SORA
AT THE GLADE

Three-Storey Condominium Townhomes
Designer Selected Upgrades & Finishes Included

BUILDING | UNIT	ADDRESS	FLOORPLAN	SQFT	INCLUDED UPGRADES	PRICE	REBATED PRICE[2]
A | 2	27 Sora Lane	Sundance A	1,655	$102,160	$795,137	$724,900
A | 4	23 Sora Lane	Sundance A	1,655	$99,250	$795,137	$724,900
A | 5	21 Sora Lane	Sundance A	1,655	$99,320	$795,137	$724,900
C | 16	14 Sora Lane	Sundance A	1,655	$122,780	$812,087	$739,900
C | 18	10 Sora Lane	Sundance A	1,655	$122,040	$812,087	$739,900
C | 22	2 Sora Lane	Sundance B	1,425	$47,310	-	SOLD

Furnished Units

Designer Selected Furniture Included![1]

Sales Professionals

Danielle Dumay
647-215-8604
danielle.dumay@milborne.com

Chavelle Hui
437-988-8920
chavelle@harlowerealty.com

[1]Promotion applied to furnished units only. [2]Price 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. (November 2026).

FUSION HOMES

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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 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

FUSION HOMES

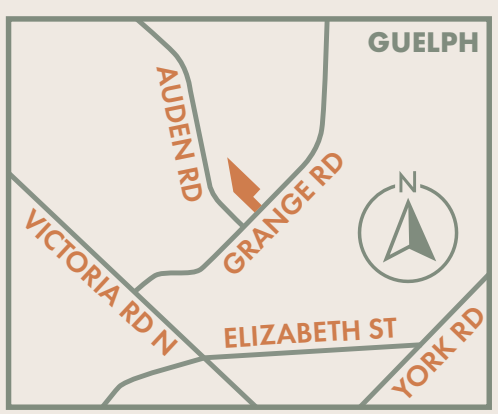
SORA

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
- SOLD

- ☆ MODEL HOME
- ★ STAGED CONTEMPORARY TOWNHOME

MODEL HOME LOCATED AT 14 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.

FUSION HOMES

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. Miijidaa
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

