



Alister

AT SOLTERRA

Designer Selected Finishes & Upgrades: Urban Townhomes

| Plan Lot | Address | Sq.Ft. | Included Upgrades | Price* | Proposed HST Rebate | New Price After Rebate |
|-------------------------|--------------------------|--------------|-------------------|------------------|---------------------|------------------------|
| Pearl B I083 | 36 Thatcher Drive | 1,275 | \$19,934 | \$574,889 | \$44,899 | \$529,990 |
| Pearl B I089 | 24 Thatcher Drive | 1,275 | \$14,551 | \$574,889 | \$44,899 | \$529,990 |
| Emerald B G067 | 68 Thatcher Drive | 1,415 | \$24,408 | \$625,739 | \$50,749 | \$574,990 |
| Emerald B H072 | 58 Thatcher Drive | 1,415 | \$13,434 | \$625,739 | \$50,749 | \$574,990 |
| Emerald B I084 | 34 Thatcher Drive | 1,415 | \$18,982 | \$625,739 | \$50,749 | \$574,990 |
| Emerald B I088 | 26 Thatcher Drive | 1,415 | \$14,962 | \$625,739 | \$50,749 | \$574,990 |

Staged Suites

Maintenance Fees: \$0.19/Sq.ft.¹

Maintenance Fees Include: Garbage Removal, Snow Removal, and Exterior Maintenance

Also Receive!

- Extended Warranty
- Quick Move-In
- No Development Charges
- 5-Piece Appliance Package

Deposit Structure²

- 3% at Firming
- 1% in 30 Days
- 1% in 60 Days

Sales Professionals

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

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

¹Estimated fee at project completion. ²Deposit structure for single unit purchases. *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. (April 2026).



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Designer Selected Finishes & Upgrades: Contemporary Townhomes

| Plan Lot | Address | Sq.Ft. | Included Upgrades | Price* | Proposed HST Rebate** | New Price After Rebate*** |
|--------------------------|--------------------------|--------------|-------------------|------------------|-----------------------|---------------------------|
| Sundance D B011 | 47 Arabella Drive | 1,425 | \$17,265 | \$744,389 | \$64,399 | \$679,990 |
| Sundance D C016 | 37 Arabella Drive | 1,425 | \$40,069 | \$744,389 | \$63,099 | \$679,990 |
| Sundance F D022 | 25 Arabella Drive | 1,425 | \$66,917 | \$778,289 | \$68,299 | \$709,990 |
| Sundance D D023 | 23 Arabella Drive | 1,425 | \$67,862 | \$783,939 | \$68,949 | \$714,990 |
| Sundance E D024 | 21 Arabella Drive | 1,425 | \$68,350 | \$817,839 | \$72,849 | \$744,990 |

Staged Suites

Maintenance Fees: \$0.15/Sq.ft.¹

Maintenance Fees Include: Common Area Maintenance

Also Receive!

- Extended Warranty
- Quick Move-In
- No Development Charges
- 5-Piece Appliance Package

Deposit Structure²

- 3% at Firming
- 1% in 30 Days
- 1% in 60 Days

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AT SOLTERRA

Contemporary Townhomes Features & Finishes

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

- Primary 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
- 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
- Air Conditioning

FUSION
HOMES

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: January 10, 2024

ALISTER AT SOLTERRA



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AT SOLTERRA

Urban Townhomes Features & Finishes

QUALITY CONSTRUCTION

- California ceilings throughout
- 9' ceiling height on main storey
- Full swing doors on all closets (as per plan)
- Installed piping for dryer vents

LUXURY BATHROOMS

- Primary 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)

GREEN LIVING

- Low E windows with Argon
- R-27 insulated above-grade 2"x6" walls
- R-31 insulated floor over unheated space
- 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
- Triple glazed windows

DISTINCTIVE EXTERIORS

- Upgraded black exterior window package
- Upgraded black exterior railing package
- Exterior balconies (as per plan)
- Address stone (as per elevation)

GOURMET KITCHENS

- 36" upper cabinetry
- 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
- Air Conditioning
- 5-Piece Appliance Package

FUSION
HOMES

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: January 10, 2024

ALISTER AT SOLTERRA



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AT SOLTERRA

- Urban Towns
- Contemporary Townhomes



FUSION
HOMES

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. December 2023.



