

SORA

AT THE GLADE



The Avia Collection

Two-Storey Detached Homes on 30' Lots

FLOORPLAN	SQ.FT.	PRICE	REBATED PRICE ¹
The Dane A	2,000	\$958,987	\$869,900
The Dane C	2,000	\$981,587	\$889,900
The Hugh A	2,300	\$1,004,187	\$909,900
The Bria A	2,400	\$1,026,787	\$929,900
The Bria C	2,400	\$1,038,087	\$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

Anurag Sharma
 226-780-8886
info@anuraghomes.ca

¹Price includes all applicable New Home HST Rebates. See Sales Professional for details. Some lots may carry premiums. Prices, promotions and features are subject to change without notice. See agreement of purchase and sale for further details. E. & O.E. (July 2026).

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)



Sora at The Glade Three-Storey Condominium Townhomes

Deposit Structure

End User Deposit Structure

5%*

\$5,000 due at reservation

Balance to 5% due at firming

Investor Deposit Structure

10%*

\$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*

Contact Your Sales Professional

Anurag Sharma

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Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable
Prices and features subject to change without notice E & O.E. (August 2026)

FUSION
HOMES

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

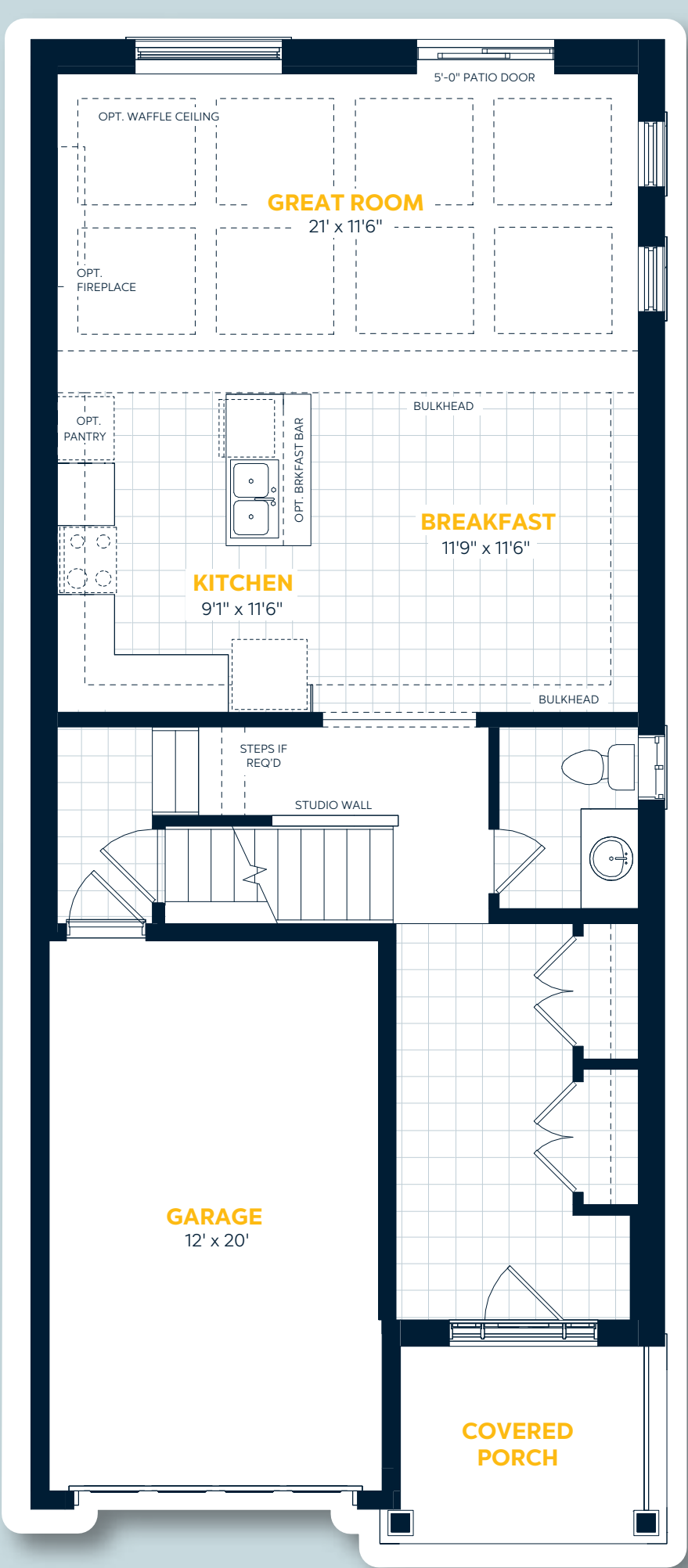


Dane D



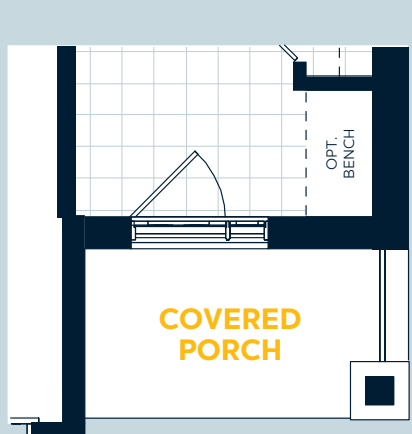
Main Floor

Elevation A, B & D



Elevation Variations

Elevation C
Covered Porch & Front Door Variation



Upper Floor

Elevation A

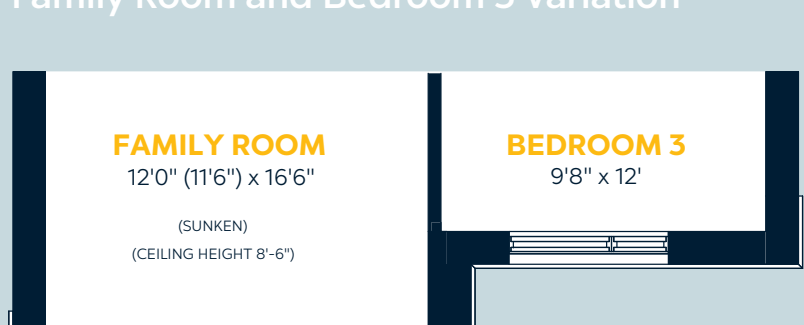


Elevation Variations

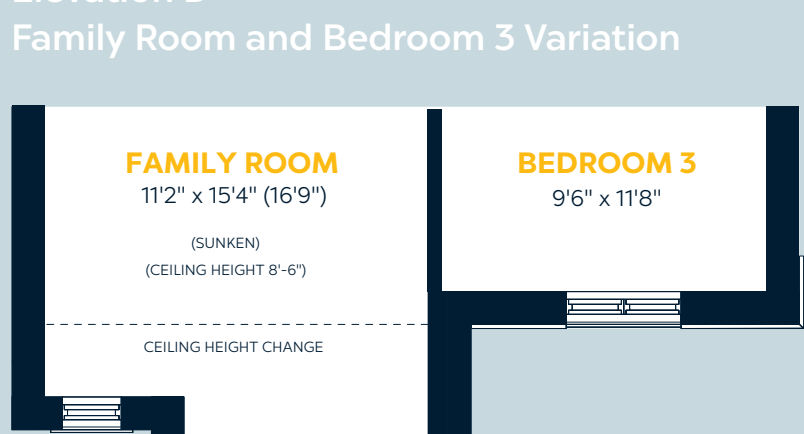
Elevation B
Family Room and Bedroom 3 Variation



