

SORA

AT THE GLADE



Three-Storey Condominium Townhomes Designer Selected Upgrades & Finishes Included

BUILDING UNIT	FLOORPLAN	SQFT	INCLUDED UPGRADES	PRICE*	PROPOSED HST REBATE**	NEW PRICE AFTER REBATE***
A 2 (27 Sora Lane)	Sundance A	1,655	\$102,160	\$795,137	\$70,237	\$724,900
A 4 (23 Sora Lane)	Sundance A	1,655	\$99,250	\$795,137	\$70,237	\$724,900
A 5 (21 Sora Lane)	Sundance A	1,655	\$99,320	\$795,137	\$70,237	\$724,900
C 16 (14 Sora Lane)	Sundance A	1,655	\$122,780	\$812,087	\$72,187	\$739,900
C 18 (10 Sora Lane)	Sundance A	1,655	\$122,040	\$812,087	\$72,187	\$739,900
C 22 (2 Sora Lane)	Sundance B	1,425	\$47,310	\$761,237	\$66,337	\$694,900

Furnished Units

Designer Selected Furniture Included!¹

Sales Professional

Anurag Sharma
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¹Promotion applied to furnished units only. *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. (June 2026).



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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 2nd 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

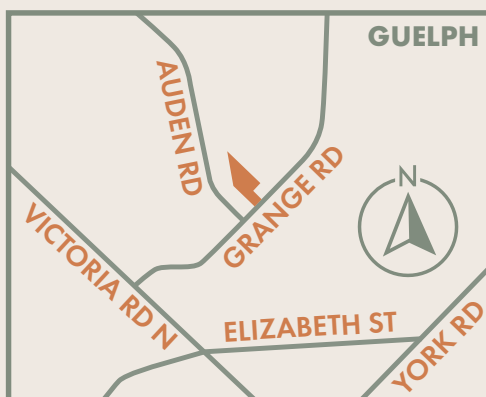
FUSION
HOMES

SORA

AT THE GLADE

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 8 SORA LANE

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

AT THE GLADE

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

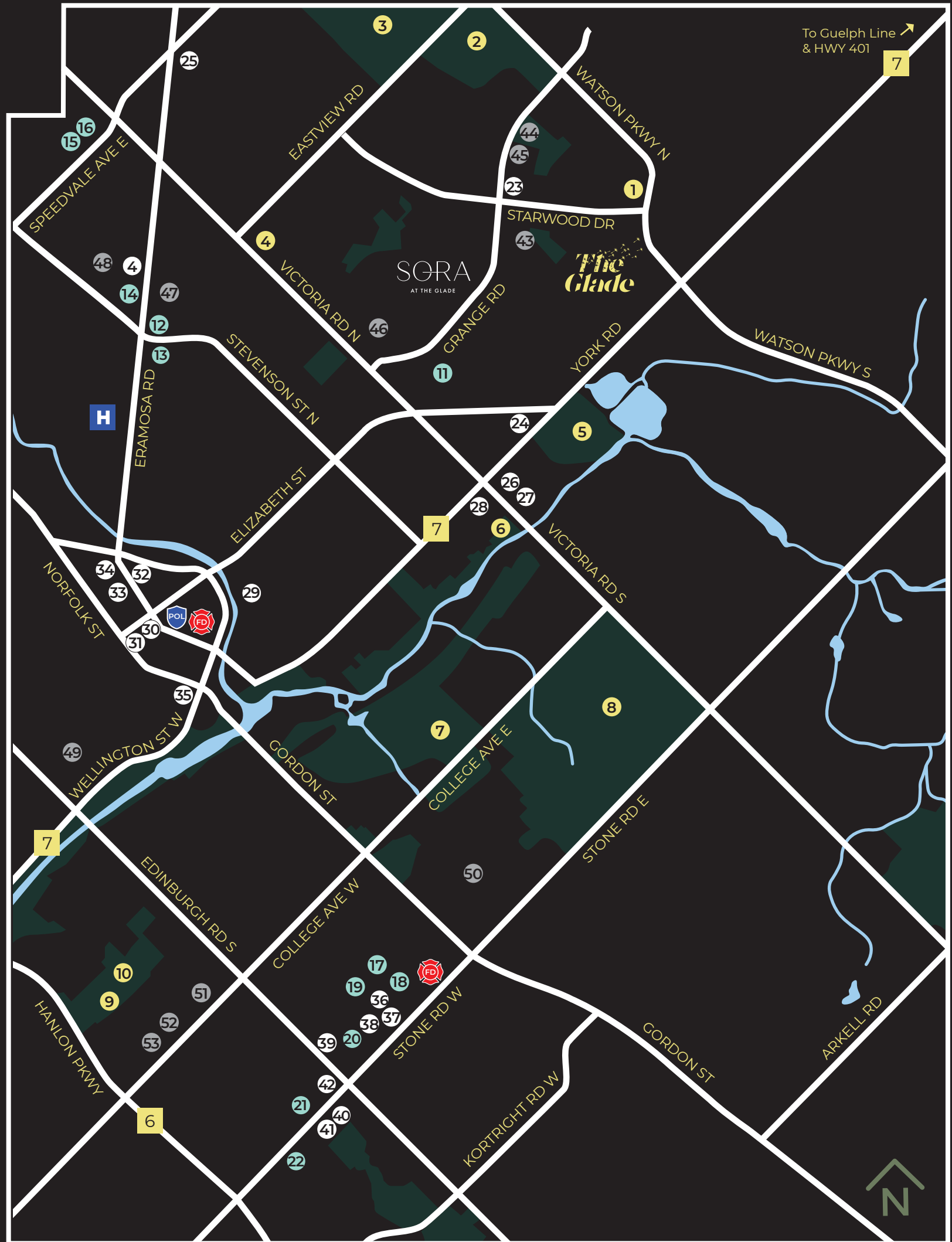
- 11 Home Hardware
- 12 Shoppers Drug Mart
- 13 Zehrs
- 14 Food Basics
- 15 Fresh-Co
- 16 M&M Food Market
- 17 Best Buy
- 18 Canadian Tire
- 19 Walmart
- 20 Metro
- 21 Stone Road Mall
- 22 Farm Boy