Alister

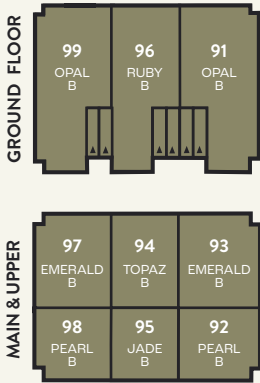
AT SOLTERRA



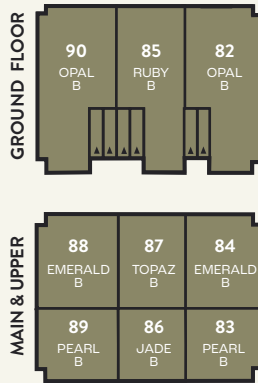
Urban Towns

Contemporary Townhomes

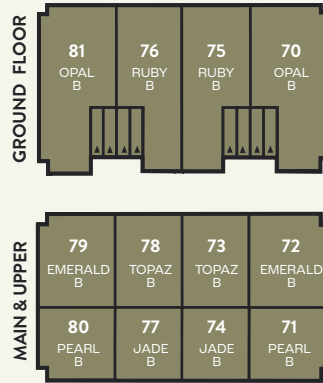
BUILDING J



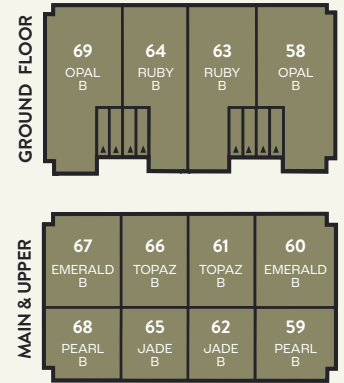
BUILDING I



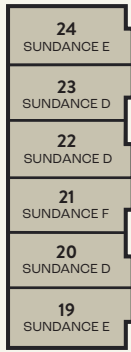
BUILDING H



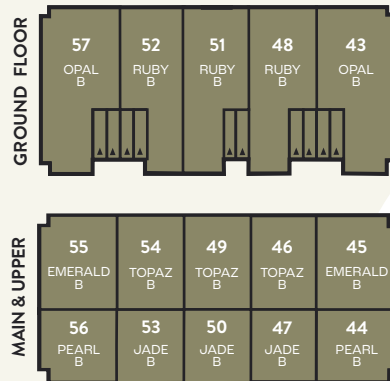
BUILDING G



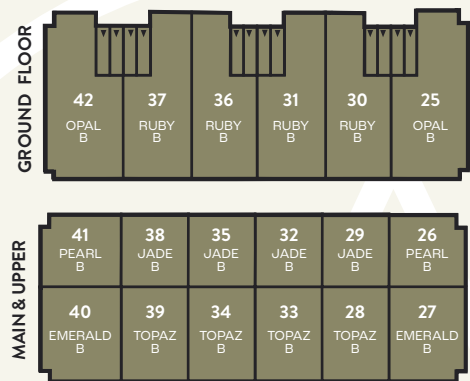
BUILDING D



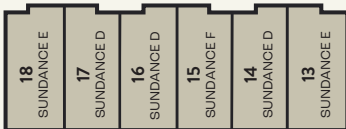
BUILDING F



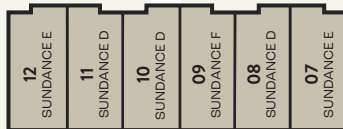
BUILDING E



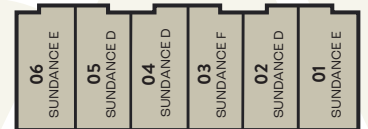
BUILDING C



BUILDING B



BUILDING A

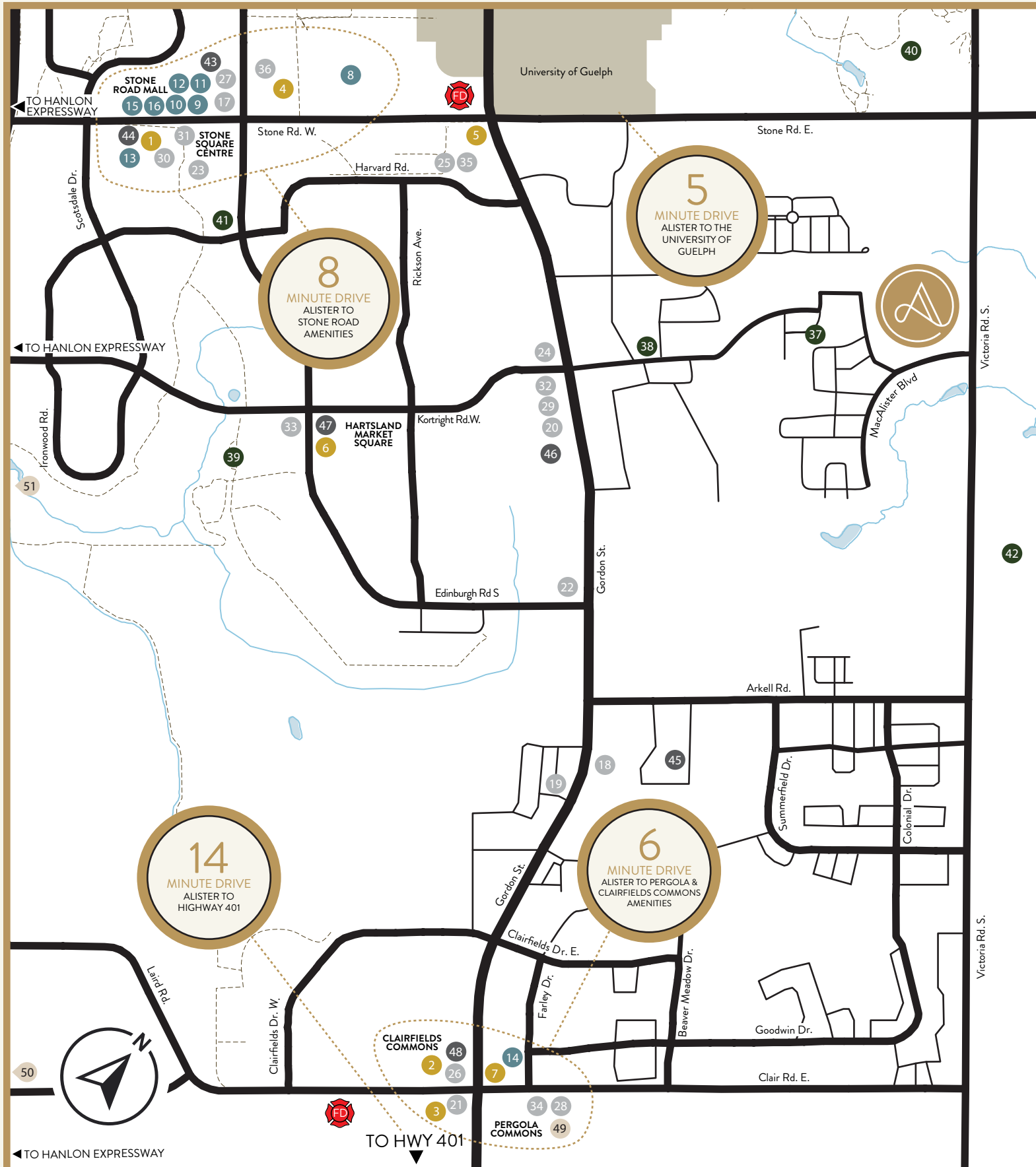




Alister

AT SOLTERRA

Nearby Amenities



- **GROCERY**
 - 1 Farm Boy
 - 2 Food Basics
 - 3 Longo's
 - 4 Metro
 - 5 No Frills
 - 6 Zehrs
 - 7 Zehrs
- **SHOPPING**
 - 8 Canadian Tire
 - 9 HomeSense
 - 10 Indigo
 - 11 Marks Work Wearhouse