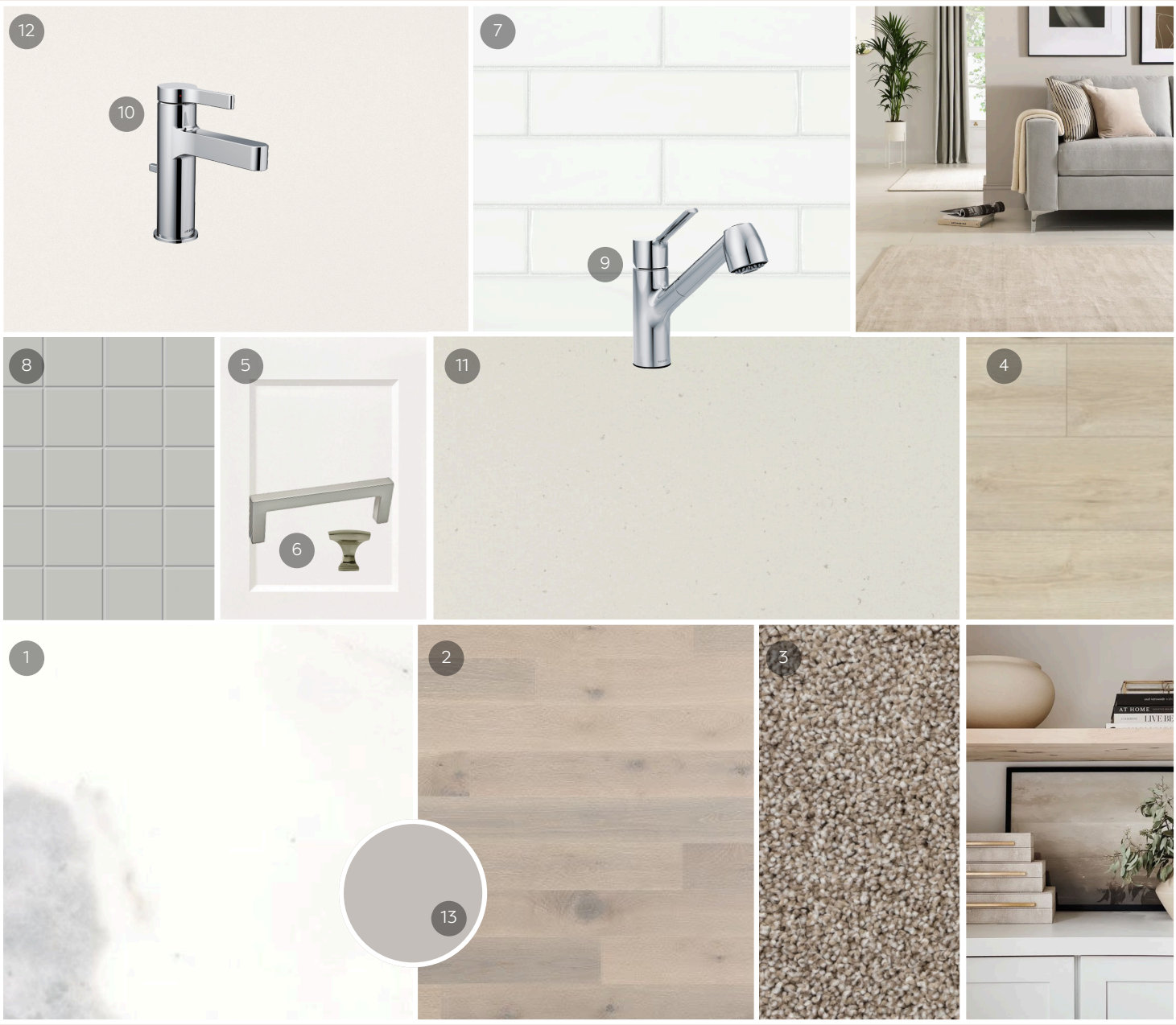
43. William C. Winegard Public School
44. Ken Danby Public School
45. Holy Trinity Catholic School
46. St. James Catholic High School
47. John F. Ross Collegiate Vocational Inst.
48. École élémentaire L'Odyssée
49. Guelph Montessori School
50. University of Guelph
51. Guelph Community Christian School
52. Centennial Collegiate Vocational Inst.
53. College Heights Secondary School



The Sundance A, Building A, Unit 2

27 Sora Lane, Guelph

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Additional Upgrades

- Chef's Kitchen
- 24" Deep Pantry and Cabinet Valance with Lighting in Kitchen
- Oak Stairs from Main to Upper Floor, Stained to Match Hardwood
- 30" Frameless Glass Shower Door with Light in Primary Ensuite
- 7-Piece Stainless Steel Electric Appliance Package
- Wrought Iron Spindles in Lieu of Studio Wall on Stairs to Upper Floor
- Additional Shower Potlight in Main Bath
- Additional Interior Potlights in Living Room
- Recessed Shower Niche in Primary Ensuite
- Quartz Countertops Throughout
- Flush Breakfast Bar in Kitchen
- Finished Basement with 3-Piece Bathroom
- Water Softener with 3rd Line

FUSION HOMES

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Floorplan
1,655 sq. ft.

