

THE PINNACLE SERIES

Two-Storey Detached Homes on 36ft Walk-Up Lots

Plan	Beds Baths	Garage	SQFT	Price	Rebated Price ¹
Chelsea A	3* 3.5*	One-Car	2,850	\$1,155,900	\$1,049,900
Chelsea B	3* 3.5*	One-Car	2,850	\$1,175,900	\$1,069,900

*Optional additional bedroom and bathroom available.

Make your Chelsea plan a **Two-Family Home** for just **\$95,000**

Speak to a sales professional to learn more.

PLUS! RECEIVE \$10,000 IN FREE CUSTOMIZATIONS

SALES PROFESSIONAL
Neetu Kaur
519-826-1646

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. (September 2026)

THE VITAE SERIES
Two-Storey Detached Homes on 40ft Lots

Plan	Beds Baths	Garage	SQFT	Price	Rebated Price ¹
Rahi A	3* 2.5	Two-Car	2,350	\$1,160,900	\$1,054,900
Rahi B	3* 2.5	Two-Car	2,350	\$1,180,900	\$1,074,900
Rahi D	3* 2.5	Two-Car	2,350	\$1,200,900	\$1,094,900
Able A	3* 2.5	Two-Car	2,550	\$1,190,900	\$1,084,900
Able B	3* 2.5	Two-Car	2,550	\$1,210,900	\$1,104,900
Able D	3* 2.5	Two-Car	2,550	\$1,230,900	\$1,124,900
Hail II A	3* 2.5	Two-Car	2,650	\$1,210,900	\$1,104,900
Hail II B	3* 2.5	Two-Car	2,650	\$1,230,900	\$1,124,900
Hail II D	3* 2.5	Two-Car	2,650	\$1,250,900	\$1,144,900
Lena A	4 3.5	Two-Car	2,655	\$1,220,900	\$1,114,900
Lena B	4 3.5	Two-Car	2,655	\$1,250,900	\$1,144,900
King A	4 3.5	Two-Car	2,940	\$1,230,900	\$1,124,900
King B	4 3.5	Two-Car	2,940	\$1,270,900	\$1,164,900
Mira A	4 3.5	Two-Car	3,000	\$1,250,900	\$1,144,900
Mira D	4 3.5	Two-Car	3,000	\$1,290,900	\$1,184,900
Tate A	4 3.5	Two-Car	3,050	\$1,260,900	\$1,154,900
Tate D	4 3.5	Two-Car	3,050	\$1,300,900	\$1,194,900

*Optional additional bedroom available.

PLUS! RECEIVE \$20,000 IN FREE CUSTOMIZATIONS

SALES PROFESSIONAL
Neetu Kaur
519-826-1646

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THE AMICO SERIES

Two-Storey Detached Homes on 43ft Lots

Plan	Beds Baths	Garage	SQFT	Price	Rebated Price ¹
Raya, Elev. A	4* 3.5*	Two-Car	3,300	\$1,305,900	\$1,199,900
Raya, Elev. B	4* 3.5*	Two-Car	3,300	\$1,325,990	\$1,219,990
Tate II, Elev. A	4 3.5	Two-Car	3,700	\$1,335,900	\$1,229,900
Tate II, Elev. B	4 3.5	Two-Car	3,700	\$1,355,900	\$1,249,900
Tate II, Elev. D	4 3.5	Two-Car	3,700	\$1,375,900	\$1,269,900

*Optional additional bedroom and bathroom available.

Make your Raya plan a **Two-Family Home** for just **\$115,000**

Make your Tate II plan a **Two-Family Home** for just **\$120,000**

Speak to a sales professional to learn more.

PLUS! RECEIVE \$40,000 IN FREE CUSTOMIZATIONS

SALES PROFESSIONAL

Neetu Kaur

519-826-1646

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DETACHED LOT PREMIUMS

Lot	Size	Features	Premium
37	43'	Extra-Deep, Backing onto Greenspace	\$60,000
38	43'	Extra-Deep, Backing onto Greenspace	\$65,000
86	40'	Pie-Shaped Lot on Cul-de-Sac	\$50,000
157	36'	Extra-Wide, Walk-Out Lot	\$50,000
208	40'	Pie-Shaped Lot	\$30,000

SALES PROFESSIONAL

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See Sales Professional for details. 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. (May 2026)

THE PINNACLE 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
- 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
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- Oak railings and spindles
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)
- Satin nickel door levers
- Custom cabinetry with soft close cabinet doors

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

- Ceramic floor tiles (as per plan)
- Granite or Quartz countertops
- Double stainless steel undermount sink
- Single lever pull down faucet

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 2026)

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
- 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
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- Oak railings and spindles
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)
- Satin nickel door levers
- Custom cabinetry with soft close cabinet doors and drawers

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

- Ceramic floor tiles (as per plan)
- Granite or Quartz countertops
- Double stainless steel undermount sink
- Single lever pull down faucet

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 2026)

THE AMICO COLLECTION

TWO-FAMILY HOMES ON 43ft 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
- 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
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- Oak railings and spindles
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)
- Satin nickel door levers
- Custom cabinetry with soft close cabinet doors and drawers

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

- Ceramic floor tiles (as per plan)
- Granite or Quartz countertops
- Double stainless steel undermount sink
- Single lever pull down faucet

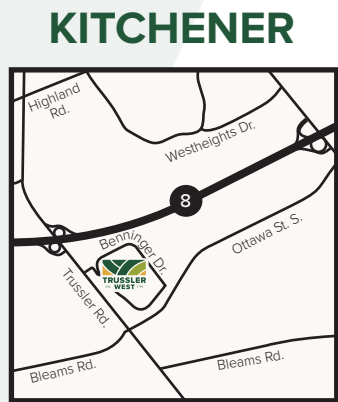
Green Living

- 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

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- 43ft Detached
- 40ft Detached
- 36ft Detached
- Sold
- Future/Existing Residential



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. October 2026.

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

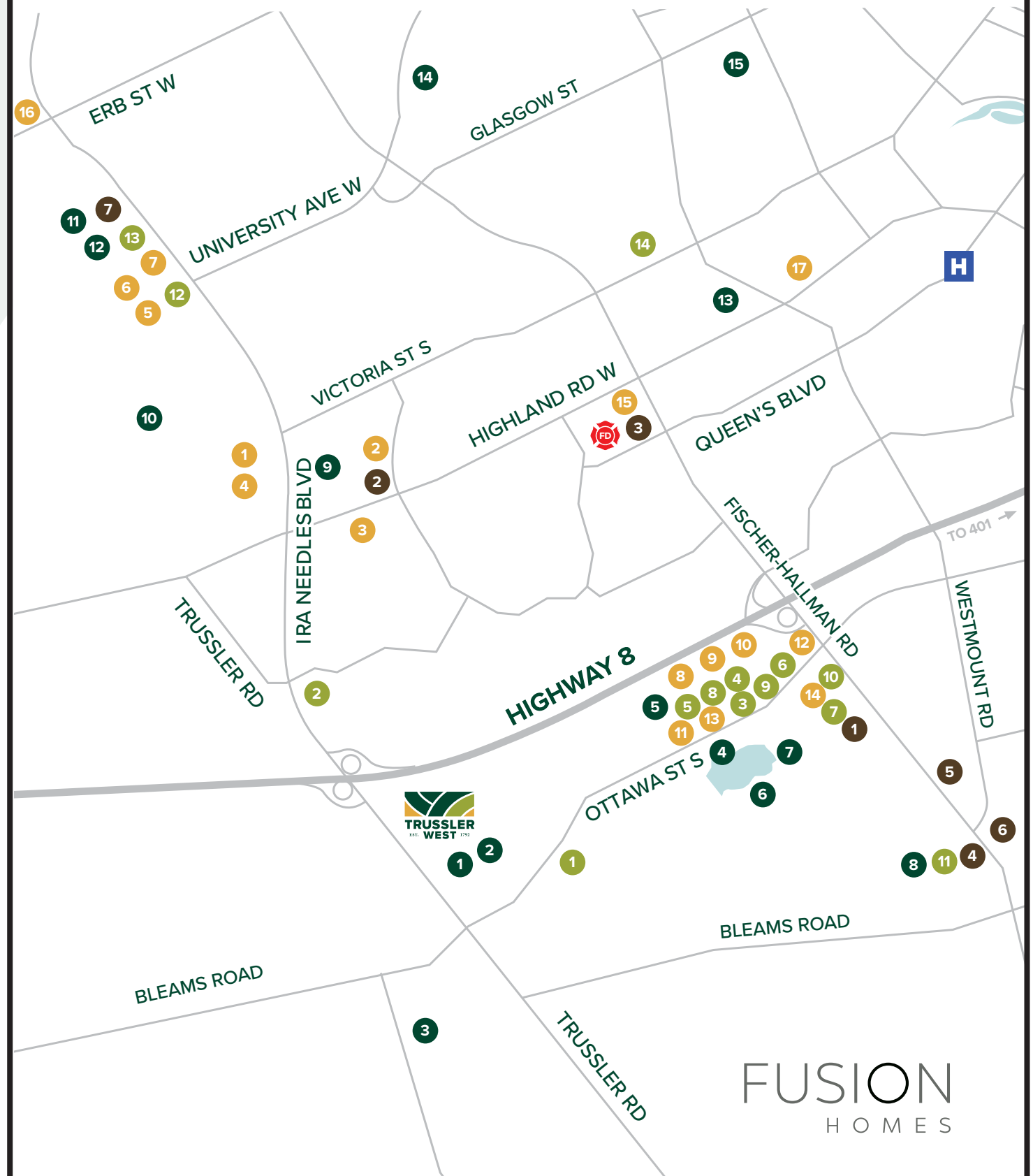
- 1 Wildfire Cuisine
- 2 Burger Stack
- 3 Kelseys Original Roadhouse
- 4 barBURRITO
- 5 Pho Sunrise
- 6 Pizza Nova
- 7 Omega Family Restaurant
- 8 South St. Burger
- 9 Starbucks
- 10 Tim Hortons
- 11 Malt & Barley Public House
- 12 The Chopped Leaf
- 13 Milestones
- 14 KW African Cuisine

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 Chelsea

2,855 sq.ft.

3 Bedroom | 3.5 Bathroom | 2 Car Garage

Pinnacle Series

36'

- Dedicated Main Floor Office and Living Room
- Open-Concept Main Floor Layout
- Large Coat Room Off of Foyer
- Walk-In Pantry
- Upper Floor Family Room
- Luxury Primary Bedroom Layout
- Convenient Upper Floor Laundry