 - 12 Sephora
 - 13 Shoppers Drug Mart
 - 14 Shoppers Drug Mart
 - 15 Stone Road Mall
 - 16 Structube
- **RESTAURANTS/ COFFEE**
 - 17 Beertown
 - 18 Borealis Grille & Bar
 - 19 Cavan Coffee
 - 20 Centurion Coffee
 - 21 Chocolats Flavoris
 - 22 CoCo Fresh Tea & Juice
 - 23 East Side Mario's
 - 24 Manhattans
 - 25 Shakespear Arms
 - 26 Starbucks
 - 27 Starbucks
 - 28 State & Main
 - 29 Subway
 - 30 Symposium Cafe
 - 31 Tim Hortons
 - 32 Tim Hortons
 - 33 The Fat Duck Gastro Pub
 - 34 The Keg
 - 35 The Kolkata Club
 - 36 Williams Fresh Cafe
- **OUTDOOR**
 - 37 Jubilee Park
 - 38 MacAlister Park
 - 39 Preservation Park
 - 40 The Arboretum
 - 41 University Village Park
 - 42 Victoria Park West Golf Club
- **FINANCIAL**
 - 43 Bank of Montreal
 - 44 CIBC
 - 45 Meridian Credit Union
 - 46 RBC
 - 47 Scotiabank
 - 48 TD
- **ACTIVITIES**
 - 49 Galaxy Cinemas
 - 50 Sleeman Brewery
 - 51 YMCA