SORA
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Included Finishes

Flooring

1) Foyer, Kitchen, Breakfast, Powder Room, Primary Ensuite, Main Bath, Basement Bath, Lower Hall, Laundry, Shower Walls, Stairs to Main Floor and Basement
   - Ceramic, Diamond, Classic HD Calacatta, 12" x 24"
2) Living Room, Main Hall, Upper Hall
   - Hardwood, Mirage, Sweet Memories, Bubble Bath, White Oak, Brushed, Duramatt, 5"
3) Bedrooms
   - Carpet, Tryesse Pro, Peak Point, Shammy
4) Basement Rec Room
   - Laminate, Beaulieu, Conquest, 1713 Aurelian, Wood Texture

Cabinetry

5) Kitchen, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Westport, Painted MDF in White
6) Kitchen, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Door Hardware, Brushed Nickel Pulls
   - Drawer Hardware, Brushed Nickel Knobs

Tile

7) Kitchen Backsplash
   - Ceramic, Decora, Marlow, Cloud, 3” x 12”, Glossy
8) Primary Ensuite Shower Floor
   - Ceramic, Decora, Ontario, Tender Grey, 2" x 2"

Faucets

9) Kitchen
   - Moen, Method, One-Handle, Chrome
10) Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Moen, Vichy, Single-Handle, Chrome

Countertop

11) Kitchen, Kitchen Island
   - Quartz, Misty Carrera
12) Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Quartz, Snow White

Paint

13) Throughout
   - Sherwin Williams, Knitting Needles

FUSION HOMES

The Sundance A, Building A, Unit 4

23 Sora Lane, Guelph

SORA
AT THE GLADE



Additional Upgrades

- Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar
- Upgraded Kitchen Backsplash
- 24" Deep Pantry and Cabinet Valance with Lighting in Kitchen
- Oak Stairs from Main to Upper Floor, Stained to Match Hardwood
- Wrought Iron Spindles in Lieu of Studio Wall on Stairs to Upper Floor
- 30" Frameless Glass Shower Door with Light in Primary Ensuite
- 7-Piece Stainless Steel Electric Appliance Package
- Interior Pot Lights in Living Room
- Additional Shower Potlight in Main Bathroom
- Upgraded Tile Throughout
- Upgraded Hardwood Flooring in Living Room, Upper Hall and Main Hall
- Recessed Shower Niche in Primary Ensuite
- Quartz Countertops Throughout
- Flush Breakfast Bar in Kitchen
- Water Softener with 3rd Line
- Finished Basement with 3-Piece Bathroom

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FUSION HOMES

Floorplan
1,655 sq. ft.

SORA
AT THE GLADE



Included Finishes

Flooring

1) Foyer, Kitchen, Breakfast, Powder Room, Primary Ensuite, Main Bath, Basement Bath, Lower Hall, Laundry, Shower Walls, Stairs to Main Floor and Basement
   - Ceramic, Flair, Davenport Ice, 12" x 24"
2) Living Room, Main Hall, Upper Hall
   - Hardwood, Mirage, Sweet Memories, Hopscotch, Red Oak, Brushed, Duramatt, 5"
3) Bedrooms
   - Carpet, Tryesse Pro, Peak Point, Brewing Storm
4) Basement Rec Room
   - Laminate, Beaulieu, Conquest, 1716 Ferdinand, Wood Texture

Cabinetry

5) Kitchen, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Shaker, Painted MDF in White
6) Kitchen, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Door Hardware, Antique Nickel Pulls
   - Drawer Hardware, Antique Nickel Knobs

Tile

7) Kitchen Backsplash
   - Ceramic, Decora, Marlow, Mist, 3” x 12”, Glossy
8) Primary Ensuite Shower Floor
   - Ceramic, Decora, Ontario, Tender Grey, 2" x 2"

Faucets

9) Kitchen
   - Moen, Method, One-Handle, Chrome
10) Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Moen, Vichy, Single-Handle, Chrome

Countertop

11) Kitchen, Kitchen Island
   - Quartz, Alpine Mist
12) Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Quartz, Silky White

