Alister

AT SOLTERRA

Designer Selected Finishes & Upgrades: Urban Townhomes

Plan | Lot	Address	Beds | Baths	Sq.Ft.	Included Upgrades	Price	Rebated Price[3]
Topaz B | F049	**38 Arabella Drive**	**2 | 2.5**	**1,260**	**$8,857**	**$557,939**	**$514,990**
Pearl B | H071	60 Thatcher Drive	2 | 2.5	1,275	$11,171	$574,889	**$529,990**
Pearl B | I083	36 Thatcher Drive	2 | 2.5	1,275	$19,934	$574,889	**$529,990**
Pearl B | I089	**24 Thatcher Drive**	**2 | 2.5**	**1,275**	**$14,551**	**$574,889**	**$529,990**
Emerald B | F055	26 Arabella Drive	3 | 2.5	1,415	$13,434	$625,739	**$574,990**
Emerald B | G067	68 Thatcher Drive	3 | 2.5	1,415	$24,408	$625,739	**$574,990**
Emerald B | I084	**34 Thatcher Drive**	**3 | 2.5**	**1,415**	**$18,982**	**$625,739**	**$574,990**
Emerald B | H072	58 Thatcher Drive	3 | 2.5	1,415	$13,434	$625,739	**$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 Structure[2]
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

[1]Estimated fee at project completion. [2]Deposit structure for single unit purchases. [3]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. (September 2026).

FUSION HOMES

ALISTER AT SOLTERRA

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AT SOLTERRA

Designer Selected Finishes & Upgrades: Contemporary Townhomes

Plan | Lot	Address	Beds | Baths	Sq.Ft.	Included Upgrades	Price	Rebated Price[3]
Sundance D | D023	**23 Arabella Drive**	**3 | 2.5**	**1,425**	**$67,862**	**$812,189**	**$739,990**

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 Structure[2]
3% at Firming
1% in 30 Days
1% in 60 Days

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

Chavelle Hui
437-988-8920
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FUSION HOMES

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AT SOLTERRA

Pre-Construction: Urban Townhomes

Plan | Lot	Address	Beds | Baths	Sq.Ft.	Premium*	Price	Rebated Price[3]
Ruby B | J096	10 Thatcher Drive	2 | 2	995	—	$518,389	**$479,990**
Jade B | J095	12 Thatcher Drive	2 | 2.5	1,105	—	$546,639	**$504,990**
Topaz B | J094	14 Thatcher Drive	2 | 2.5	1,260	—	$569,239	**$524,990**
Pearl B | J092	18 Thatcher Drive	2 | 2.5	1,275	—	$586,189	**$539,990**
Pearl B | J098	6 Thatcher Drive	2 | 2.5	1,275	$10,000	$596,189	**$549,990**
Opal B | J091	20 Thatcher Drive	3 | 2	1,160	—	$608,789	**$559,990**
Opal B | J099	4 Thatcher Drive	3 | 2	1,160	$10,000	$618,789	**$569,990**
Emerald B | J093	16 Thatcher Drive	3 | 2.5	1,415	—	$637,039	**$584,990**
Emerald B | J097	8 Thatcher Drive	3 | 2.5	1,415	$10,000	$647,039	**$594,990**

Maintenance Fees: $0.19/Sq.ft.[1]
Maintenance Fees Include: Garbage Removal, Snow Removal, and Exterior Maintenance
*Direct Waterview

Also Receive!

Extended Warranty
No Development Charges
5-Piece Appliance Package

Deposit Structure[2]

$10,000 at Firming
Balance to 4% in 30 days
1.5% in 60 days
1.5% in 90 days
1.5% in 120 days
Balance to 10% at Occupancy

Sales Professionals

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Chavelle Hui
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chavelle@harlowerealty.com

[1]Estimated fee at project completion. [2]Deposit structure for single unit purchases. [3]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. (October 2026).

FUSION HOMES

ALISTER AT SOLTERRA

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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 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
- 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

Alister

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 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
- 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

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.