Elevation C
Family Room and Bedroom 3 Variation

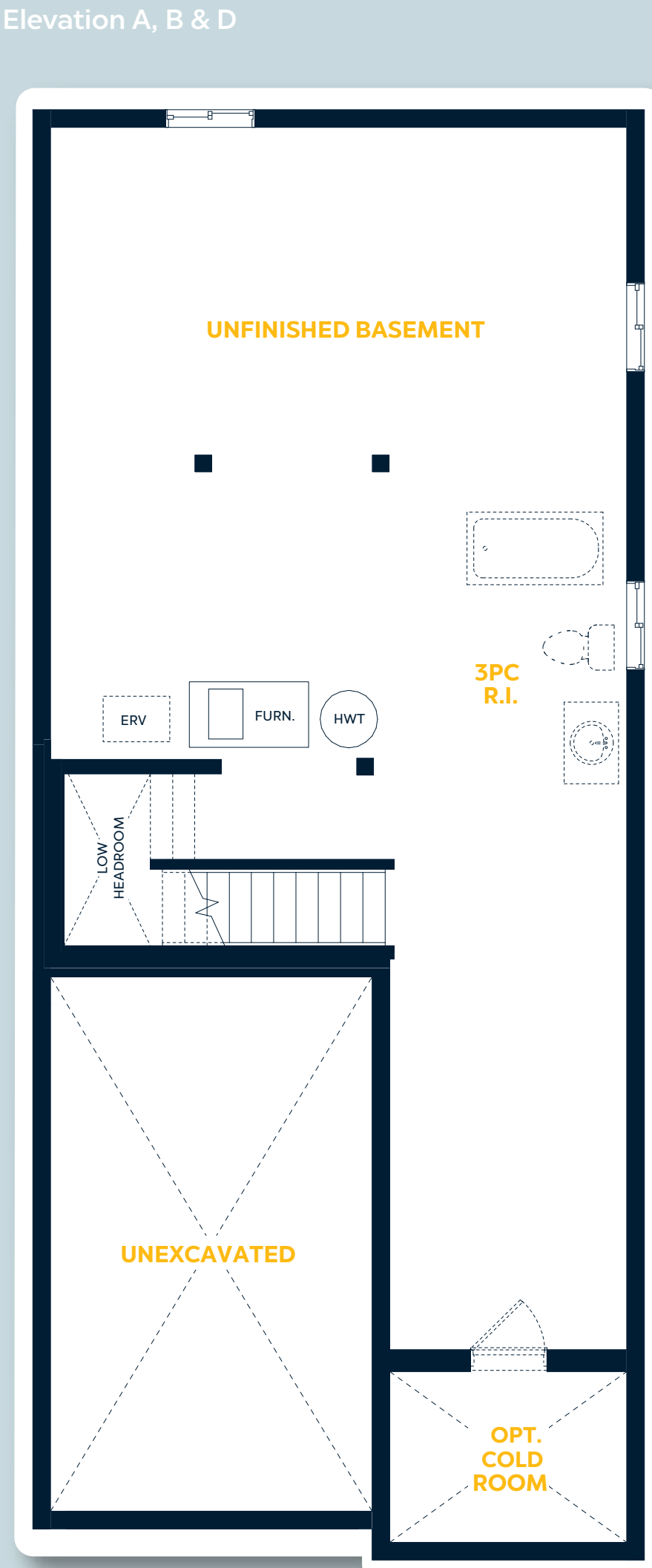


Elevation D
Family Room and Bedroom 3 Variation



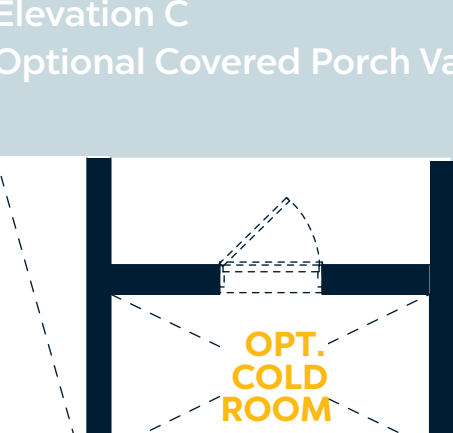
Basement Floor

Elevation A, B & D



Elevation Variations

Elevation C
Optional Covered Porch Variation



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 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

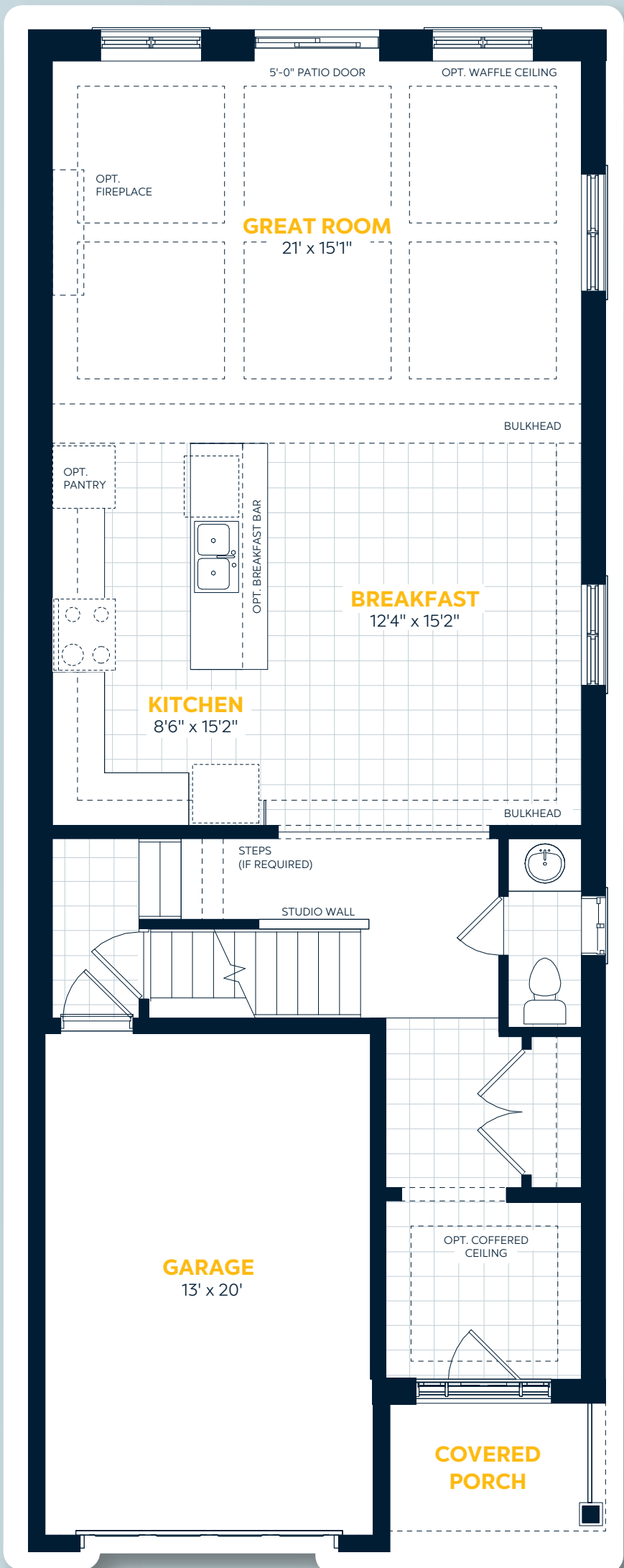


Hugh C



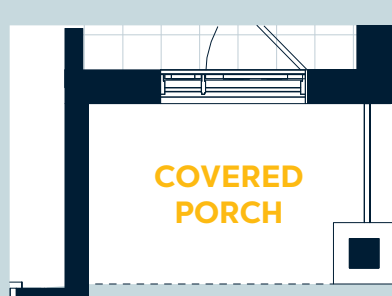
Main Floor

Elevation A



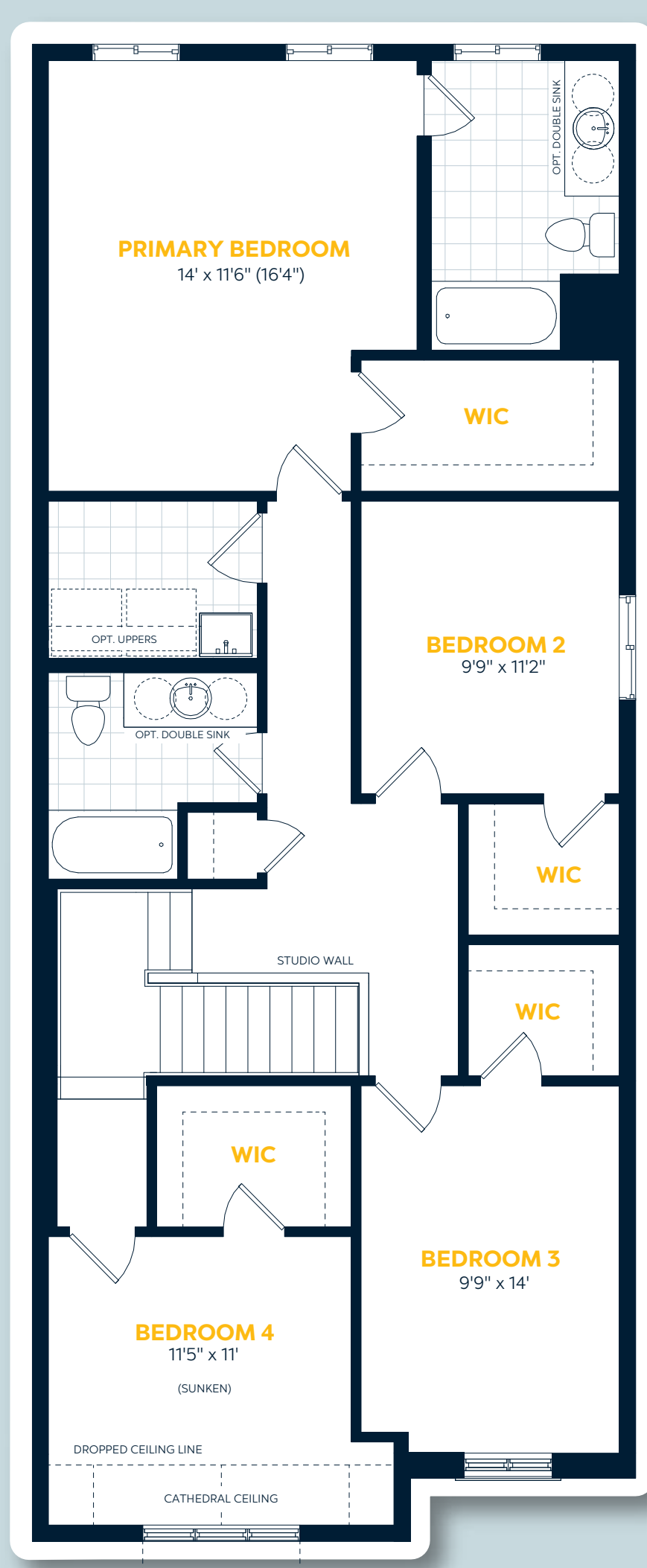
Elevation Variations

Elevation C