Paint

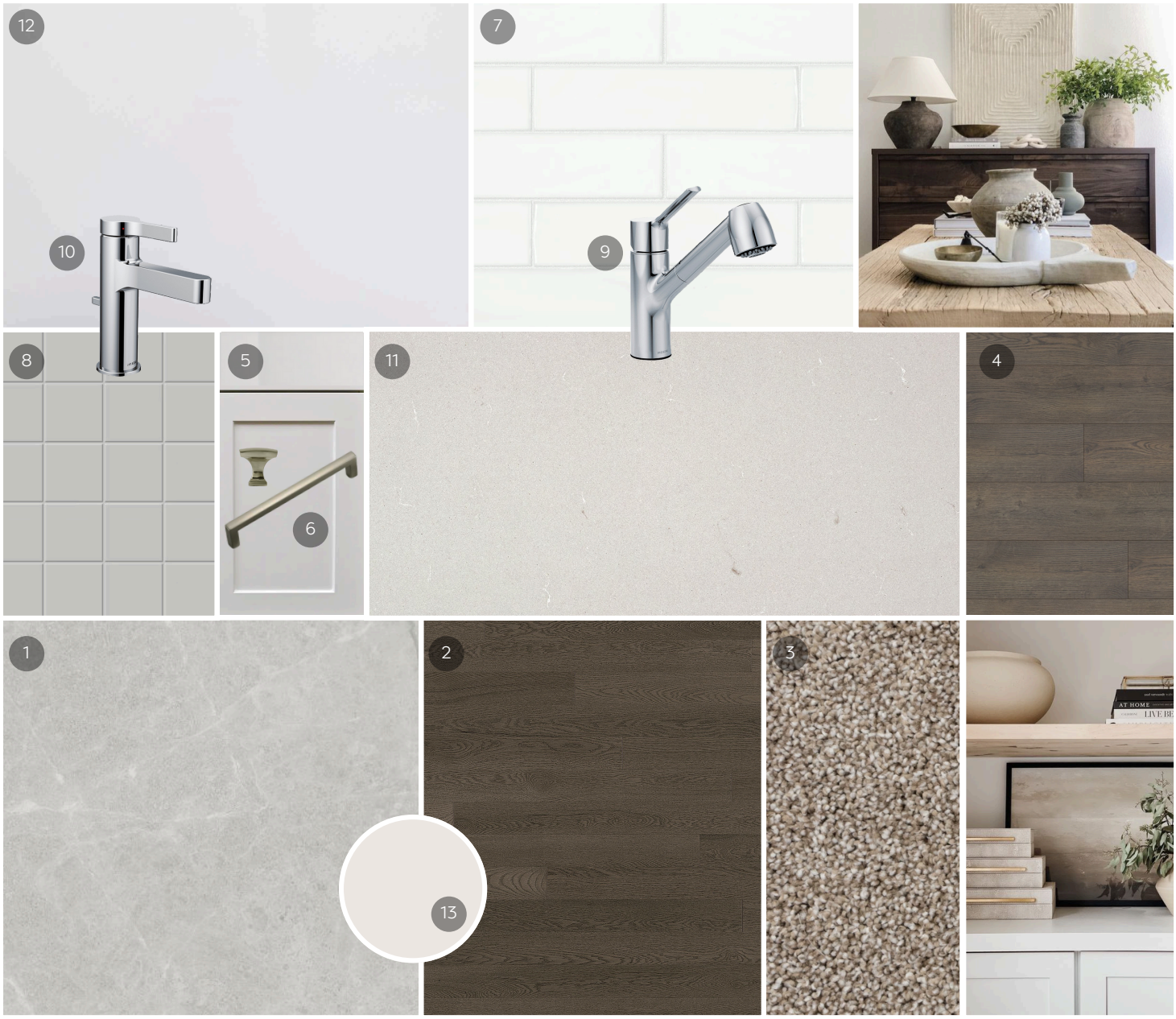
13) Throughout
   - Sherwin Williams, Zircon

FUSION HOMES

The Sundance A, Building A, Unit 5

21 Sora Lane, Guelph

SORA
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Additional Upgrades

- Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar
- Upgraded Kitchen Backsplash
- 24" Deep Pantry and Cabinet Valance with Lighting in Kitchen
- Oak Stairs from Main to Upper Floor, Stained to Match Hardwood
- Wrought Iron Spindles in Lieu of Studio Wall on Stairs to Upper Floor
- 30" Frameless Glass Shower Door with Light in Primary Ensuite
- 7-Piece Stainless Steel Electric Appliance Package
- Upgraded Tile Throughout
- Interior Potlights in Living Room
- Additional Shower Potlight in Main Bath
- Water Softener with 3rd Line
- Recessed Shower Niche in Primary Ensuite
- Quartz Countertops Throughout
- Flush Breakfast Bar in Kitchen
- Finished Basement with 3-Piece Bathroom
- Upgraded Hardwood Flooring in Living Room, Main Hall and Upper Hall

FUSION HOMES

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Floorplan
1,655 sq. ft.

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Included Finishes

Flooring

1) Foyer, Kitchen, Breakfast, Powder Room, Primary Ensuite, Main Bath, Basement Bath, Lower Hall, Laundry, Shower Walls, Stairs to Main Floor and Basement
   - Ceramic, Flair, Torino Grigio, 12" x 24"
2) Living Room, Main Hall, Upper Hall, Stairs from Main to Upper Floor
   - Hardwood, Mirage, Admiration, Platinum, Red Oak, Exclusive, Smooth, 5"
3) Bedrooms
   - Carpet, Tryesse Pro, Peak Point, Burnt Leaf
4) Basement Rec Room
   - Laminate, Beaulieu, Conquest, 1717 William, Wood Texture

Cabinetry

5) Kitchen, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Shaker, Painted MDF in Dove White
6) Kitchen, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Door Hardware, Brushed Nickel Pulls
   - Drawer Hardware, Brushed Nickel Knobs

Tile

7) Kitchen Backsplash
   - Ceramic, Decora, Marlow, Cloud, 3” x 12”, Glossy
8) Primary Ensuite Shower Floor
   - Ceramic, Decora, Ontario, Tender Grey, 2" x 2"

Faucets

9) Kitchen
   - Moen, Method, One-Handle, Chrome
10) Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Moen, Vichy, Single-Handle, Chrome

Countertop

11) Kitchen, Kitchen Island
   - Quartz, Fresh Concrete
12) Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Quartz, Silky White

Paint

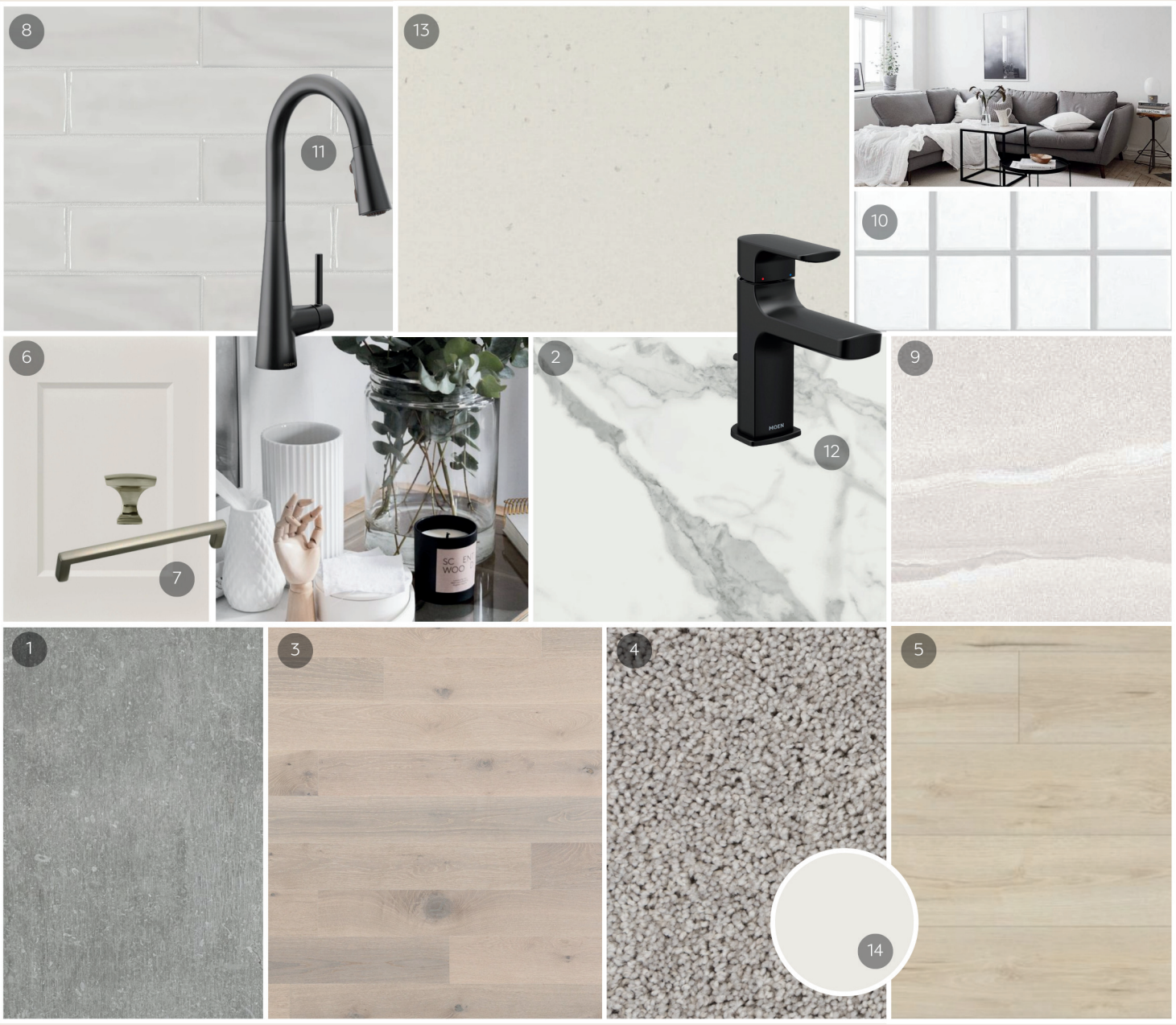
13) Throughout
   - Sherwin Williams, Snowbound

FUSION HOMES

The Sundance A, Building C, Unit 16

14 Sora Lane, Guelph

SORA
AT THE GLADE



Additional Inclusions

- Chef's Kitchen with Valance Lighting and Pantry
- Soft Close Cabinet Doors in Kitchen and Bathrooms
- Finished Basement with 3-Piece Bathroom
- Oak Stairs from Main to Upper Floors, Stained to Match Hardwood
- Recessed Shower Niche in Primary Ensuite
- 30" Frameless Glass Shower Door in Primary Ensuite
- 7-Piece Stainless Steel Electric Appliance Package
- Wrought Iron Spindles in Lieu of Studio Wall on Stairs to Upper Floor
- Deep Drawers and Pull-Out Shelves Added to Kitchen Cabinets
- Central Air Conditioner
- Private Wooden Deck
- Pot Lights on Main Floor
- Upgraded Ceramic Tiles Throughout
- Water Softener with 3rd Line

FUSION HOMES

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Floorplan
1,655 sq. ft.

SORA
AT THE GLADE



Included Finishes

Flooring

1) Foyer, Kitchen, Breakfast, Powder Room, Main Bath, Main Bath Shower, Lower Hall, Stairs to Main Floor, Basement
   - Tile, Nexus, Mica, 12” x 24”
2) Primary Ensuite, Ensuite Shower Walls
   - Tile, Mayfair, Statuario Venato, 12” x 24”
3) Living Room, Main Hall, Upper Hall
   - Hardwood, Sweet Memories, Bubble Bath, 5" White Oak
4) Bedrooms
   - Carpet, Beaulieu, Peak Point, Black Ice
5) Basement Rec Room
   - Laminate, Beaulieu, Conquest, 1713 Aurelian