CONTEMPORARY TOWNHOMES

The Sundance D

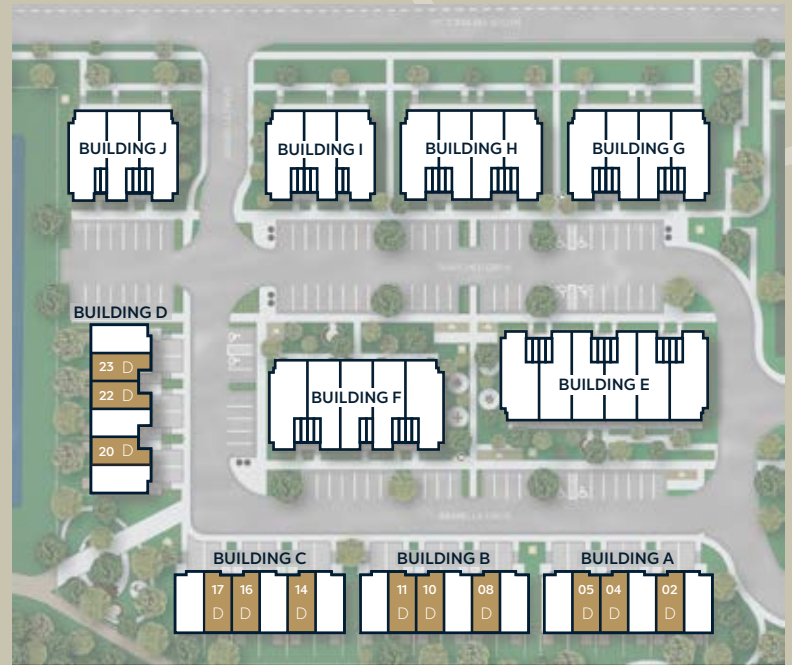
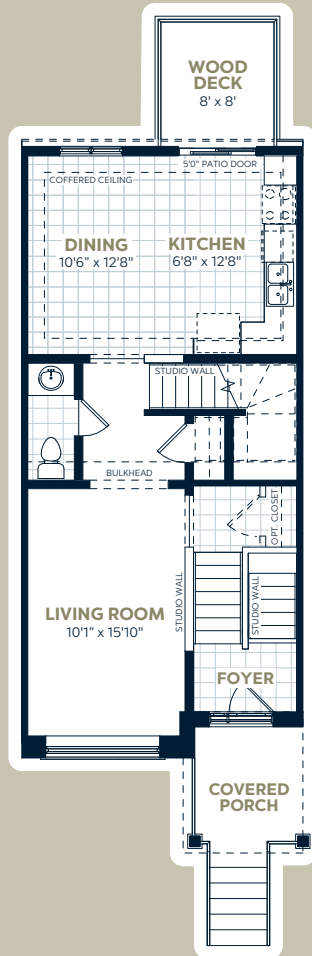
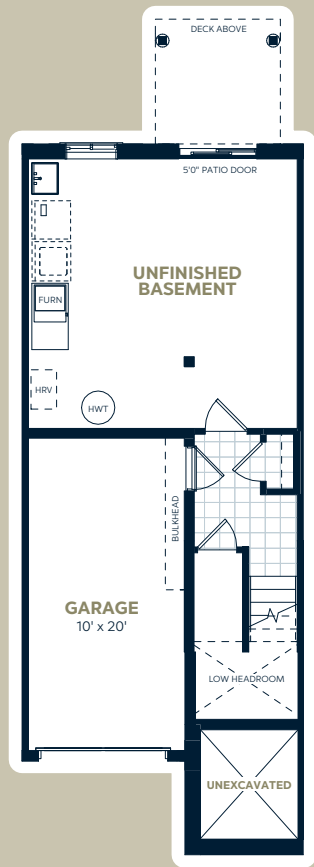
Interior: 1,425 sq.ft. | 3 Bedroom | 2.5 Bathroom

Ground Floor

Main Floor

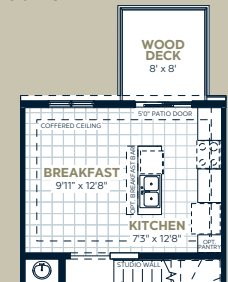
Upper Floor

Site Plan



Designer Options

Chef's Kitchen



Finished Basement



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. © Fusion Homes 2023. Reproduction of this plan is strictly prohibited.

CONTEMPORARY TOWNHOMES

The Sundance E

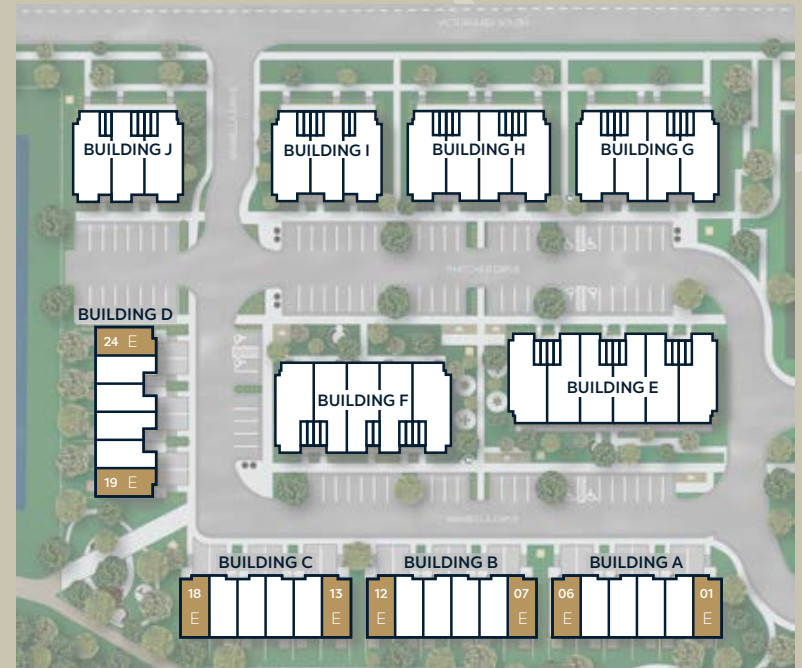
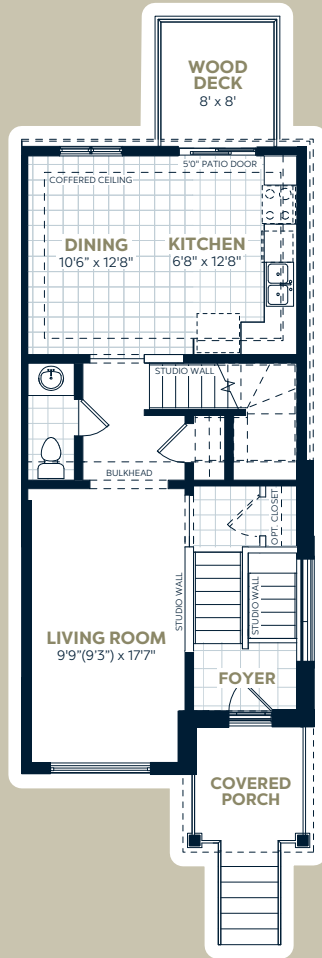
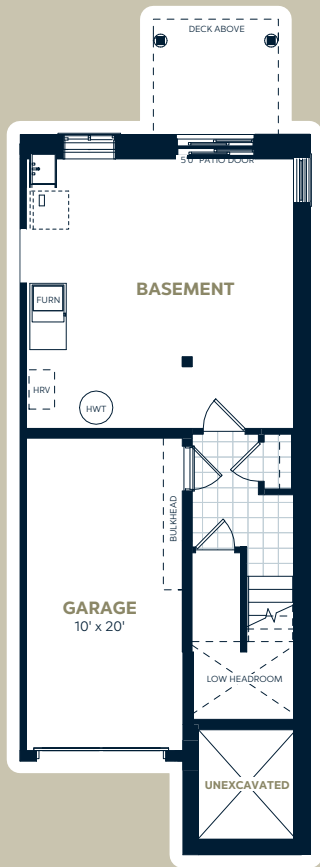
Interior: 1,425 sq.ft. | 3 Bedroom | 2.5 Bathroom