Covered Porch Variation



Upper Floor

Elevation A



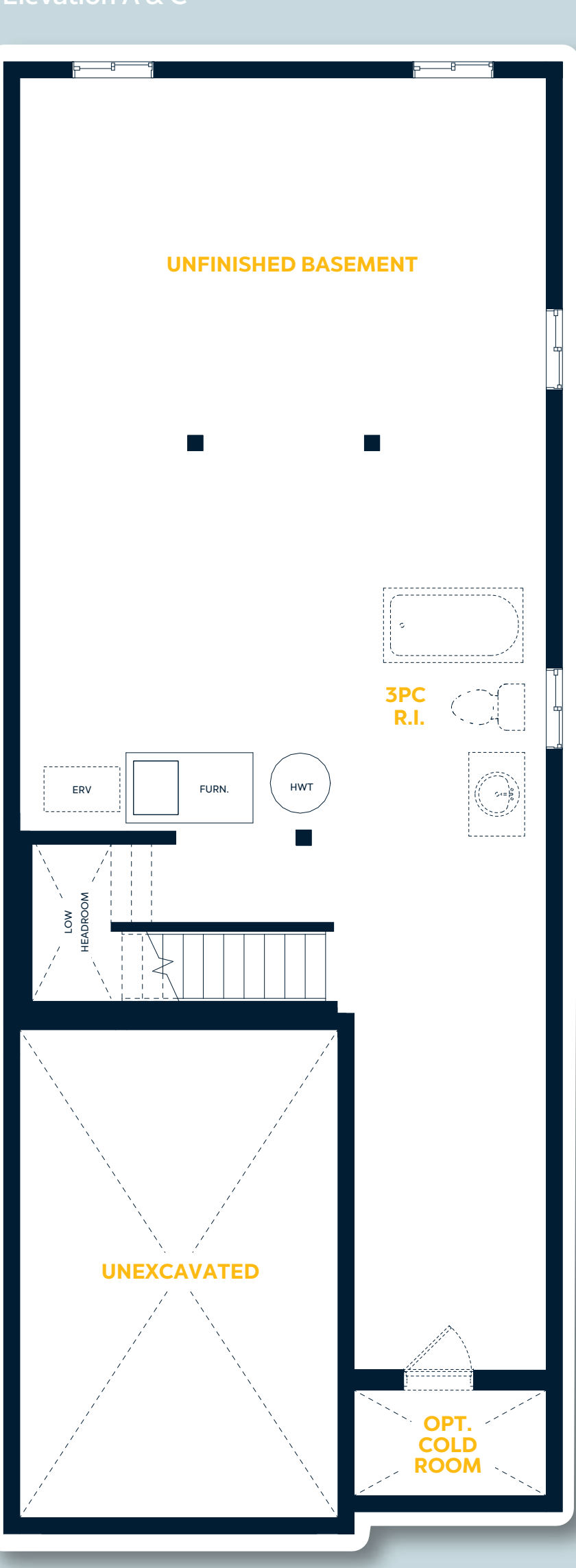
Elevation Variations

Elevation C
Front Bedrooms Variation



Basement Floor

Elevation A & C



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

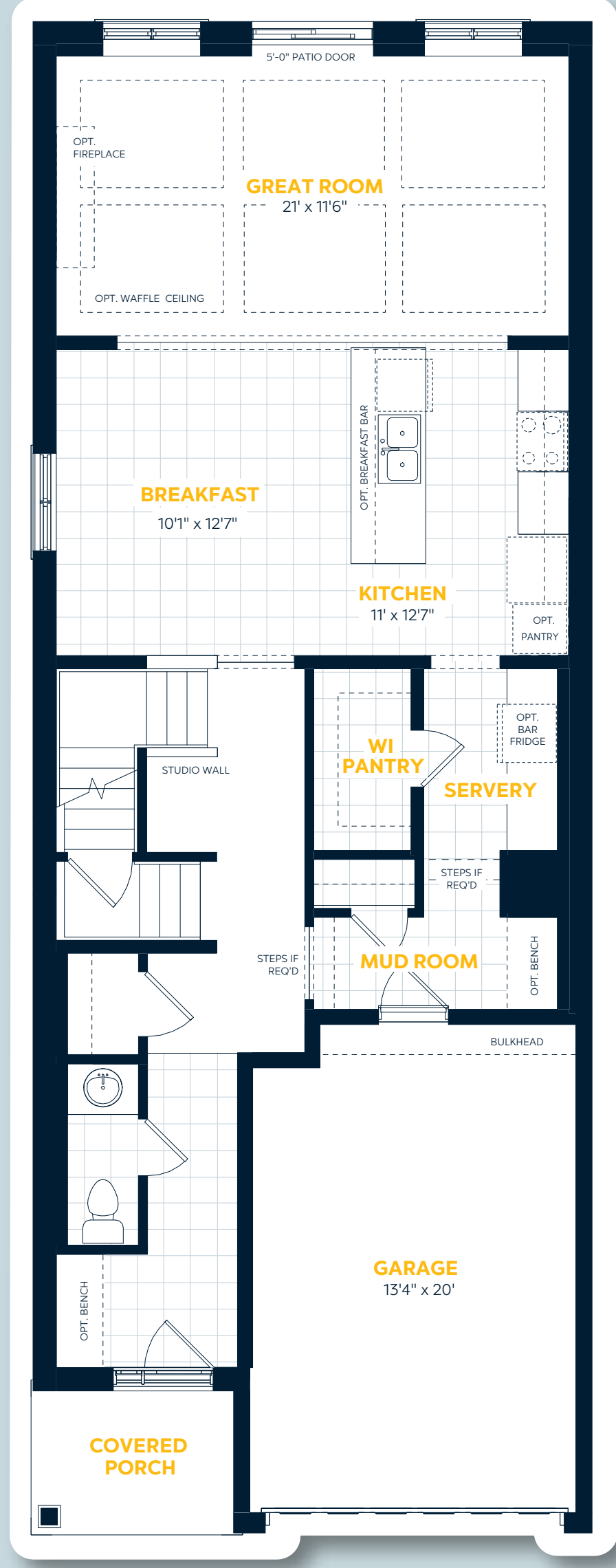


Bria C



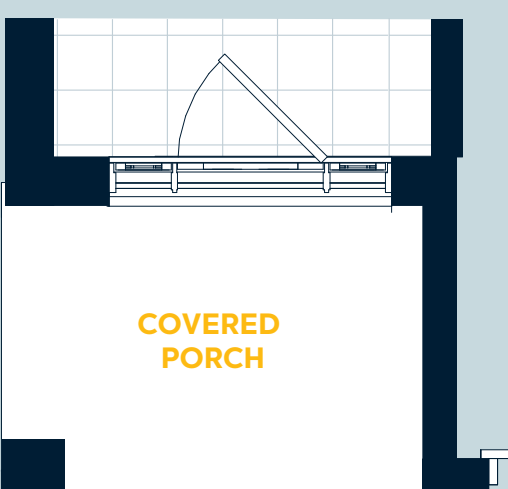
Main Floor

Elevation A



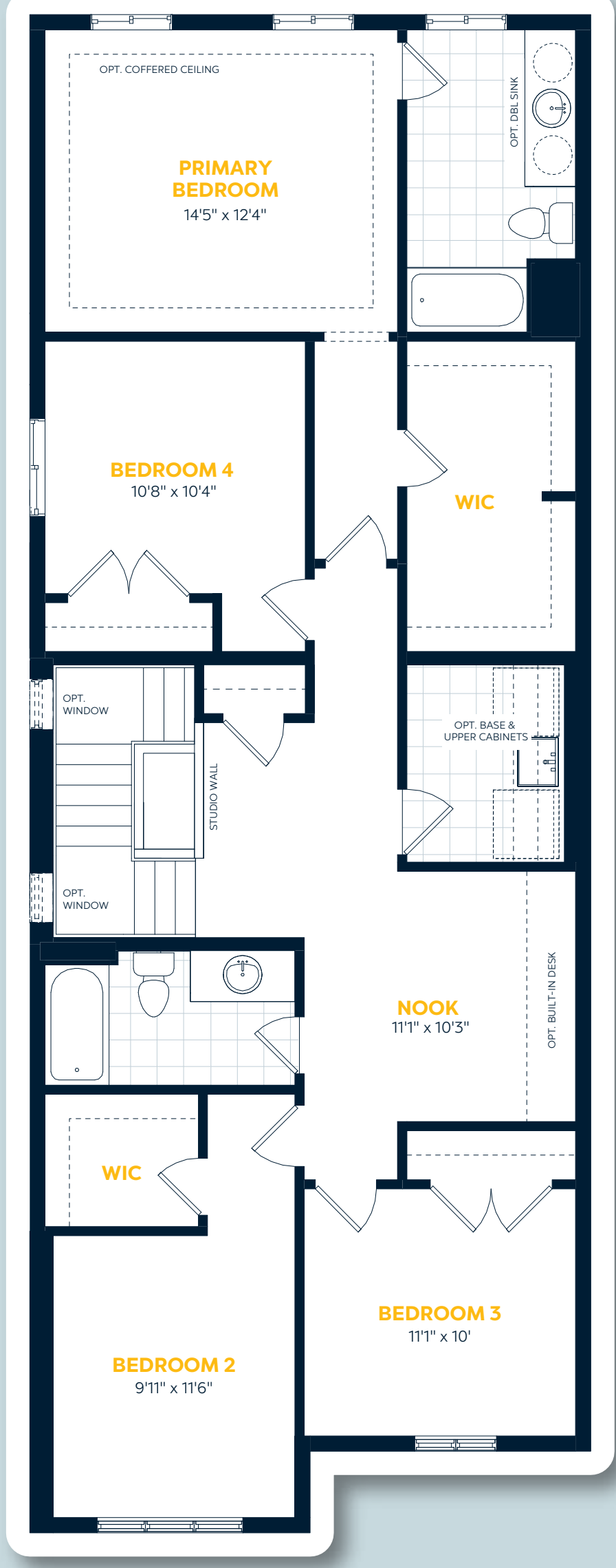
Elevation Variations

Elevation C
Covered Porch Variation



Upper Floor

Elevation A



Elevation Variations

Elevation C
Front Bedrooms Variation



Basement Floor

Elevation A

