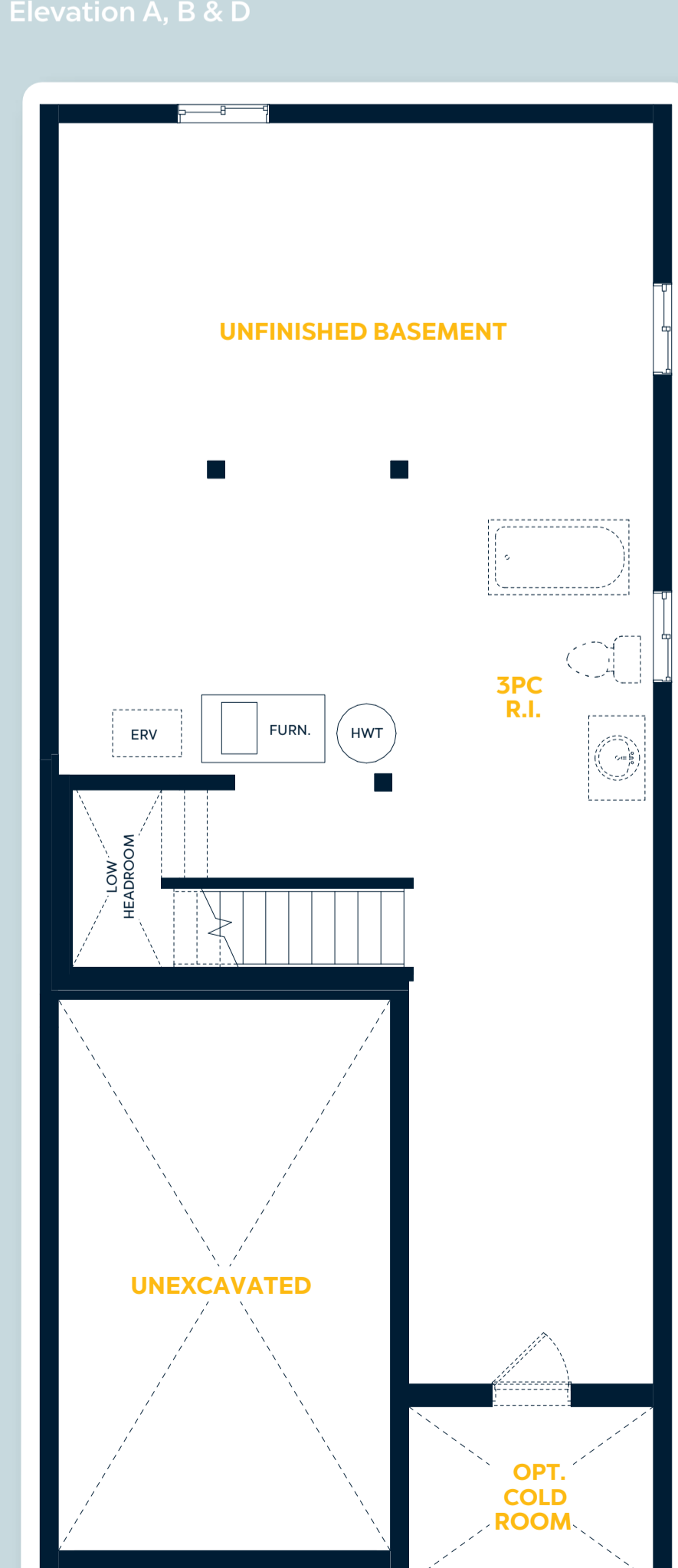


Elevation D  
Family Room and Bedroom 3 Variation



## Basement Floor

Elevation A, B & D



## Elevation Variations

Elevation C  
Optional Covered Porch Variation



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