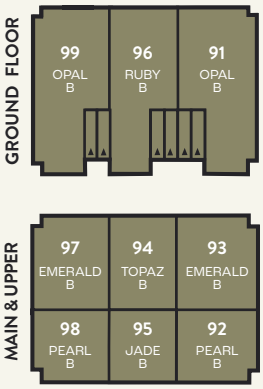
Alister

AT SOLTERRA

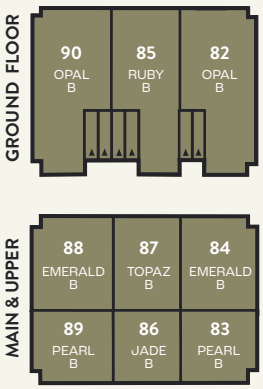
Urban Towns

Contemporary Townhomes

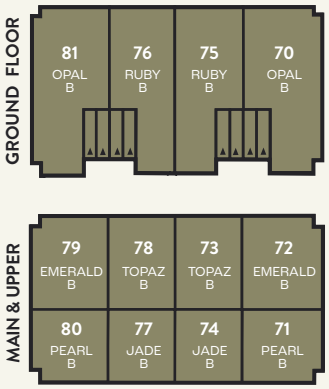
BUILDING J



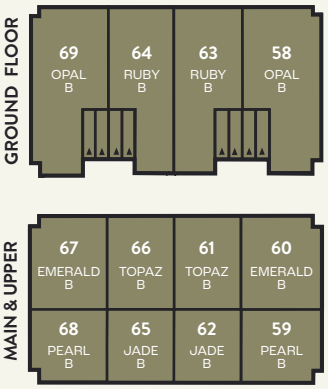
BUILDING I



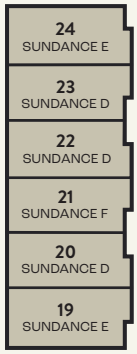
BUILDING H



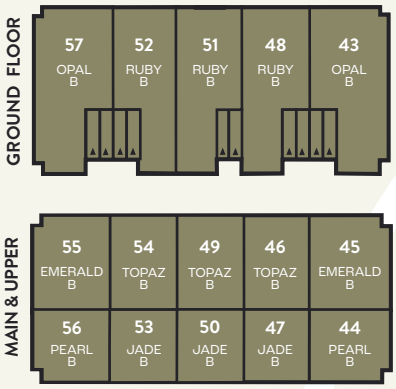
BUILDING G



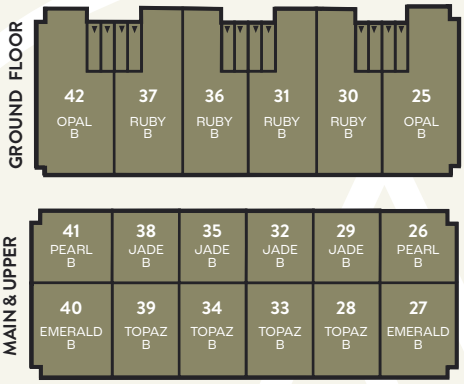
BUILDING D



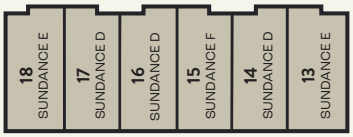
BUILDING F



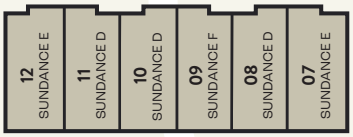
BUILDING E



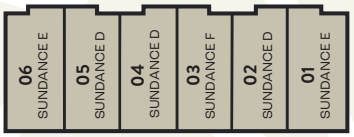
BUILDING C



BUILDING B



BUILDING A