Ground Floor

Main Floor

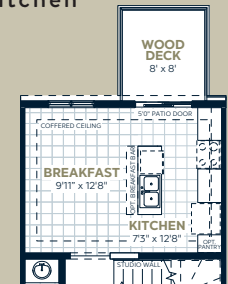
Upper Floor

Site Plan



Designer Options

Chef's Kitchen



Finished Basement



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CONTEMPORARY TOWNHOMES

The Sundance F

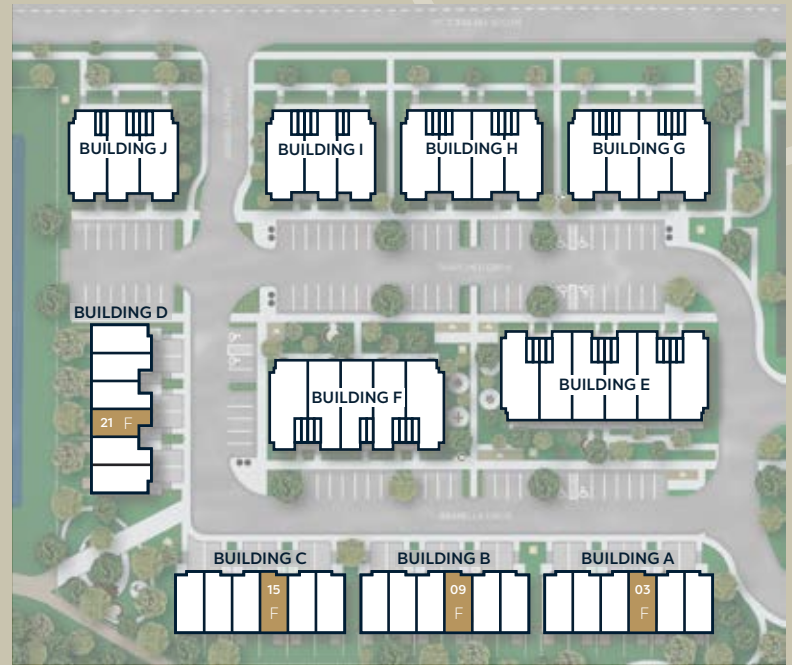
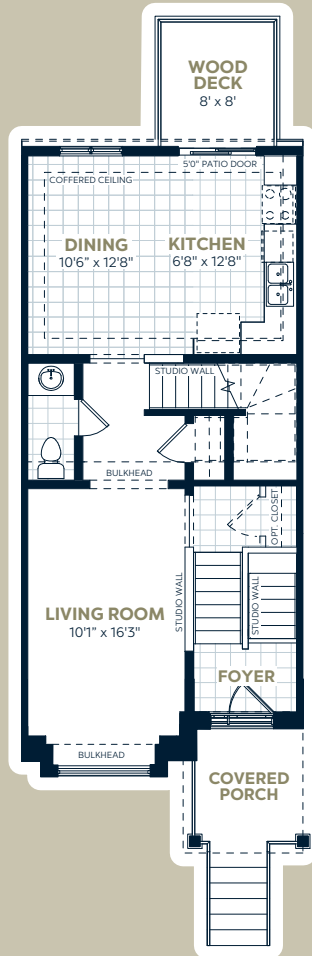
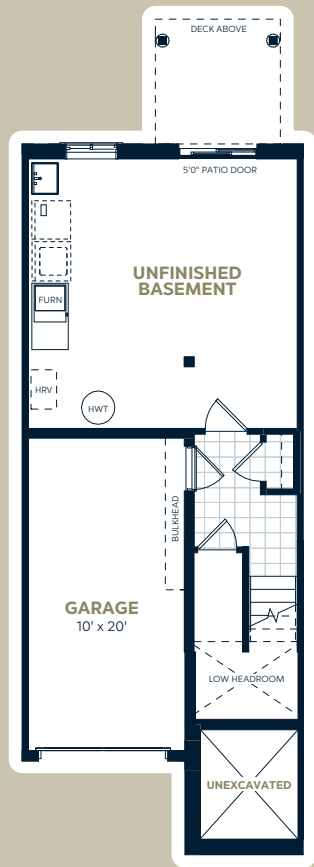
Interior: 1,425 sq.ft. | 3 Bedroom | 2.5 Bathroom