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

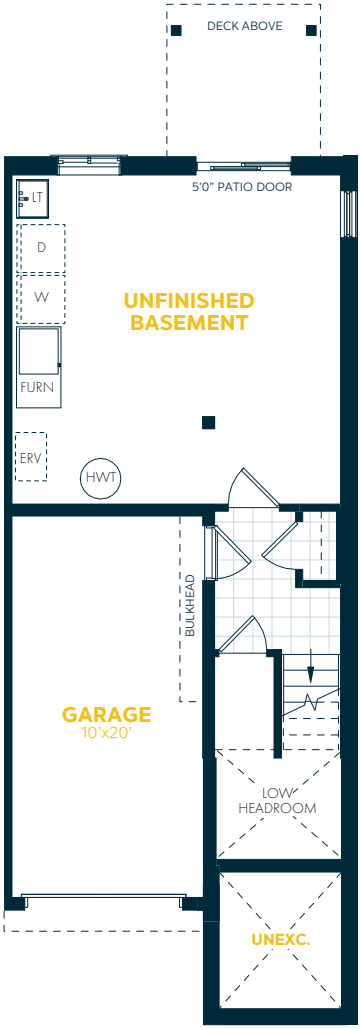
SCHOOLS

- 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

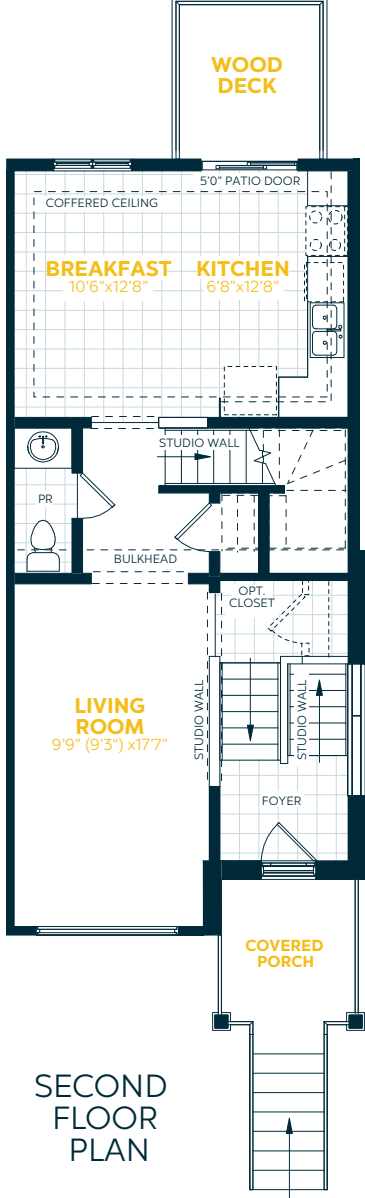


Sundance B

1,425 SQ.FT.



GROUND FLOOR PLAN



SECOND FLOOR PLAN



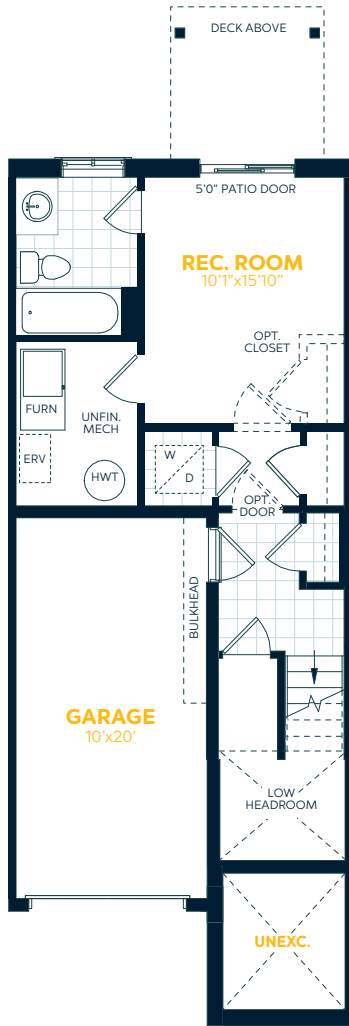
THIRD FLOOR PLAN

Floorplan does not reflect custom changes. Details subject to change. E.&O.E. August 2025