Elevations

Chelsea A

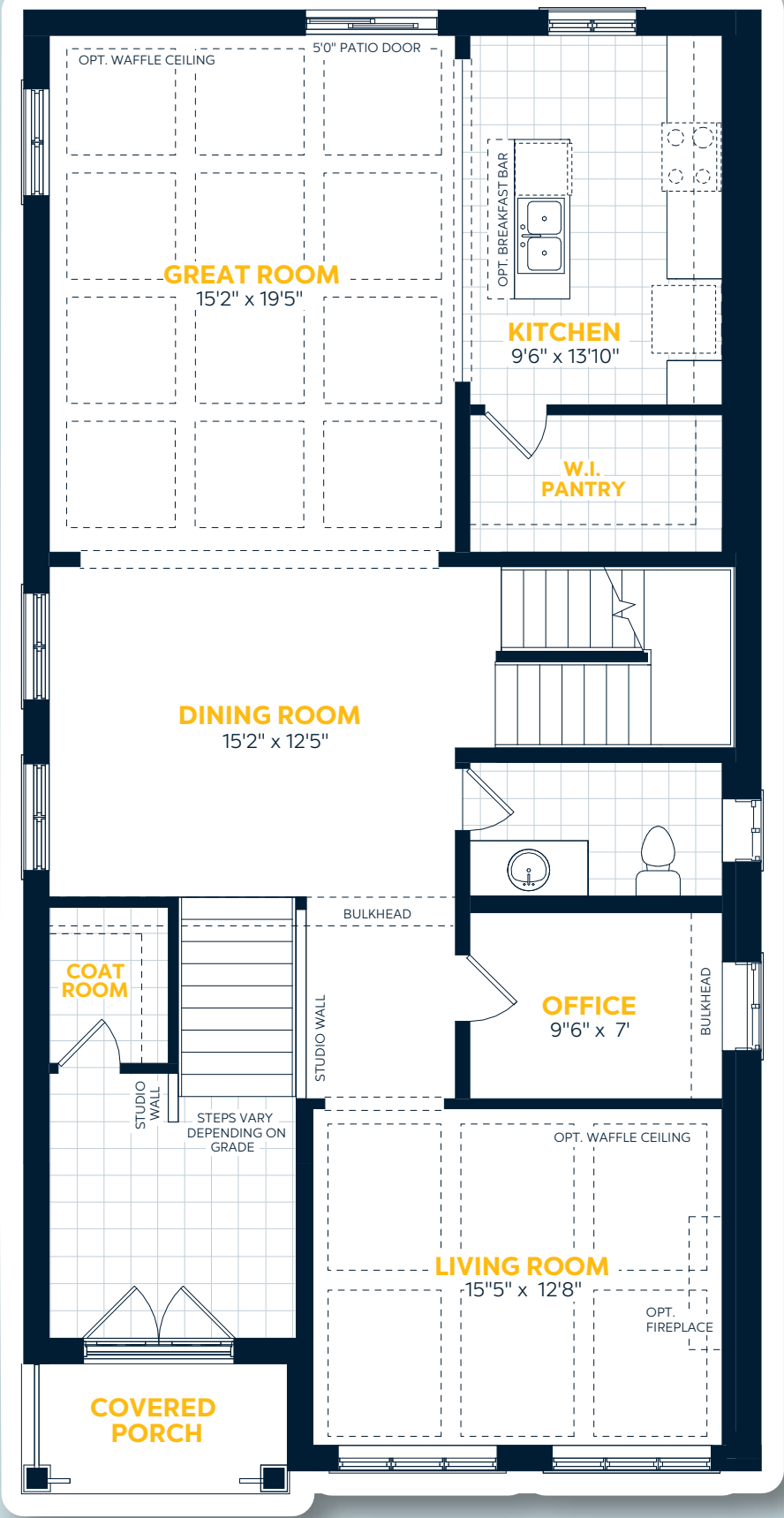


Chelsea B



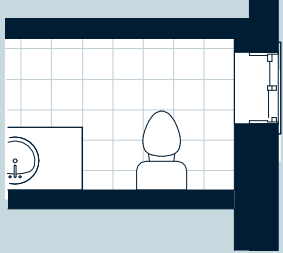
Main Floor

Elevation A

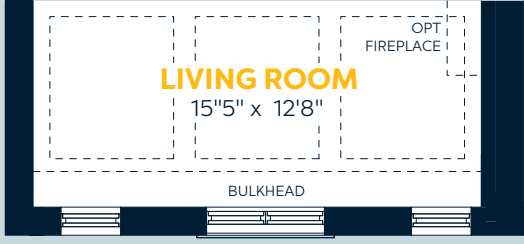


Elevation Variations

Elevation B
Powder Room Window Variation

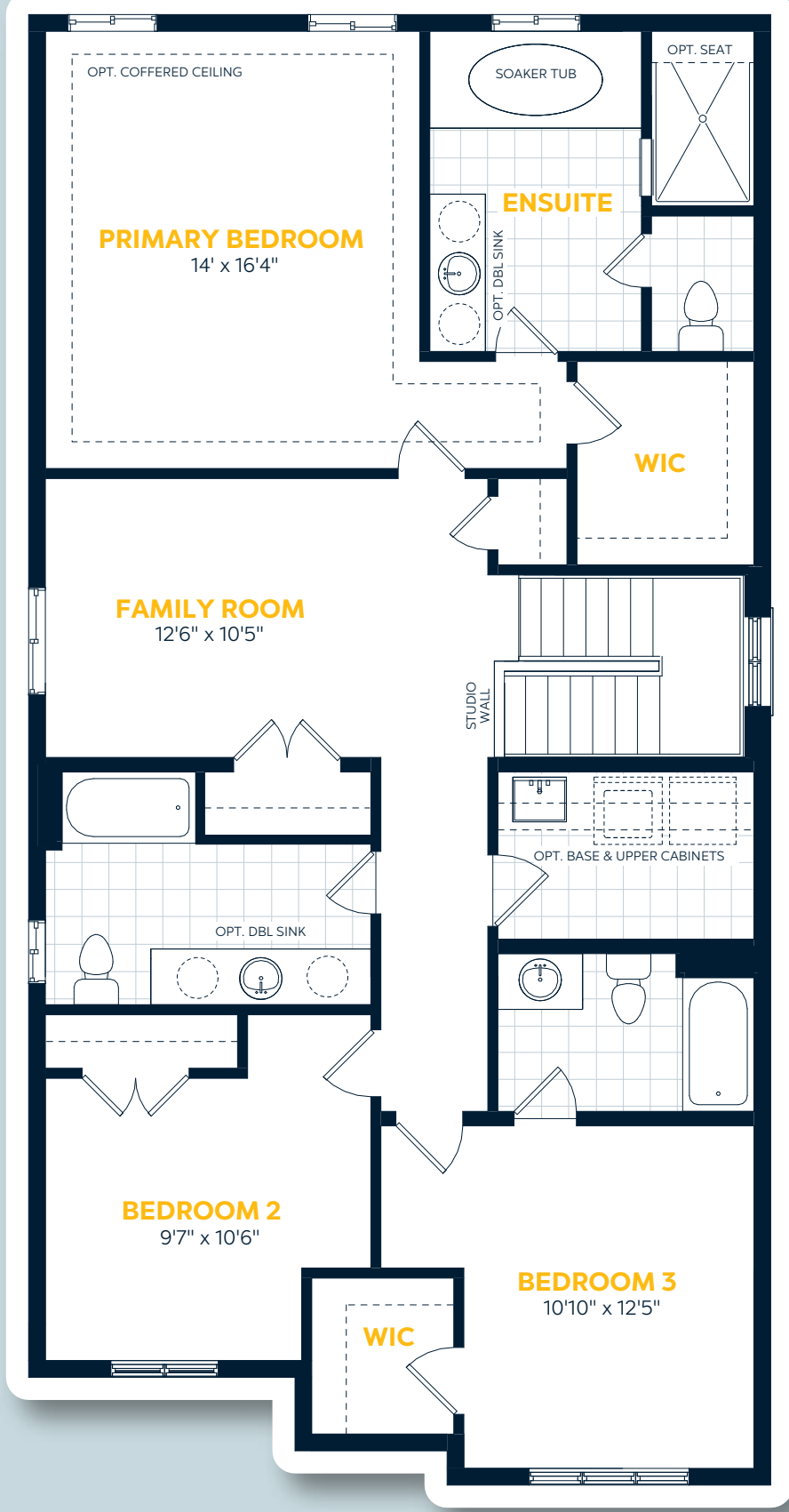


Elevation B
Living Room Variation

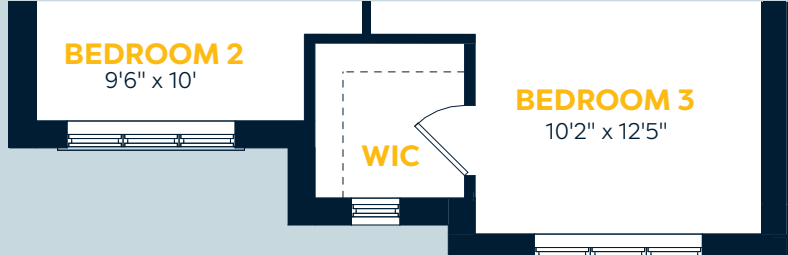


Upper Floor

Elevation A

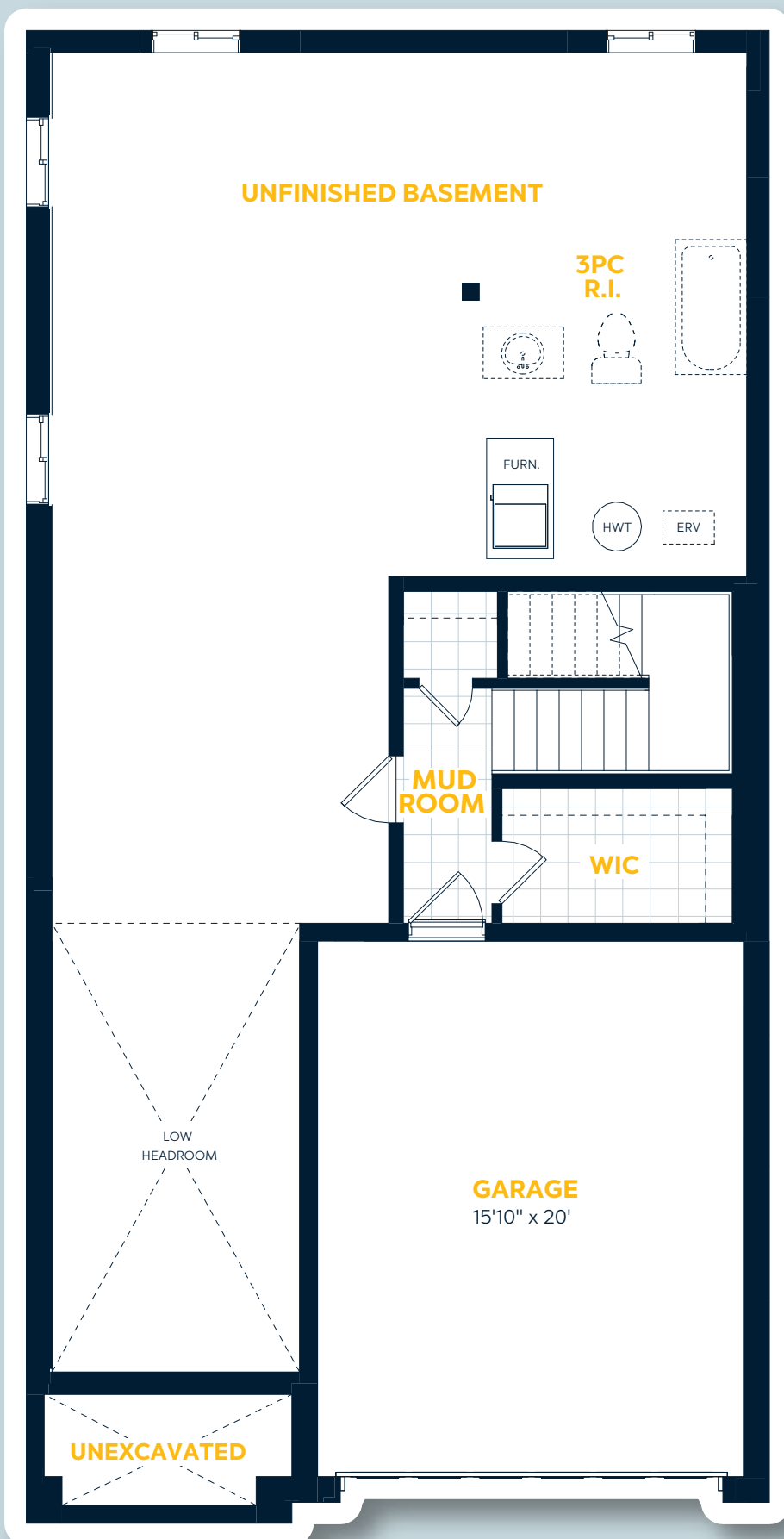


Elevation B
Front Bedrooms Variation



Basement Floor

Elevation A & B



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

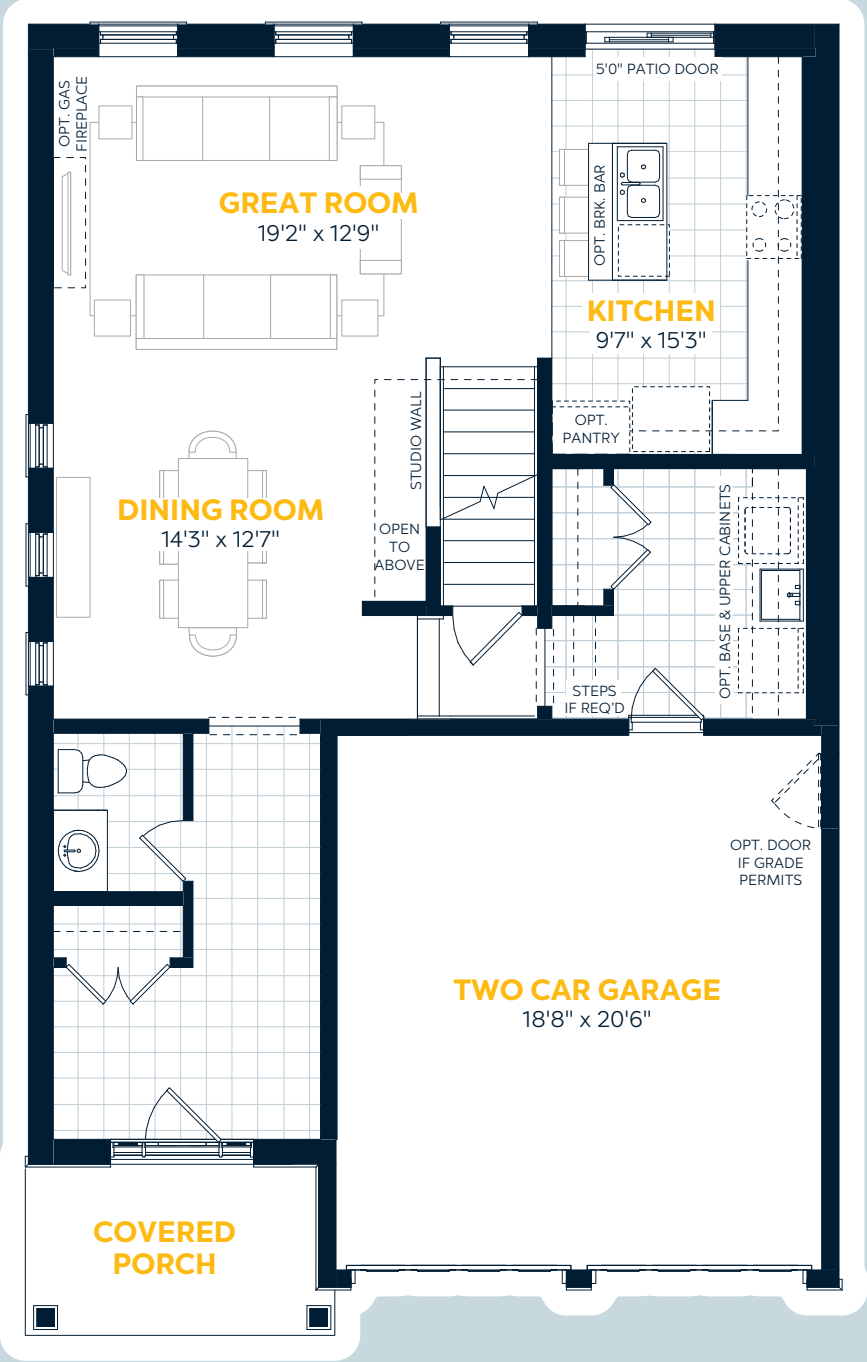


Hail D



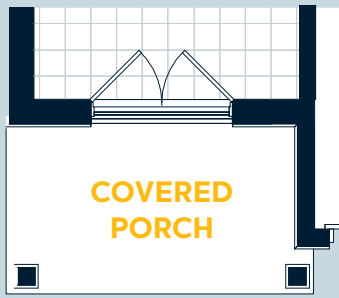
Main Floor

Elevation A & B



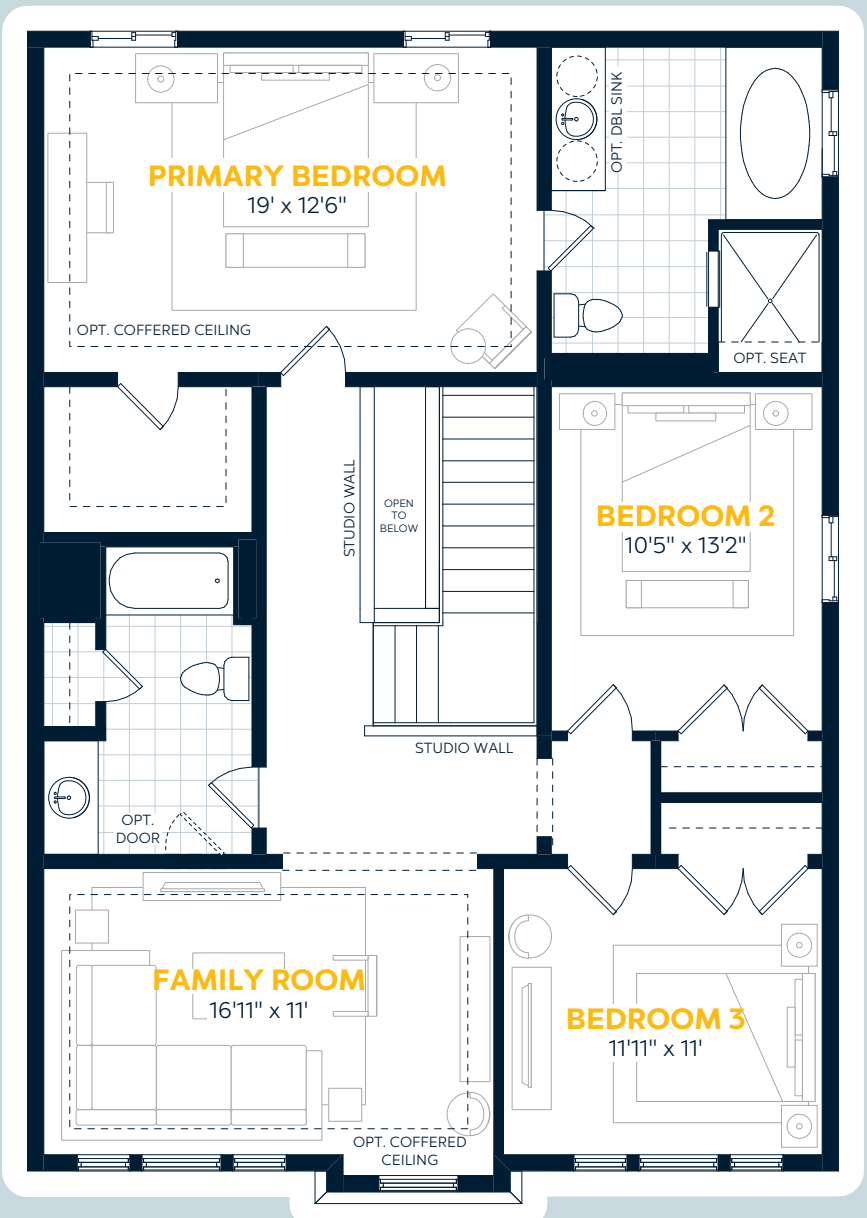
Elevation Variations

Elevation D
Front Door Variation



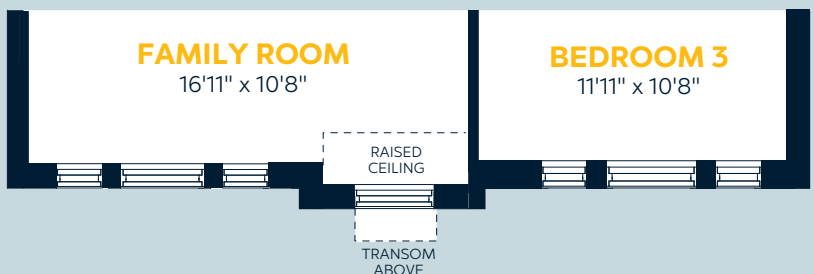
Upper Floor

Elevation A

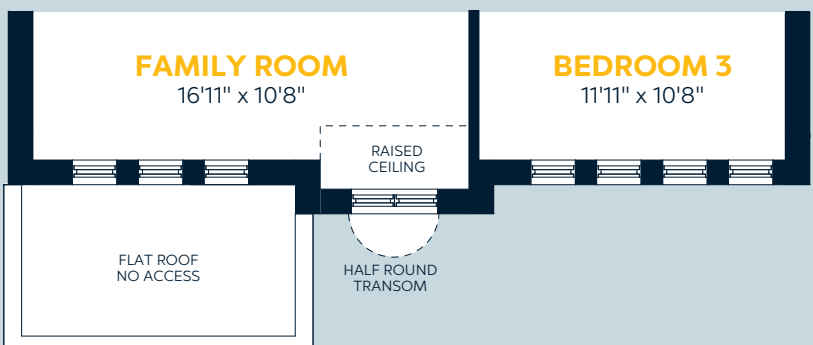


Elevation Variations

Elevation B
Family Room / Bedroom 3 Variation

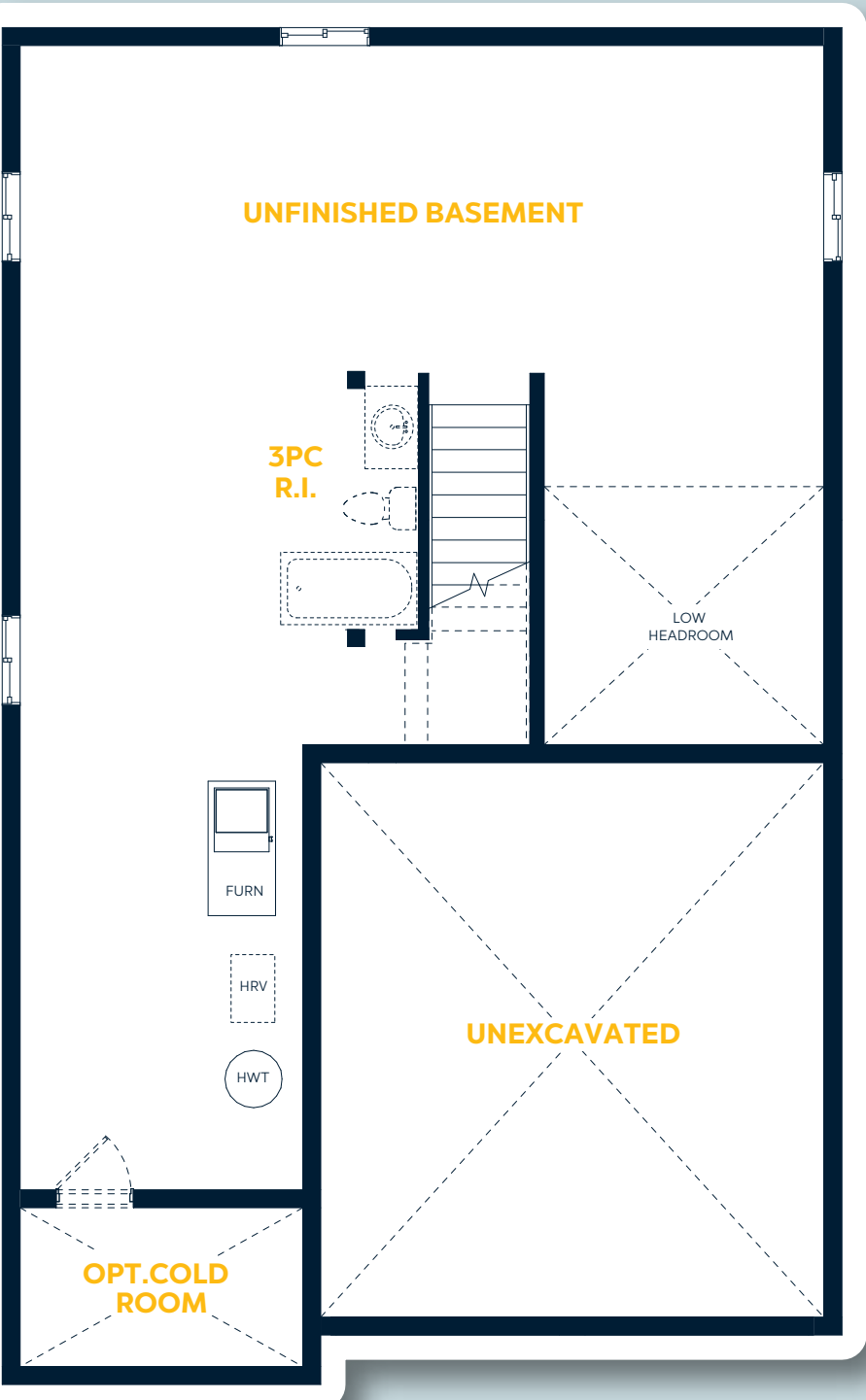


Elevation D
Family Room / Bedroom 3 Variation



Basement Floor

Elevation A, B & D



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 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

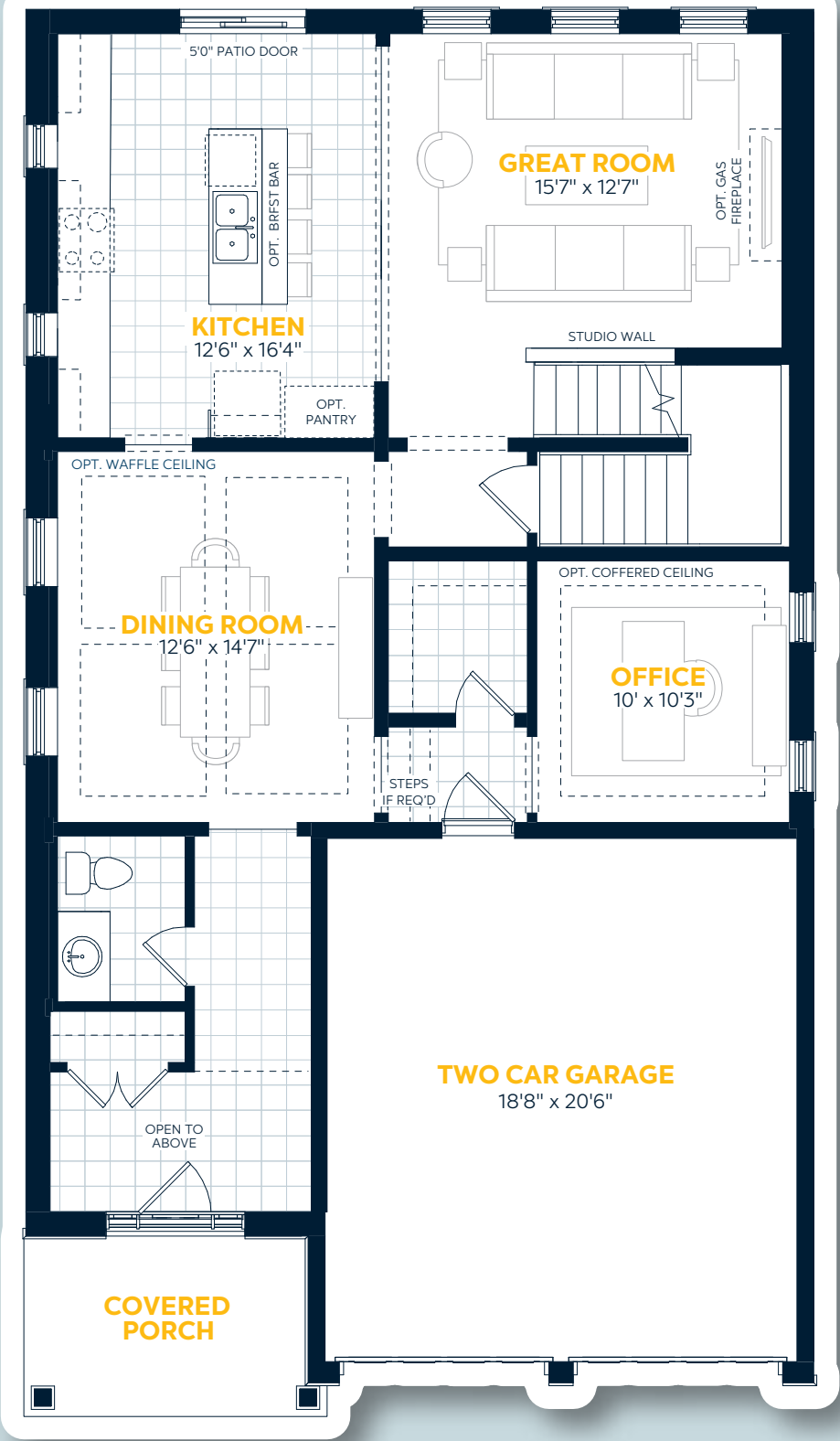


Hail II D



Main Floor

Elevation A & B



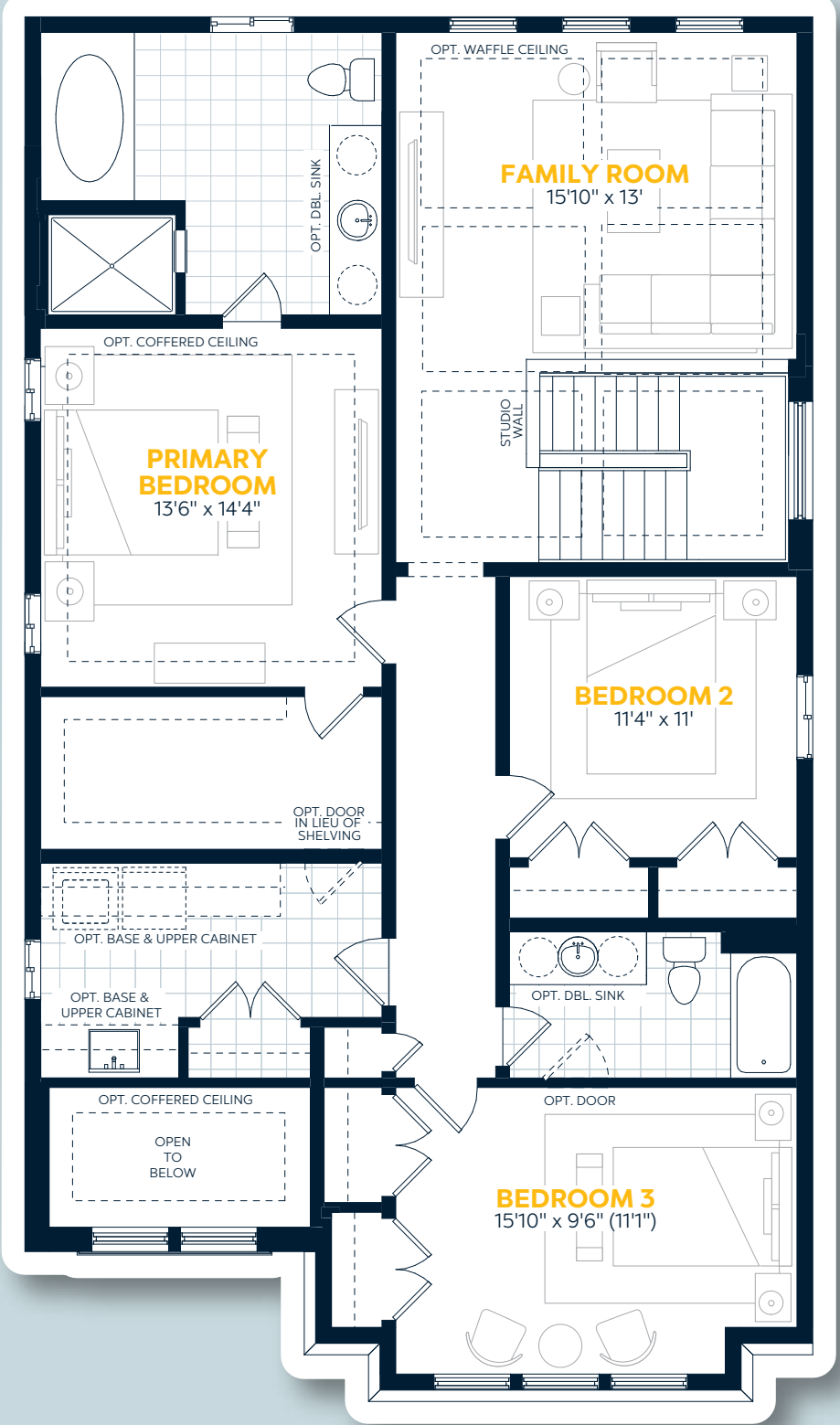
Elevation Variations

Elevation D
Covered Porch Variation



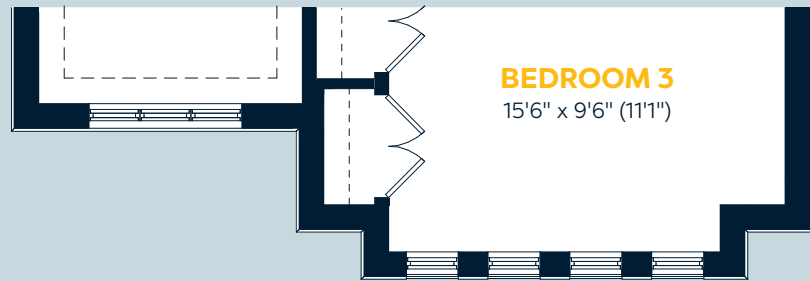
Upper Floor

Elevation A



Elevation Variations

Elevation B
Bedroom 3 Variation

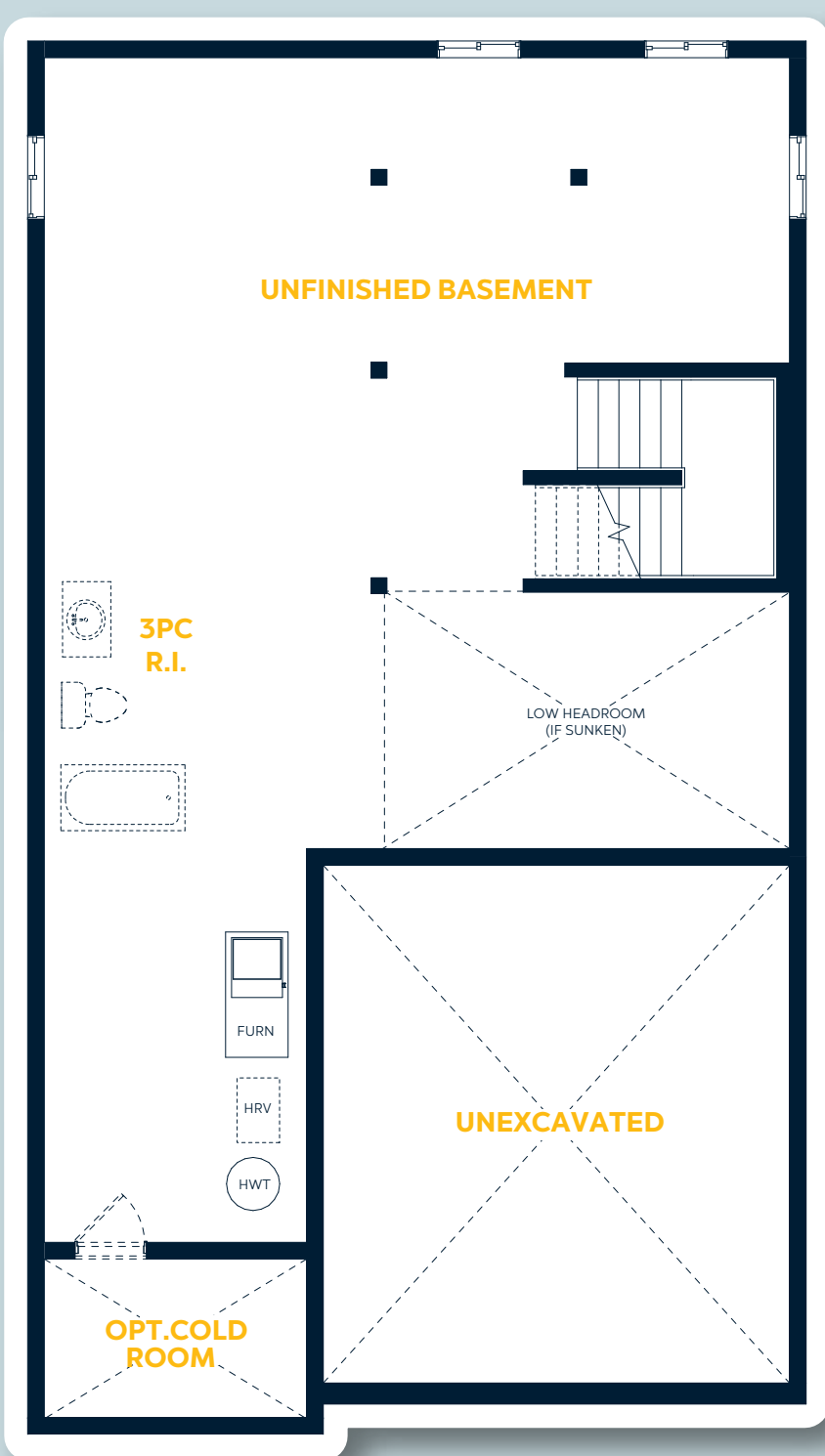


Elevation D
Bedroom 3 Variation



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

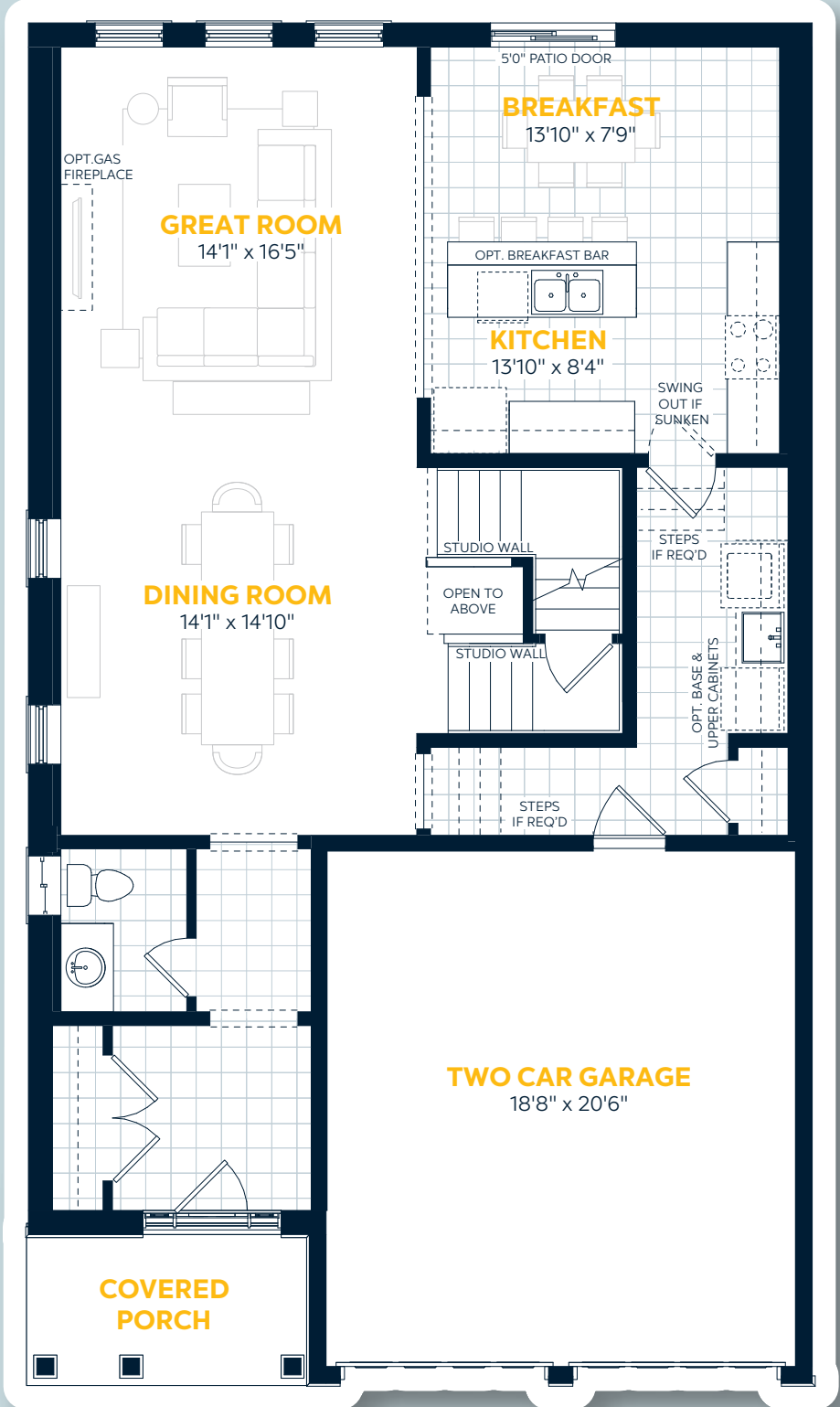


Able D



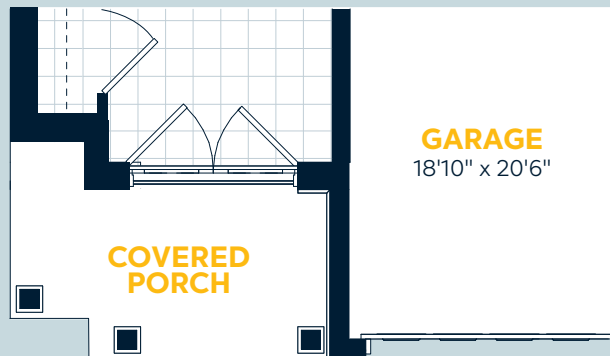
Main Floor

Elevation A & B



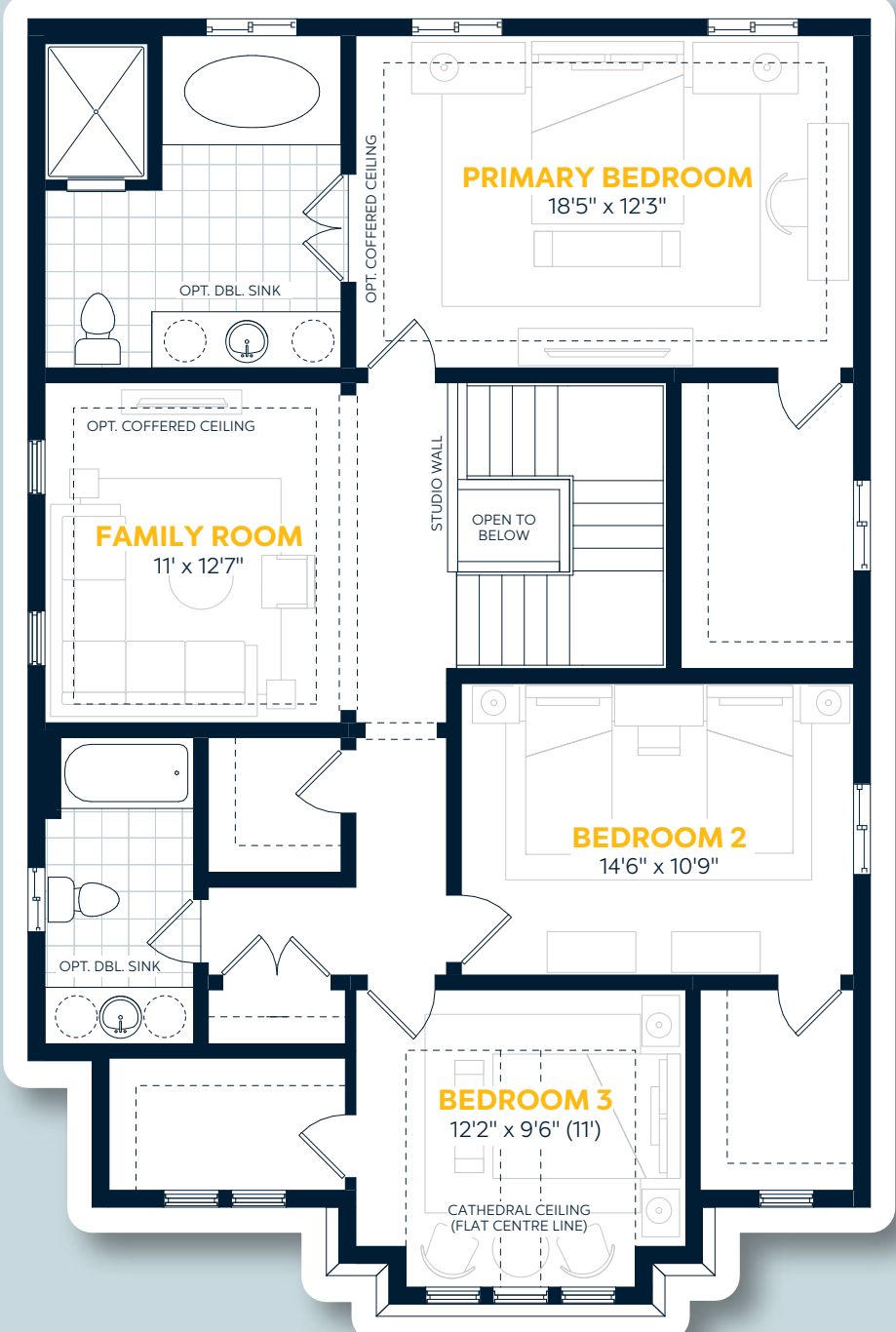
Elevation Variations

Elevation D
Covered Porch Variation



Upper Floor

Elevation A

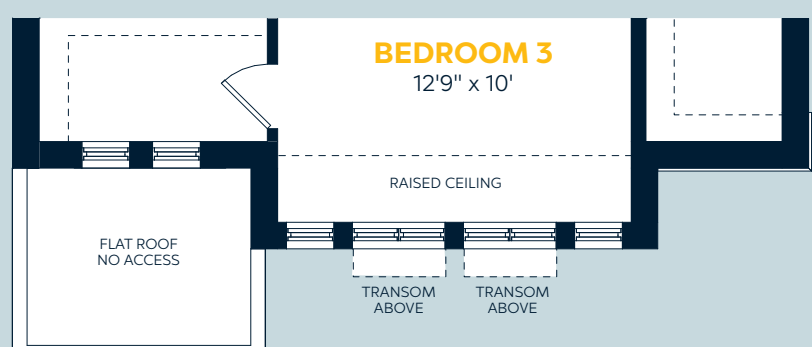


Elevation Variations

Elevation B
Bedroom 3 Variation

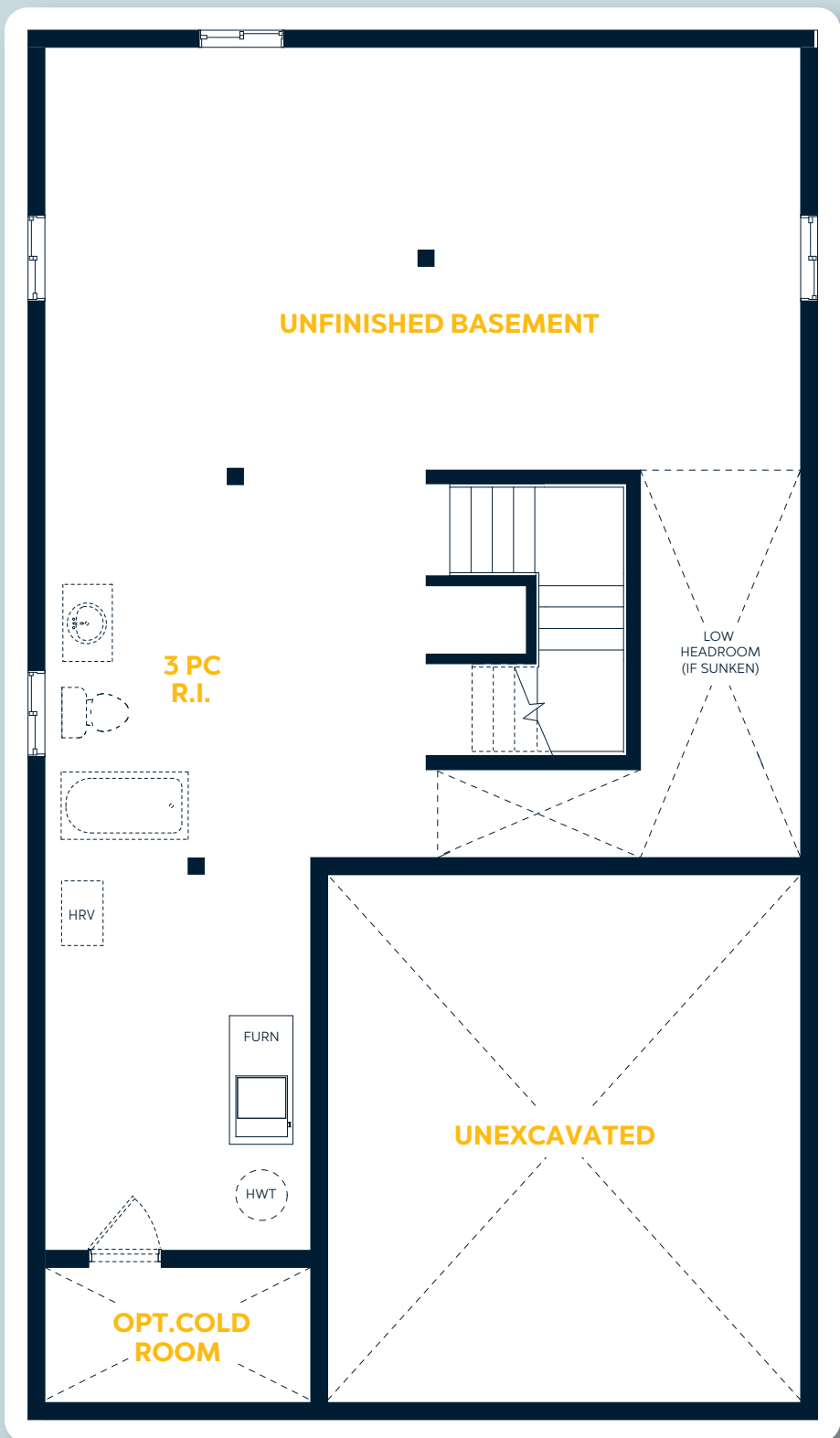


Elevation D
Bedroom 3 Variation



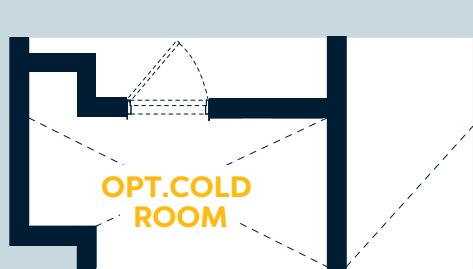
Basement Floor

Elevation A & B



Elevation Variations

Elevation D
Optional Cold Room Variation



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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

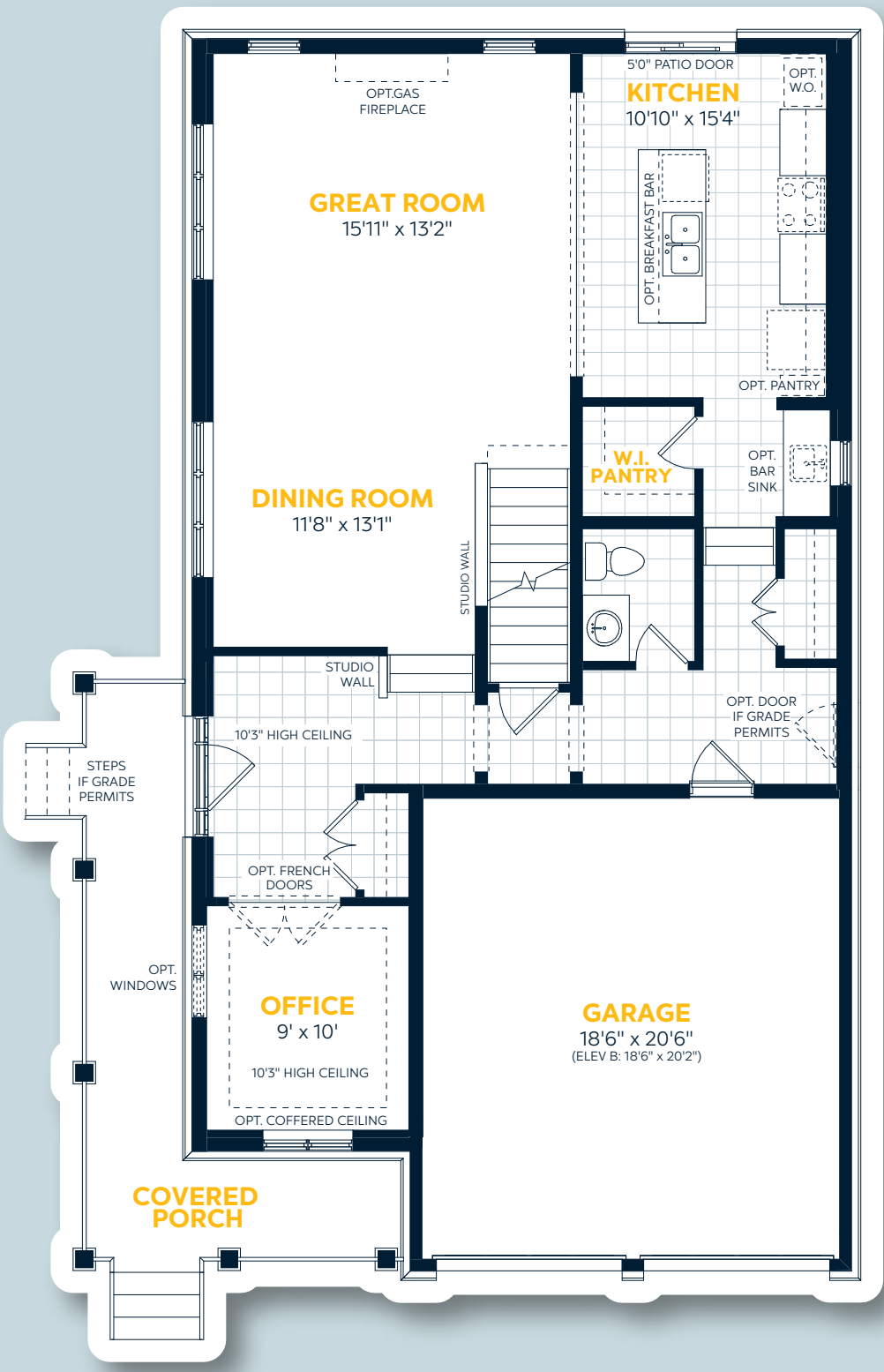


Lena B



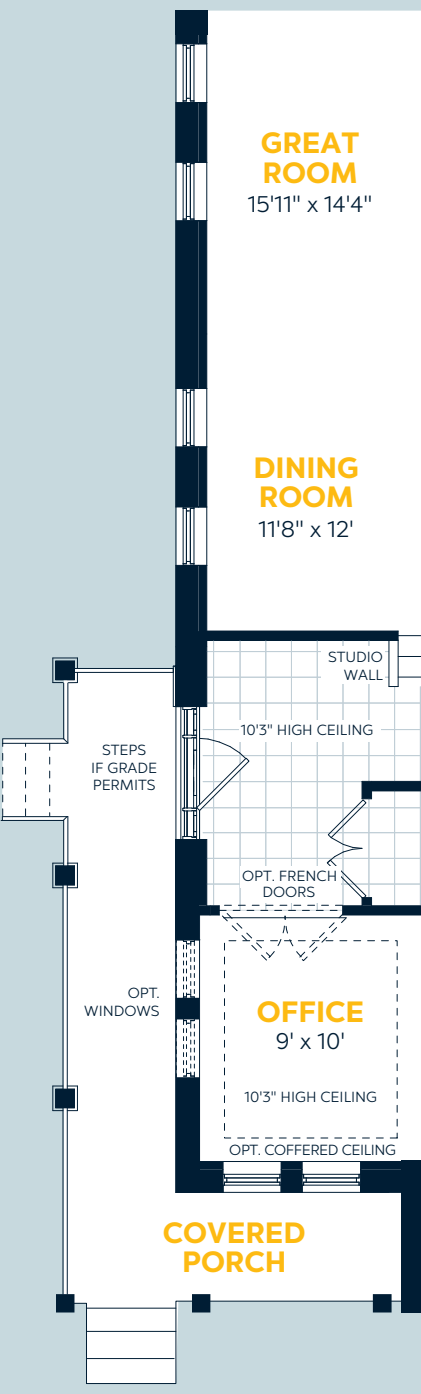
Main Floor

Elevation A



Elevation Variations

Elevation B
Side Windows Variation

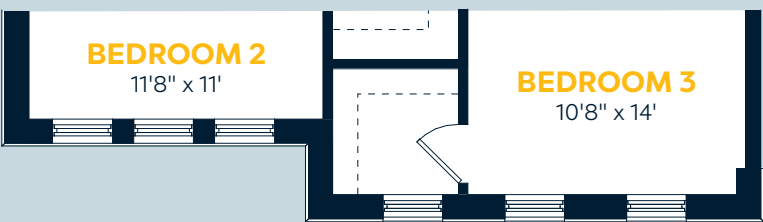


Upper Floor

Elevation A

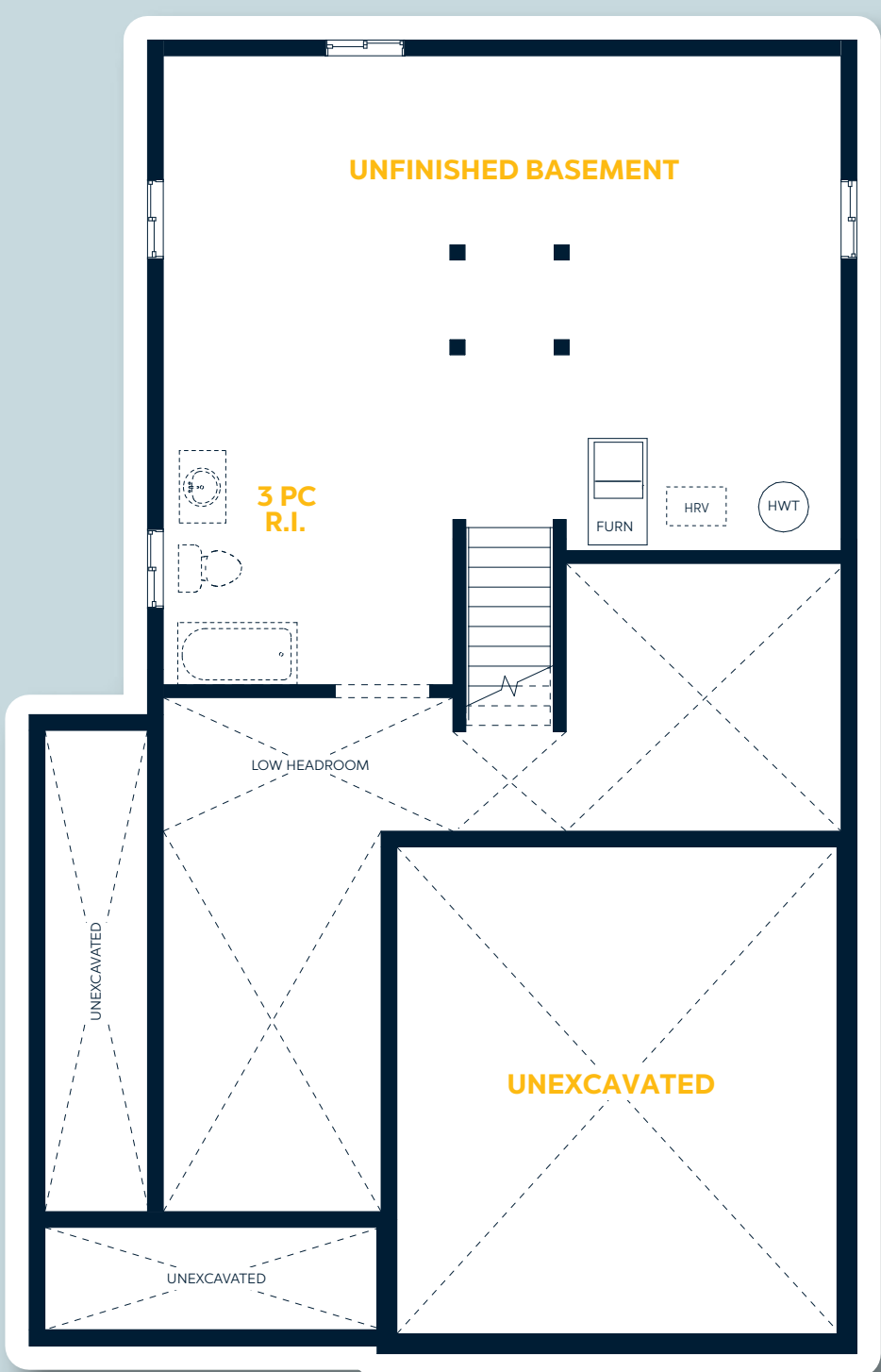


Elevation B
Front Windows Variation



Basement Floor

Elevation A



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The King

40'

2,940 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Celebration Series

Elevations

King A

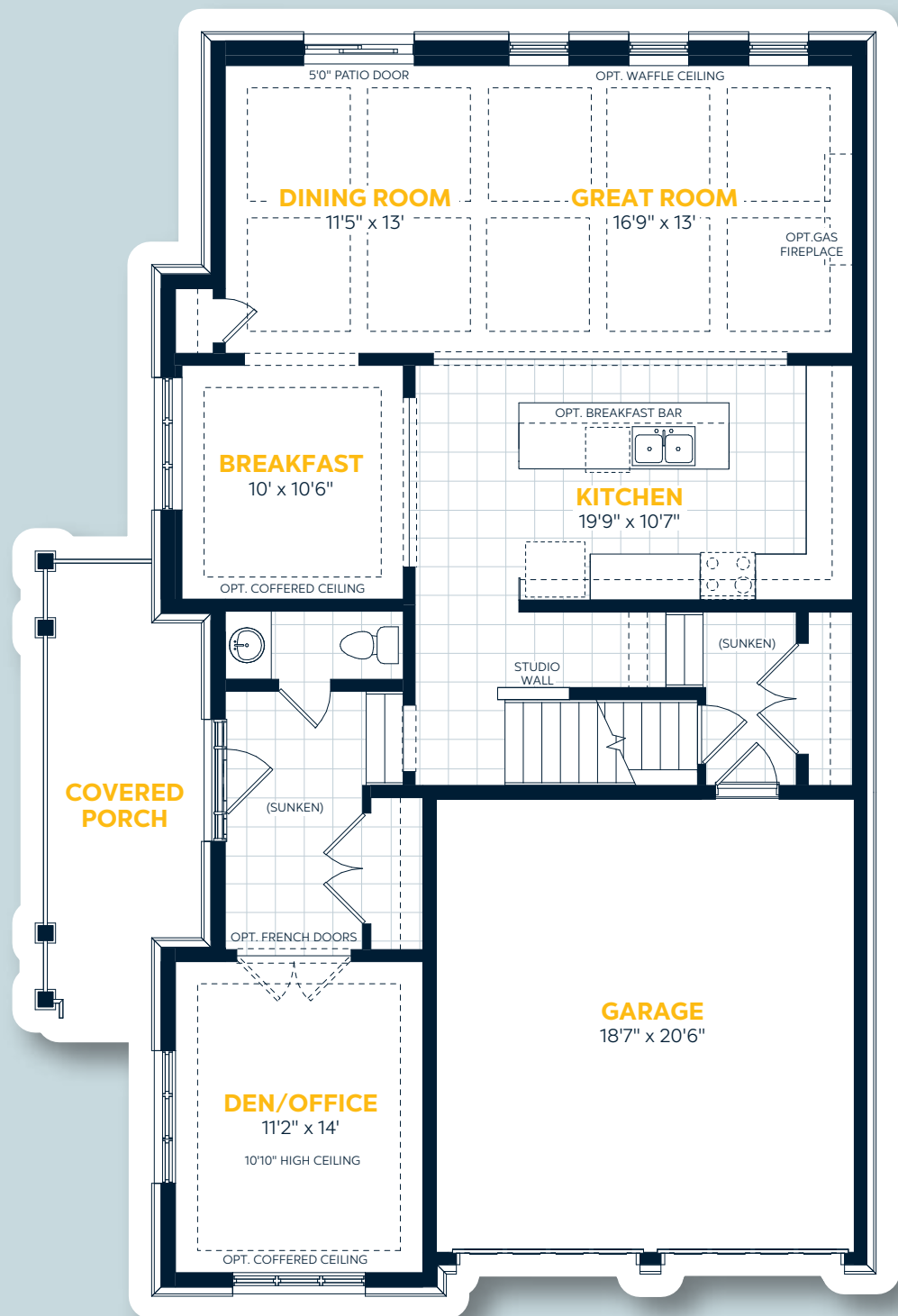


King B



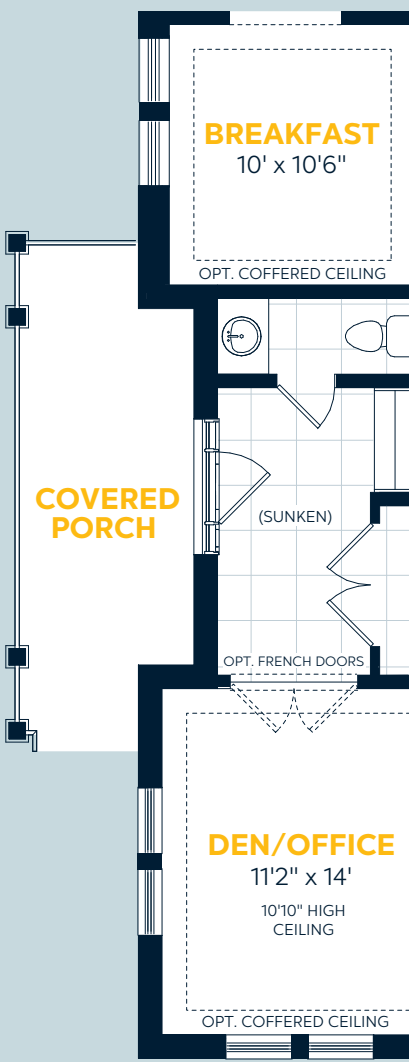
Main Floor

Elevation A



Elevation Variations

Elevation B
Side Windows Variation



Upper Floor

Elevation A



Elevation B
Rear & Side Windows Variation

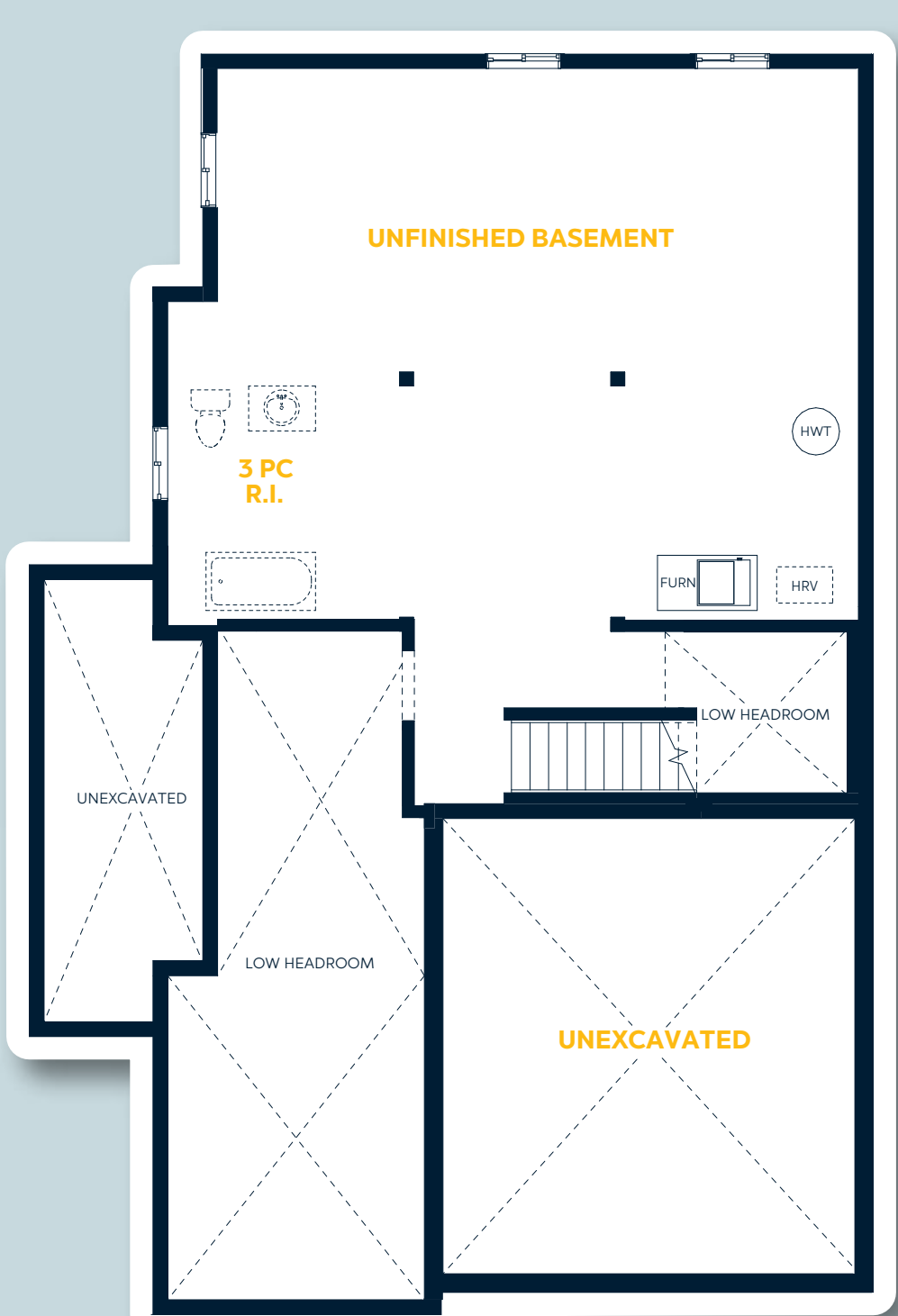


Elevation B
Front & Side Windows Variation



Basement Floor

Elevation A



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

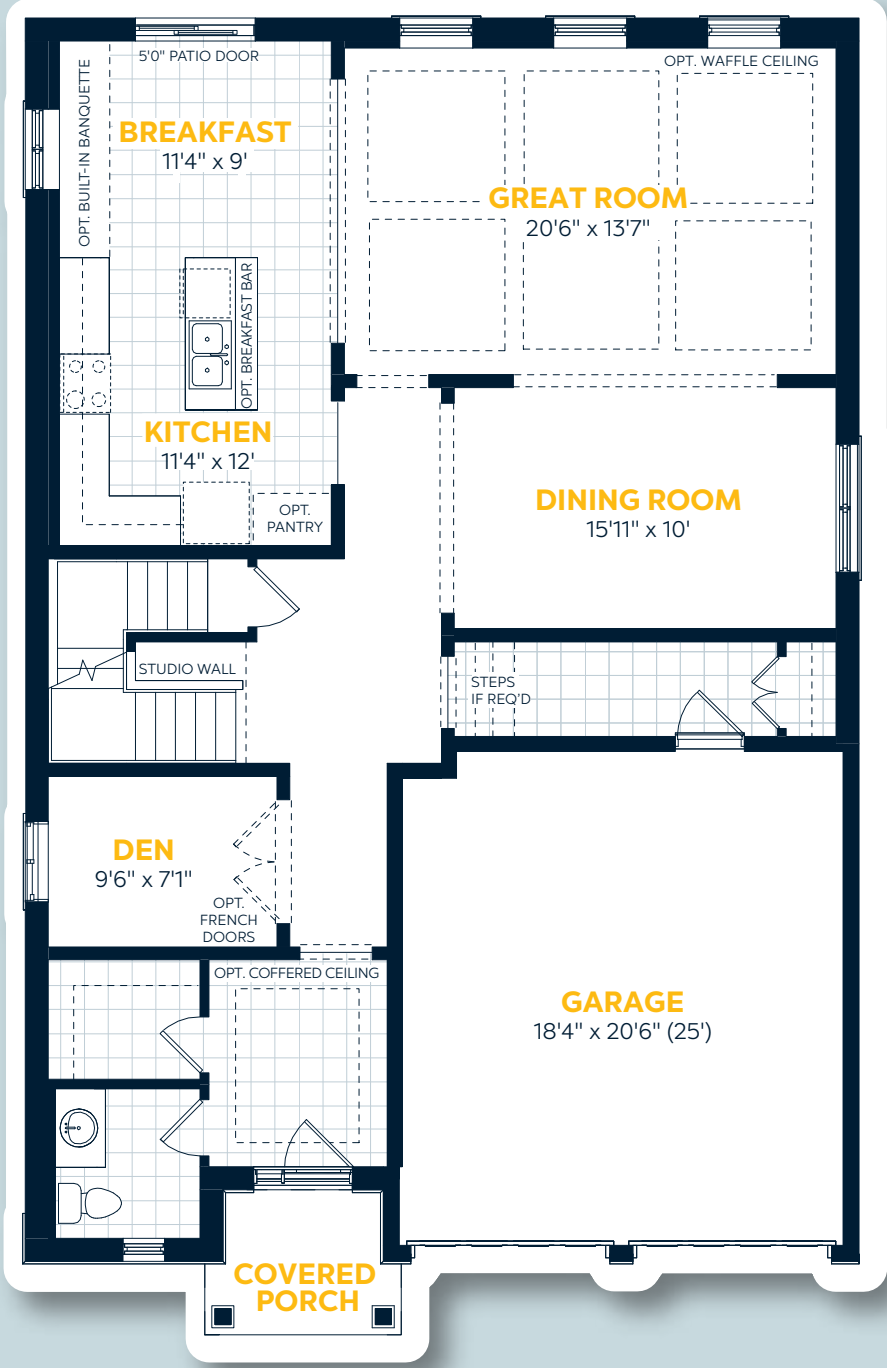


Mira D



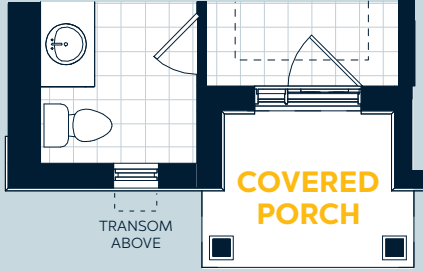
Main Floor

Elevation A



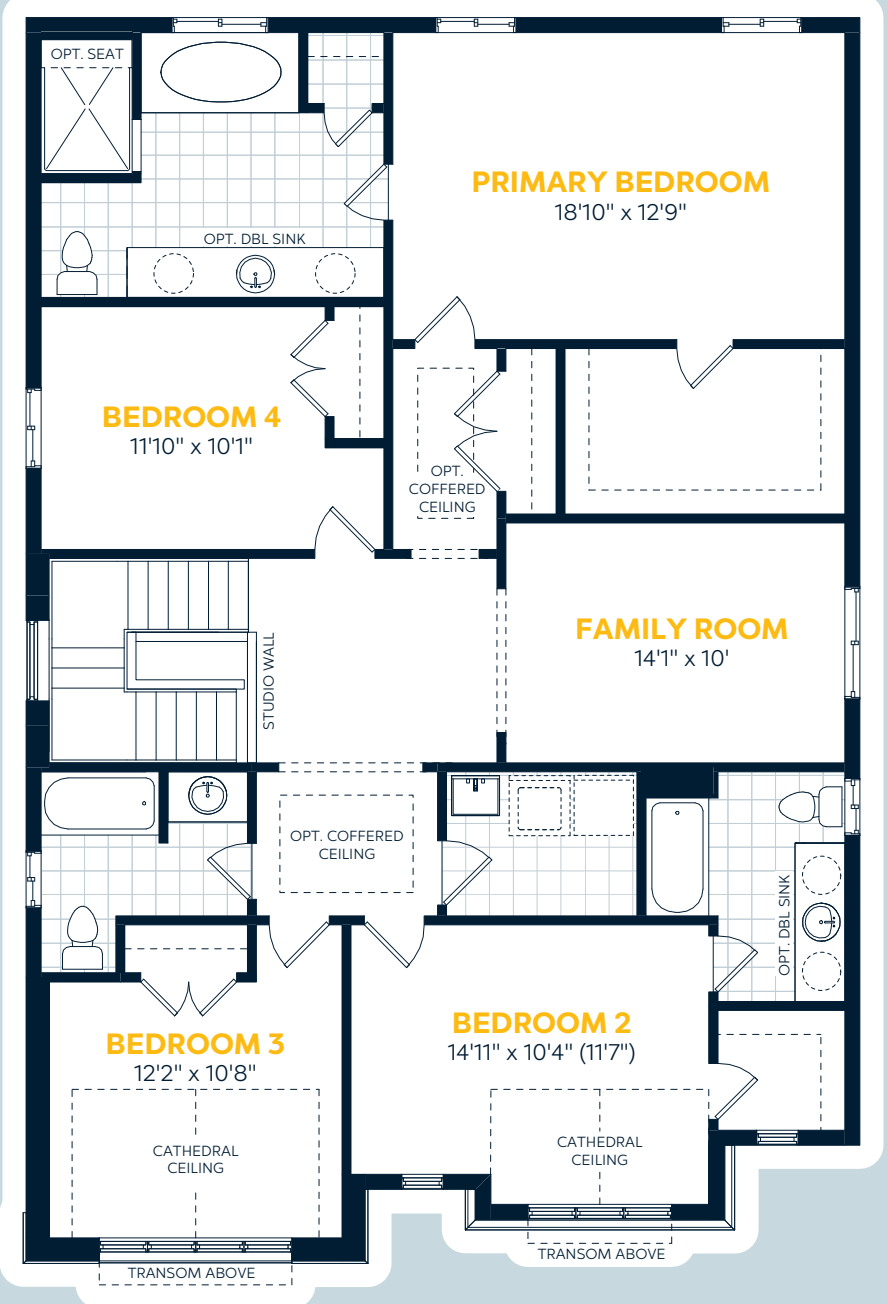
Elevation Variations

Elevation D
Front Window Variation



Upper Floor

Elevation A



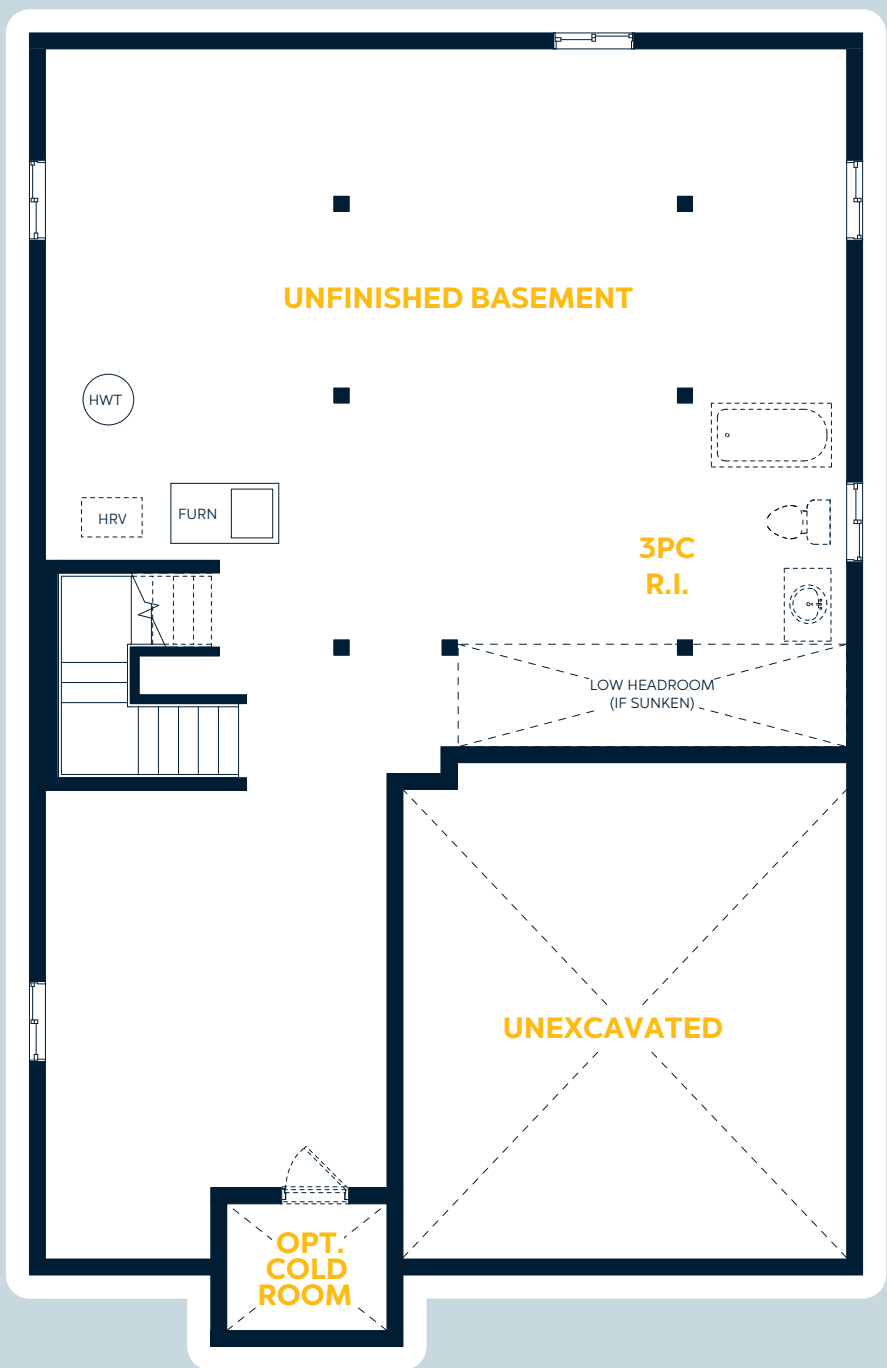
Elevation Variations

Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A



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The 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

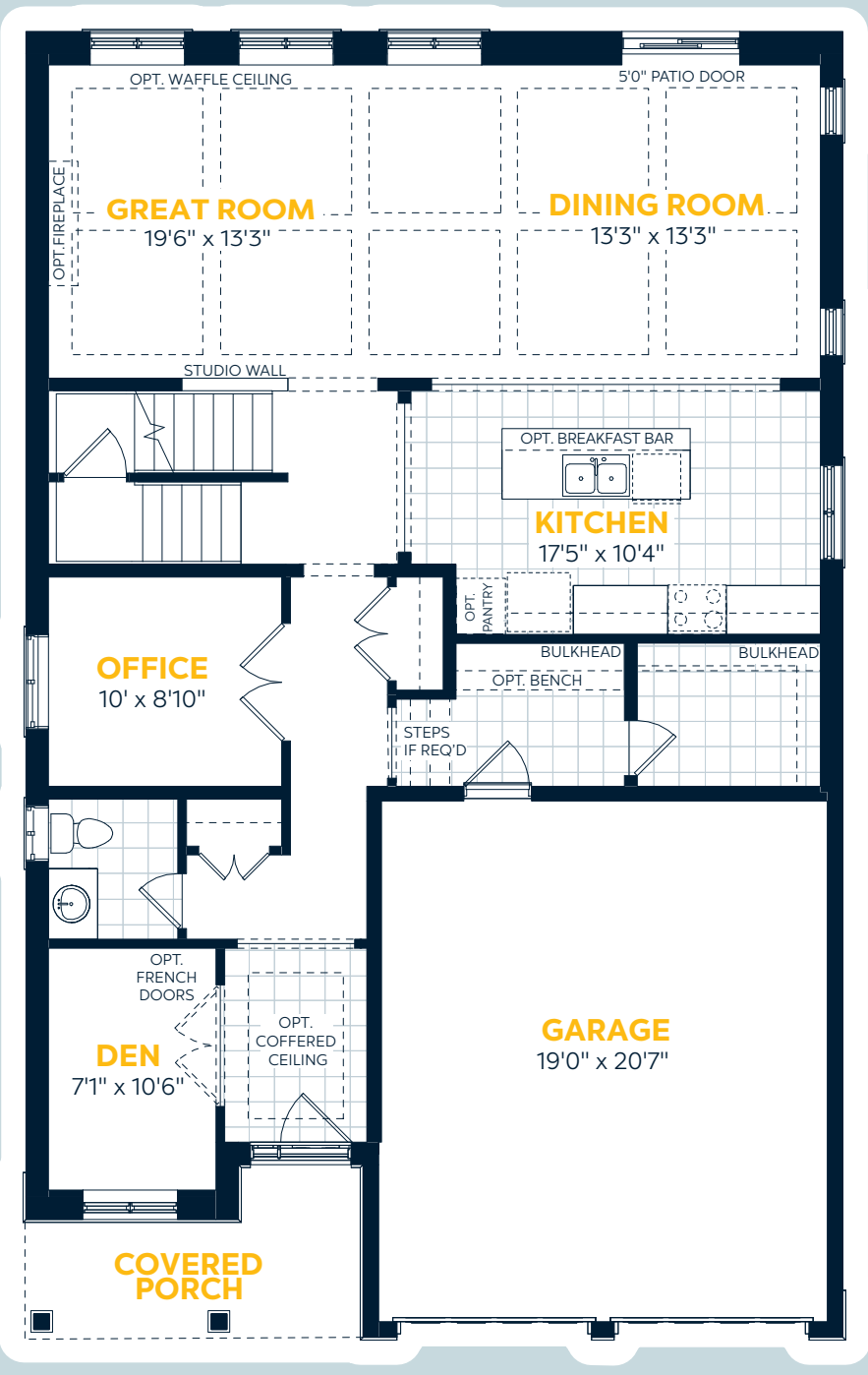


Tate D



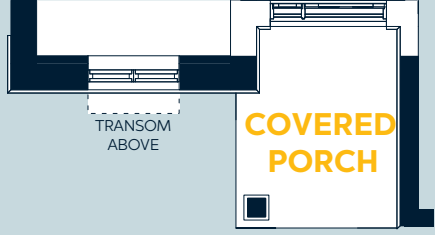
Main Floor

Elevation A



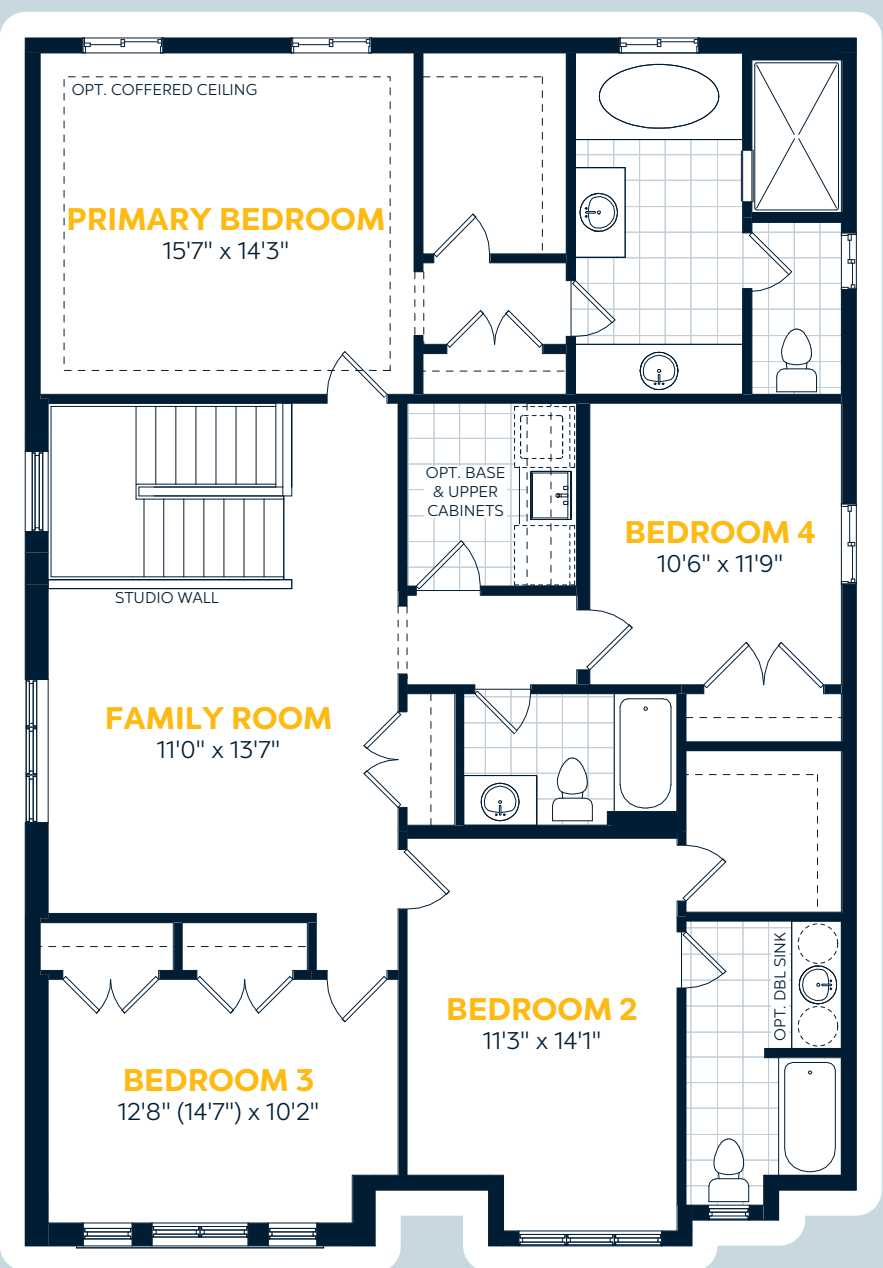
Elevation Variations

Elevation D
Front Porch Variation



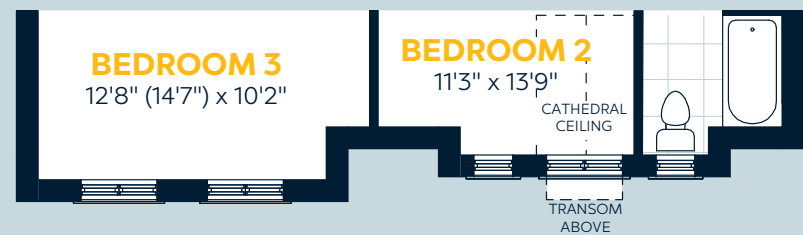
Upper Floor

Elevation A



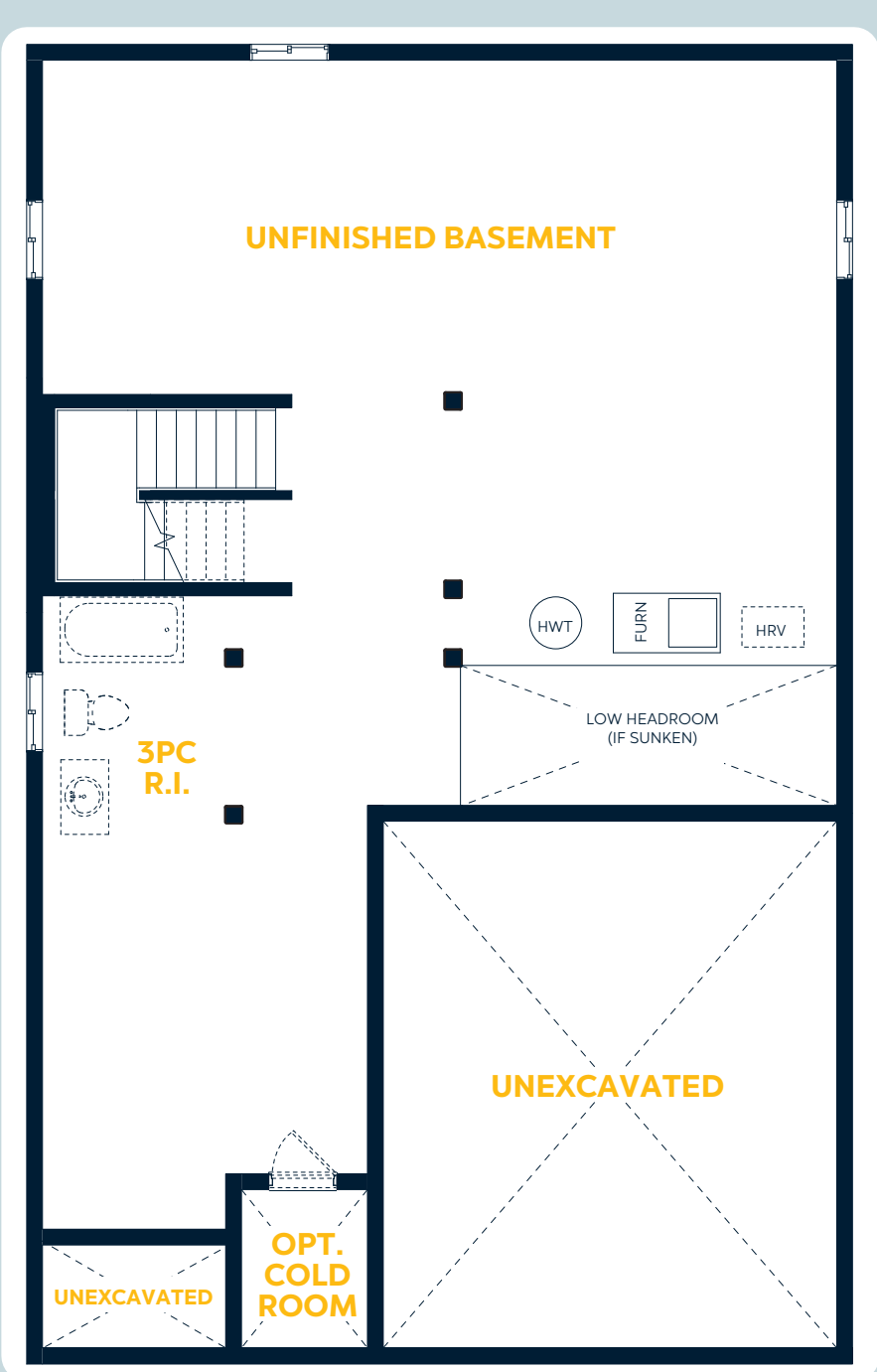
Elevation Variations

Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A



Elevation Variations

Elevation
Unexcavated Variation



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The Dawn

2,950 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

40'

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

Elevations

Dawn A



Dawn D



Dawn B

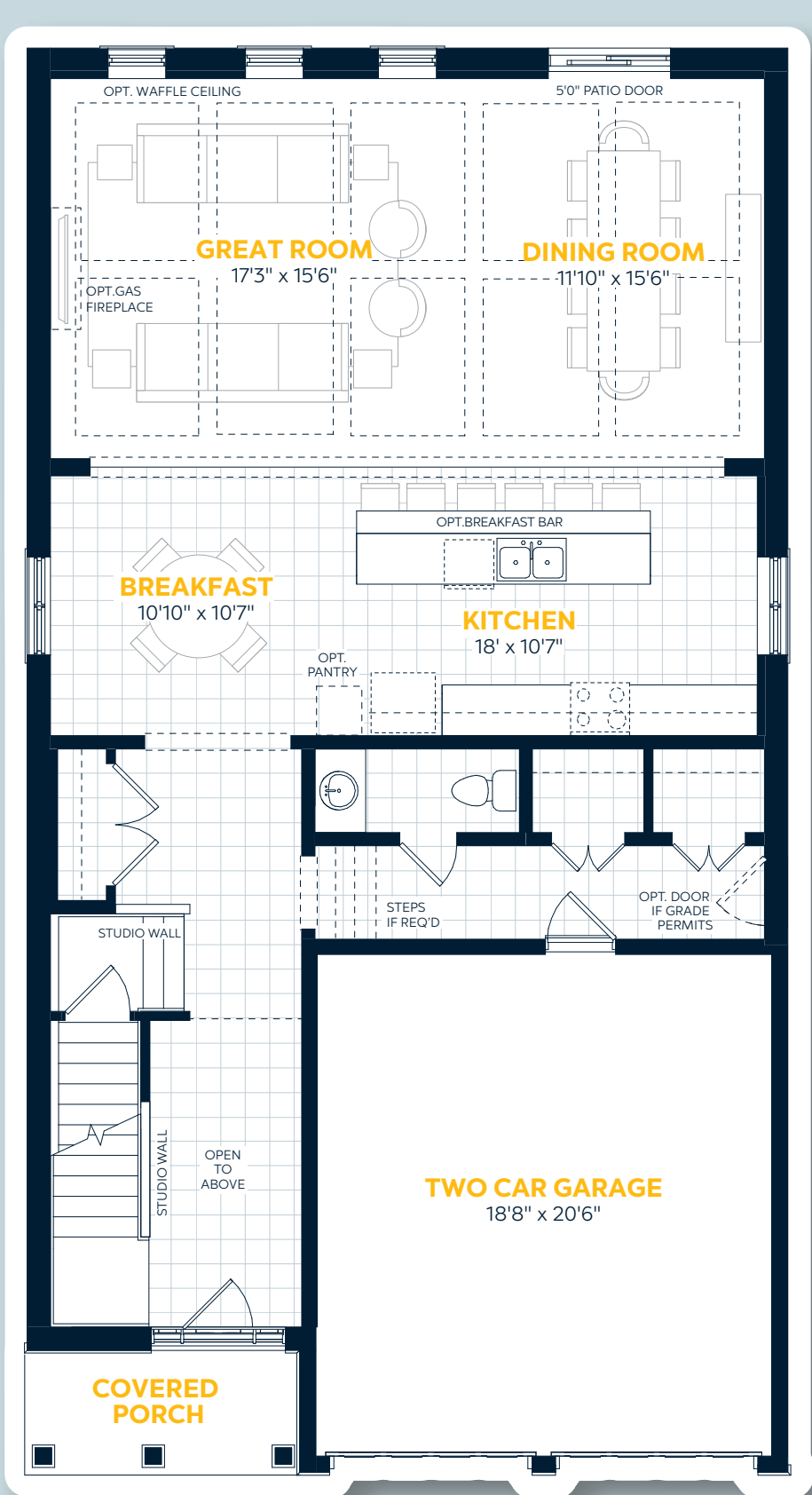


Dawn E



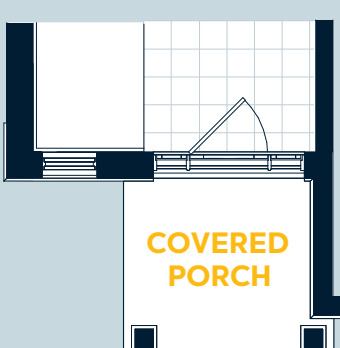
Main Floor

Elevation A

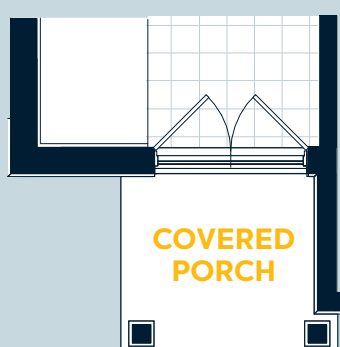


Elevation Variations

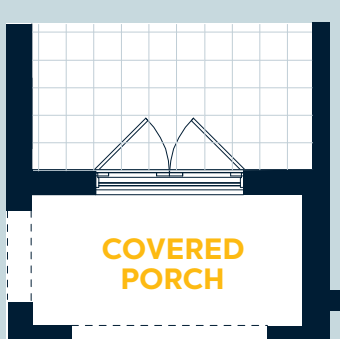
Elevation B
Covered Porch Variation



Elevation D
Covered Porch Variation

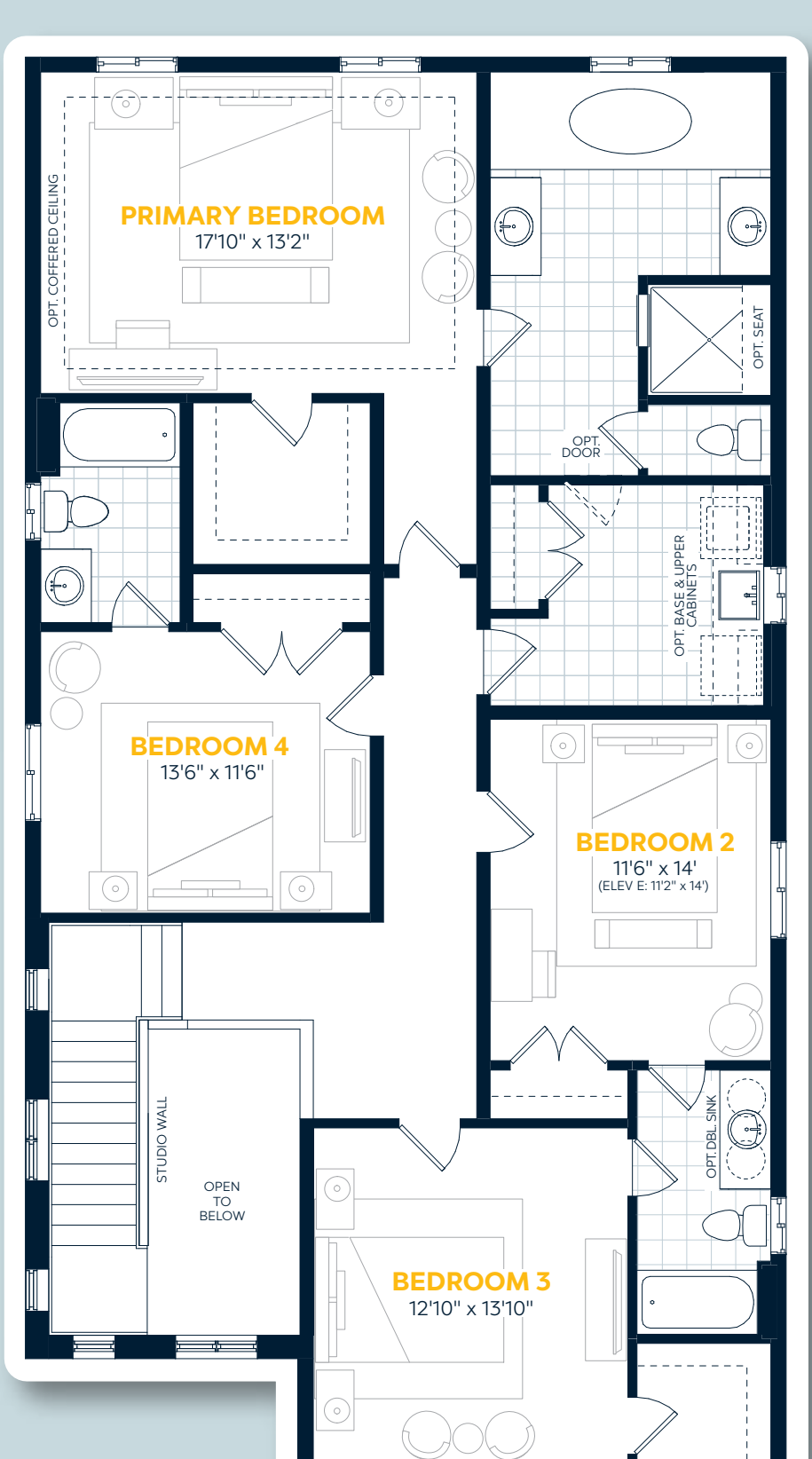


Elevation E
Covered Porch Variation



Upper Floor

Elevation A



Elevation Variations

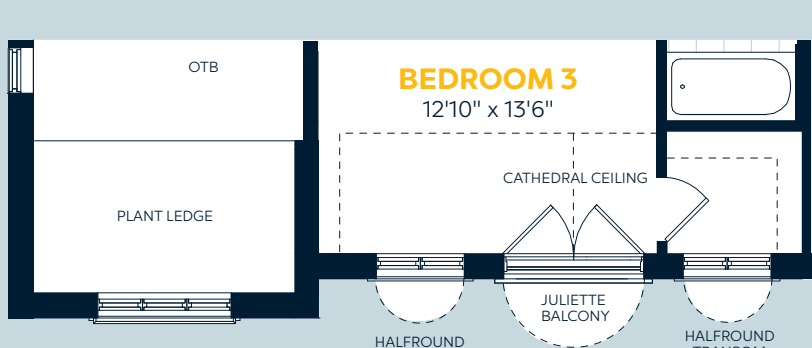
Elevation B
Bedroom 3 Variation



Elevation D
Bedroom 3 Variation

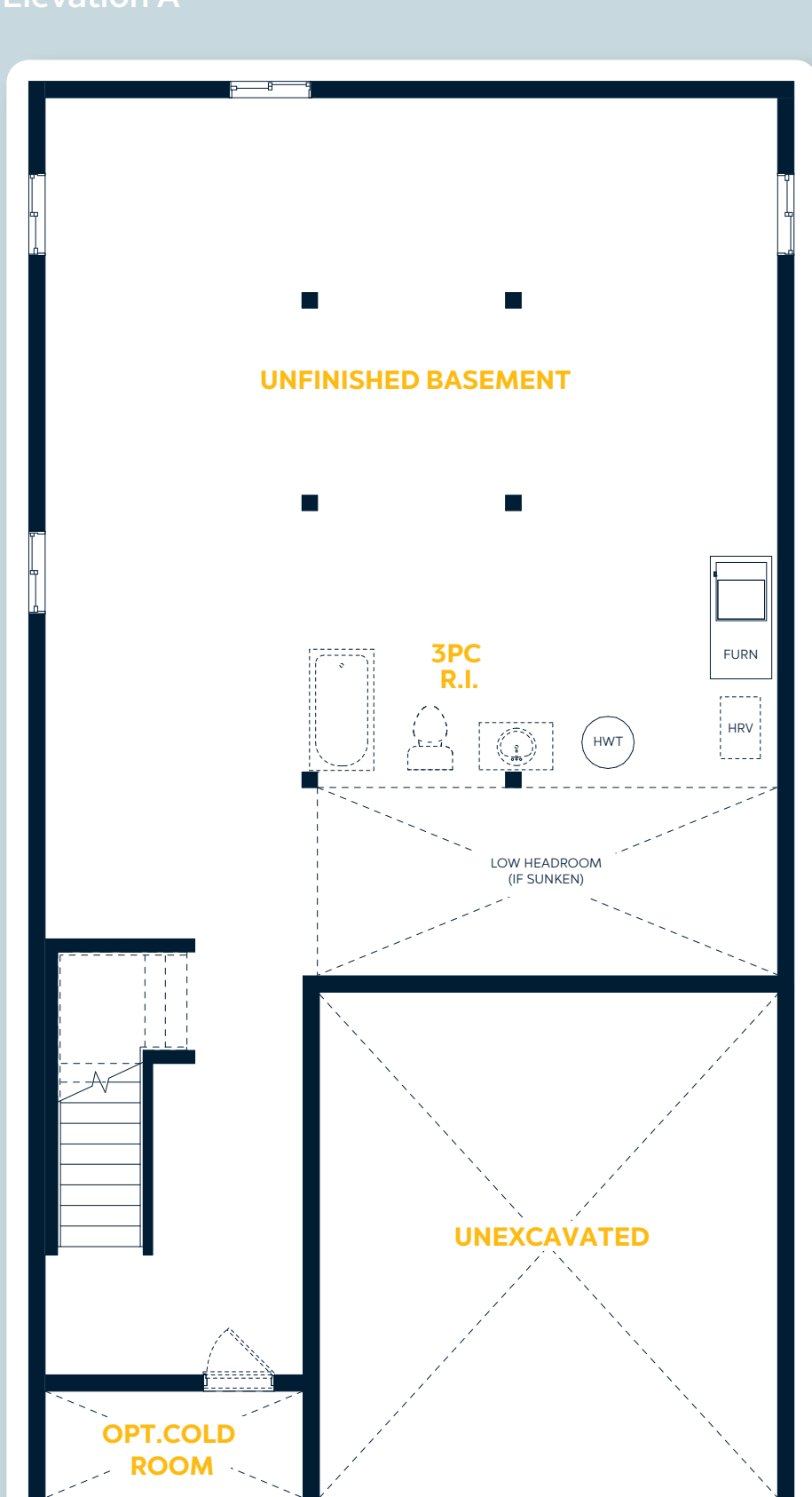


Elevation E
Plant Ledge and Bedroom 3 Variation



Basement Floor

Elevation A

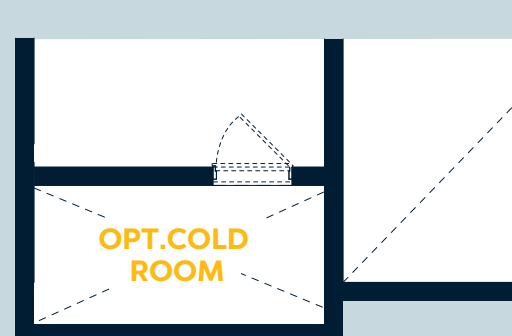


Elevation Variations

Elevation B & D
Optional Cold Room Variation



Elevation E
Optional Cold Room Variation



The 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



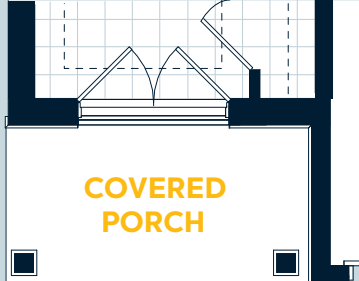
Main Floor

Elevation A & B



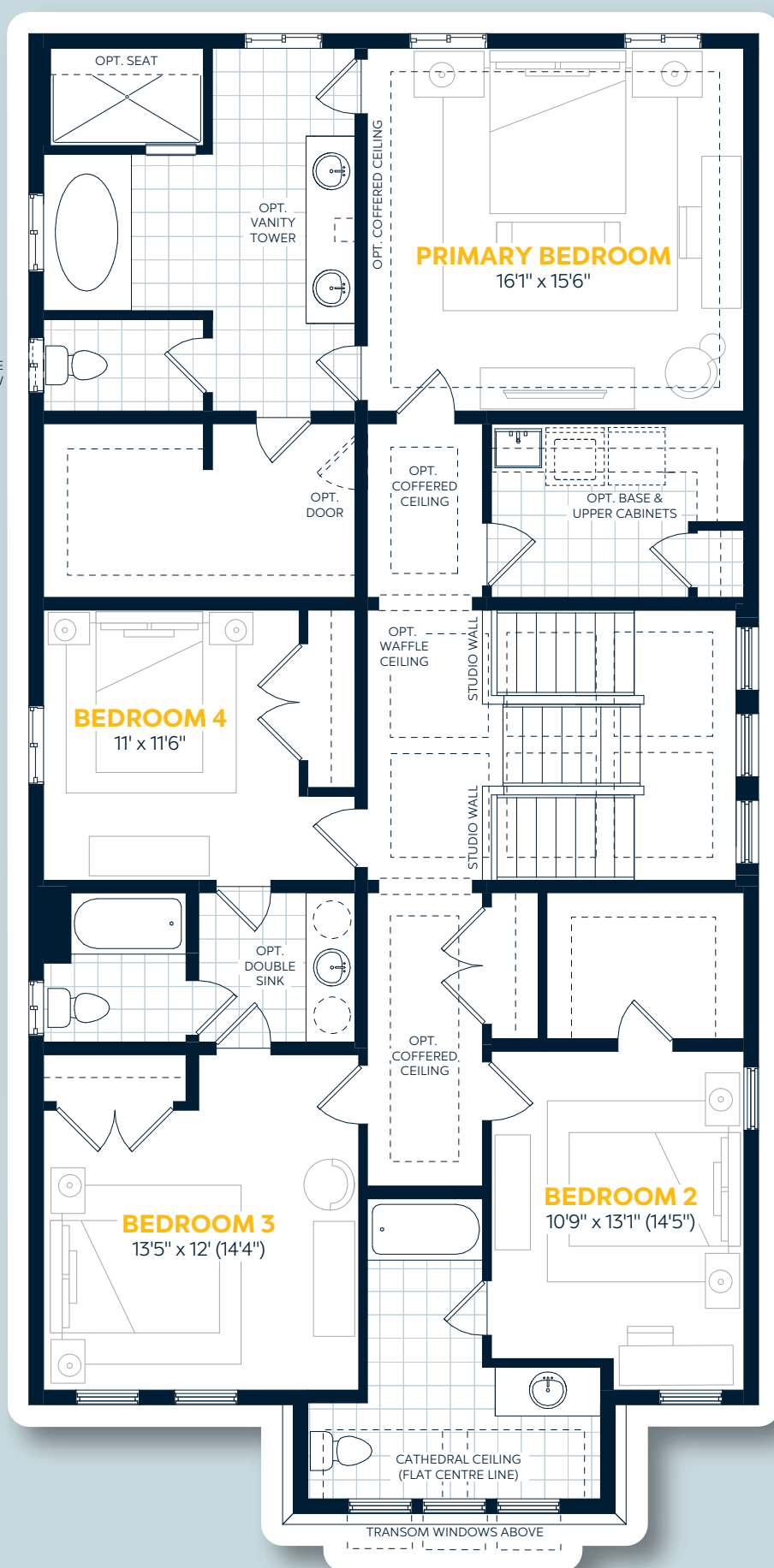
Elevation Variations

Elevation D Front Door Variation

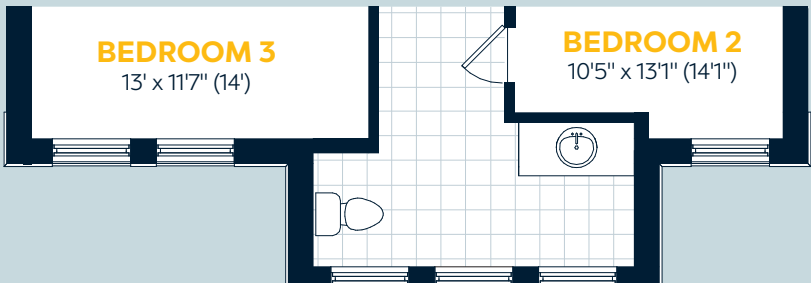


Upper Floor

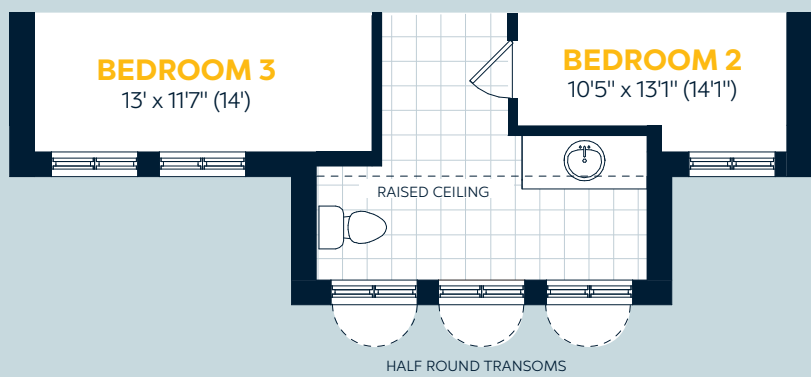
Elevation A



Elevation B Front Windows Variation

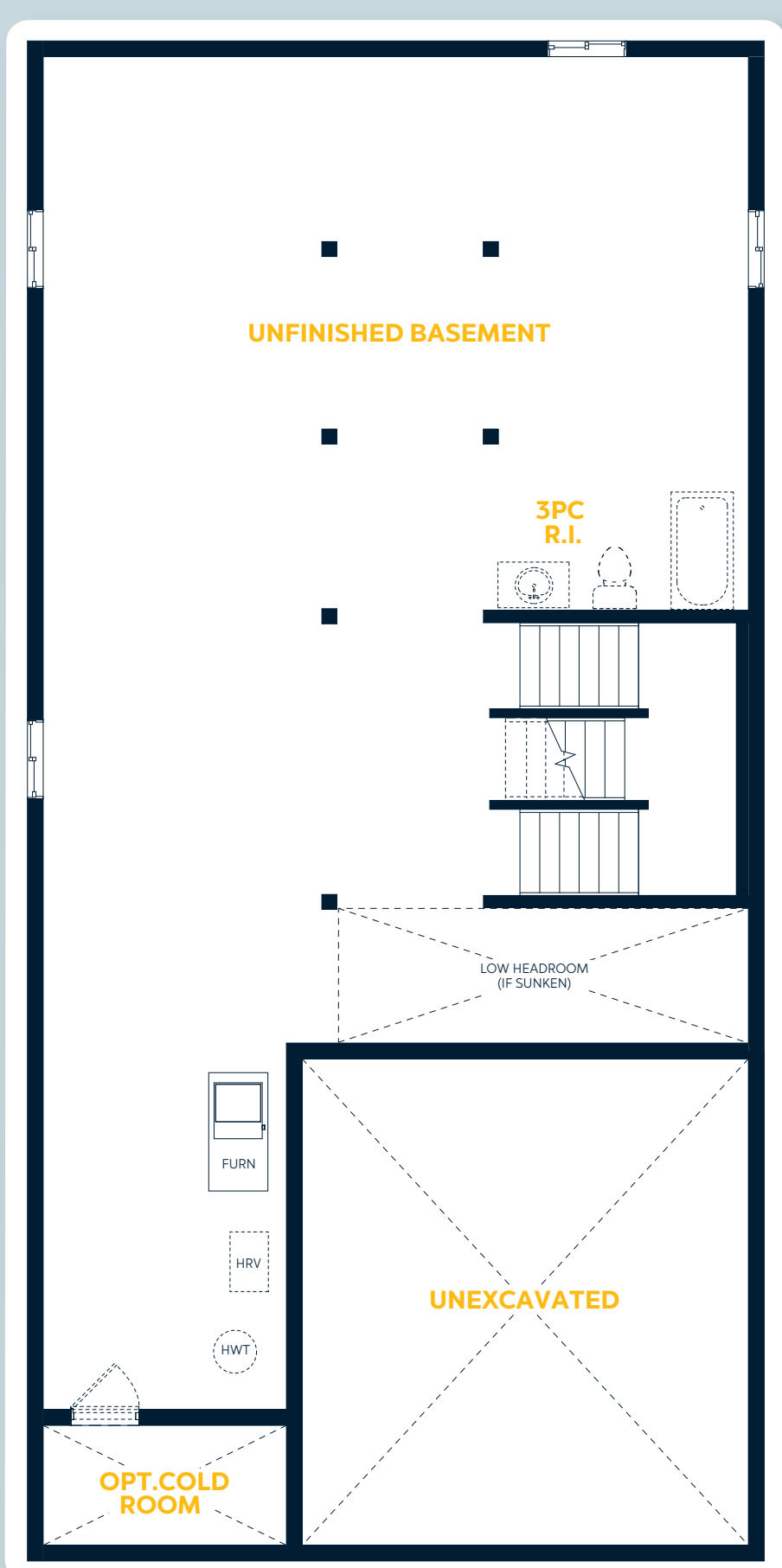


Elevation D Front Windows Variation



Basement Floor

Elevation A, B & D



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The
Wren

3,300 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

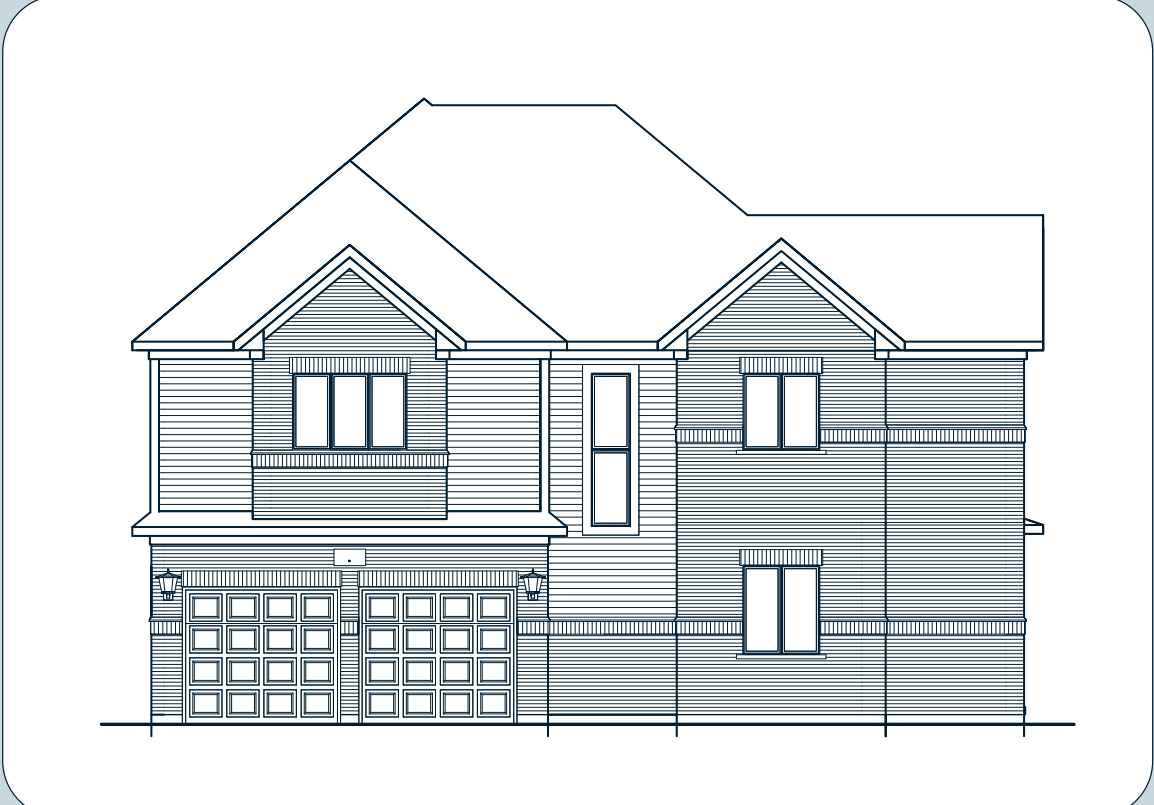
40'

Designer Options Available to Customize Floorplan

- Spacious Foyer with Walk-in Coat Room
- Large Great Room with Secondary Family Room on Main Floor
- Additional Oversized Walk-in Closet on Upper Floor
- Convenient Upper Floor Laundry Room

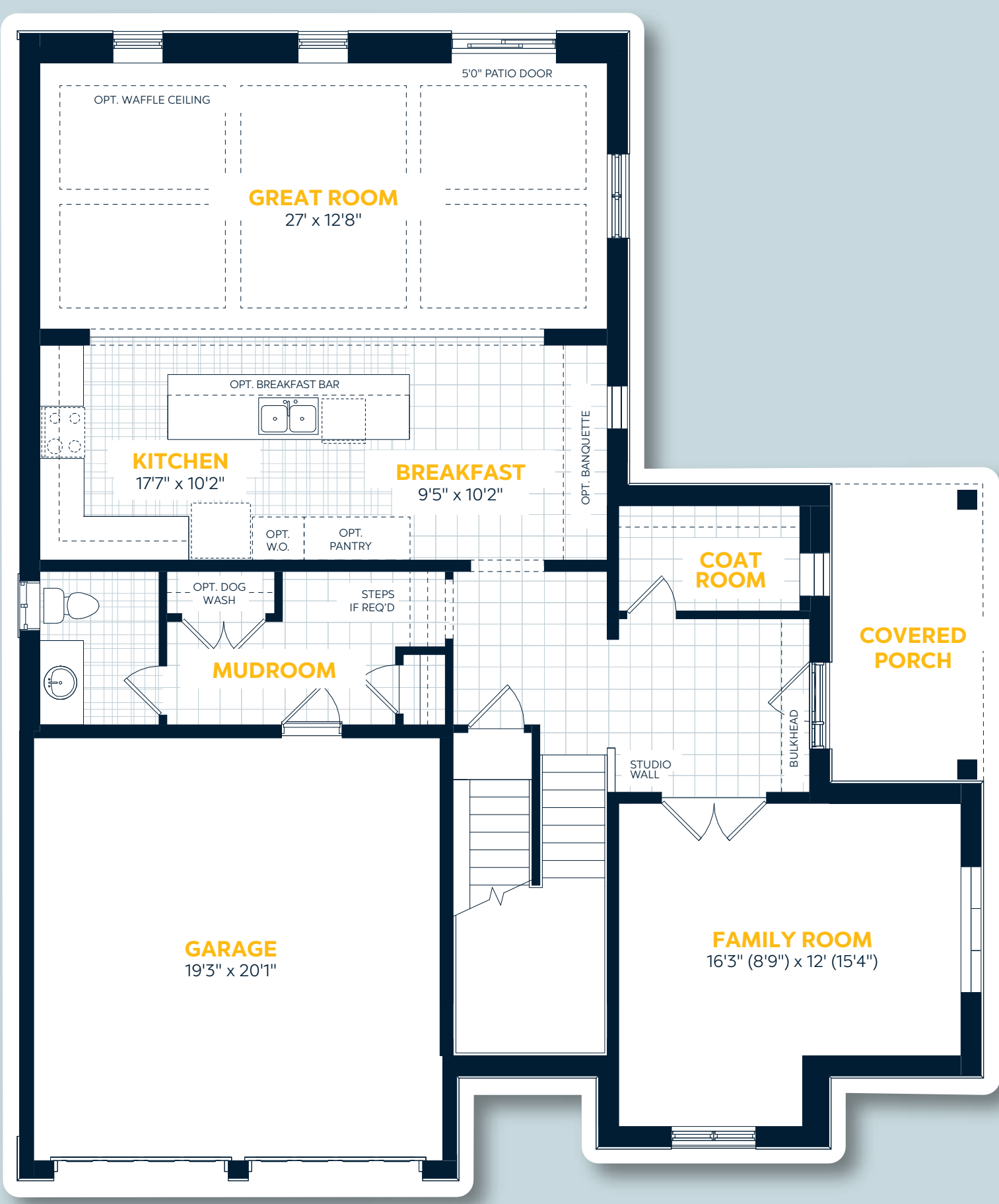
Elevation

Wren A



Main Floor

Elevation A



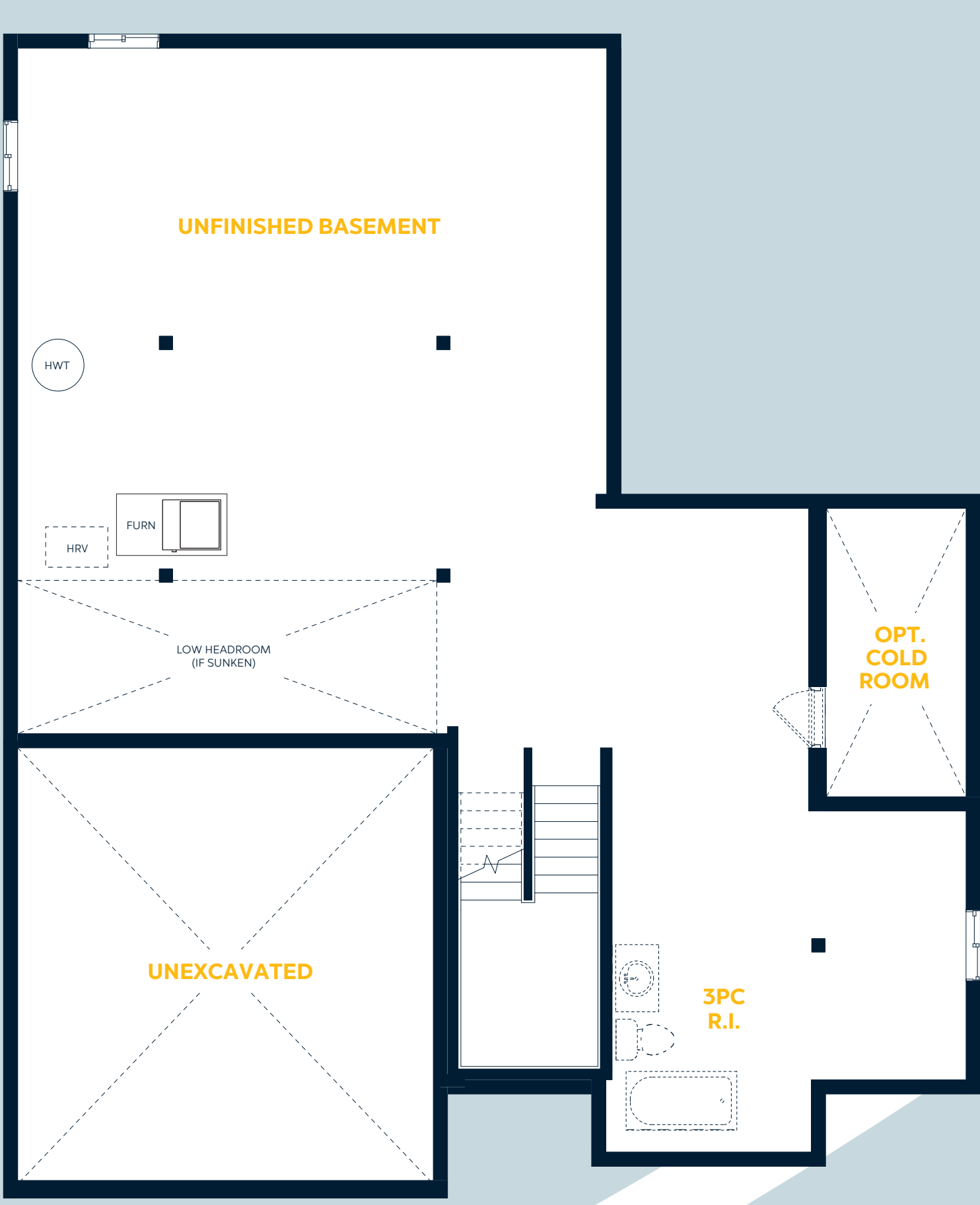
Upper Floor

Elevation A



Basement Floor

Elevation A



The Raya

3,300 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Amico Series

43'

- Dedicated Main Floor Office
- Walk-In Pantry Off of Servery
- Main Floor Walk-In Closet for Ample Storage
- Luxury Soaker Tub in Primary Bedroom
- Convenient Upper Floor Laundry Room
- Walk-In Linen Closet

Elevations

Raya A

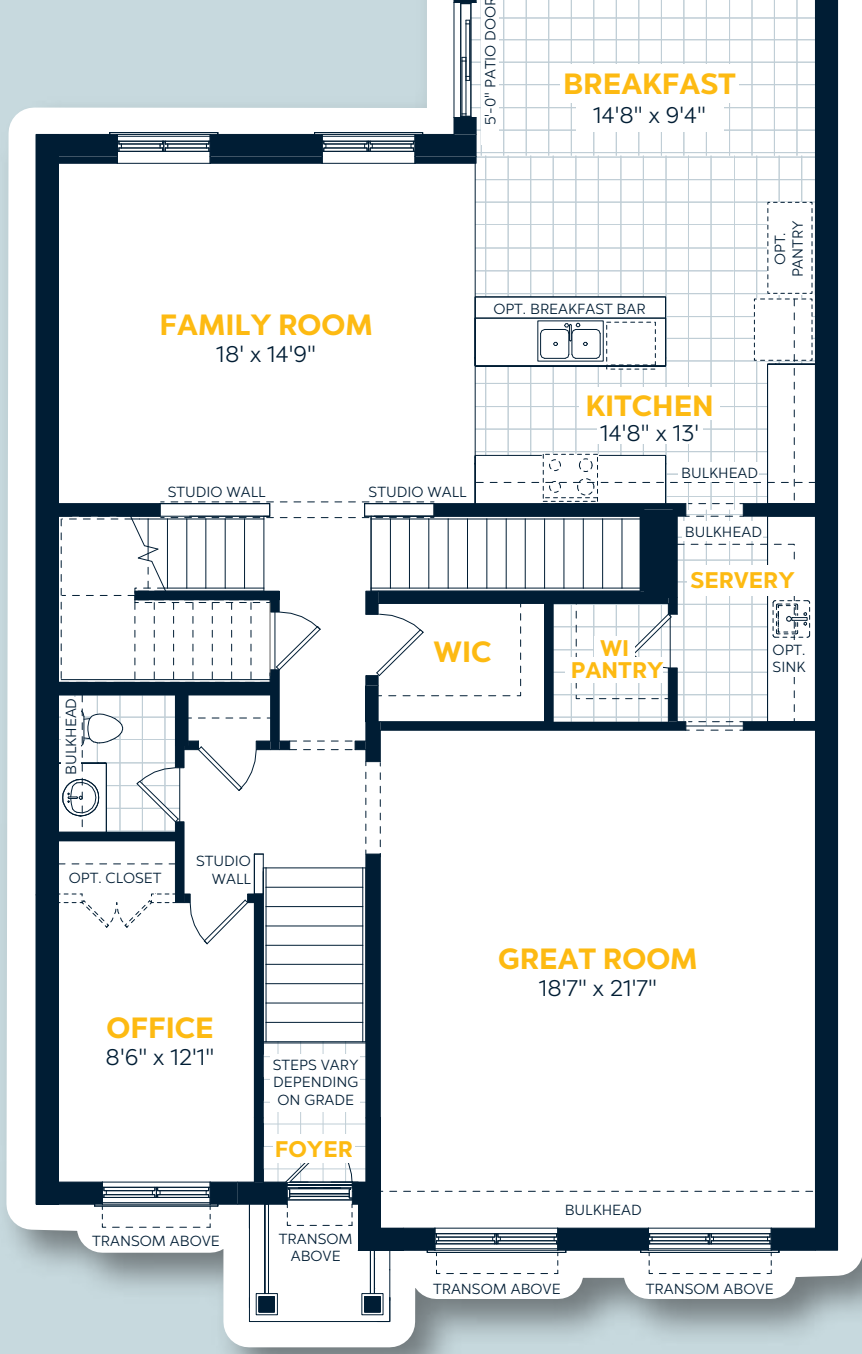


Raya B



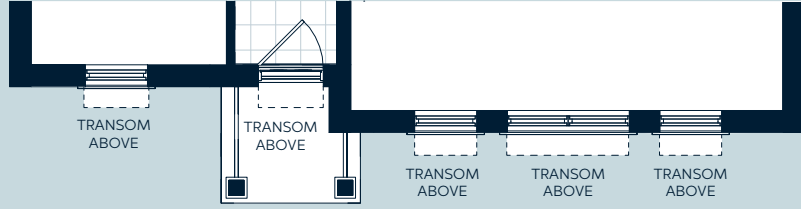
Main Floor

Elevation A



Elevation Variations

Elevation B
Front Windows Variation



Upper Floor

Elevation A



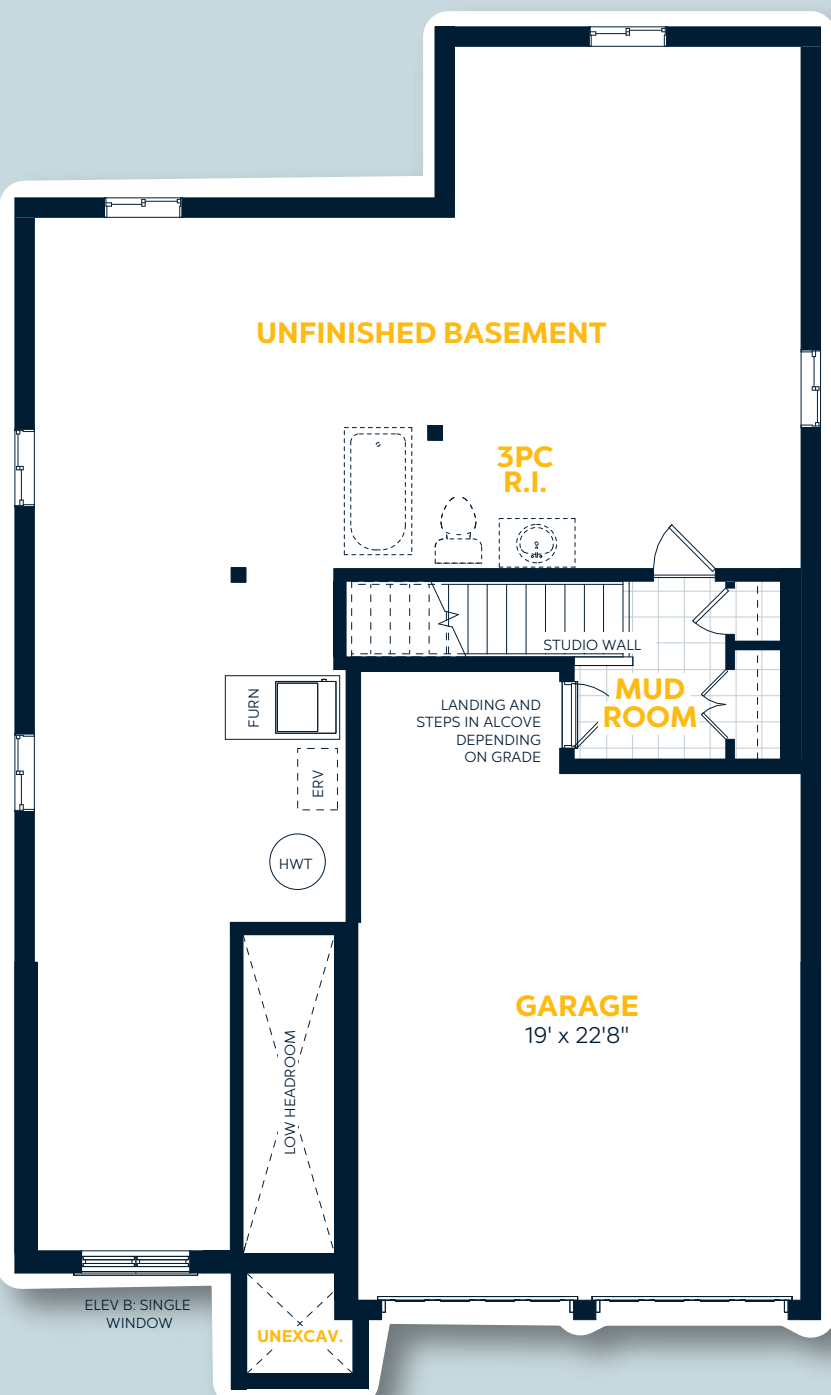
Elevation Variations

Elevation B
Front Bedrooms Variation



Basement Floor

Elevation A



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The Tate II

3,700 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Amico Series

43'

- Dedicated Main Floor Den, Office, and Living Room
- Open-Concept Main Floor Layout
- Large Main Floor Walk-In Closet
- Upper Floor Family Room
- Luxury Primary Bedroom Layout
- Convenient Upper Floor Laundry

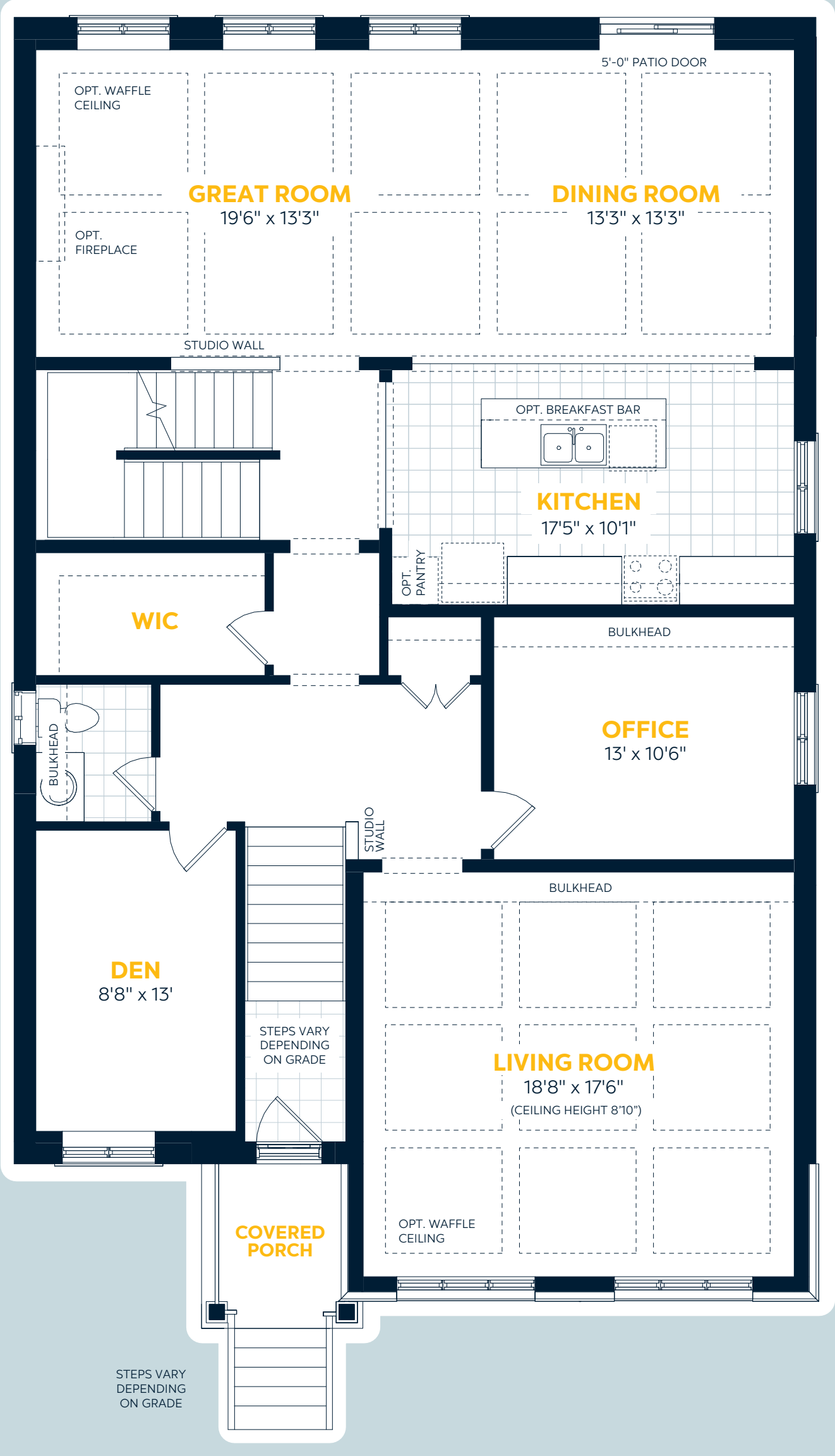
Elevation

Tate II



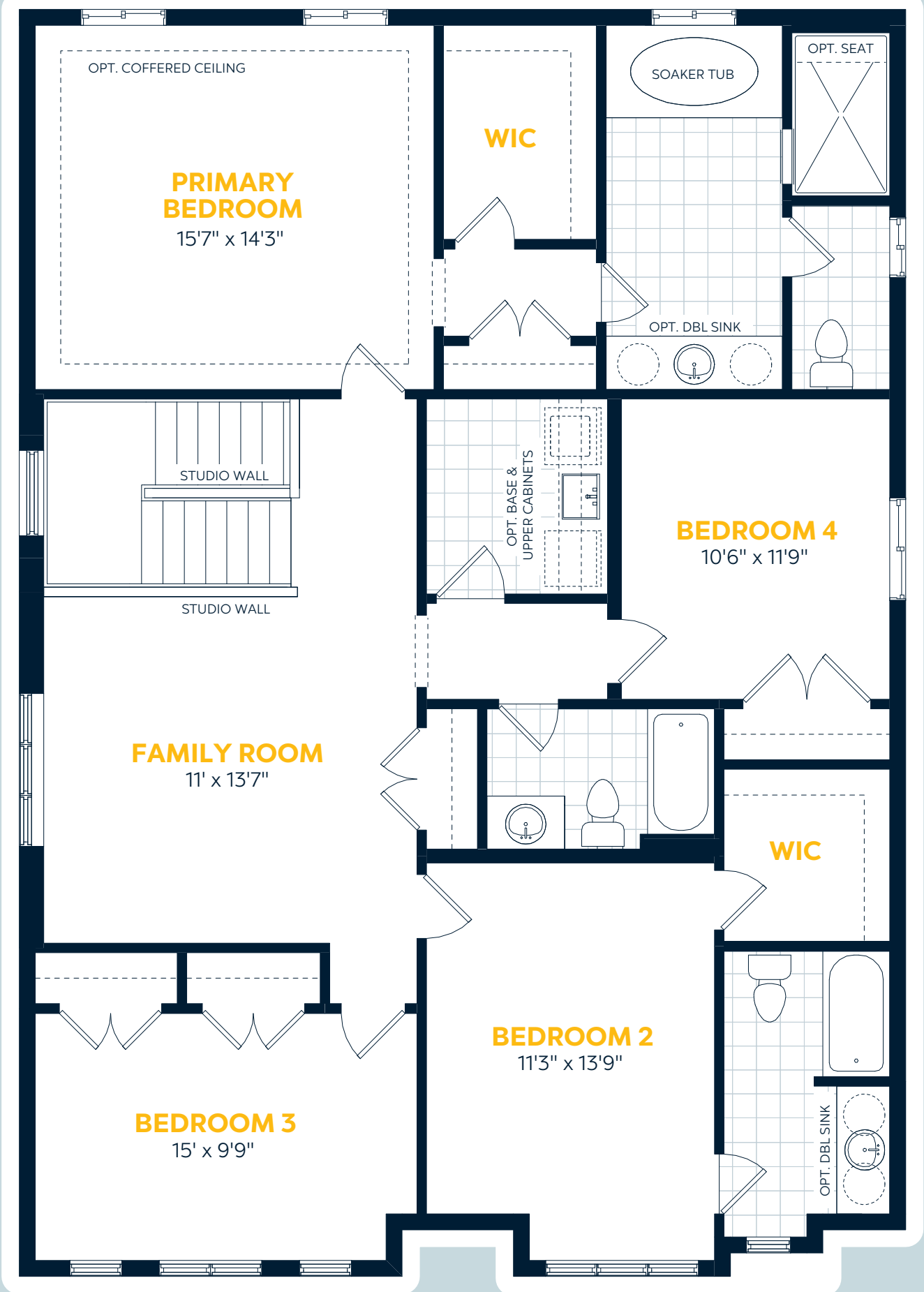
Main Floor

Elevation A



Upper Floor

Elevation A



Ground Floor

Elevation A