Ground Floor

Main Floor

Upper Floor

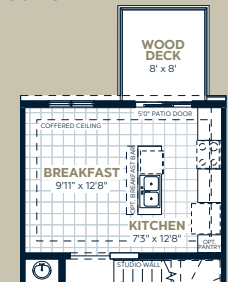
Site Plan



Unit Location

Designer Options

Chef's Kitchen



Finished Basement



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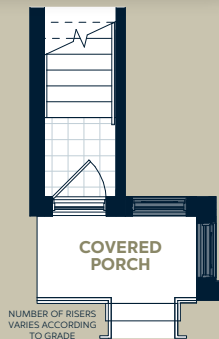
URBAN TOWNHOMES

The Emerald B

Interior: 1,415 sq.ft. | Exterior: 174 sq.ft.

3 Bedroom | 2.5 Bathroom

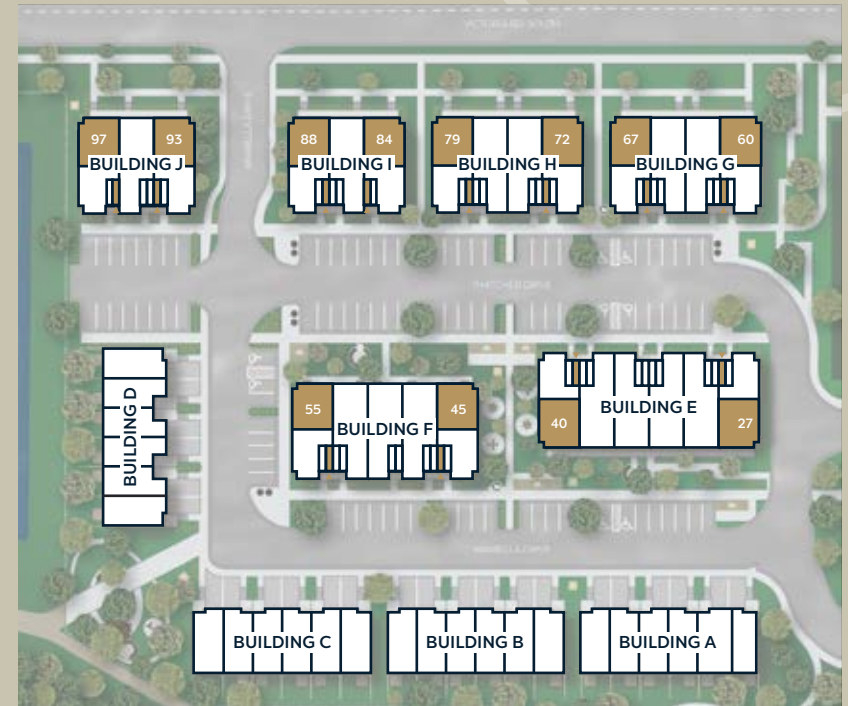
Main Floor



Upper Floor

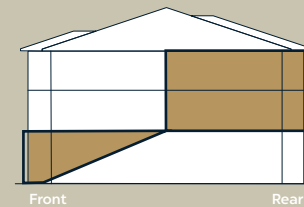


Site Plan



Unit Location

Unit Location



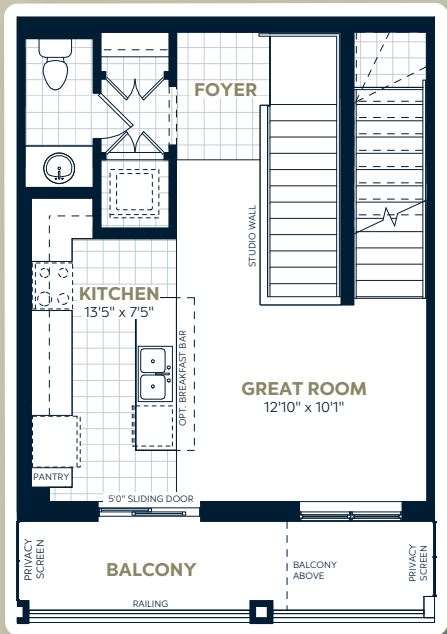
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URBAN TOWNHOMES

The Jade B

Interior: 1,105 sq.ft. | Exterior: 179 sq.ft.
 2 Bedroom | 2.5 Bathroom

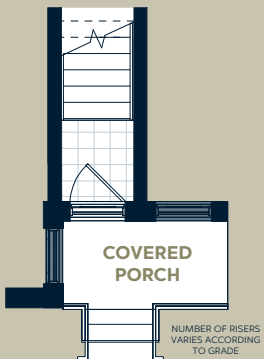
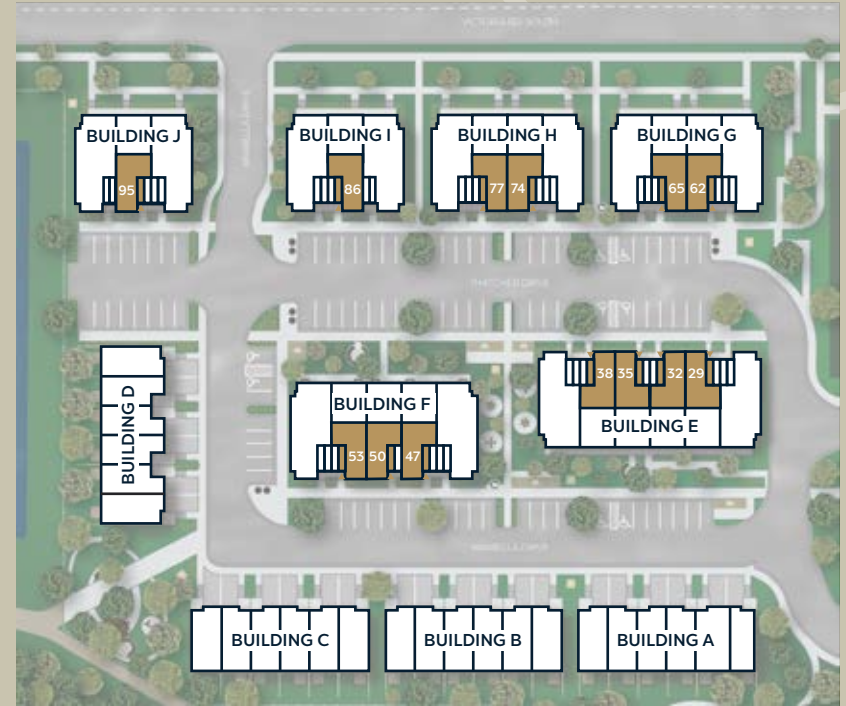
Main Floor



Upper Floor

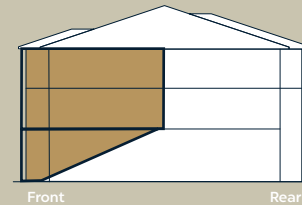


Site Plan



Unit Location

Unit Location



Front

Rear

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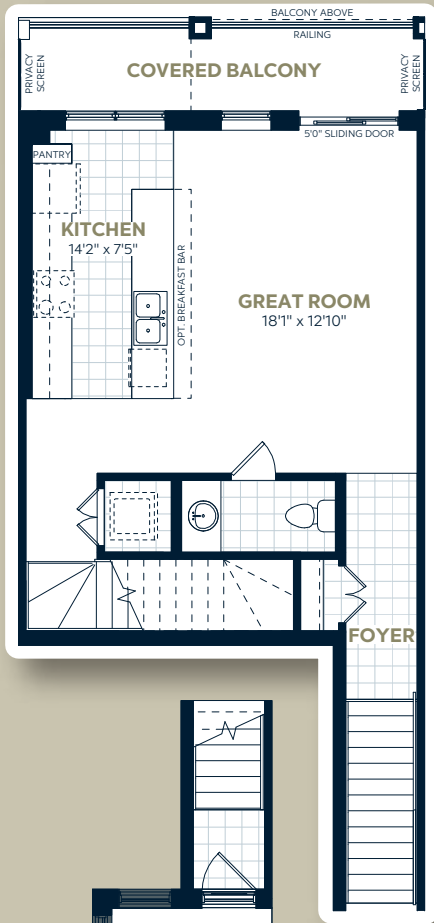
URBAN TOWNHOMES

The Topaz B

Interior: 1,260 sq.ft. | Exterior: 175 sq.ft.