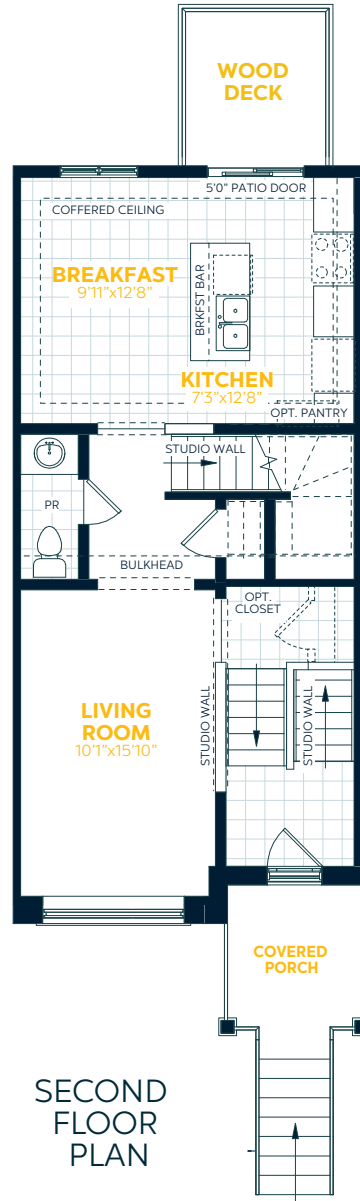


Sundance A

Finished Basement & Chef's Kitchen - 1,655 SQ.FT.



GROUND FLOOR PLAN



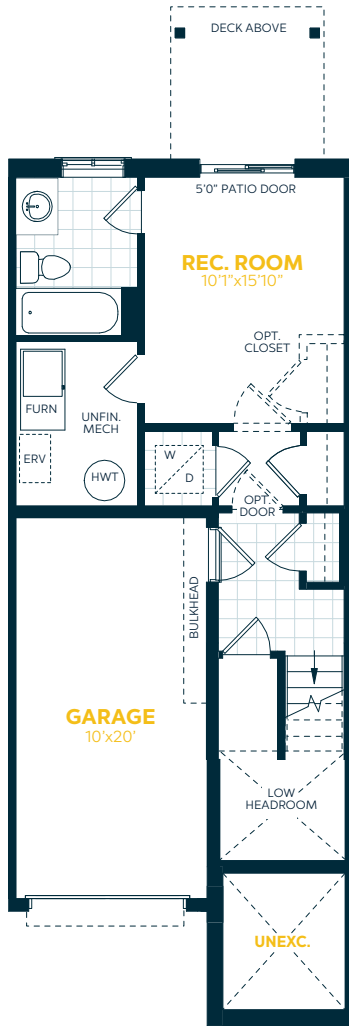
SECOND FLOOR PLAN



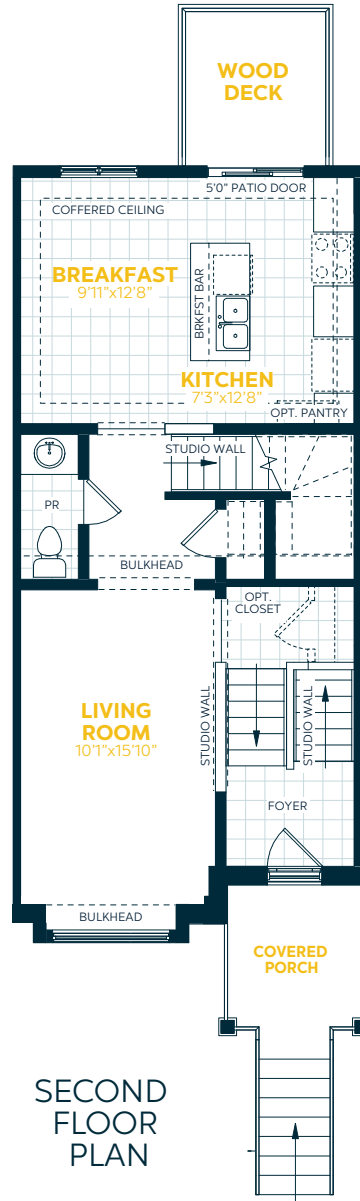
THIRD FLOOR PLAN

Sundance C

Finished Basement & Chef's Kitchen - 1,655 SQ.FT.



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN