

THE VITAE SERIES

Two-Storey Detached Homes on 40ft Lots

Plan	SQFT	Elevation A	Elevation B	Elevation D
Rahi	2,350	\$1,184,900	\$1,204,900	\$1,224,900
Able	2,550	\$1,209,900	\$1,229,900	\$1,249,900
Hail II	2,650	\$1,239,900	\$1,259,900	\$1,279,900
Lena	2,655	\$1,249,900	\$1,279,900	-
King	2,940	\$1,259,900	\$1,299,900	
Dawn	2,950	\$1,249,900	\$1,269,900	\$1,289,900
Mira	3,000	\$1,279,900	-	\$1,319,900
Tate	3,050	\$1,289,900	-	\$1,329,900
Vega	3,300	\$1,309,900	\$1,329,900	\$1,349,900
Wren	3,300	\$1,359,900	-	-

PLUS! RECEIVE OUR LIMITED TIME PROMOTIONS:

Choose Your Own 2025 Close Date!

\$15,000 off the price of your home AND **\$10,000** in FREE upgrades! *

DEPOSIT STRUCTURE

April to June 2025 Closing	July to September 2025 Closings	October to December 2025 Closings
\$5,000 at reservation	\$5,000 at reservation	\$5,000 at reservation
Balance to 5% at firming	Balance to 5% at firming	Balance to 5% at firming
	0.5% in 30 days	1% in 30 days
	0.5% in 90 days	1% in 90 days
Total Deposit: 5%	Total Deposit: 6%	Total Deposit: 7%

SALES PROFESSIONAL

Brandon Sharer
519-826-8224

See Sales Professional for details. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. *Applicable to the first 6 sales only. Prices and features subject to change without notice E & O.E. (November 2024)



THE PINNACLE SERIES

Two-Storey Detached Homes on 36ft Lots

Plan	SQFT	Elevation A	Elevation B	Elevation D
Oxford	1,925	\$1,069,900	\$1,089,900	-
Manchester	1,925	\$1,069,900	\$1,089,900	-
Camden	2,600	\$1,169,900	\$1,189,900	\$1,209,900

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\$15,000 off the price of your home AND **\$10,000** in FREE upgrades! *

DEPOSIT STRUCTURE

April to June 2025 Closing	July to September 2025 Closings	October to December 2025 Closings
\$5,000 at reservation	\$5,000 at reservation	\$5,000 at reservation
Balance to 5% at firming	Balance to 5% at firming	Balance to 5% at firming
	0.5% in 30 days	1% in 30 days
	0.5% in 90 days	1% in 90 days
Total Deposit: 5%	Total Deposit: 6%	Total Deposit: 7%

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Limited Time Only Promotions

Choose Your Own 2025 Close Date!*

With Deposit Structures as low as 5%*
See price list for details.

\$15,000 Price Discount*

PLUS!

\$10,000 in FREE Upgrades*

**Total savings of
\$25,000***

For a limited number of sales only!

First Come, First Served.

SALES PROFESSIONAL

Brandon Sharer

519-826-8224 | bsharer@fusionhomes.com

*Applicable to the first 6 sales only. Pricing, promotions, availability and details subject to change without notice. See Sales Professional for details. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. E & O.E. (November 2024).

THE VITAE SERIES

TWO-STOREY DETACHED HOMES ON 40ft WIDE LOTS

Quality Construction

- Oversized 40" x 24" operating basement windows (as per plan)
- 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 (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 on ceilings in all showers
- Upgraded 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)

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)

Distinctive Exteriors

- Window grilles on front (as per elevation)
- Brick over first floor windows and doors on front elevation (as per plan)
- Walkway to front entry from paved driveway (12" x 12" paving stones)
- Rectangular address stone
- Upgraded window colour (as per exterior color package)

Gourmet Kitchens

- Custom cabinetry with soft close cabinet doors
- Ceramic floor tiles (as per plan)
- Granite or Quartz countertops

Green Living

- Water saver taps
- Low E windows with Argon
- Eco American Standard 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

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. (September 30, 2023)

THE PINACLE SERIES

TWO-STOREY DETACHED HOMES ON 36ft WIDE LOTS

Quality Construction

- Oversized 40" x 24" operating basement windows (as per plan)
- 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 (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 on ceilings in all showers
- Upgraded 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)

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)

Distinctive Exteriors

- Window grilles on front (as per elevation)
- Brick over first floor windows and doors on front elevation (as per plan)
- Walkway to front entry from paved driveway (12" x 12" paving stones)
- Rectangular address stone
- Upgraded window colour (as per exterior color package)

Gourmet Kitchens

- Custom cabinetry with soft close cabinet doors
- Ceramic floor tiles (as per plan)
- Granite or Quartz countertops

Green Living

- Water saver taps
- Low E windows with Argon
- Eco American Standard 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

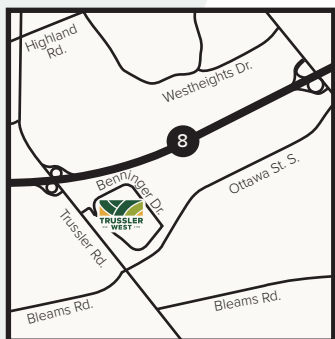
Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable.
Prices and features subject to change without notice E & O.E. (April 20, 2023)



LEGEND

- 40ft Detached
- 36ft Detached
- Sold
- Future

KITCHENER



FUSIONHOMES.COM



All lot renderings are artist's concept and drawings are not to scale. All materials, specifications, and lot dimensions are subject to change without notice. E.&O.E. November 2024.

RECREATION

- 1 Benninger Park
- 2 Trussler Woods
- 3 Mannheim Community Centre
- 4 Fox Glove Park
- 5 Forest Heights Community Park
- 6 Voisin Park
- 7 Laurentian Wetlands
- 8 Williamsburg Community Centre
- 9 Westmeadow Park
- 10 The Hydrocut Trails
- 11 Landmark Cinemas
- 12 Movati
- 13 Monarch Woods
- 14 Westmount Golf & Country Club
- 15 Funvilla

SHOPPING

- 1 Sobeys
- 2 M&M Food Market
- 3 Onkar Foods & Spices
- 4 LCBO
- 5 Marshalls
- 6 Staples
- 7 Homesense
- 8 Walmart Supercentre
- 9 Winners
- 10 Old Navy
- 11 The Home Depot
- 12 Canadian Tire
- 13 Pet Valu
- 14 The Indian Supermarket
- 15 Real Canadian Superstore
- 16 Costco Wholesale
- 17 Food Basics

DINING

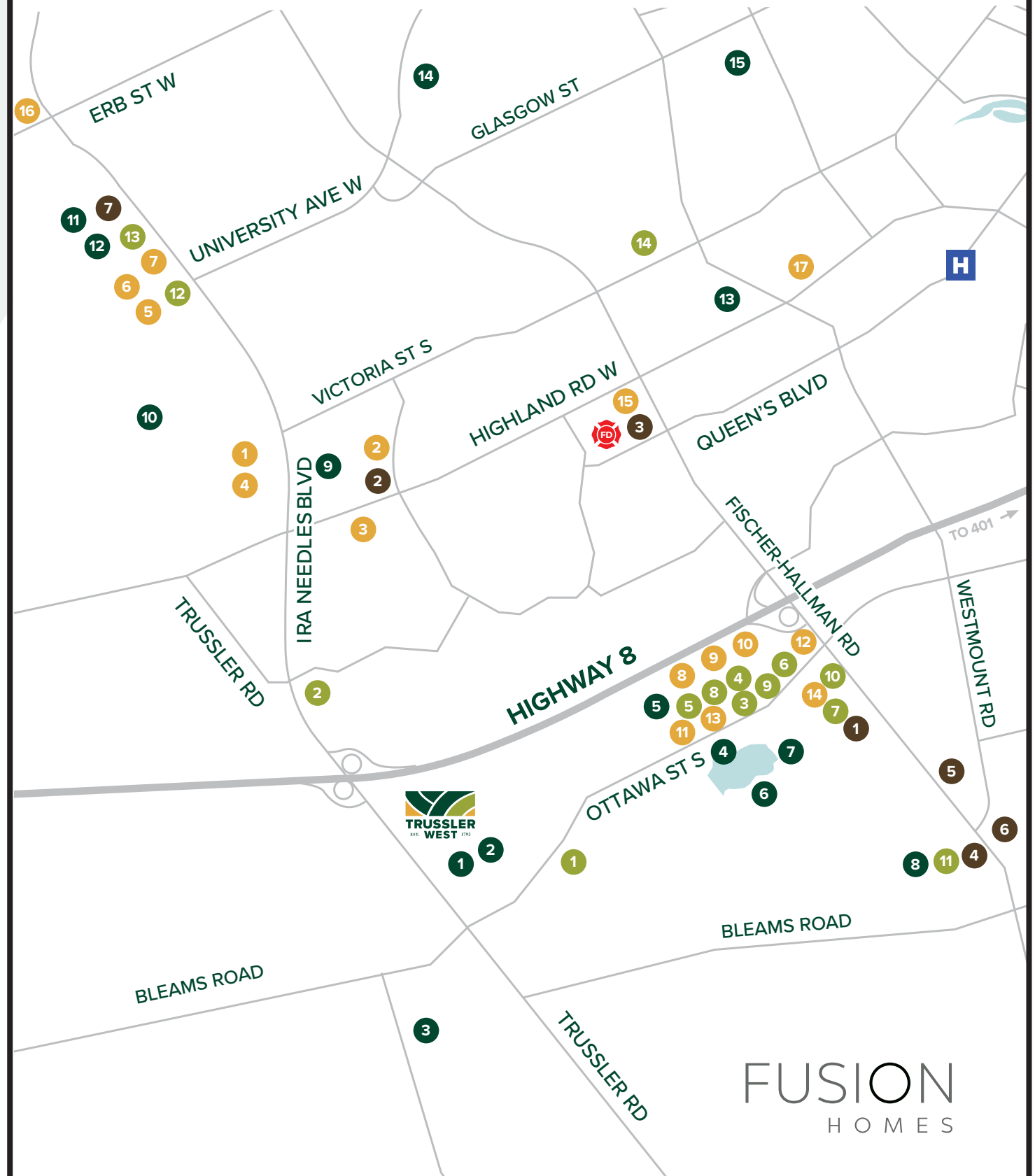
- 1 Wildfire Cuisine
- 2 Burger Stack
- 3 Kelseys Original Roadhouse
- 4 barBURRITO
- 5 Pho Sunrise
- 6 Pizza Nova
- 7 Omega Family Restaurant
- 8 South St. Burger
- 9 Starbucks
- 10 Tim Hortons
- 11 Malt & Barley Public House
- 12 The Chopped Leaf
- 13 Milestones
- 14 KW African Cuisine

BANKING

- 1 RBC Royal Bank
- 2 Manulife Bank
- 3 BMO Bank of Montreal
- 4 TD Canada Trust
- 5 Libro Credit Union
- 6 CIBC
- 7 Scotiabank



LOCAL AMENITIES



The Vega

3,300 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Spacious Foyer with Two Entry Closets
 Imperial Staircase with Central Landing
 Expansive Primary Walk-In Closet
 Three Full Baths on Upper Floor

Elevations

Vega A



Vega B

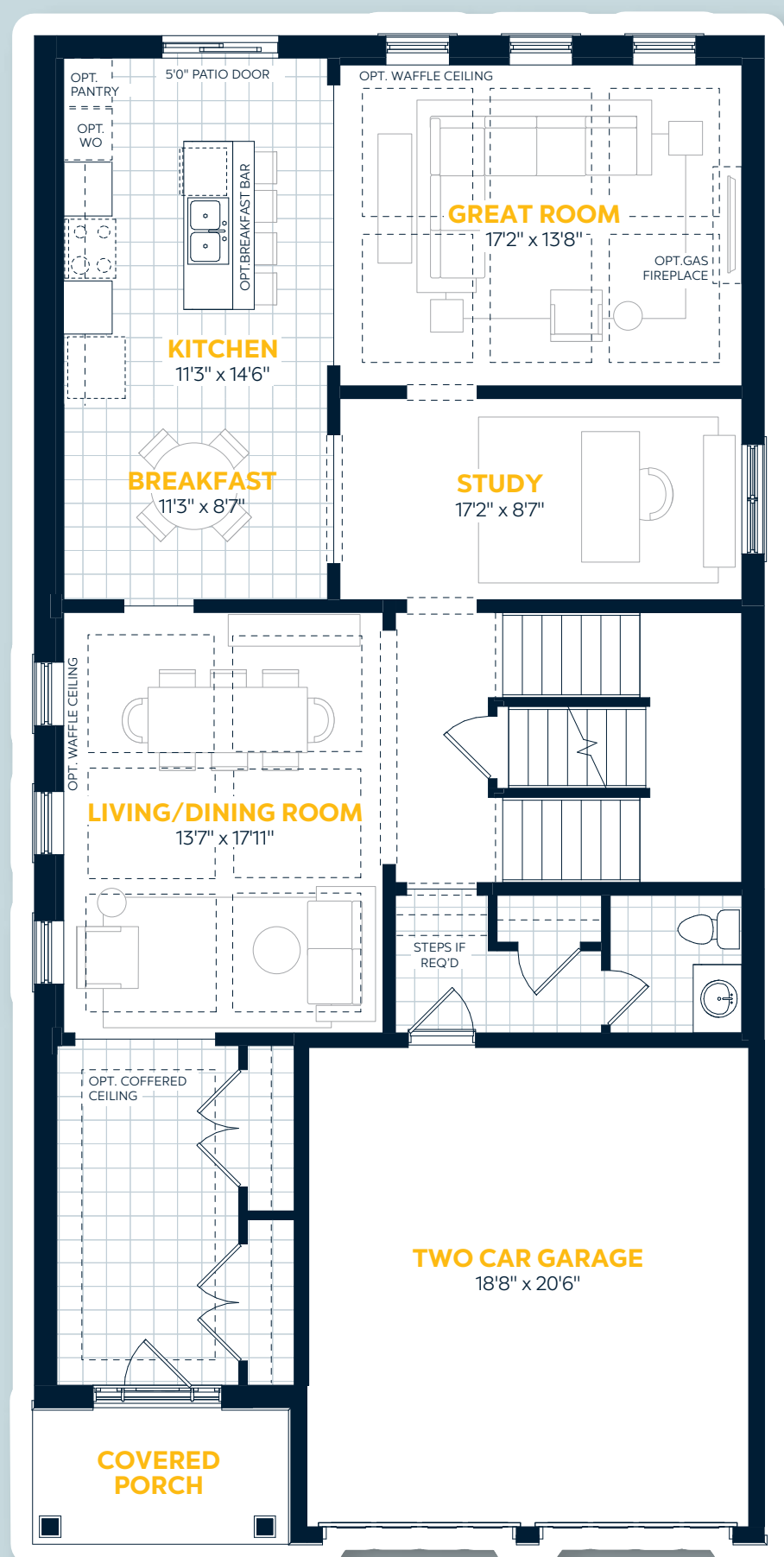


Vega D



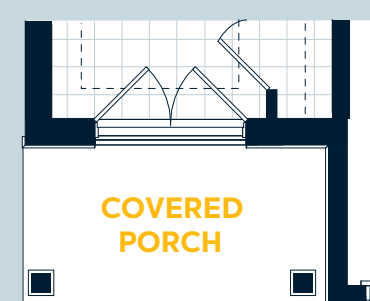
Main Floor

Elevation A & B



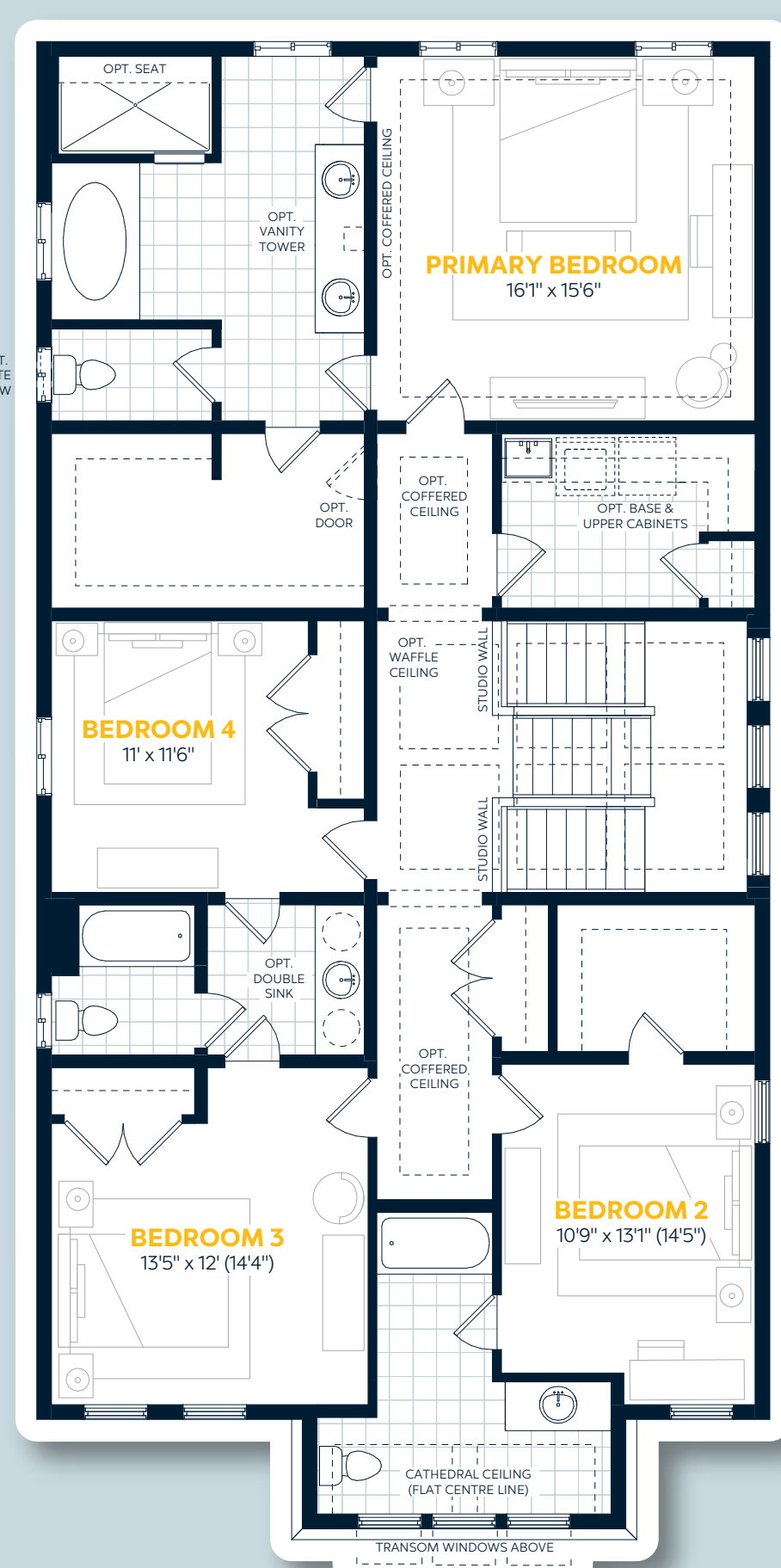
Elevation Variations

Elevation D
Front Door Variation



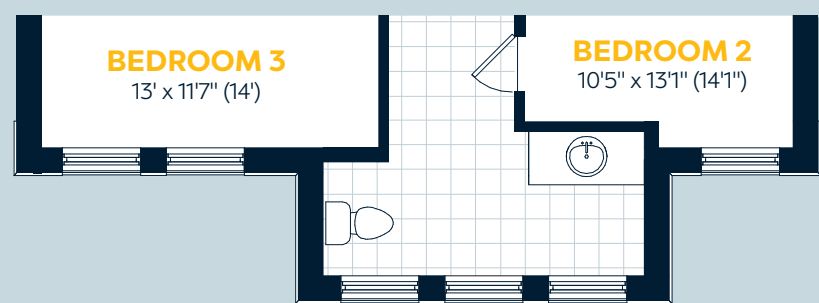
Upper Floor

Elevation A

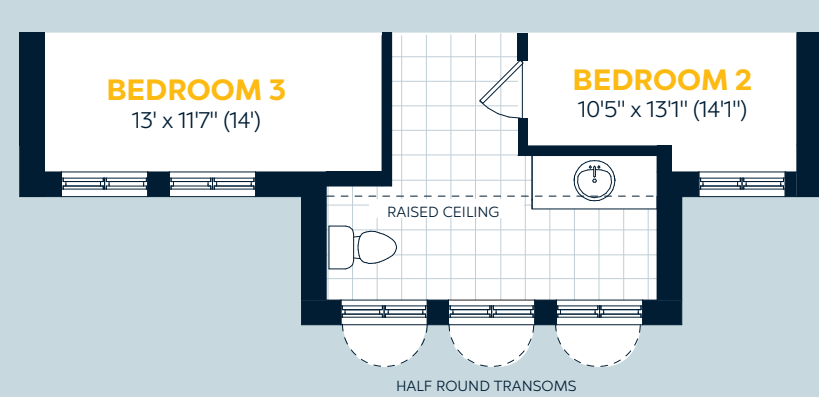


Elevation Variations

Elevation B
Front Windows Variation

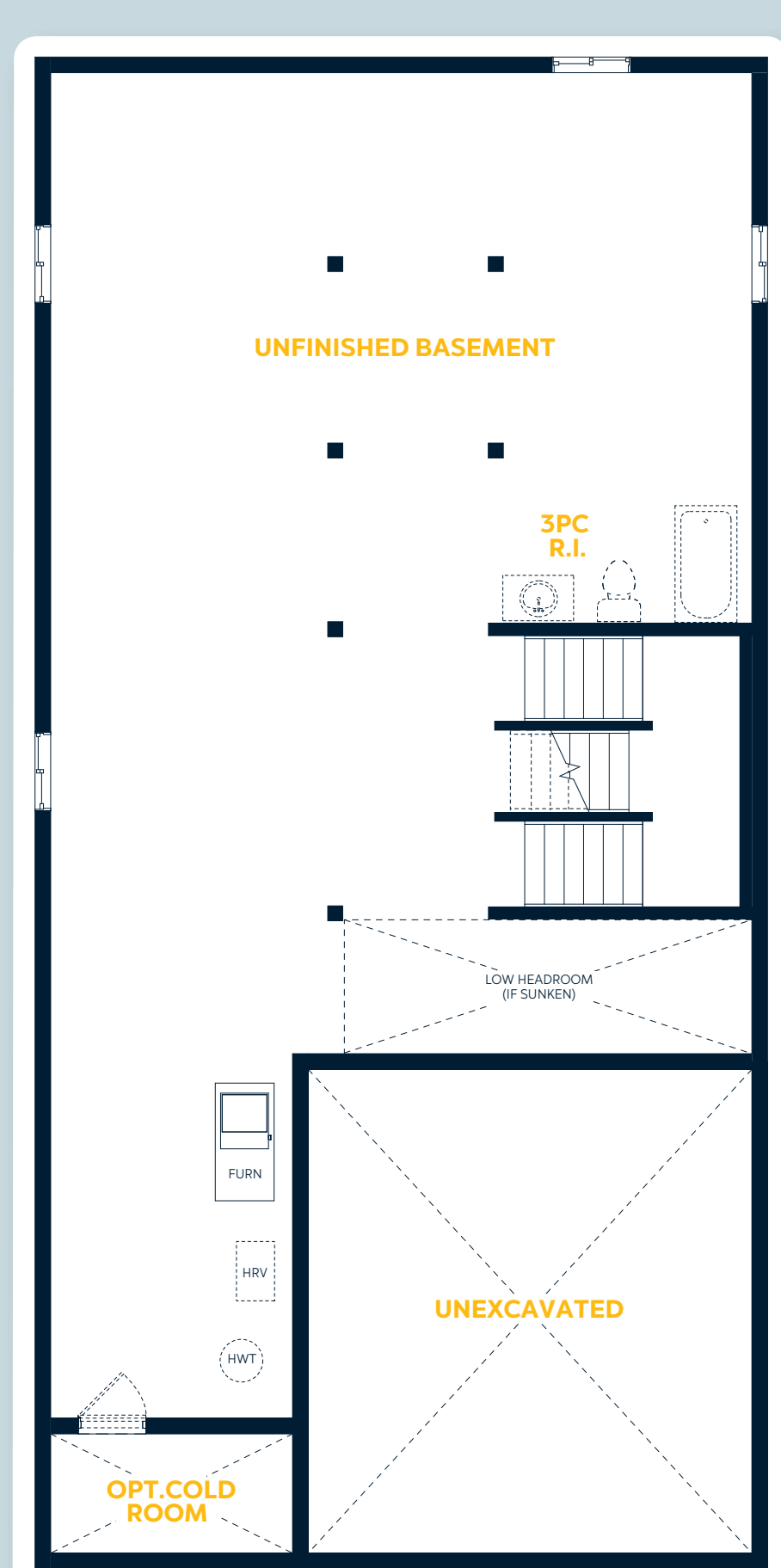


Elevation D
Front Windows Variation



Basement Floor

Elevation A, B & D



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 2024. Reproduction of this plan is strictly prohibited.

The Tate

3,050 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Secondary Living Space with Upper Floor Family Room
 Dual Closets in Primary Bedroom
 Walk-In Closet off of Mudroom
 Dedicated Office on Main Floor
 Upper Floor Laundry

Elevations

Tate A

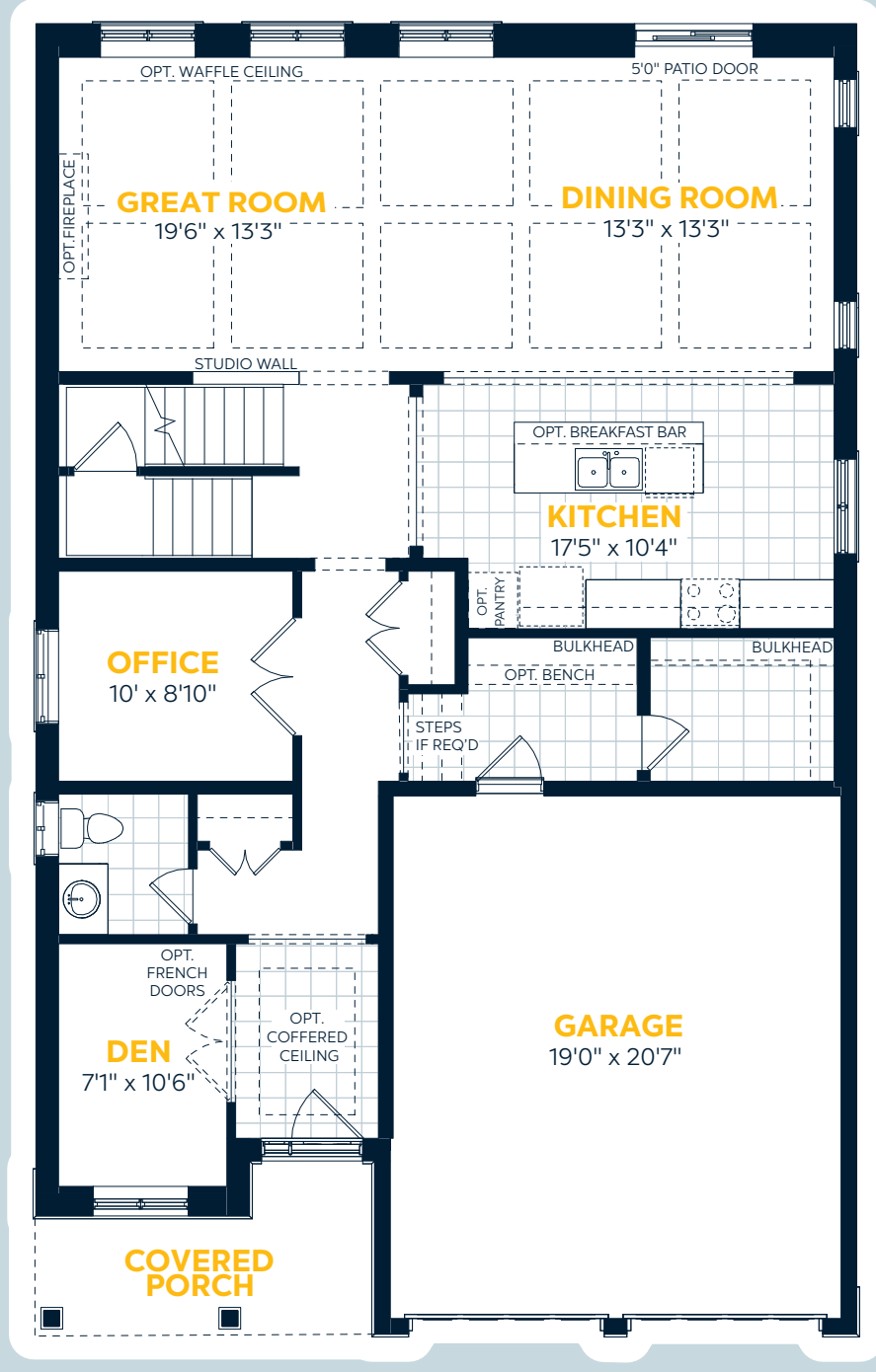


Tate D



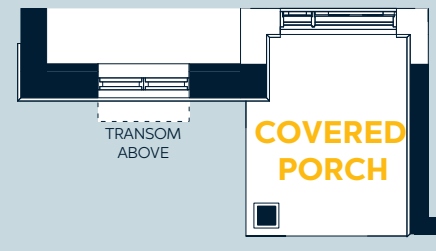
Main Floor

Elevation A



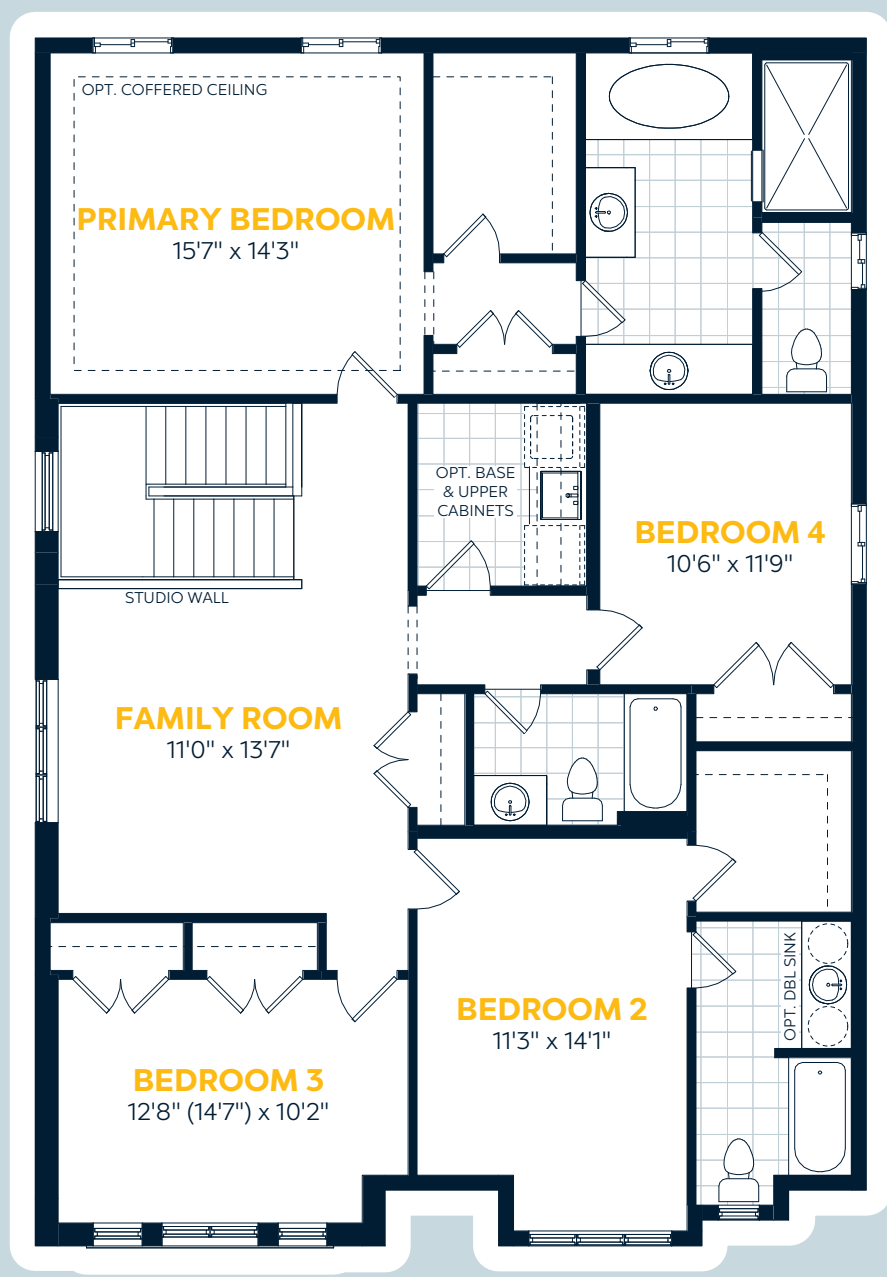
Elevation Variations

Elevation D
Front Porch Variation



Upper Floor

Elevation A



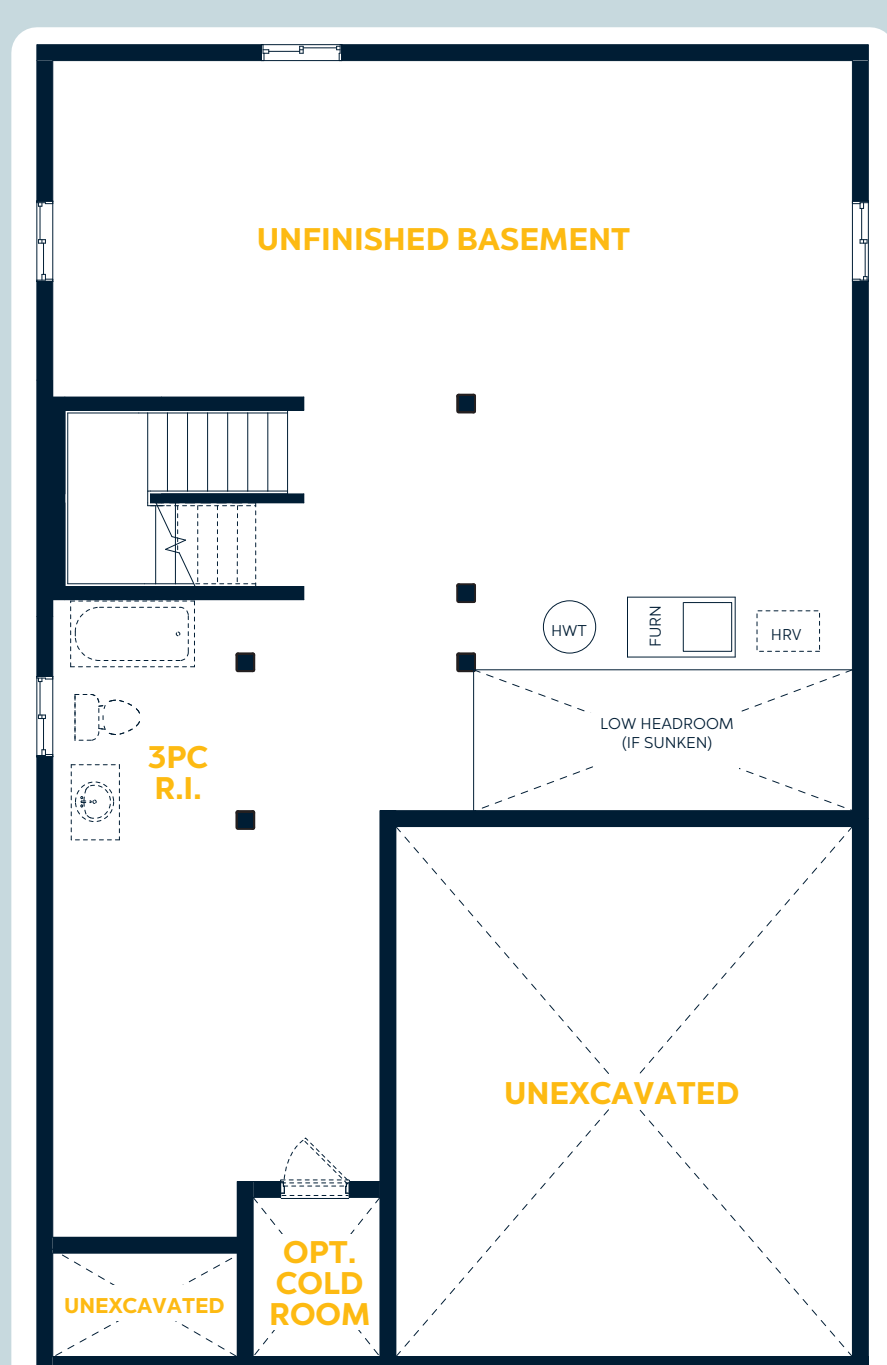
Elevation Variations

Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A



Elevation Variations

Elevation
Unexcavated Variation



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The Mira

3,000 sq.ft.

4 Bedroom | 3.5 Bathroom | Two-Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Secondary Living Space with Upper Floor Family Room
 Extra-Large Primary Bedroom Walk-In Closet
 Walk-In Closet off of Foyer
 Upper Floor Laundry
 Formal Dining Room

Elevations

Mira A

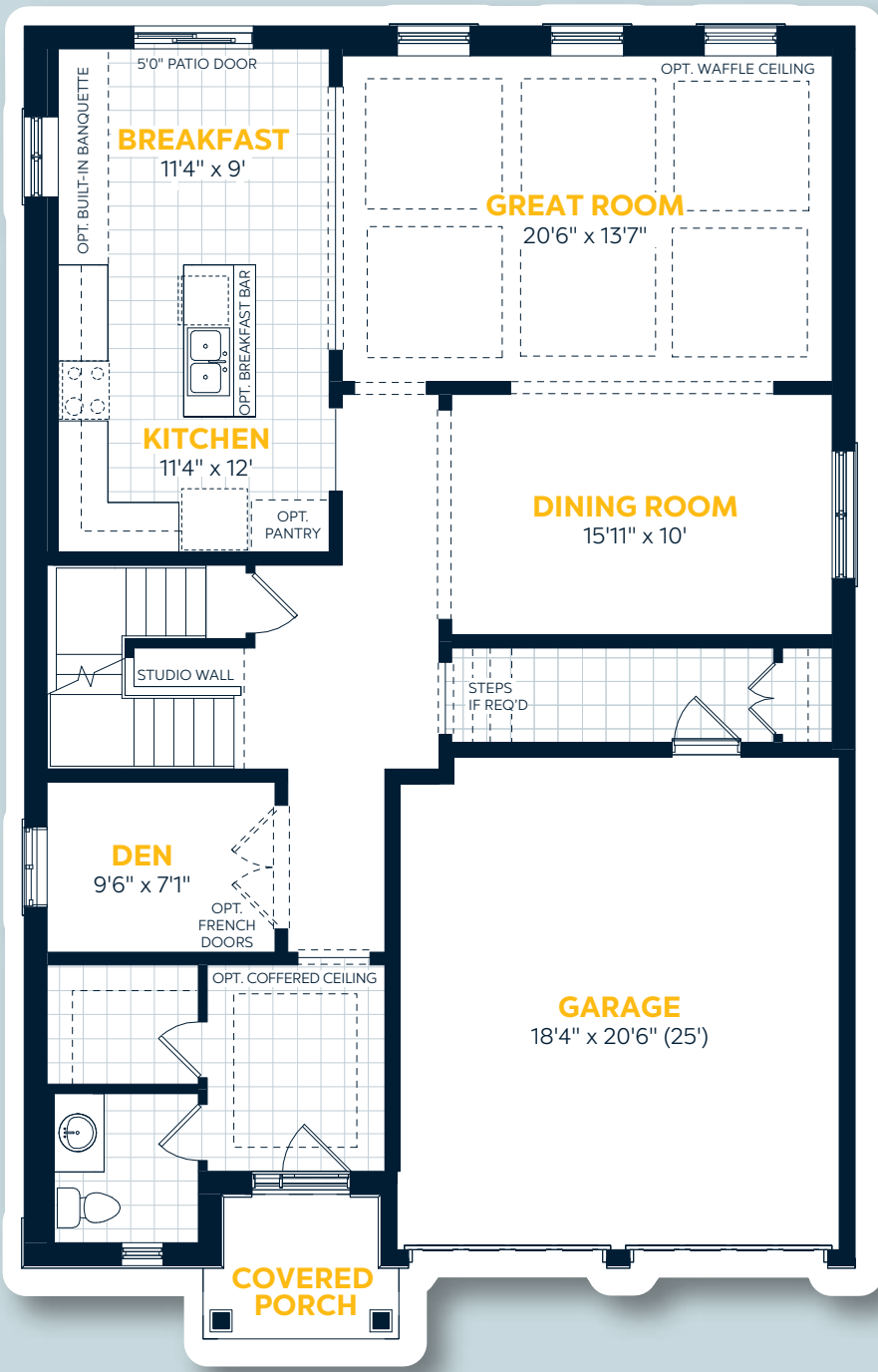


Mira D



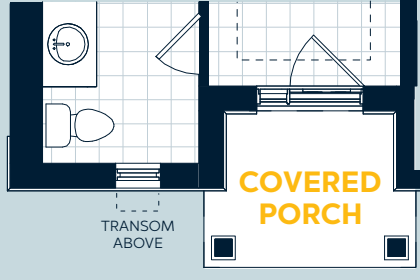
Main Floor

Elevation A



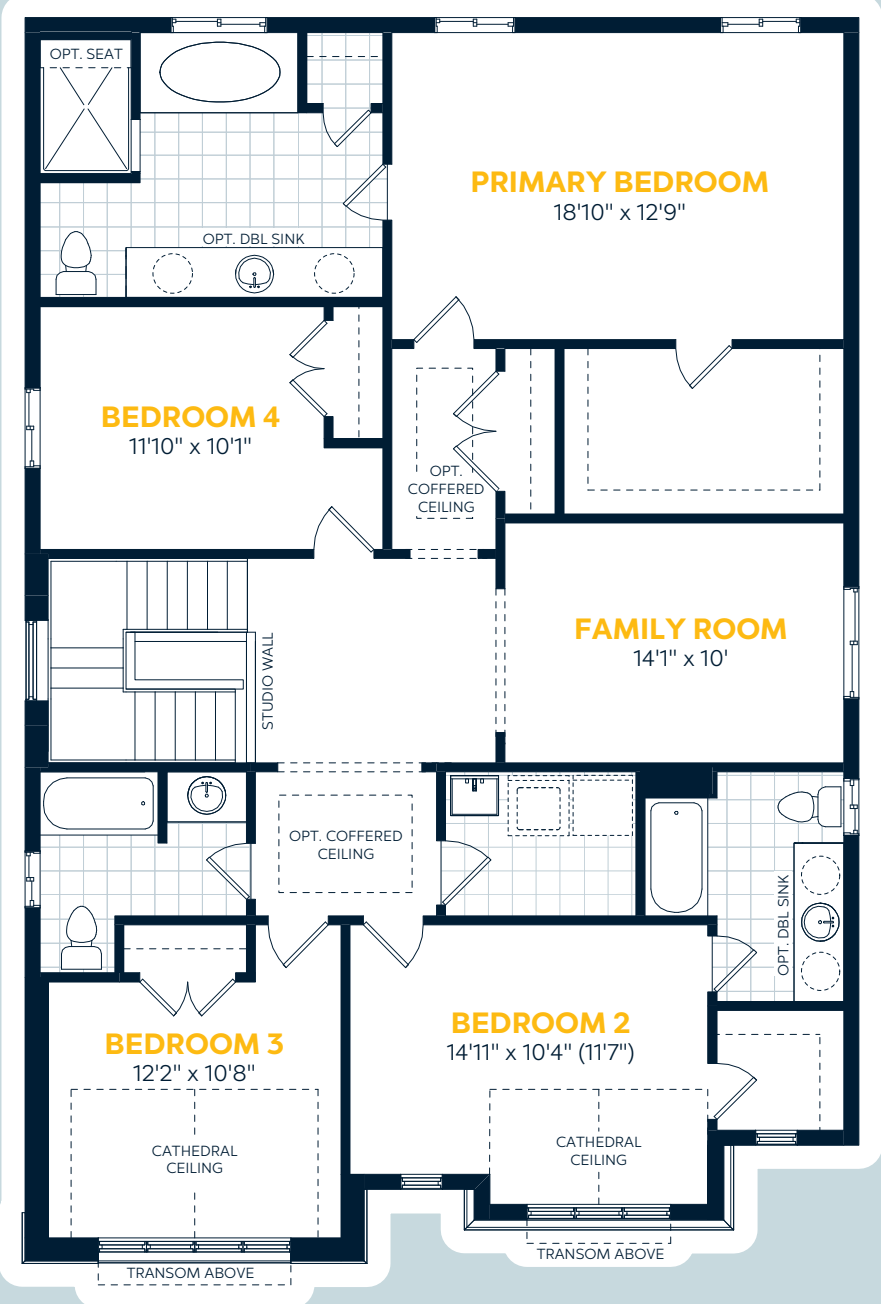
Elevation Variations

Elevation D
Front Window Variation



Upper Floor

Elevation A



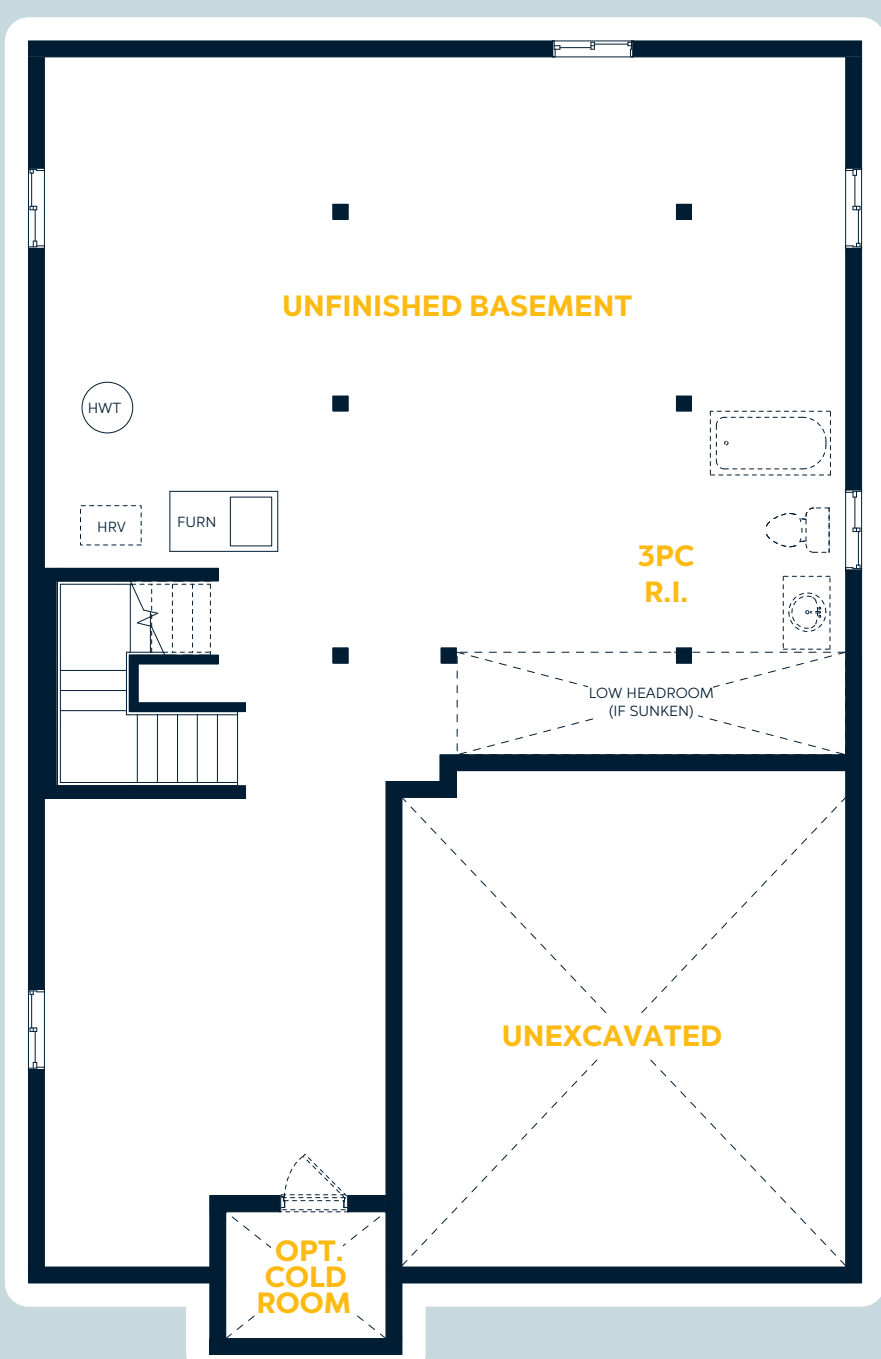
Elevation Variations

Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A



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The Dawn

2,950 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

40'

Designer Options Available to Customize Floorplan
 Two Large Closets in Mudroom
 Oversized 10ft Kitchen Island
 Spacious Upper Floor Laundry
 Oversized Primary Ensuite Shower

Vitae Series

Elevations

Dawn A



Dawn B



Dawn D

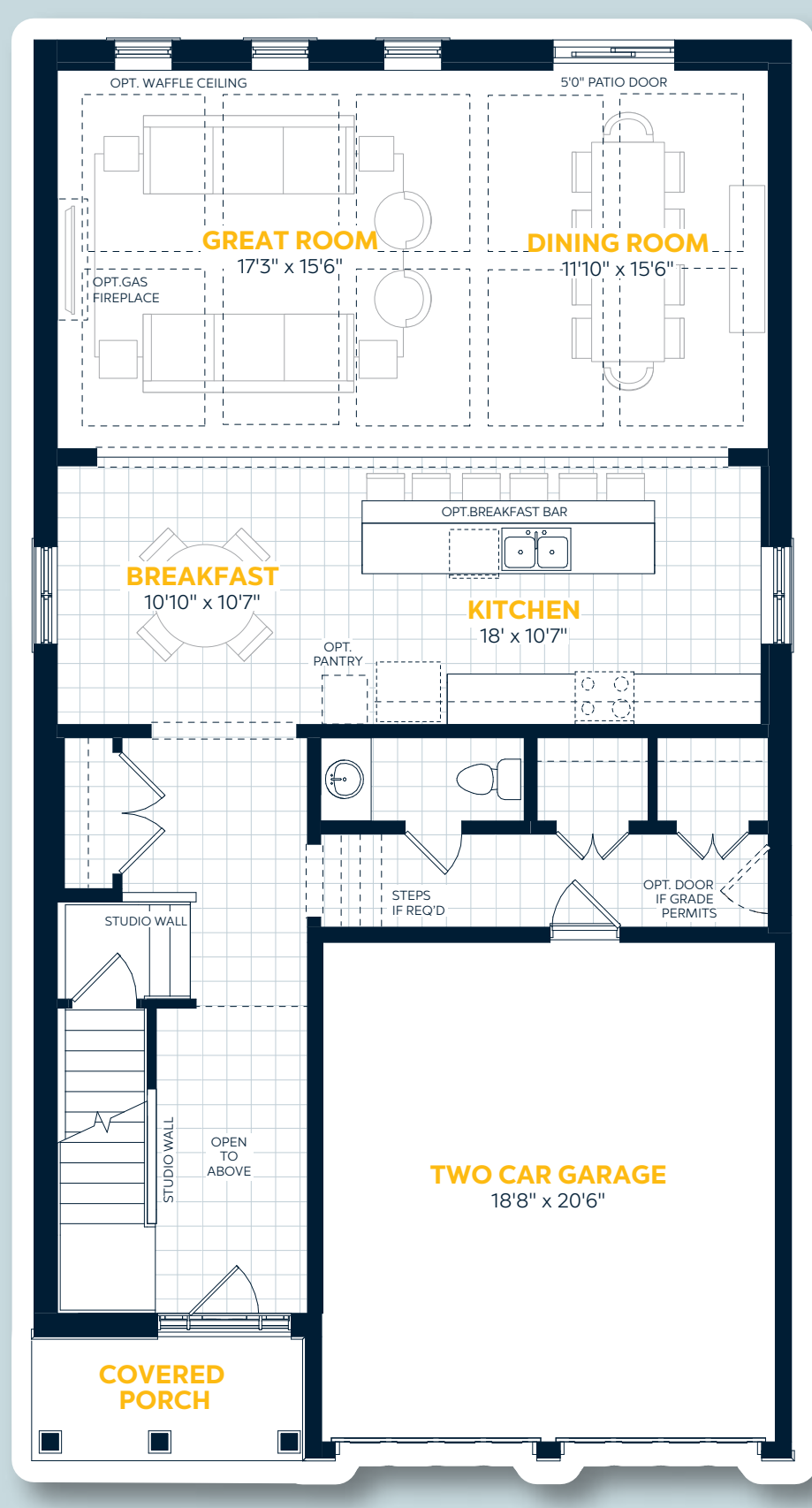


Dawn E



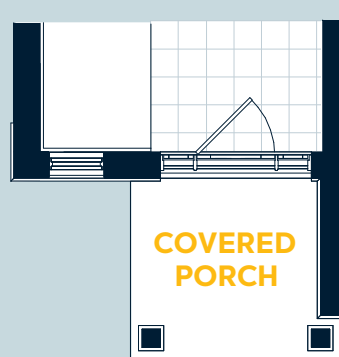
Main Floor

Elevation A

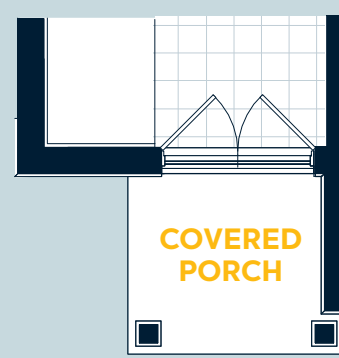


Elevation Variations

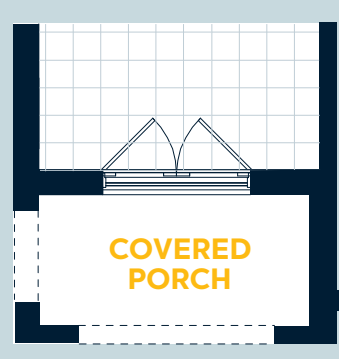
Elevation B
Covered Porch Variation



Elevation D
Covered Porch Variation



Elevation E
Covered Porch Variation



Upper Floor

Elevation A

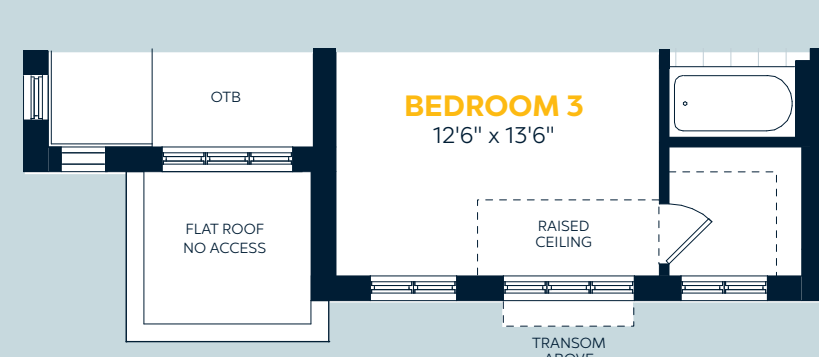


Elevation Variations

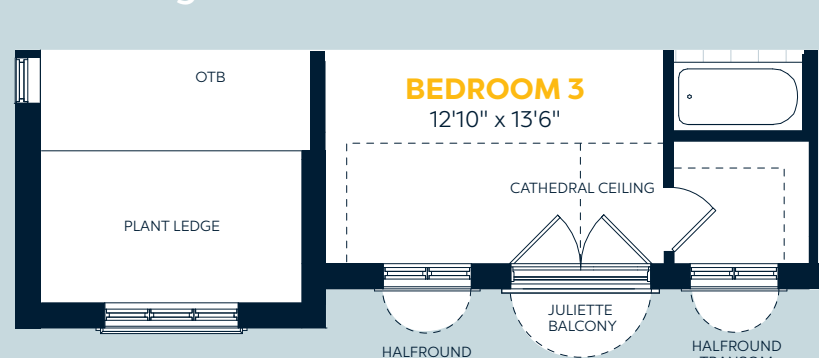
Elevation B
Bedroom 3 Variation



Elevation D
Bedroom 3 Variation

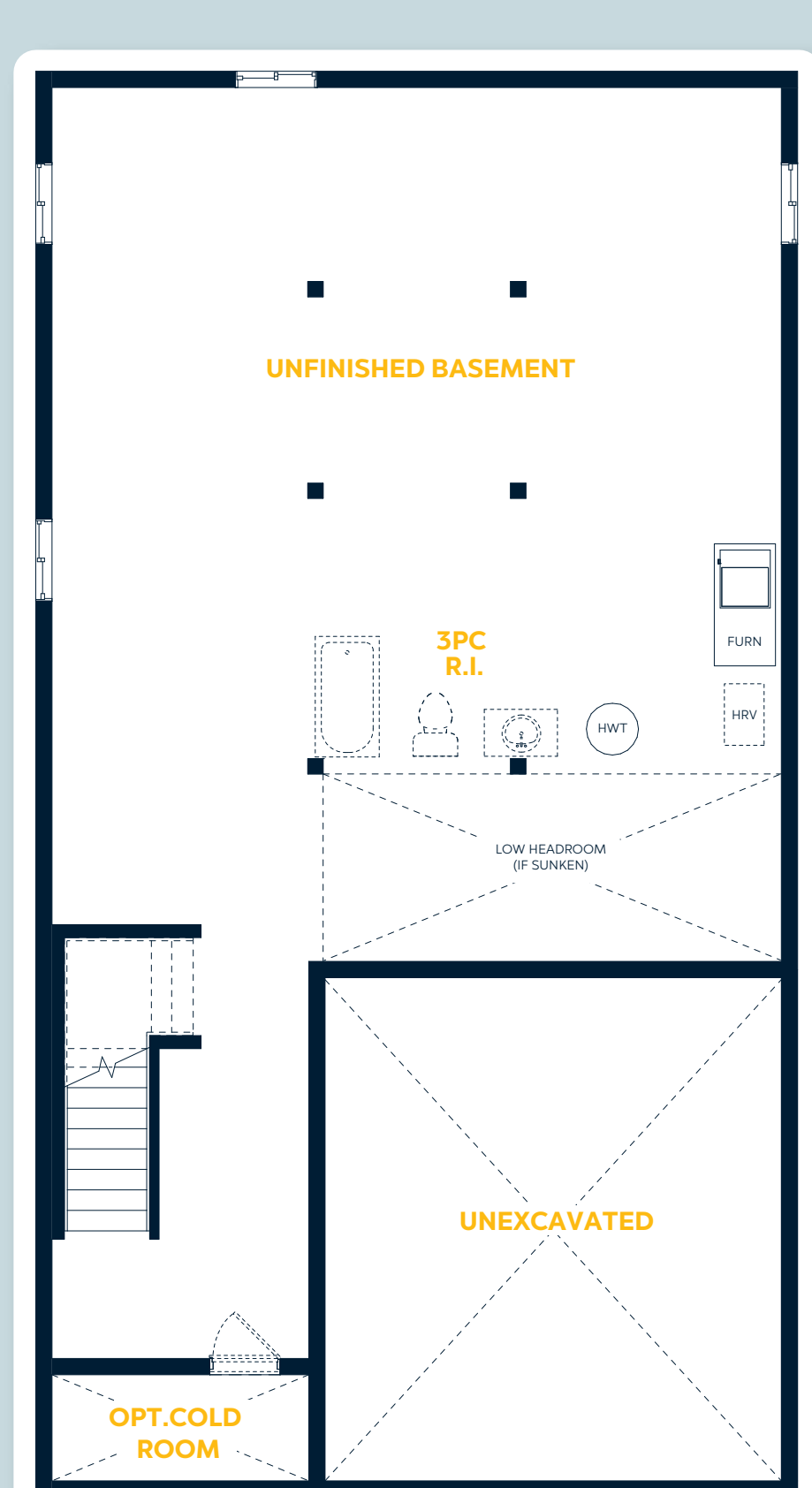


Elevation E
Plant Ledge and Bedroom 3 Variation



Basement Floor

Elevation A



Elevation Variations

Elevation B & D
Optional Cold Room Variation



Elevation E
Optional Cold Room Variation



The Hail II

2,650 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Vitae Series

40'

- Designer Options Available to Customize Floorplan
- Main Floor Office
- Separate Formal Dining Room
- Walk-In Closet in Mudroom
- Upper Floor Family Room
- Spacious Upper Floor Laundry
- Oversized Closets in Every Bedroom

Elevations

Hail II A



Hail II B



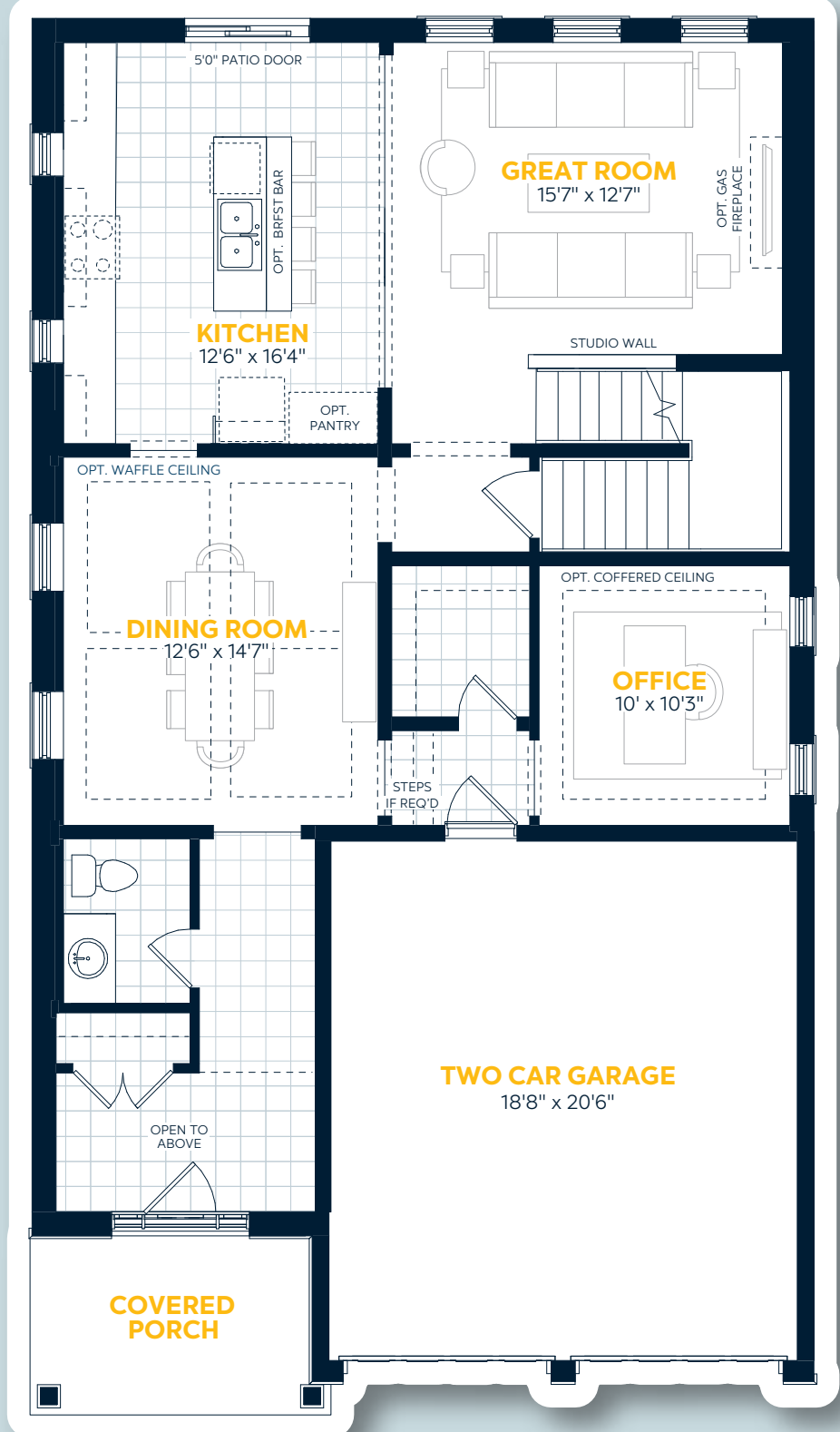
Hail II D



NEED NEW RENDERINGS

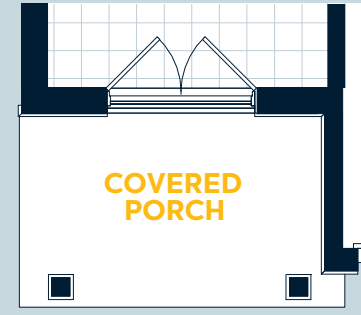
Main Floor

Elevation A & B



Elevation Variations

Elevation D
Covered Porch Variation



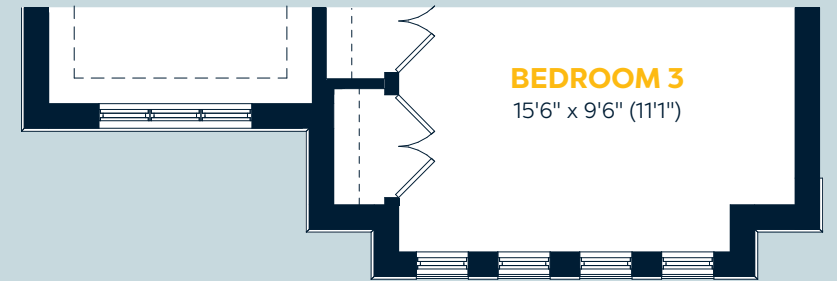
Upper Floor

Elevation A

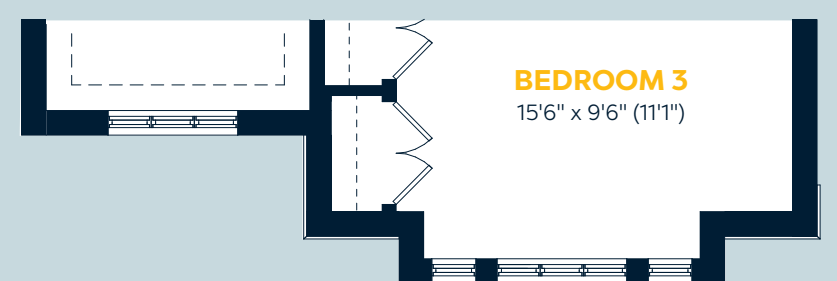


Elevation Variations

Elevation B
Bedroom 3 Variation

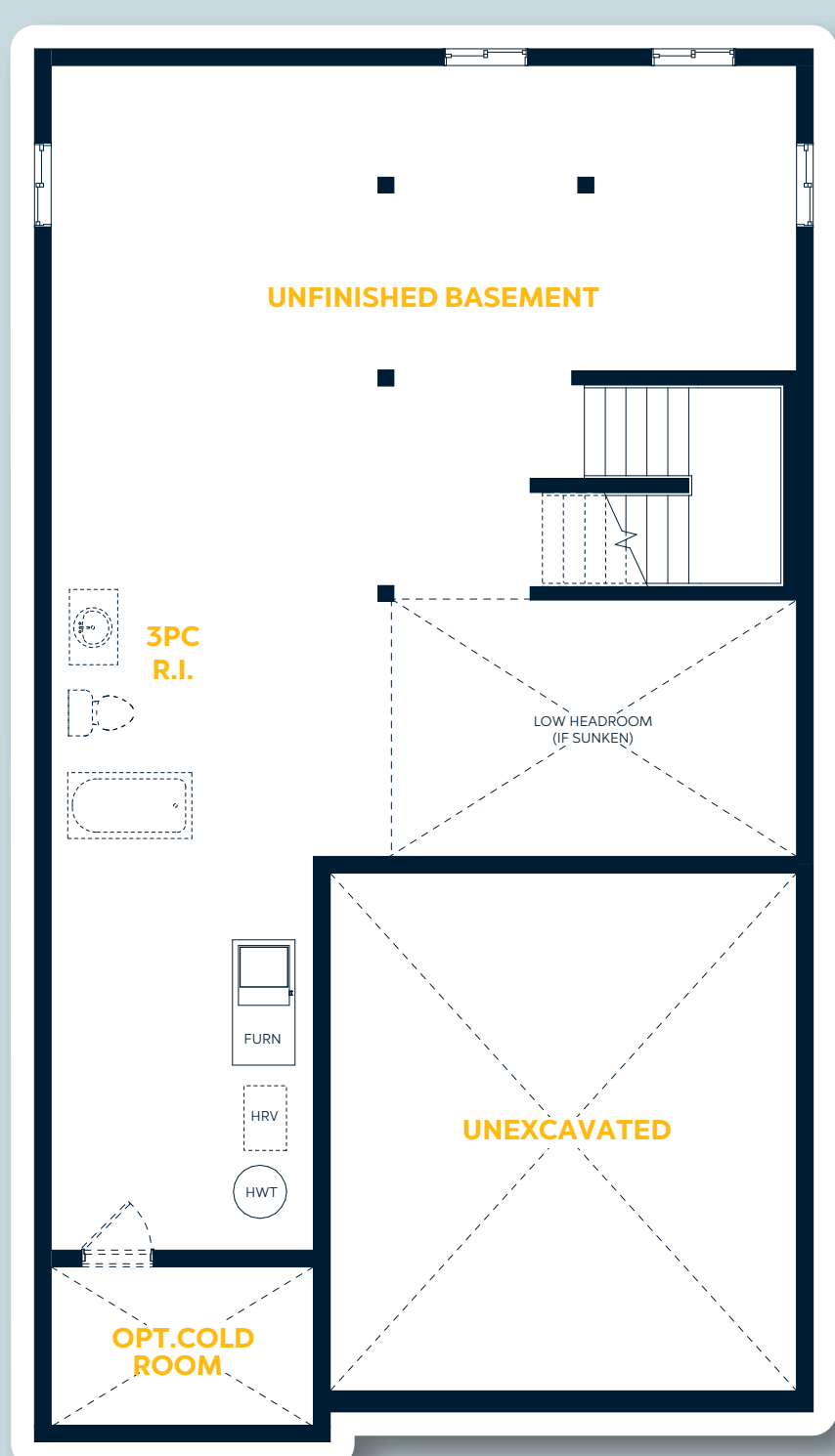


Elevation D
Bedroom 3 Variation



Basement Floor

Elevation A, B & D



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The Able

2,550 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Vitae Series

40'

- Designer Options Available to Customize Floorplan
- Spacious Foyer with Closet
- Large Dining and Great Room
- Upper Floor Family Room
- Spacious Primary Suite
- Walk-In Closets in All Bedrooms

Elevations

Able A



Able B

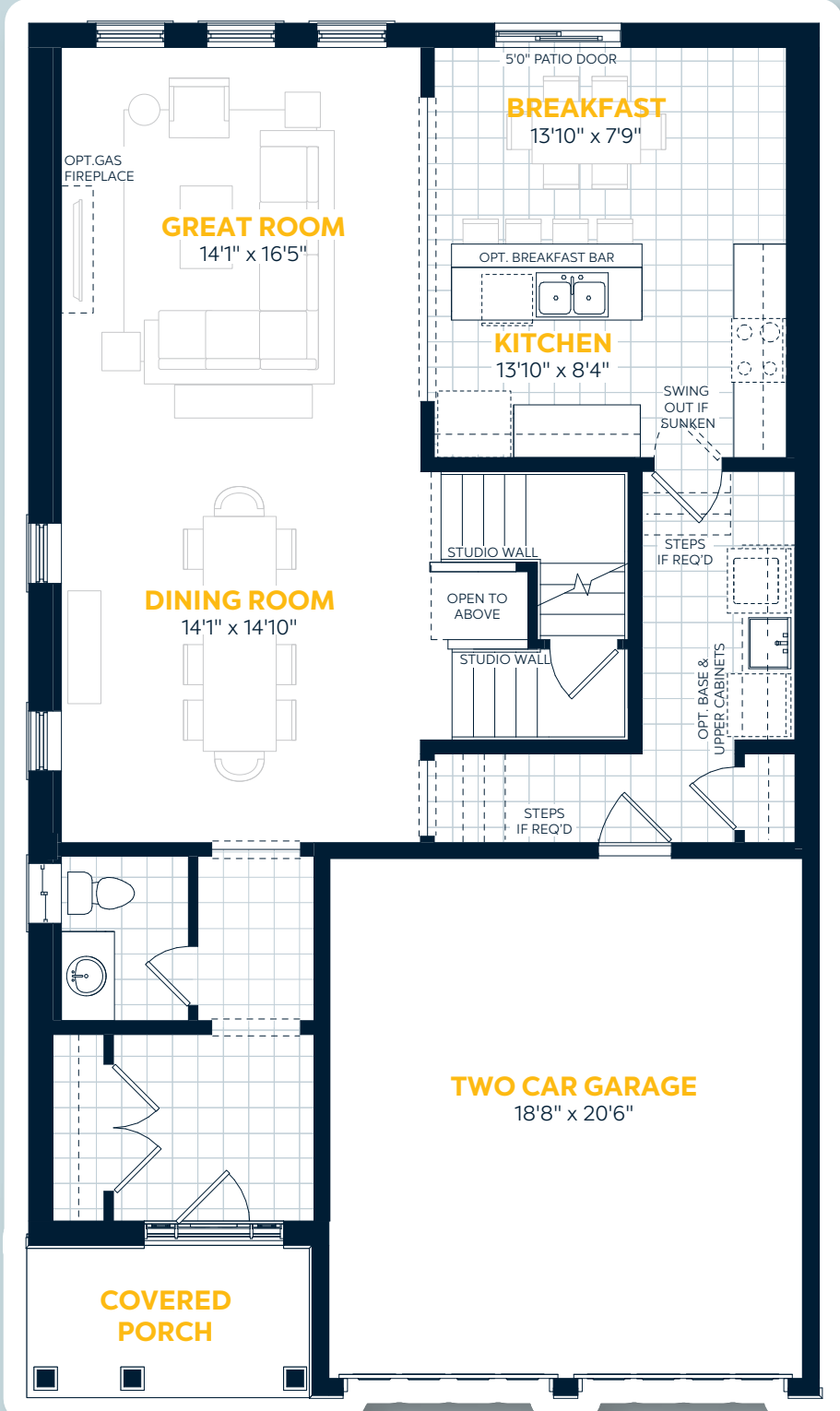


Able D



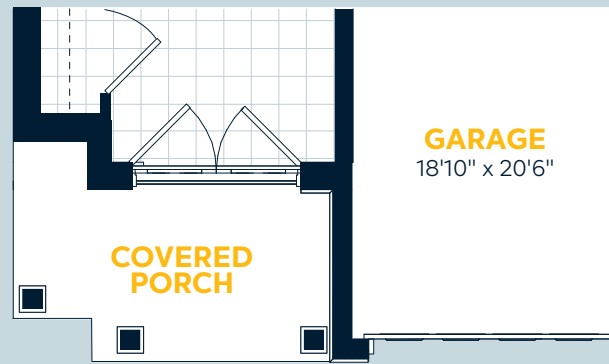
Main Floor

Elevation A & B



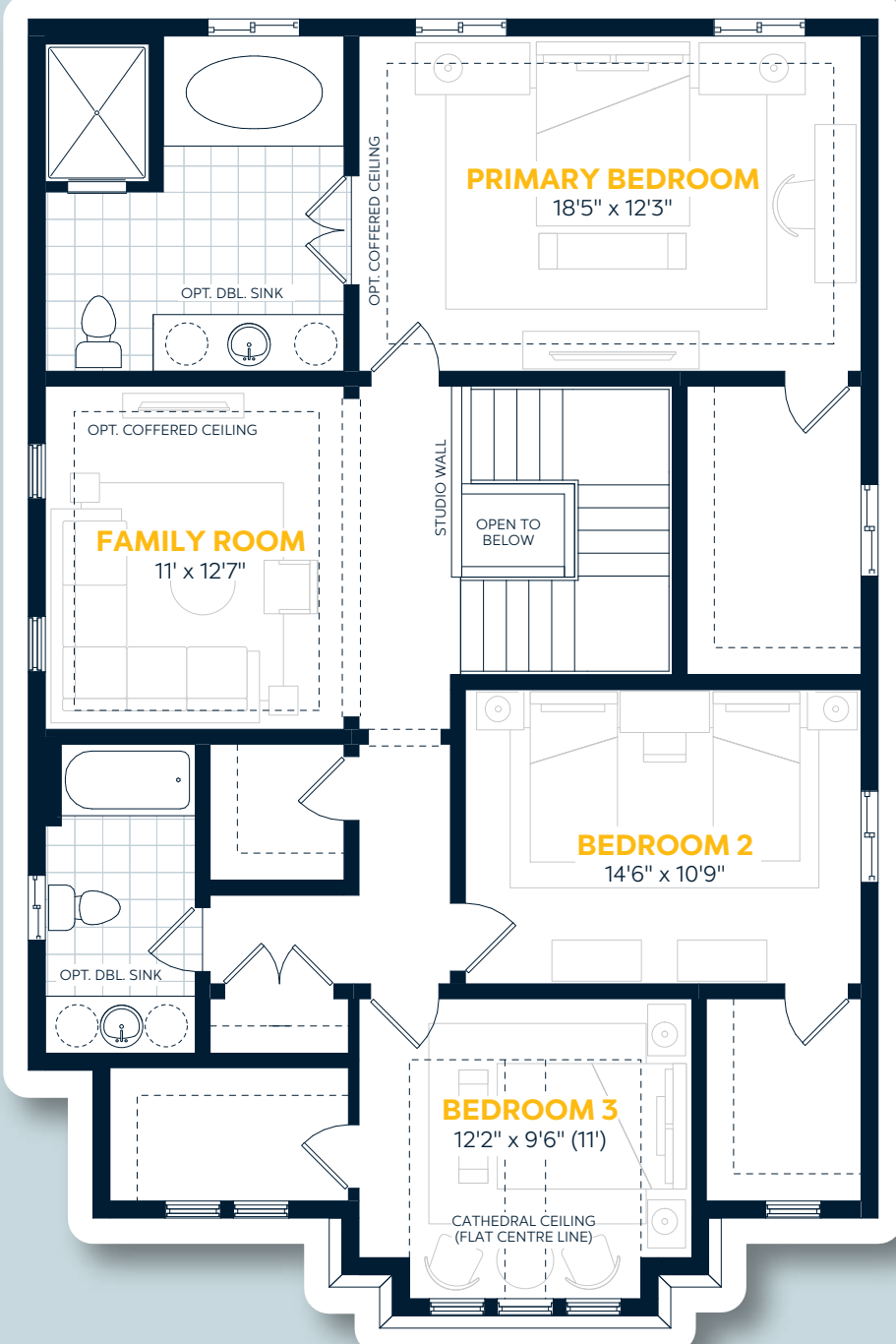
Elevation Variations

Elevation D
Covered Porch Variation



Upper Floor

Elevation A

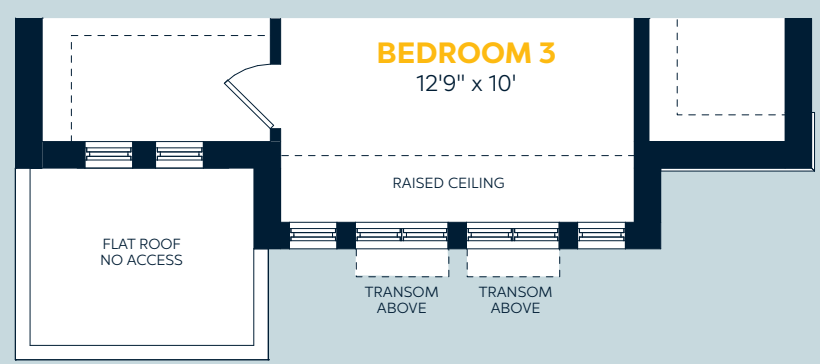


Elevation Variations

Elevation B
Bedroom 3 Variation

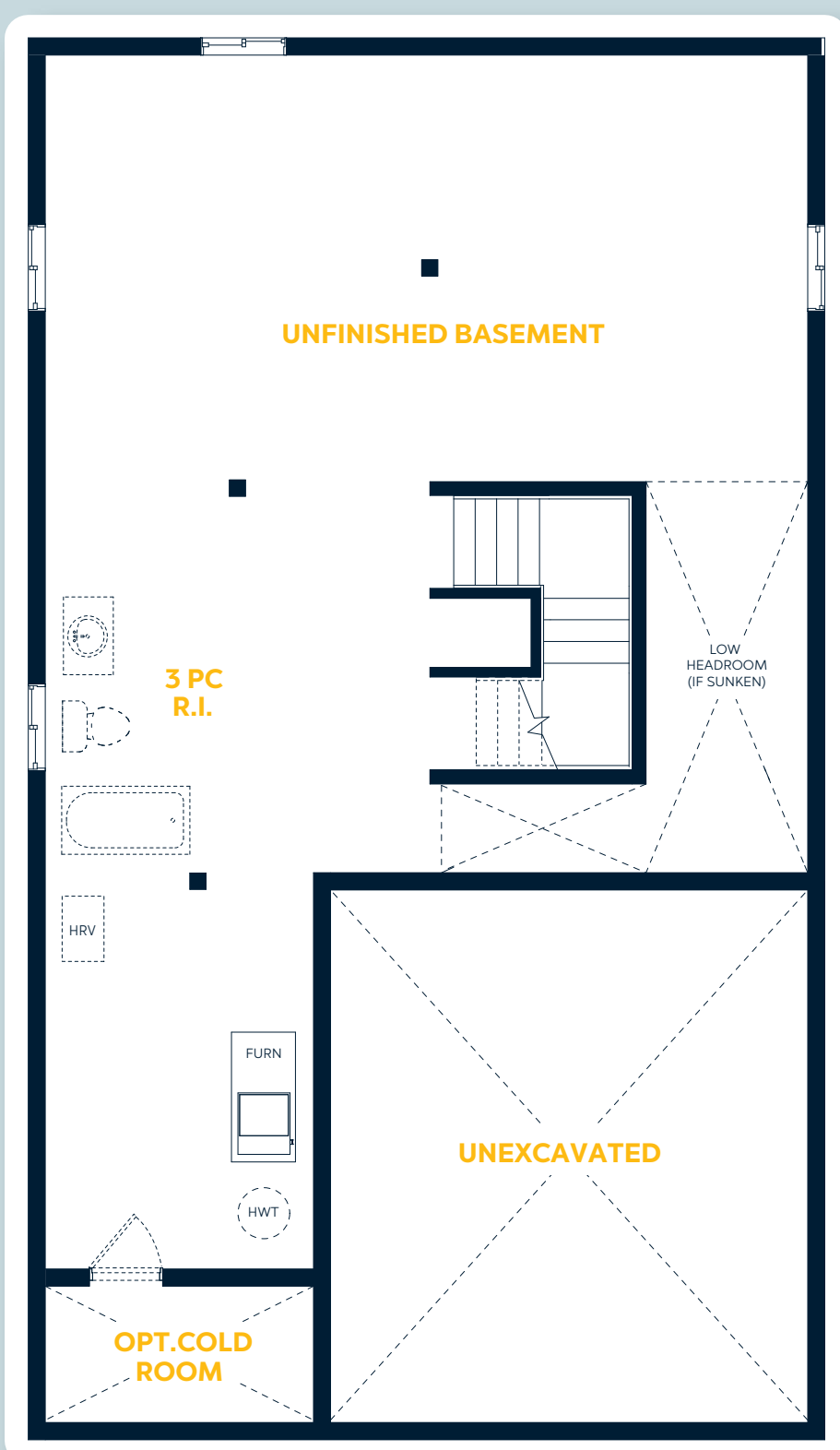


Elevation D
Bedroom 3 Variation



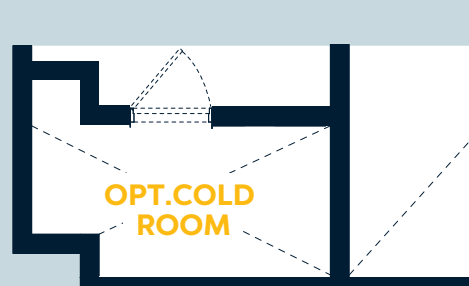
Basement Floor

Elevation A & B



Elevation Variations

Elevation D
Optional Cold Room Variation



The Rahi

2,350 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Spacious Foyer with Closet
 Main Floor Laundry with Large Closet
 Large Open Concept Dining and Great Room
 Upper Floor Family Room

Elevations

Hail A



Hail B

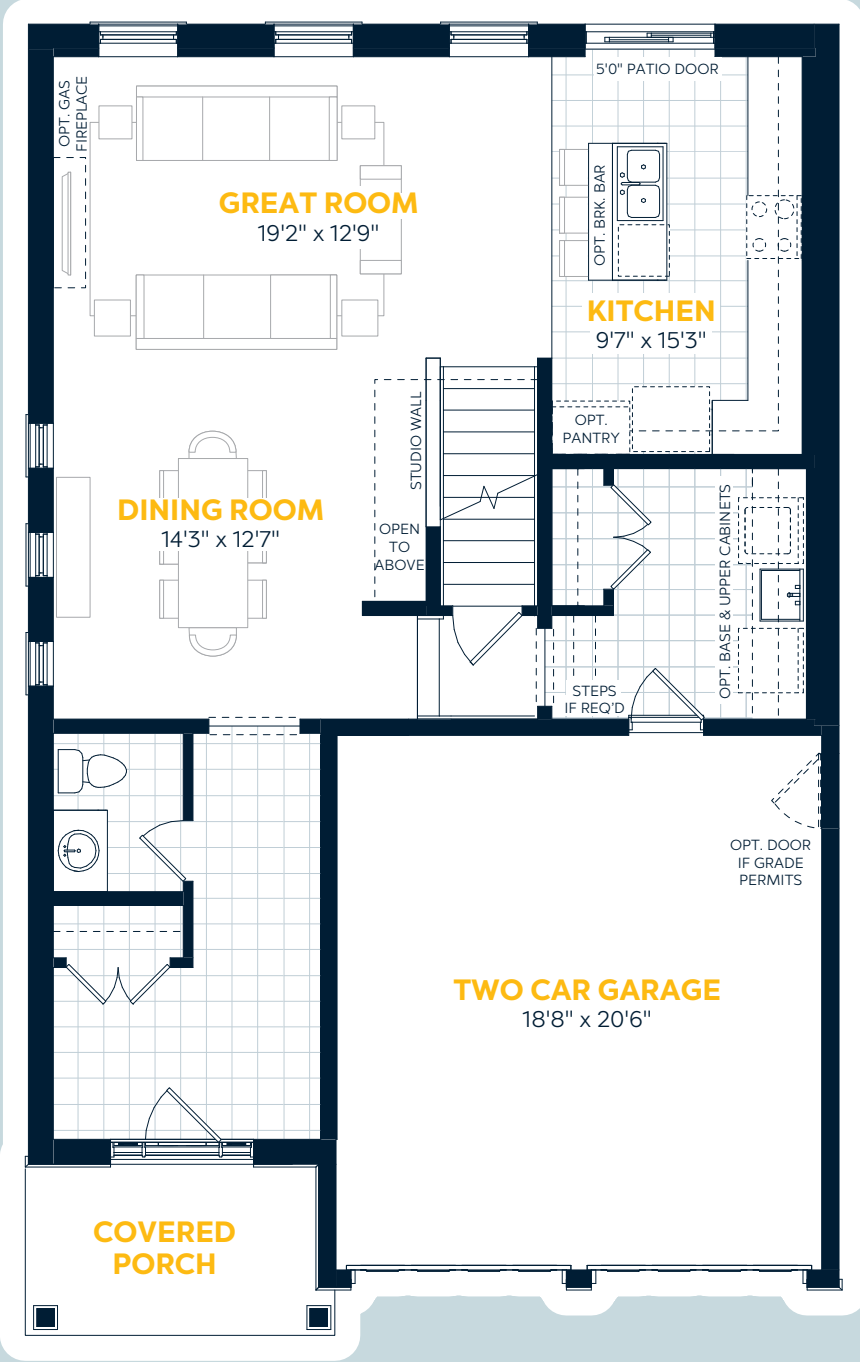


Hail D



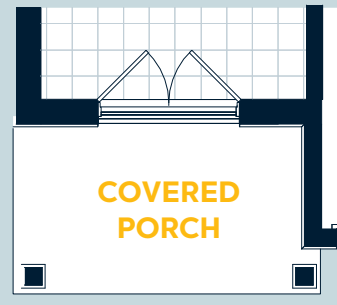
Main Floor

Elevation A & B



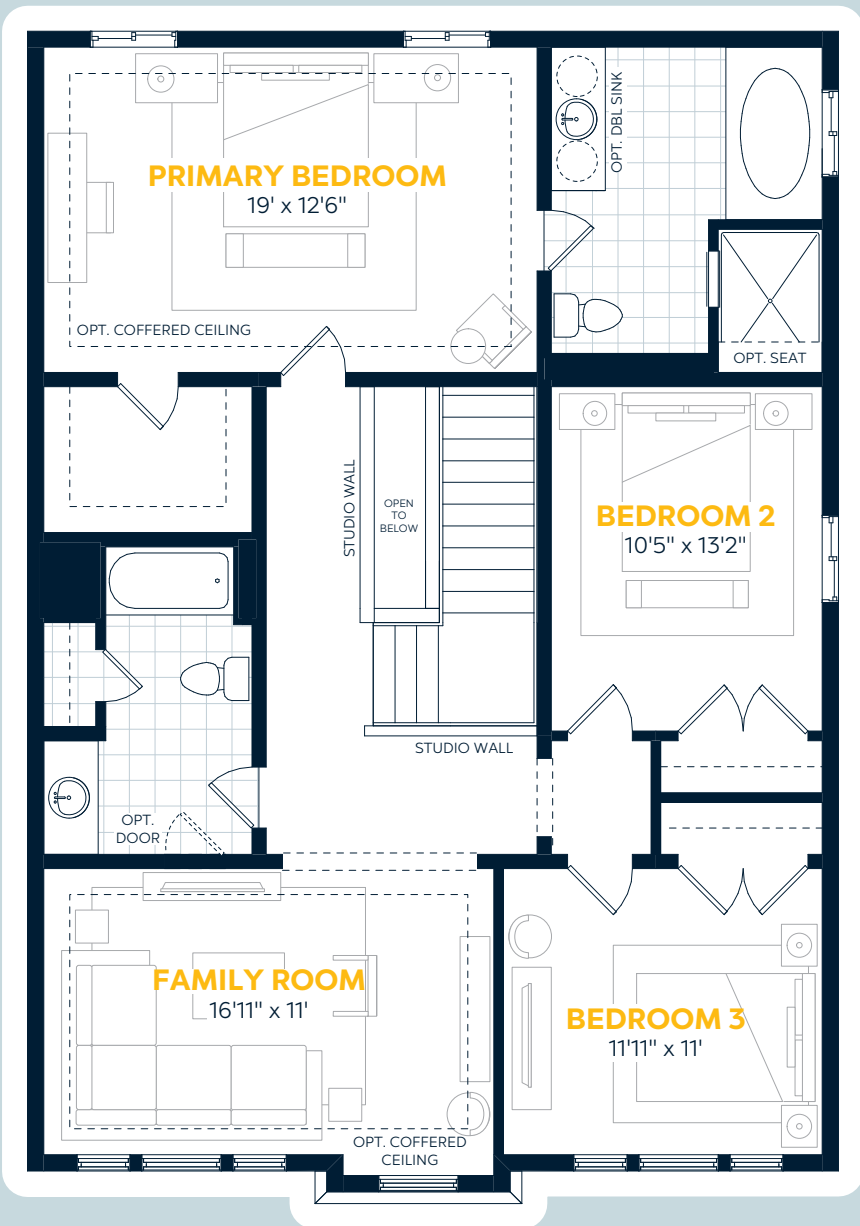
Elevation Variations

Elevation D
Front Door Variation



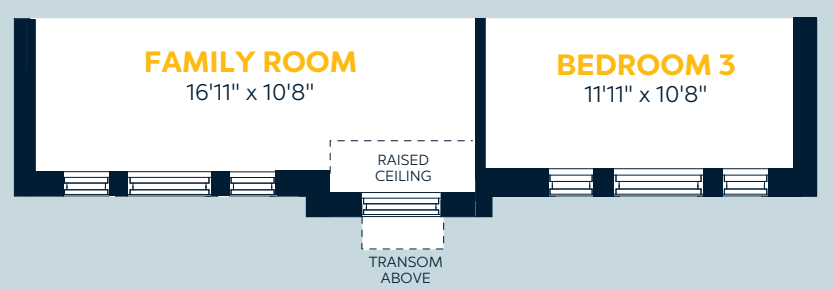
Upper Floor

Elevation A

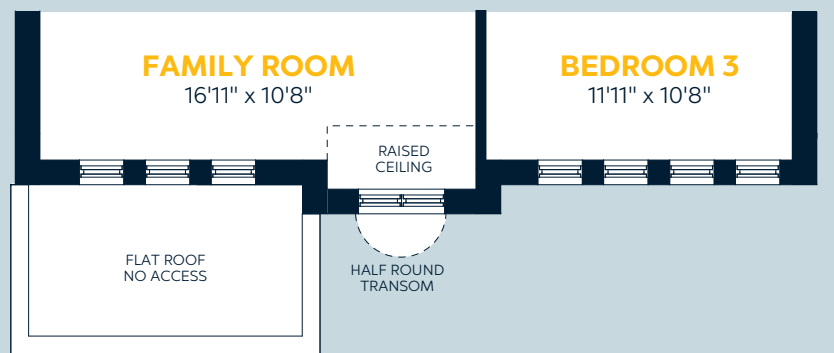


Elevation Variations

Elevation B
Family Room / Bedroom 3 Variation

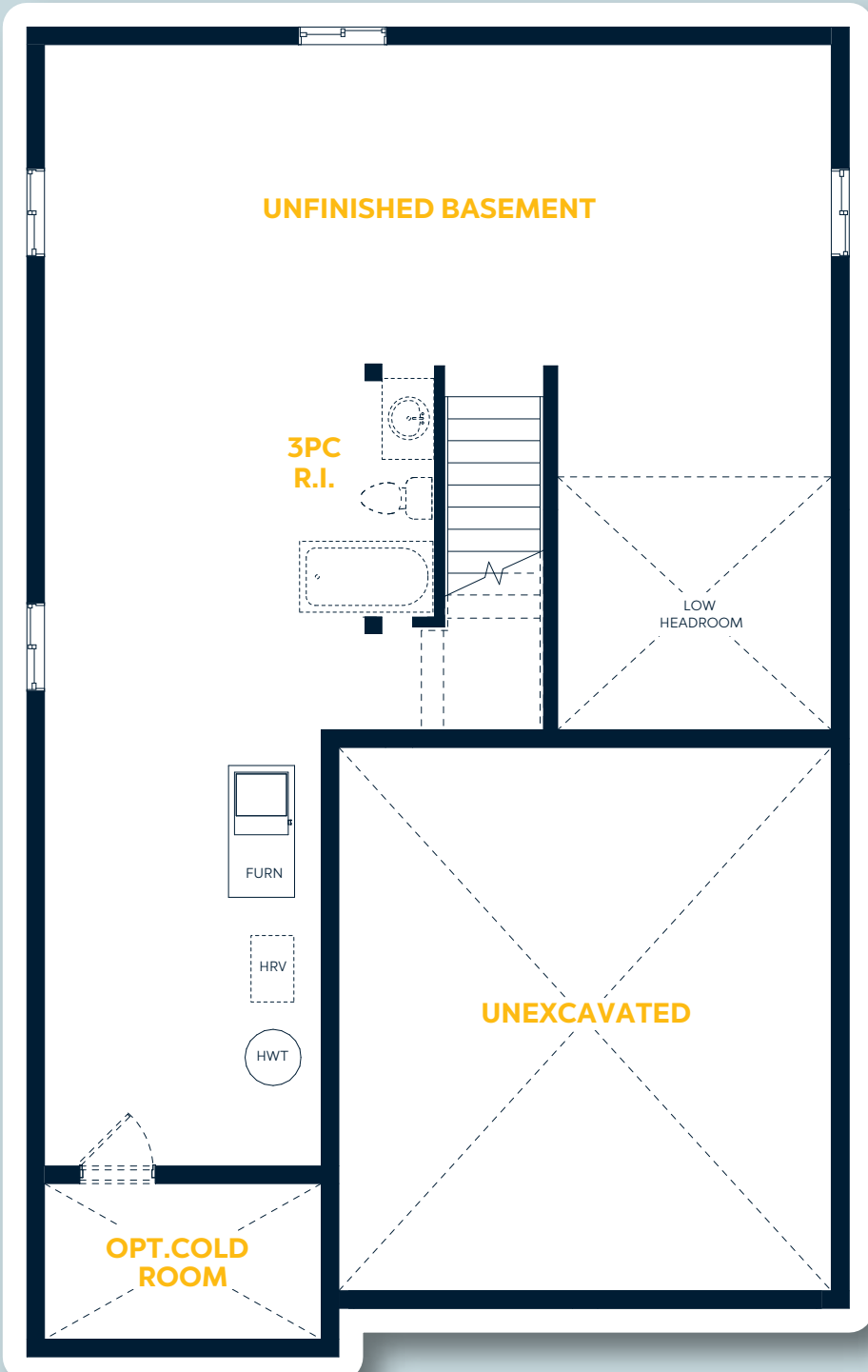


Elevation D
Family Room / Bedroom 3 Variation



Basement Floor

Elevation A, B & D



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The King

40'

2,940 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Celebration Series

Elevations

King A

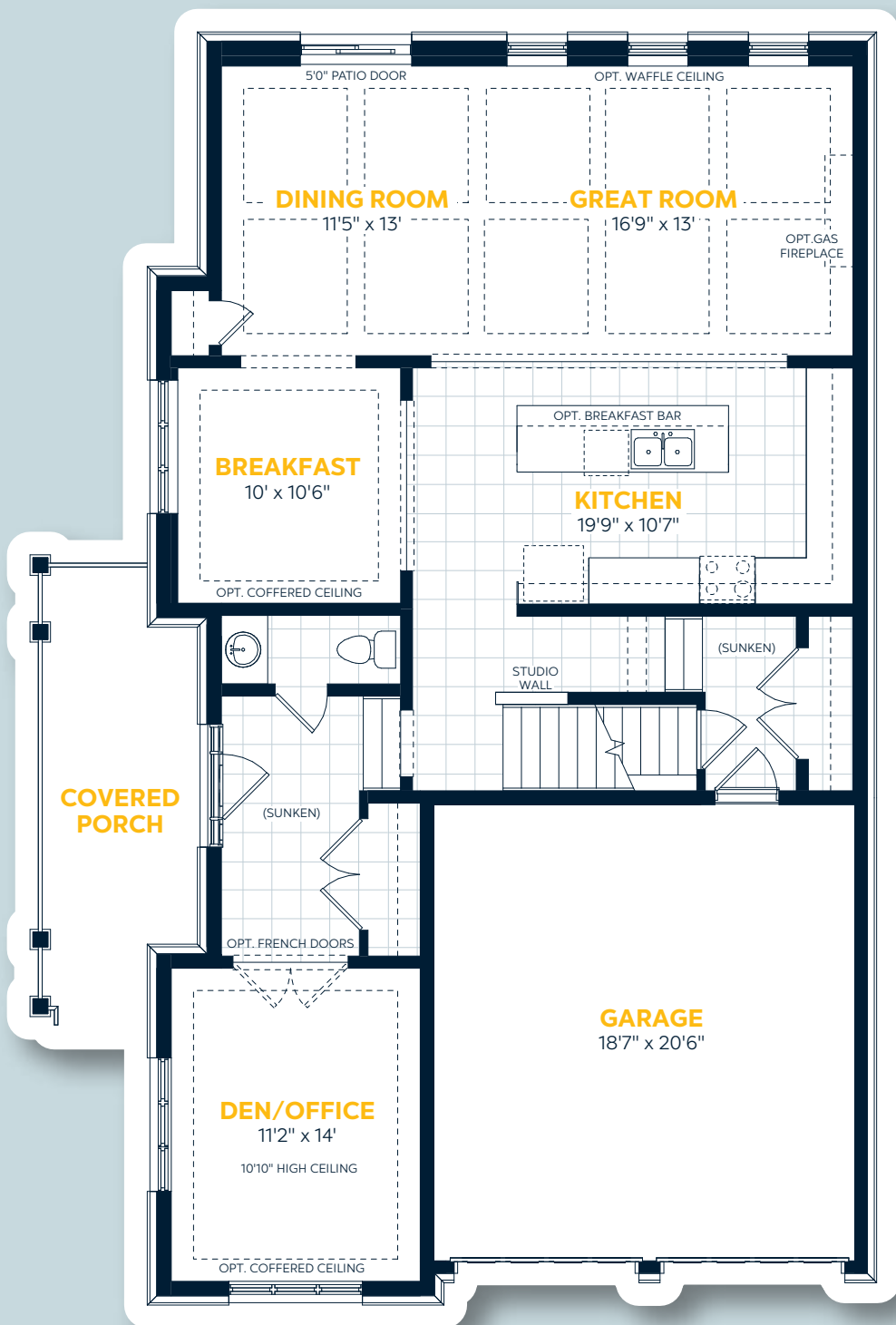


King B



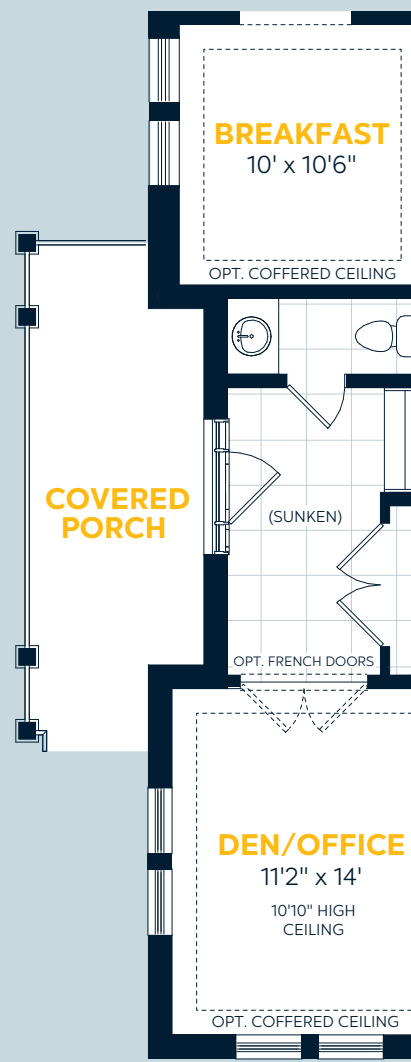
Main Floor

Elevation A



Elevation Variations

Elevation B
Side Windows Variation



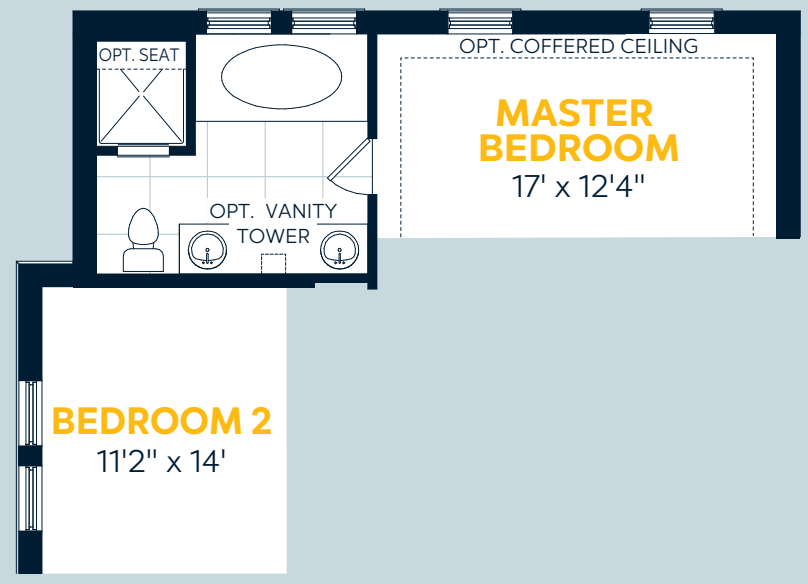
Upper Floor

Elevation A



Elevation Variations

Elevation B
Rear & Side Windows Variation

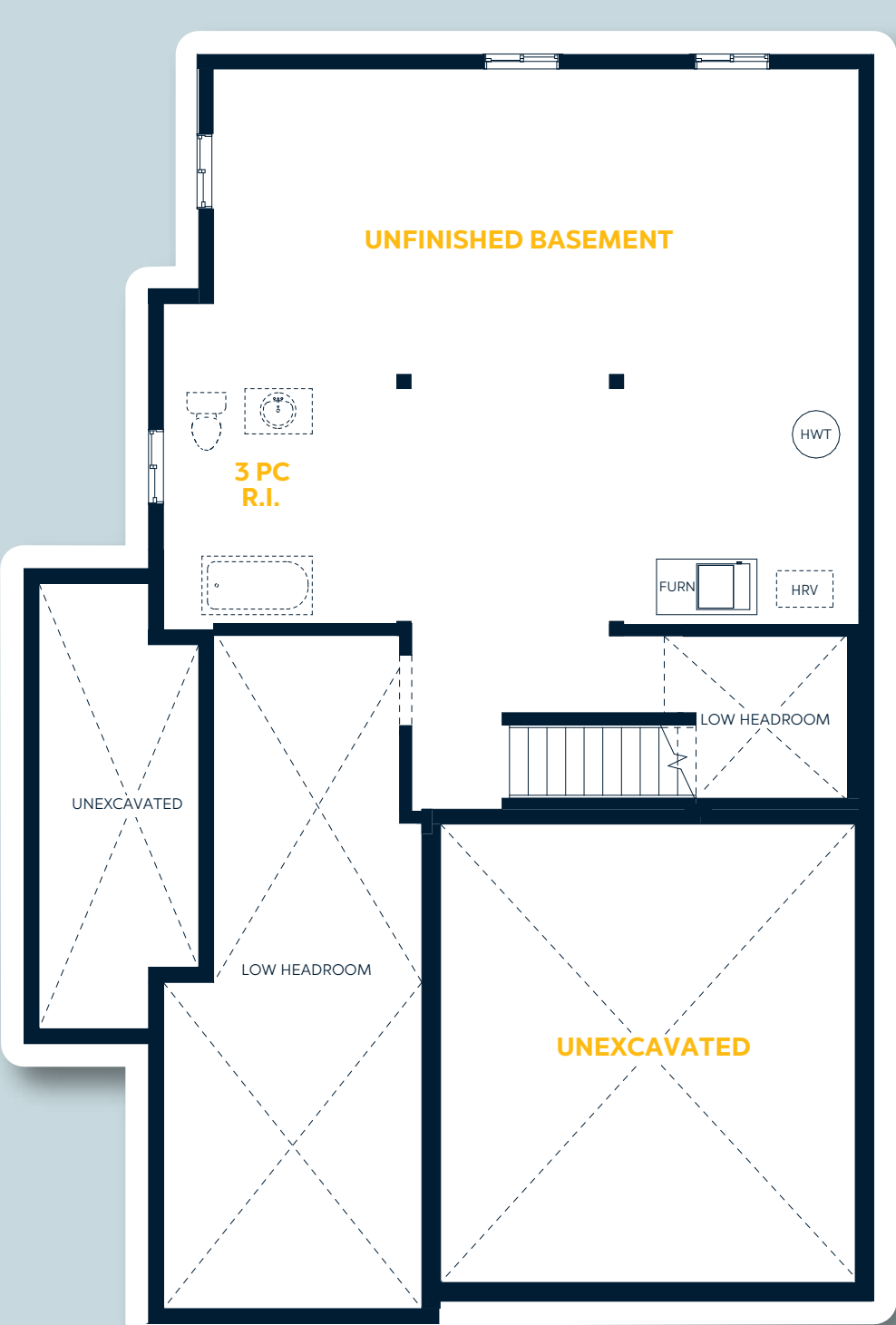


Elevation B
Front & Side Windows Variation



Basement Floor

Elevation A



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The Lena

2,655 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

40'

- Dedicated Main Floor Office
- 10ft High Ceilings in Entry Foyer
- Walk-In Pantry in Kitchen
- Large Closets in All Bedrooms
- Convenient Upper Floor Laundry

Elevations

Lena A

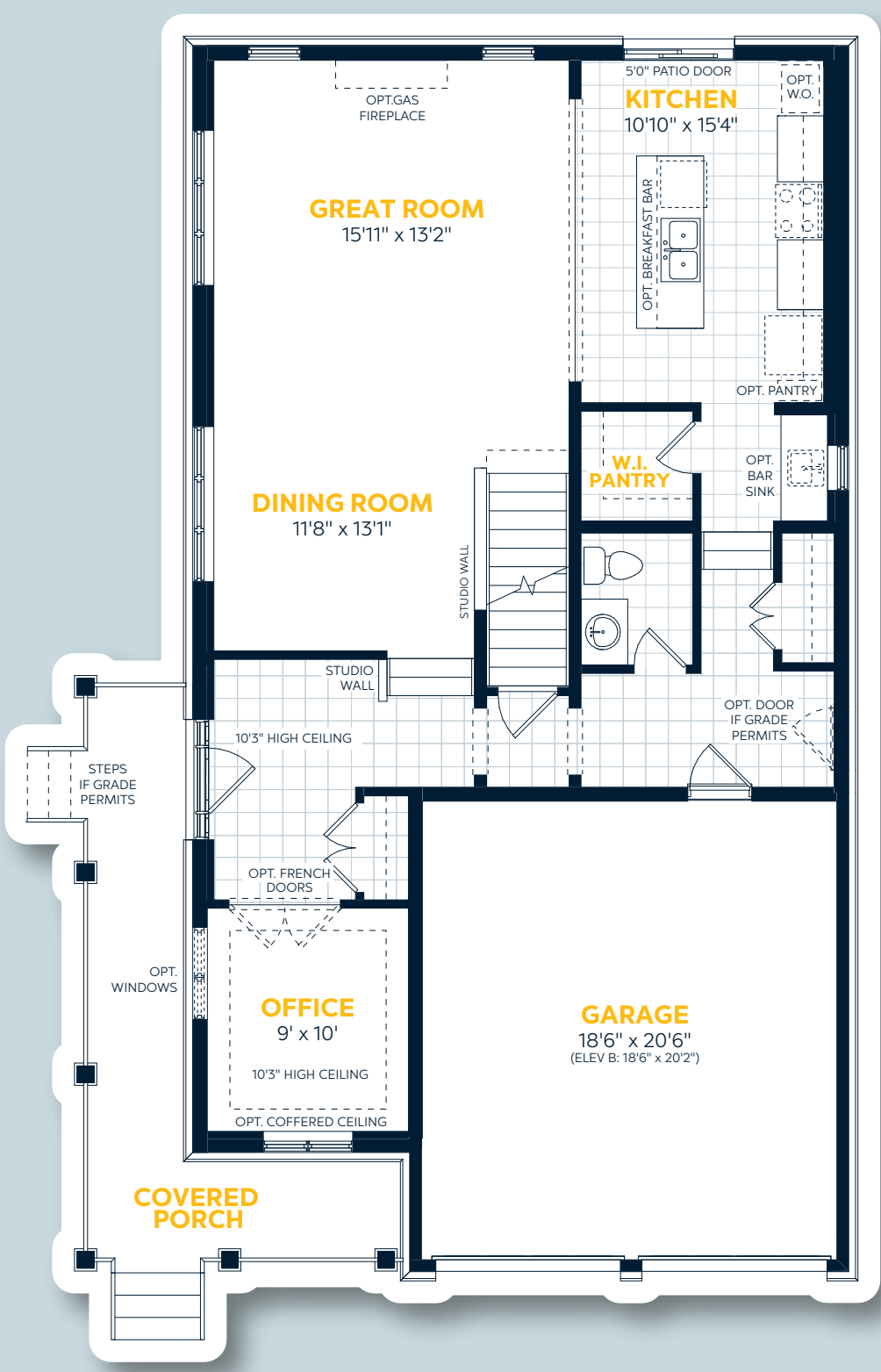


Lena B



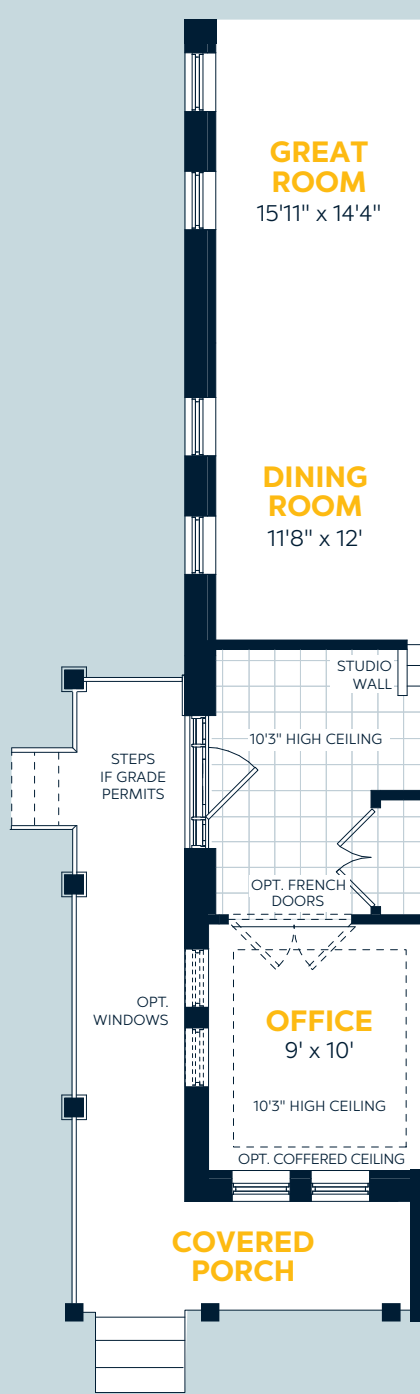
Main Floor

Elevation A



Elevation Variations

Elevation B Side Windows Variation



Upper Floor

Elevation A



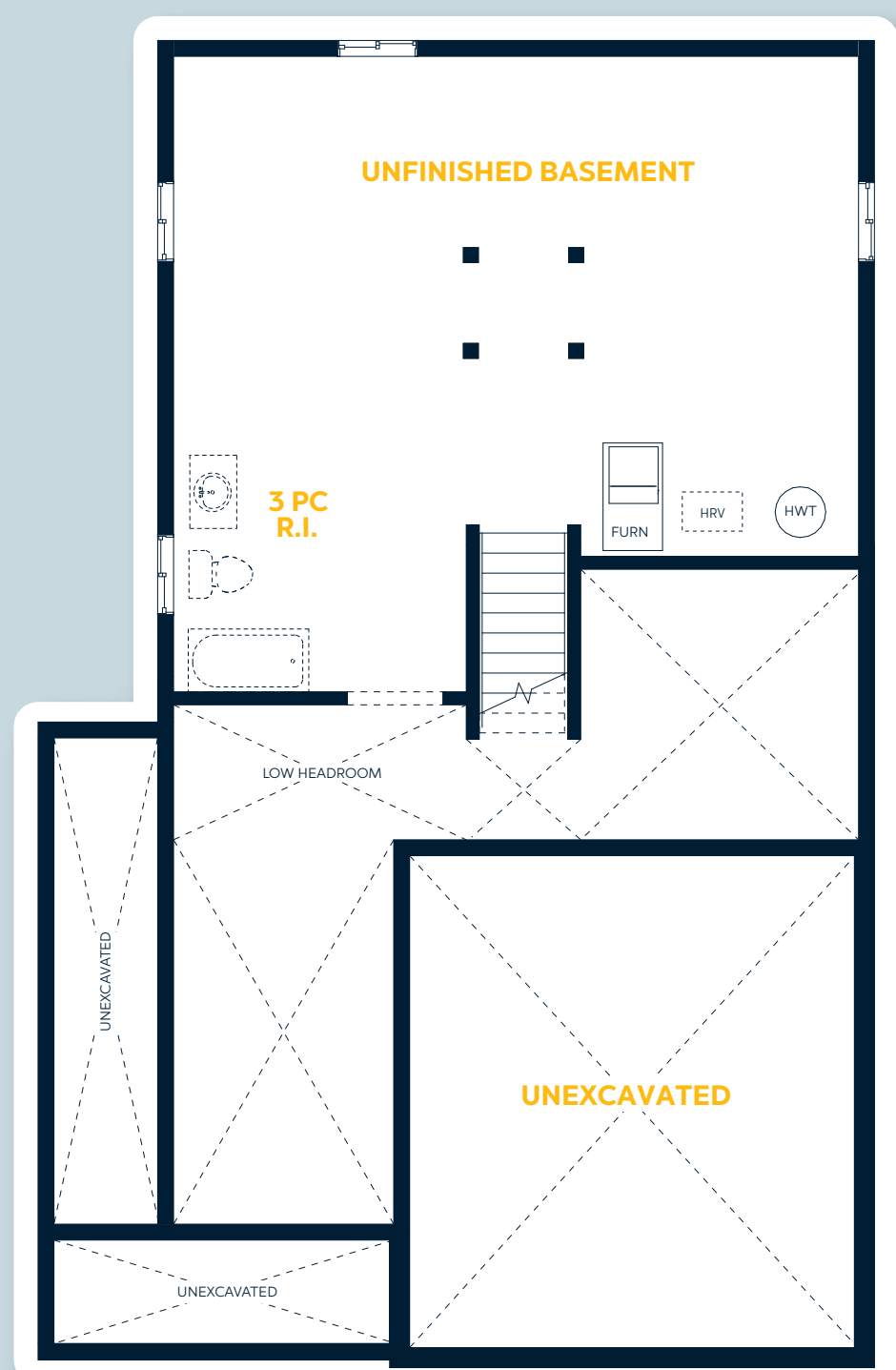
Elevation Variations

Elevation B Front Windows Variation



Basement Floor

Elevation A



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The Oxford IV

1,925 sq.ft.

3 Bedroom | 2.5 Bathroom

Pinnacle Series | Trussler West

36'

Open-Concept Main Floor with Great Room Open to Kitchen
 Large Chef's Kitchen with an Abundance of Cabinetry
 Bright Open-to-Above Foyer
 Convenient Upper Floor Laundry

Elevations

Oxford IV A

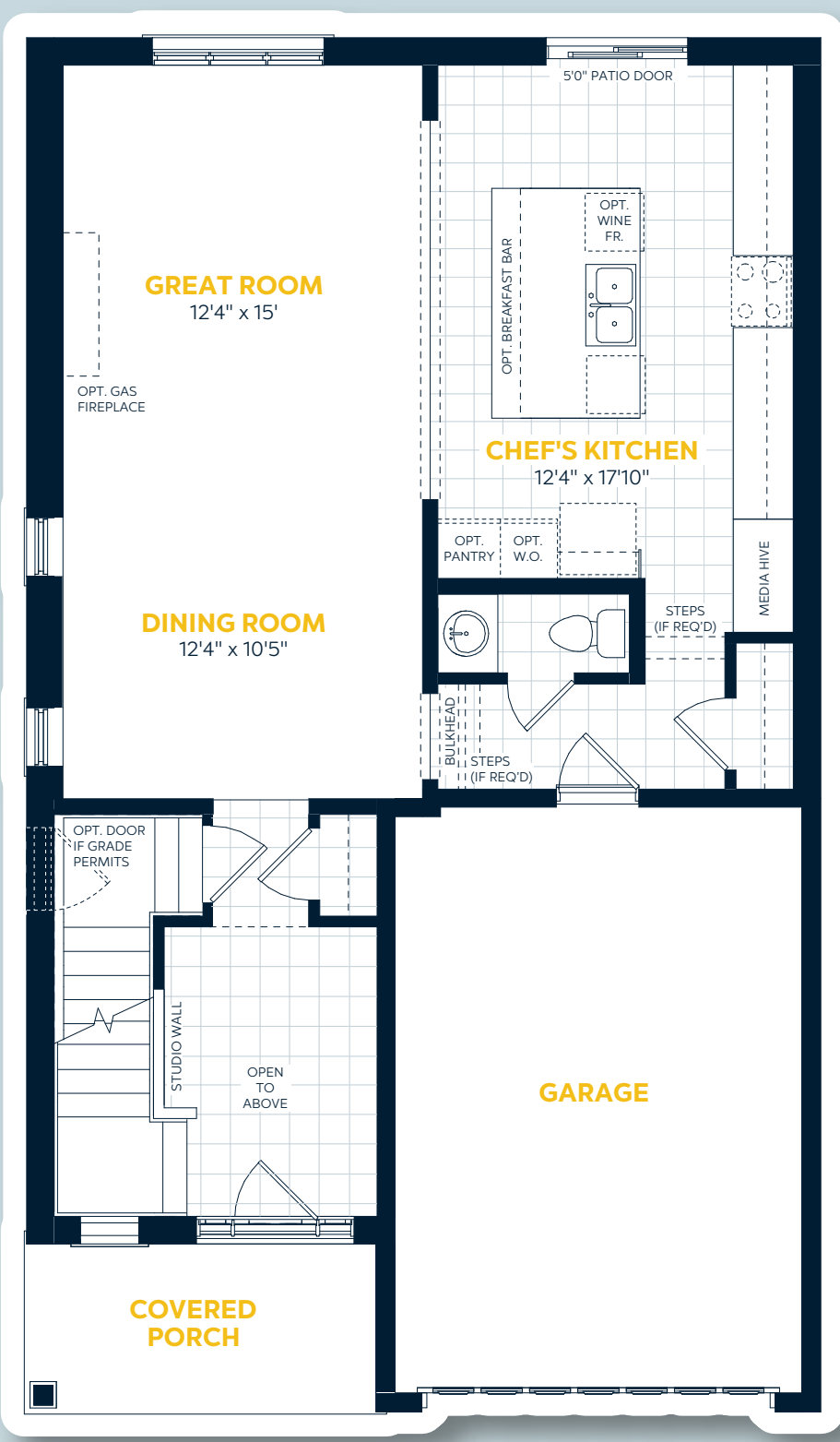


Oxford IV B



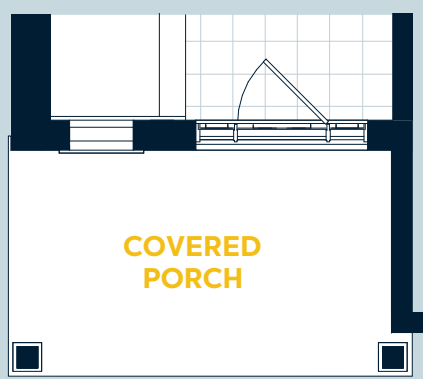
Main Floor

Elevation A



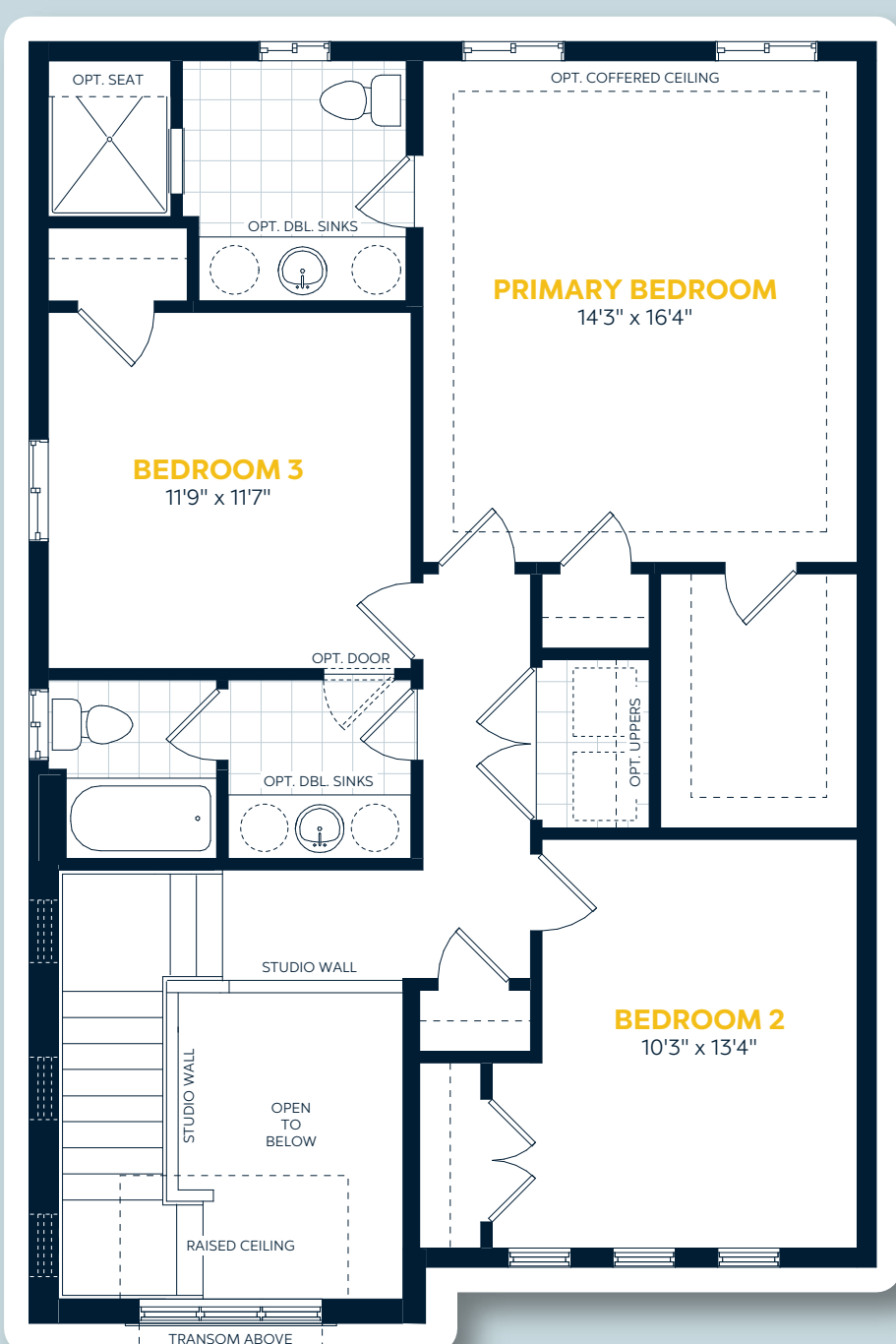
Elevation Variations

Elevation B
 Covered Porch Variation



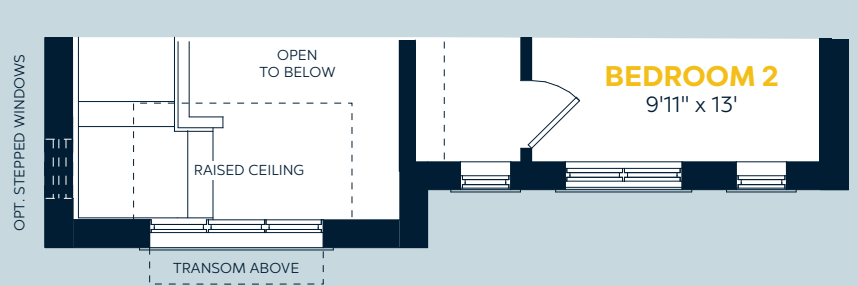
Upper Floor

Elevation A



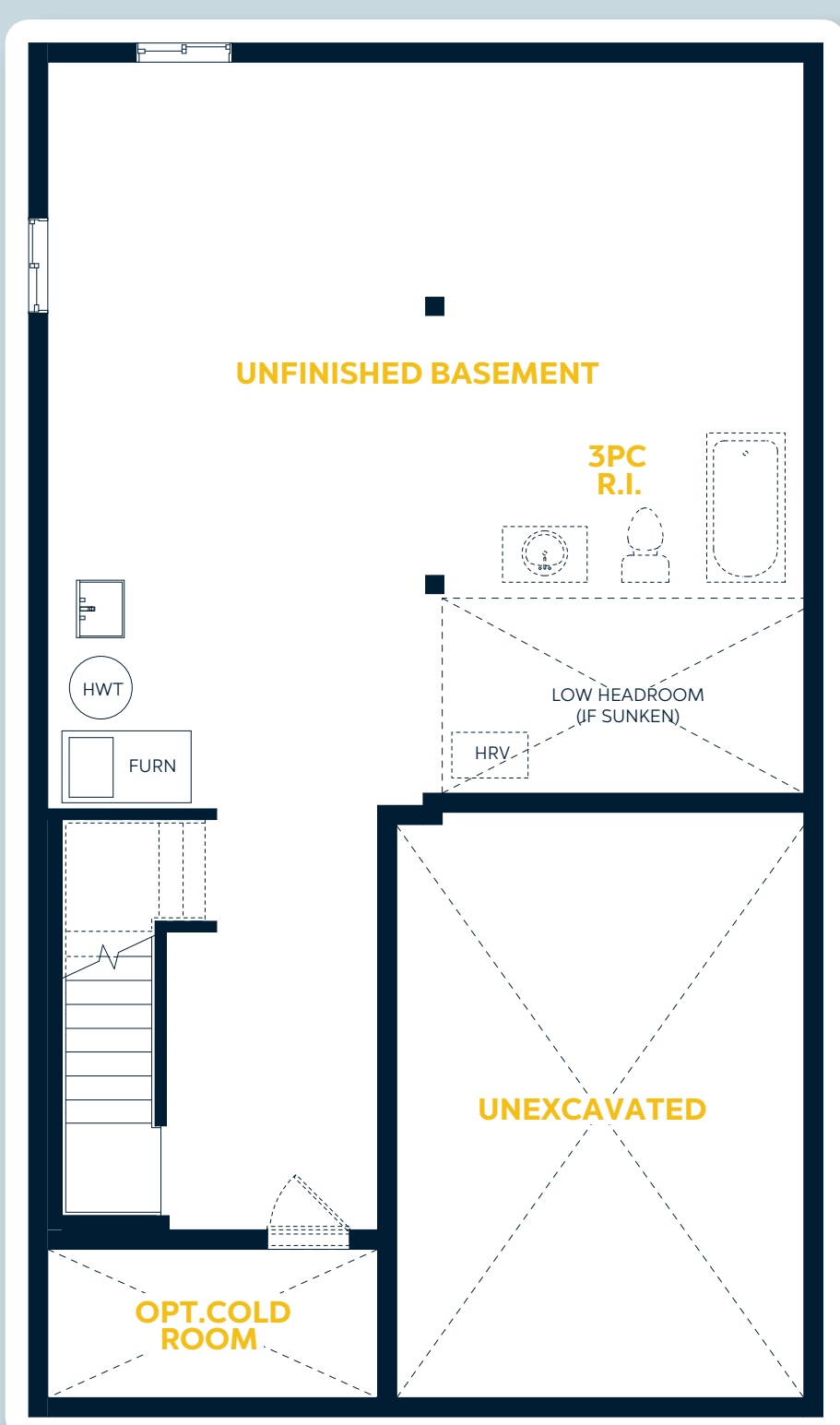
Elevation Variations

Elevation B
 Bedroom 2 Variation



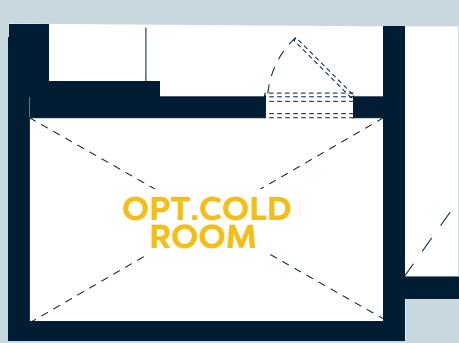
Basement Floor

Elevation A



Elevation Variations

Elevation B
 Opt. Cold Room Variation



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The Manchester IV

1,925 sq.ft.

4 Bedroom | 2.5 Bathroom

Pinnacle Series | Trussler West

36'

- Four Spacious Bedrooms
- Open-Concept Main Floor with Great Room Open to Kitchen
- Convenient Mud Room with Optional Built-In Seating
- Bright Open-to-Above Foyer
- Two Eating Areas

Elevations

Manchester IV A

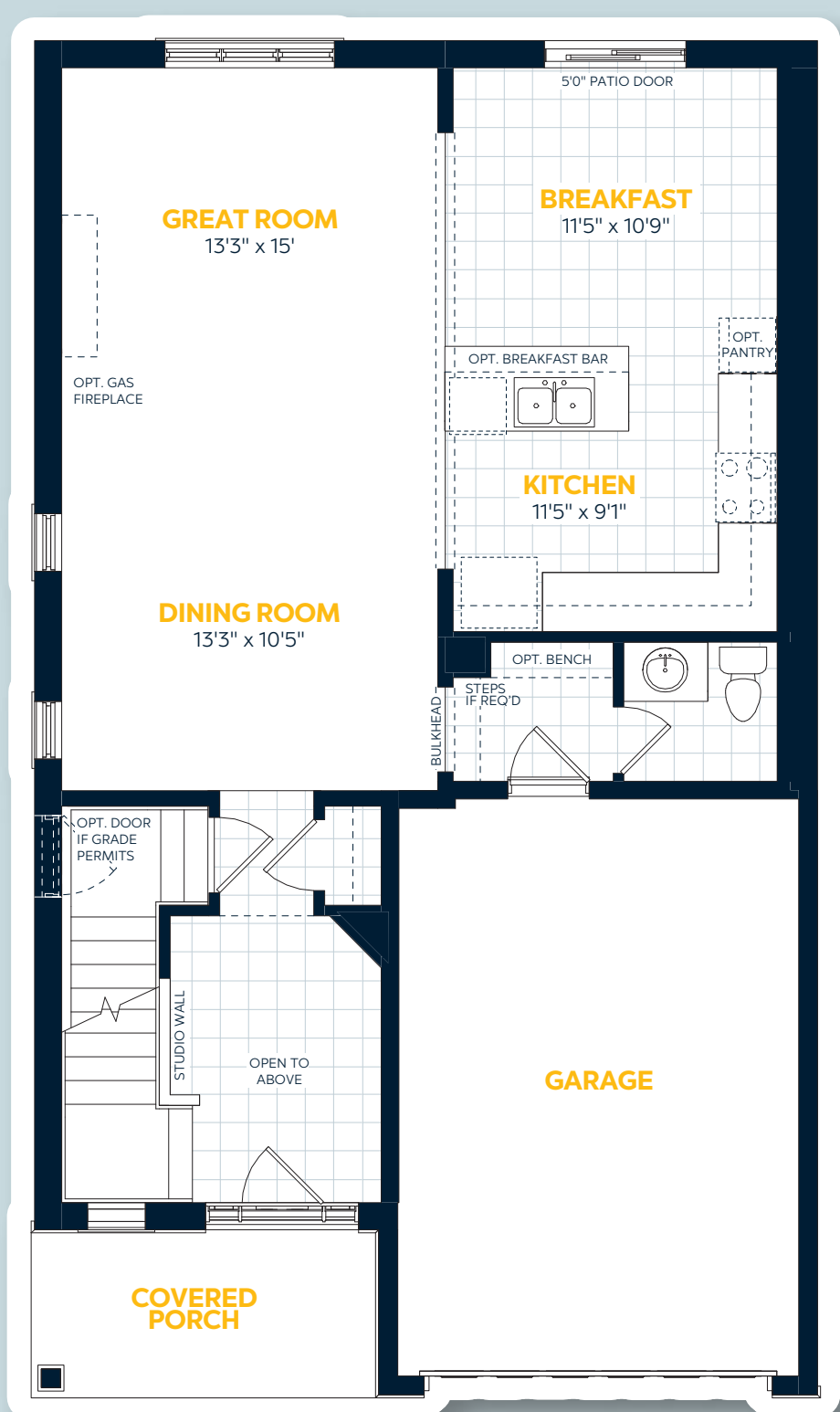


Manchester IV B



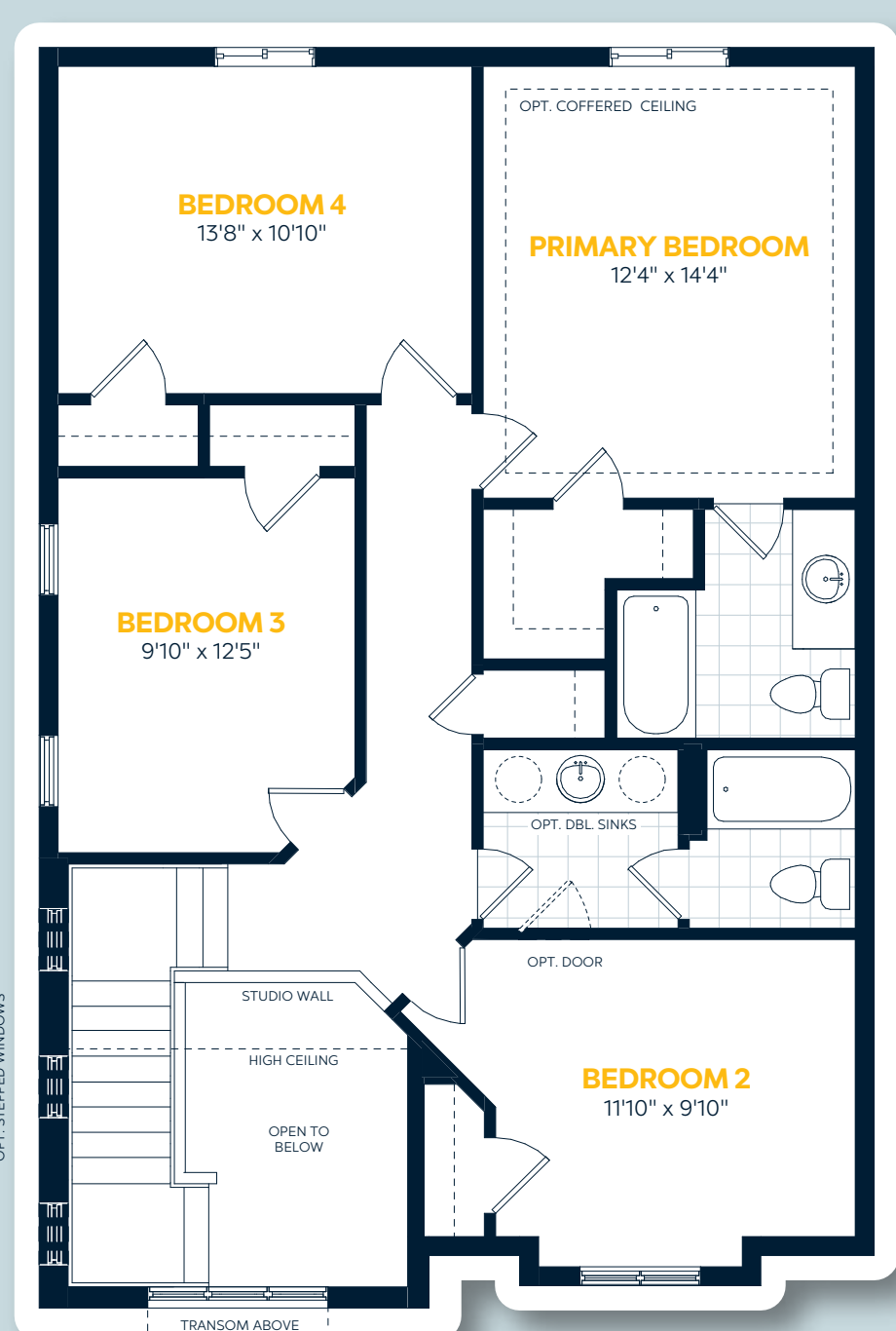
Main Floor

Elevation A & B



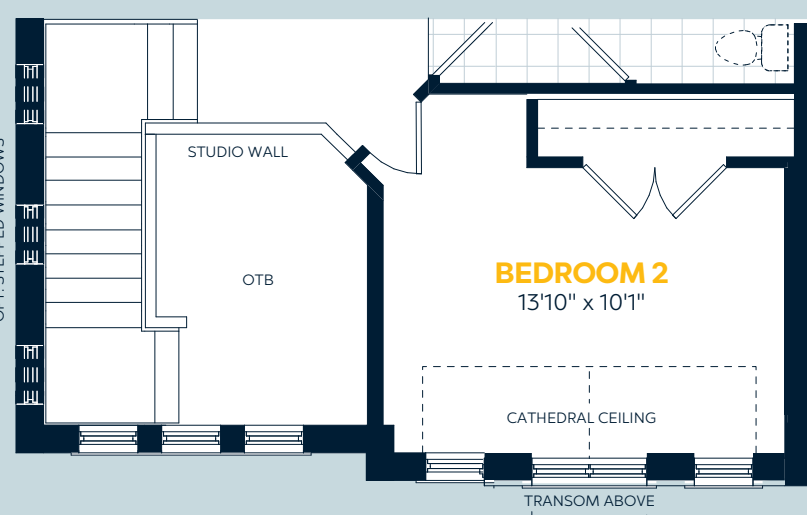
Upper Floor

Elevation A



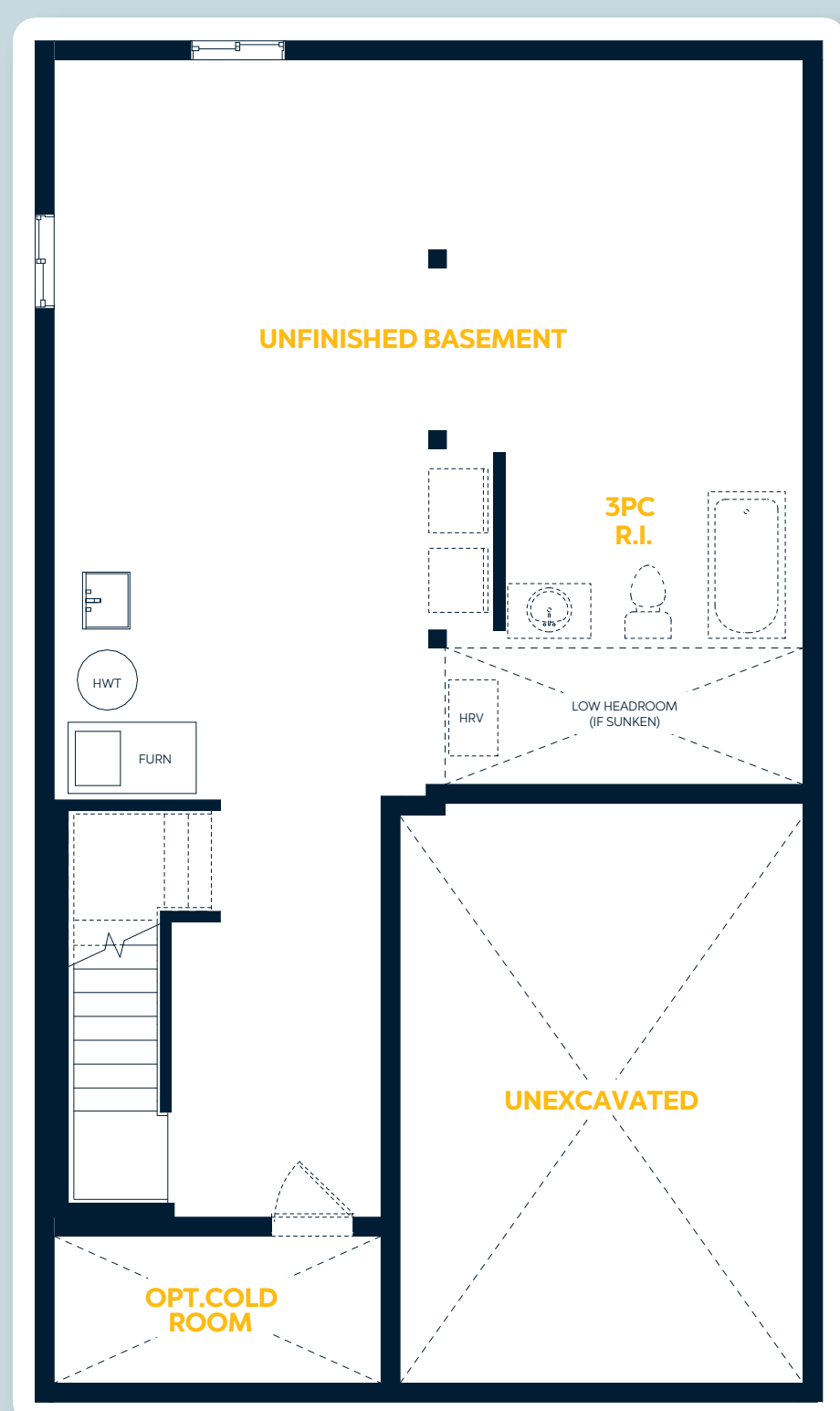
Elevation Variations

Elevation B Front Windows and Bedroom 2 Variation



Basement Floor

Elevation A & B



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The Camden

2,600 sq.ft.

4 Bedroom | 2.5 Bathroom

Pinnacle Series | Trussler West

36'

Designer Options Available to Customize Floorplan

Two Walk-In Closets in Primary Suite

Optional Dog Wash Station in Mud Room

Optional Double Entry Closet in Foyer

Spacious Upper Floor Laundry

Elevations

Camden A



Camden B

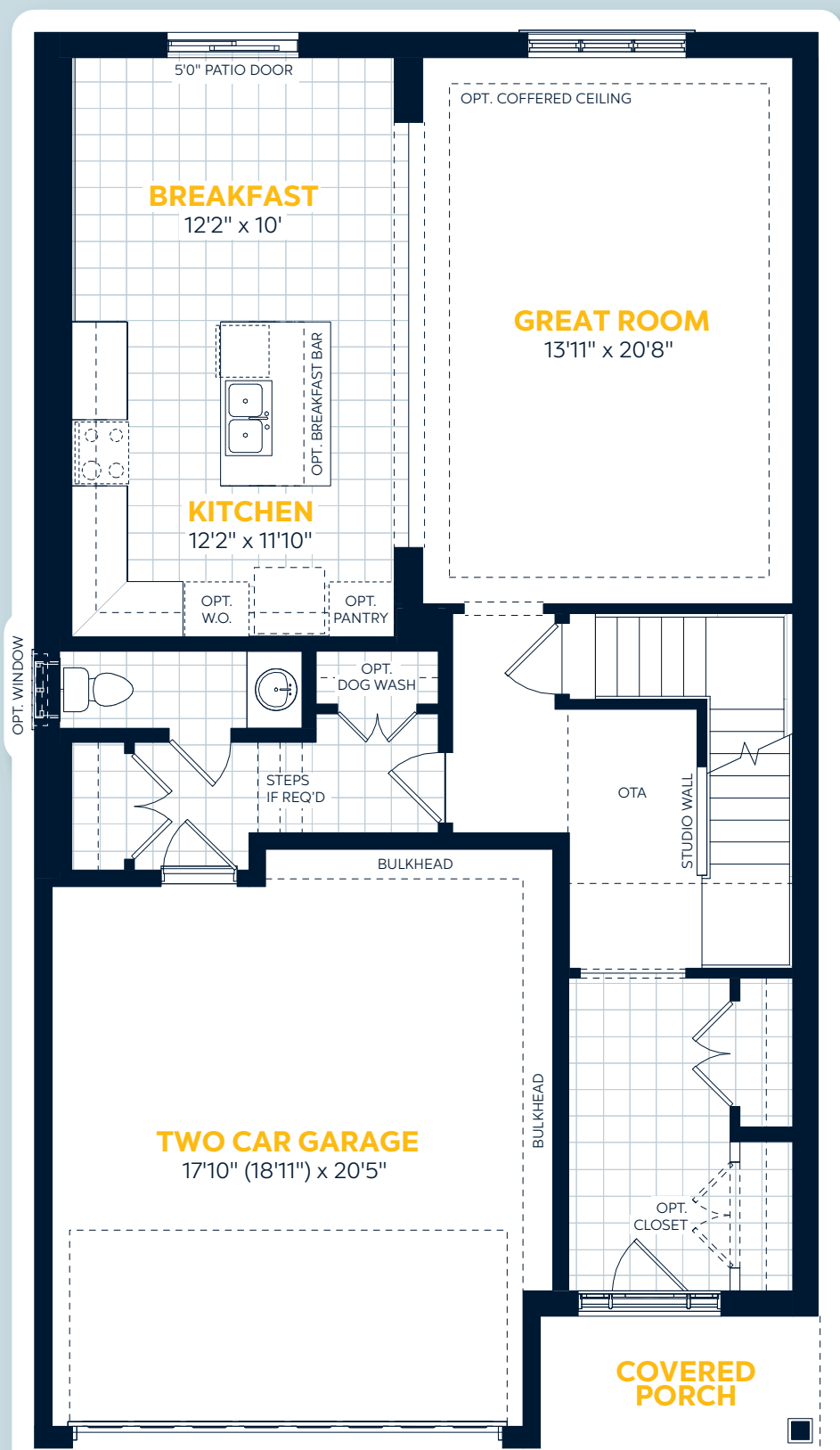


Camden D



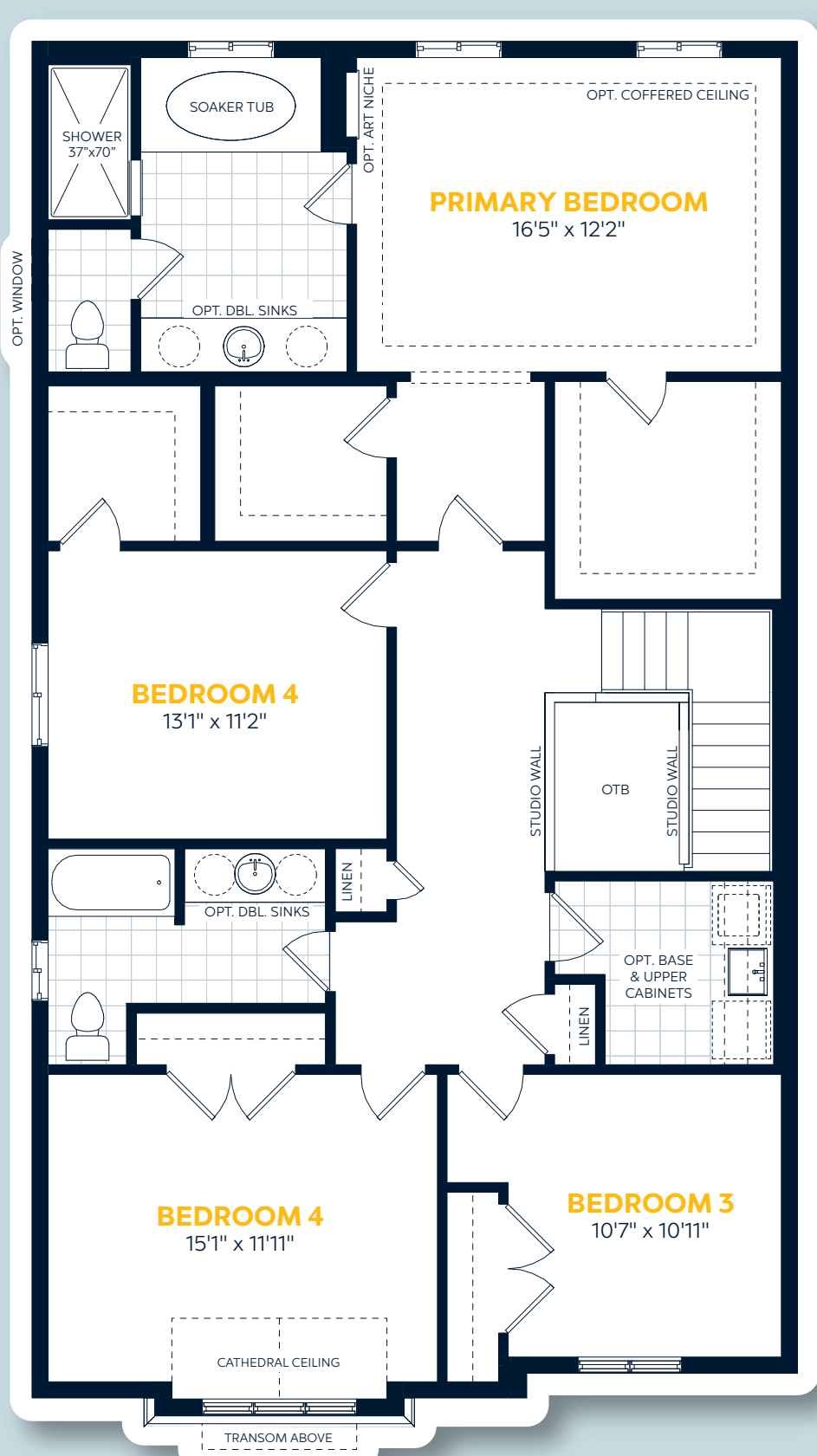
Main Floor

Elevation A



Upper Floor

Elevation A



Elevation Variations

Elevation B
Front Bedrooms Variation

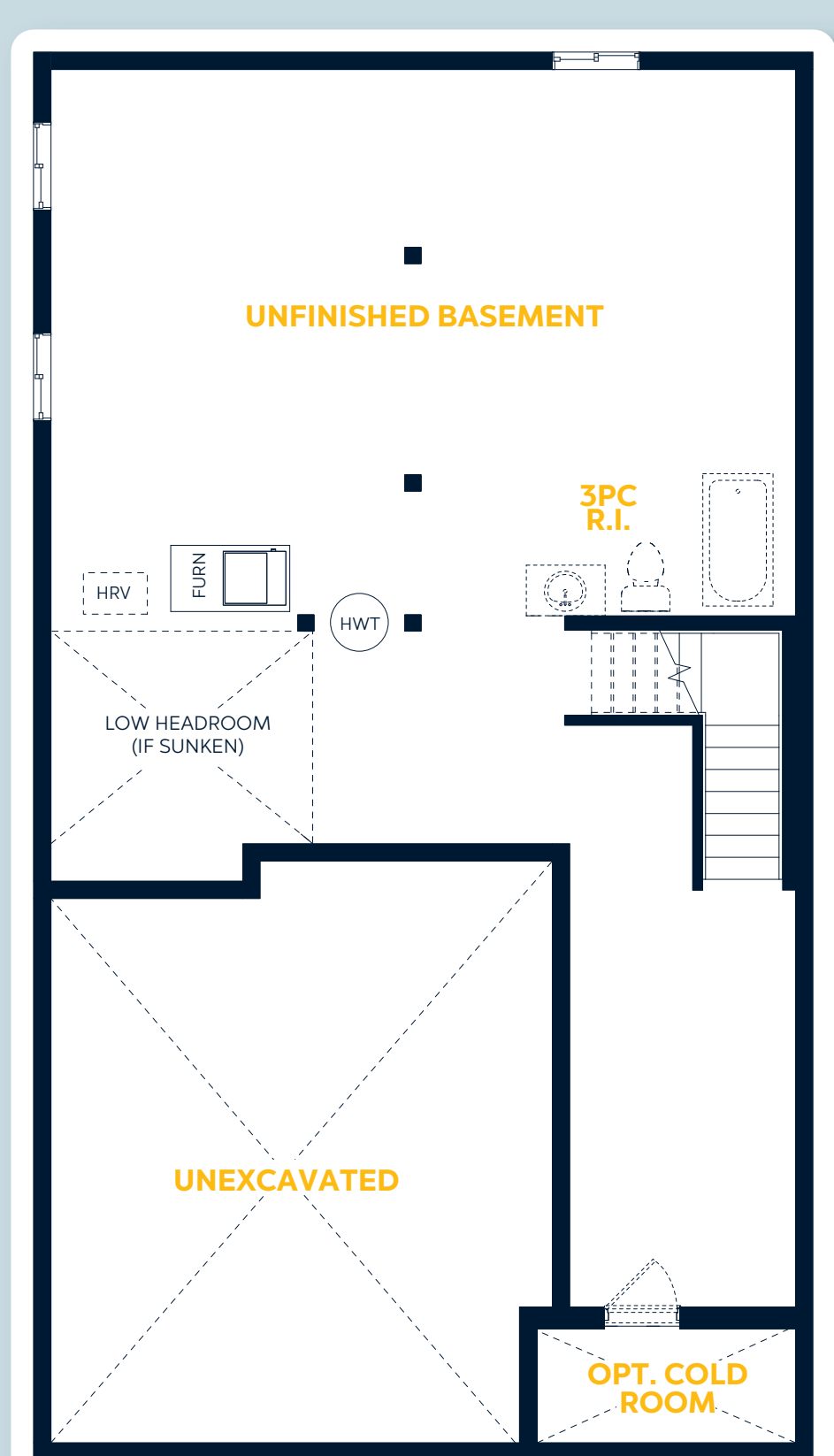


Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A



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