Cabinetry

6) Kitchen, Powder Room, Main Bath, Ensuite, Basement Bath
   - Westport, Painted MDF in White
7) Kitchen, Powder Room, Main Bath, Ensuite, Basement Bath
   - Door Hardware, Brushed Nickel Pulls
   - Drawer Hardware, Brushed Nickel Knobs

Tile

8) Kitchen Backsplash
   - Decora, Marlow, Mist, 3” x 12”, Glossy
9) Basement Bath, Basement Shower Walls, Laundry
   - Burlingstone, White, 13” x 13” (walls to be 8” x 10)

Tile Cont.

10) Primary Shower Floor
   - Decora, Ontario, Snow White, 2”x 2”

Faucets

11) Kitchen
   - Moen, Sleek, Pull-Down, Matte Black
12) Main Bath, Ensuite, Basement Bath
   - Moen, Rizon, Matte Black

Countertop

13) Kitchen, Kitchen Island, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Quartz, Misty Carerra

Paint

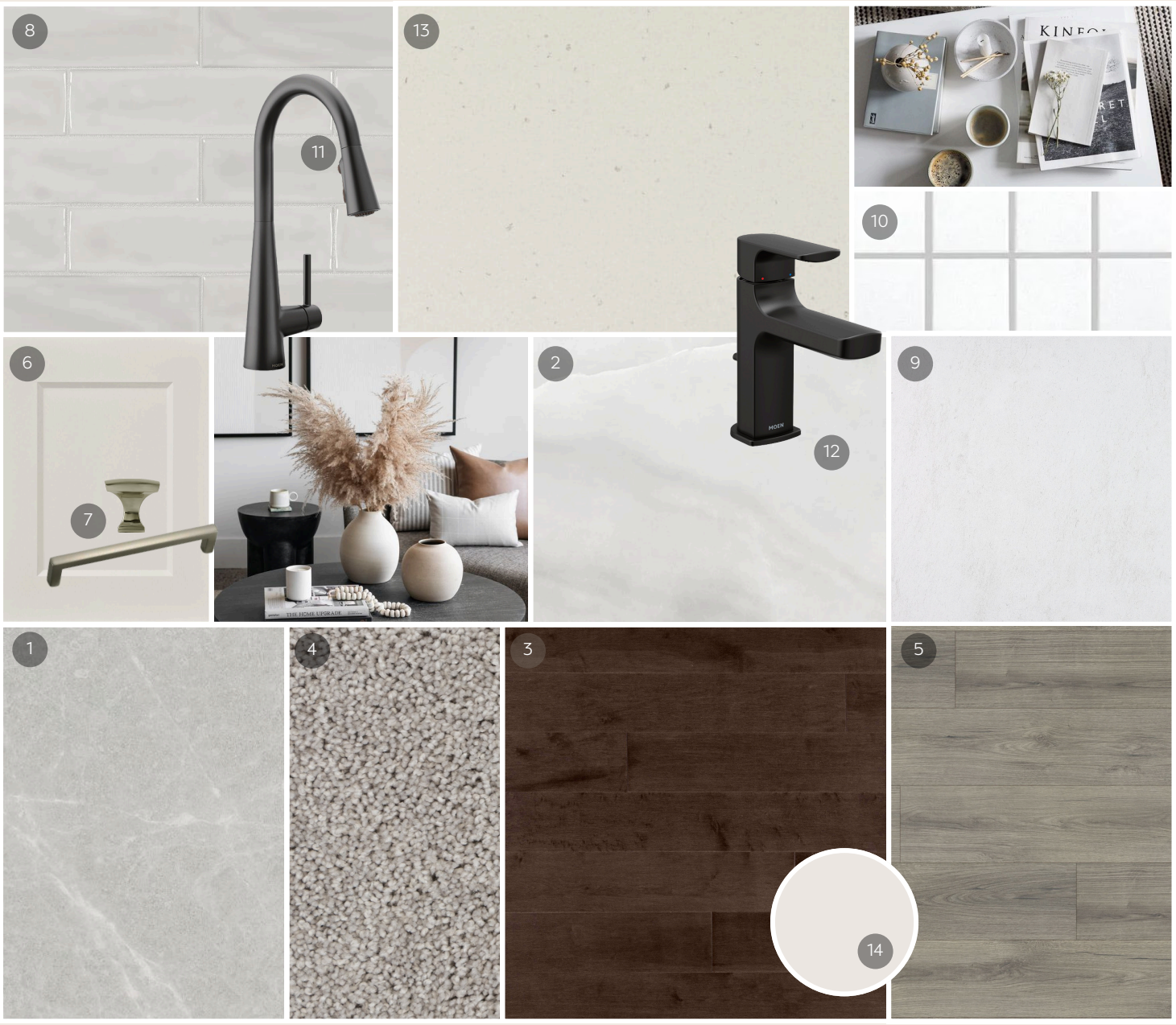
14) Throughout
   - Sherwin Williams, Snowbound

FUSION HOMES

The Sundance A, Building C, Unit 18

10 Sora Lane, Guelph

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Additional Inclusions

- Chef's Kitchen with Valance Lighting and Pantry
- Soft Close Cabinet Doors in Kitchen and Bathrooms
- Finished Basement with 3-Piece Bathroom
- Oak Stairs from Main to Upper Floors, Stained to Match Hardwood
- Recessed Shower Niche in Primary Ensuite
- 30" Frameless Glass Shower Door in Primary Ensuite
- 7-Piece Stainless Steel Electric Appliance Package
- Wrought Iron Spindles in Lieu of Studio Wall on Stairs to Upper Floor
- Deep Drawers and Pull-Out Shelves Added to Kitchen Cabinets
- Central Air Conditioner
- Private Wooden Deck
- Pot Lights on Main Floor
- Upgraded Ceramic Tiles Throughout

FUSION HOMES

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Floorplan

1,655 sq. ft.

SORA

AT THE GLADE



Included Finishes

Flooring

1) Foyer, Kitchen, Breakfast, Powder Room, Main Bath, Main Bath Shower, Lower Hall, Stairs to Main Floor and Basement
   - Tile, Torino, Grigio, 12” x 24”
2) Primary Ensuite, Ensuite Shower Walls
   - Tile, La Marca, Onyx Nuvolato, 12” x 24”
3) Living Room, Main Hall, Upper Hall, Stair to Upper Floor
   - Hardwood, Admiration, Graphite, 5" Maple
4) Bedrooms
   - Carpet, Beaulieu, Peak Point, Black Ice
5) Basement Rec Room
   - Laminate, Beaulieu, Conquest, 1716 Ferdinand

Cabinetry

6) Kitchen, Powder Room, Main Bath, Ensuite, Basement Bath
   - Westport, Painted MDF in White
7) Kitchen, Powder Room, Main Bath, Ensuite, Basement Bath
   - Door Hardware, Brushed Nickel Pulls
   - Drawer Hardware, Brushed Nickel Knobs

Tile

8) Kitchen Backsplash
   - Decora, Marlow, Mist, 3” x 12”, Glossy
9) Basement Bath, Basement Bath Tub Walls, Laundry
   - Cinq, White, 13” x 13” (walls to be 8” x 10)
10) Primary Shower Floor
   - Decora, Ontario, Snow White, 2”x 2”, Matte

Faucets

11) Kitchen
   - Moen, Sleek, Pull-Down, Matte Black,
12) Main Bath, Ensuite, Basement Bath
   - Moen, Rizon, Matte Black

Countertop

13) Kitchen, Kitchen Island, Powder Room, Main Bath, Primary Ensuite, Basement Bath
   - Quartz, Misty Carerra

Paint

14) Throughout
   - Sherwin Williams, Snowbound

FUSION HOMES