2 Bedroom | 2.5 Bathroom

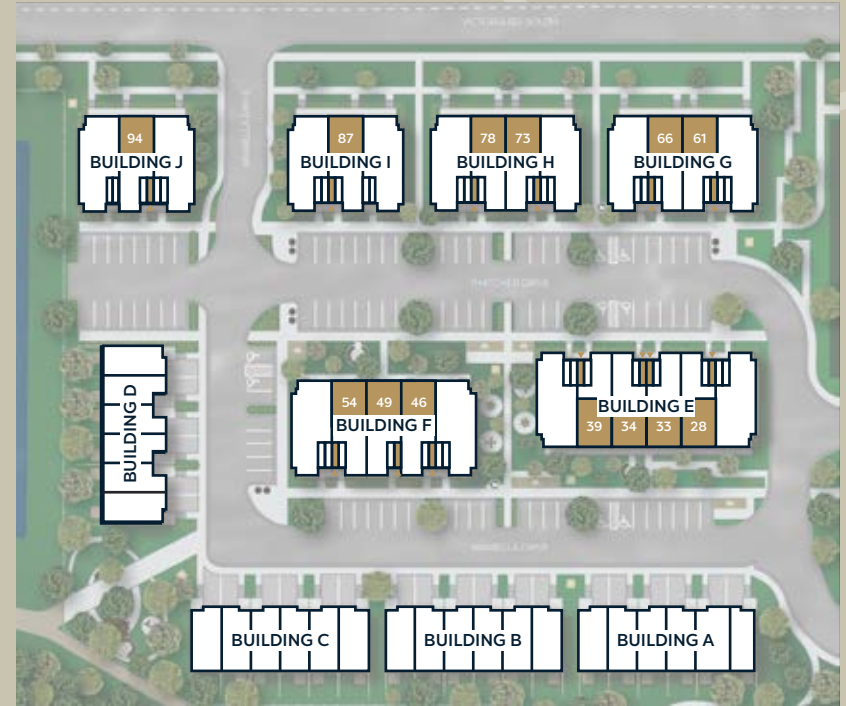
Main Floor



Upper Floor

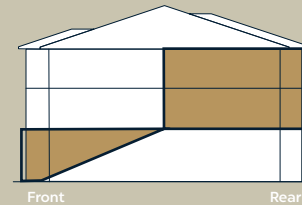


Site Plan



Unit Location

Unit Location



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URBAN TOWNHOMES

The Pearl B

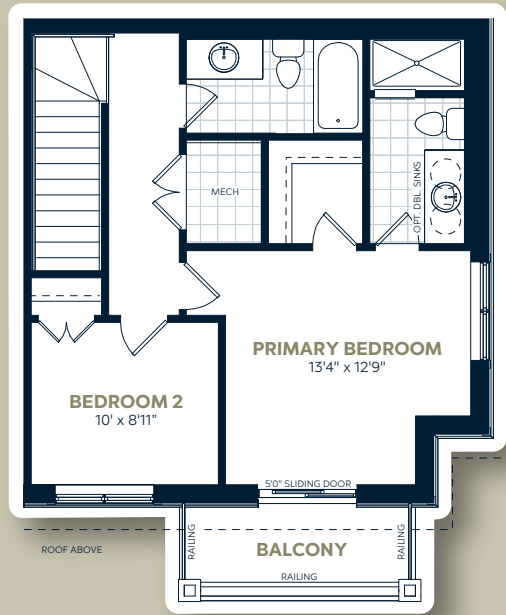
Interior: 1,275 sq.ft. | Exterior: 176 sq.ft.

2 Bedroom | 2.5 Bathroom

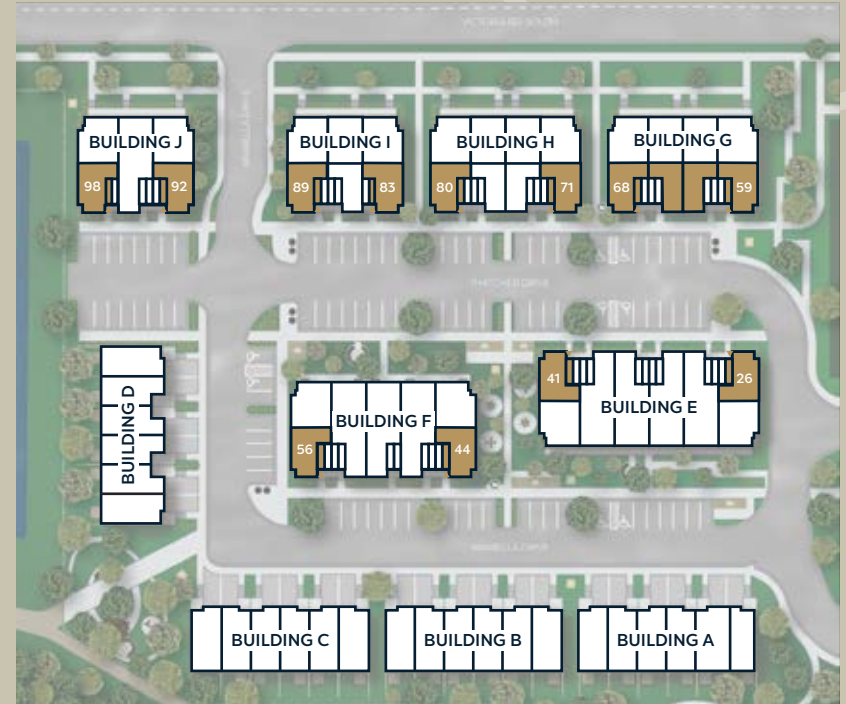
Main Floor



Upper Floor

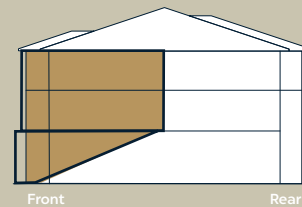


Site Plan



Unit Location

Unit Location



Front

Rear

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