FUSION HOMES

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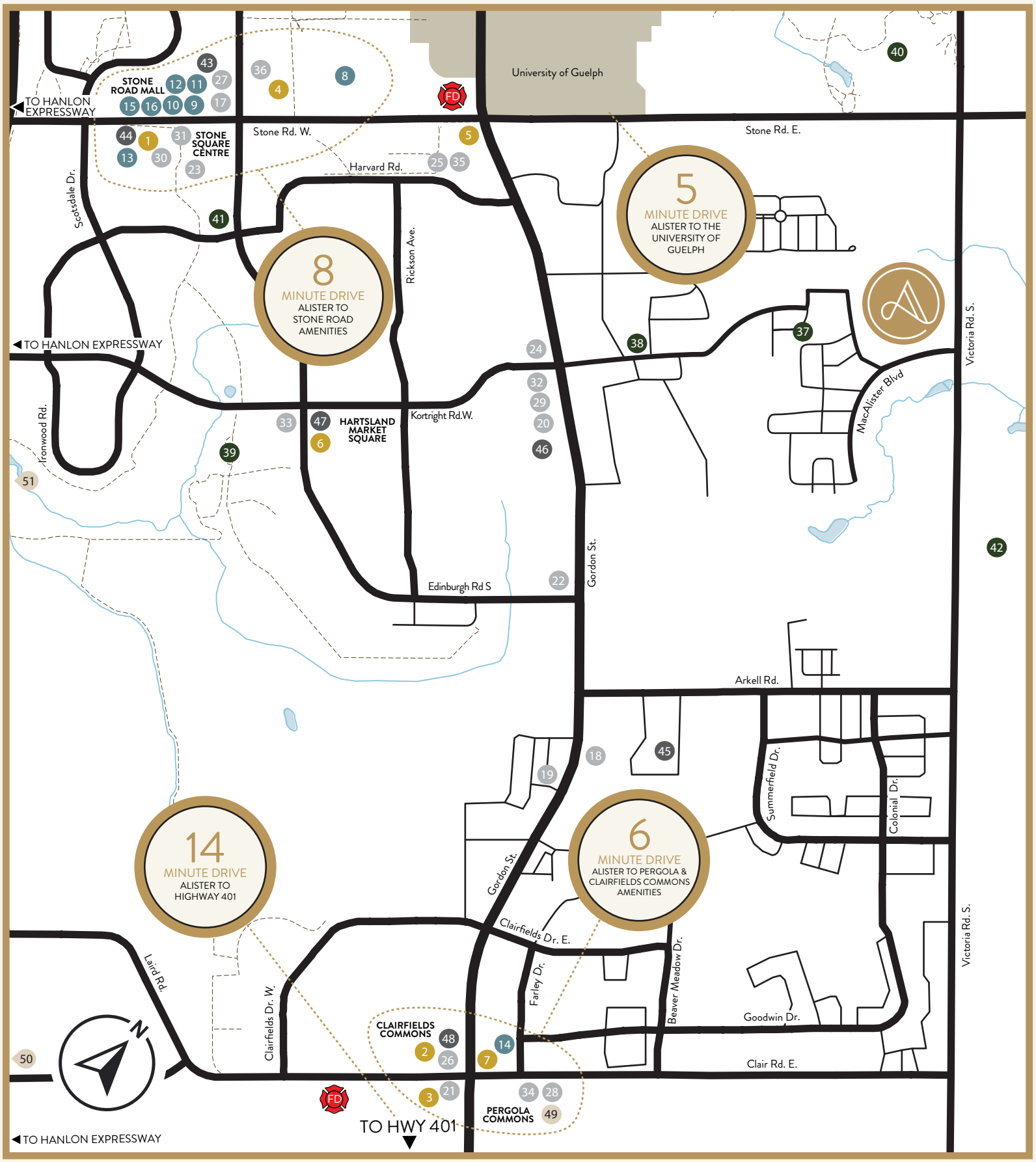
Nearby Amenities



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 Shakespeare 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

FUSION HOMES

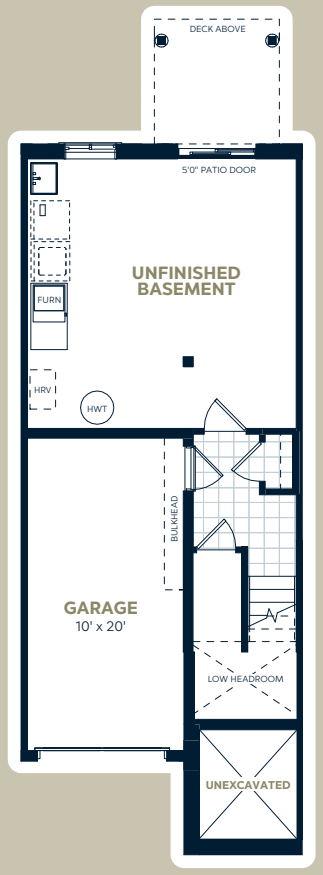
Renderings are artist's concept and drawings are not to scale. All specifications are subject to change without notice. E.&O.E. January 2024.

CONTEMPORARY TOWNHOMES

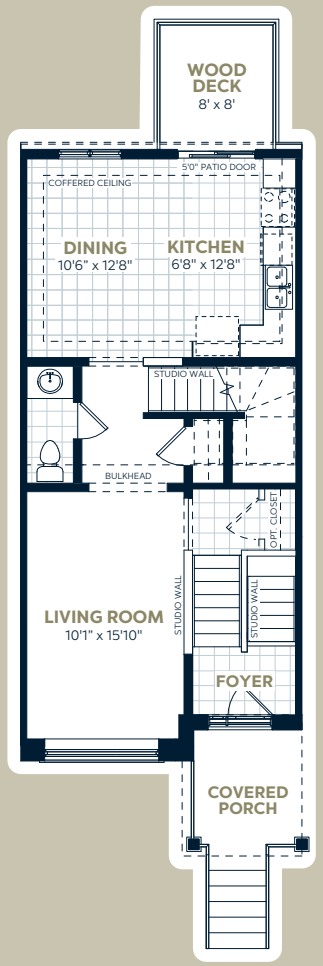
The Sundance D

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

Ground Floor

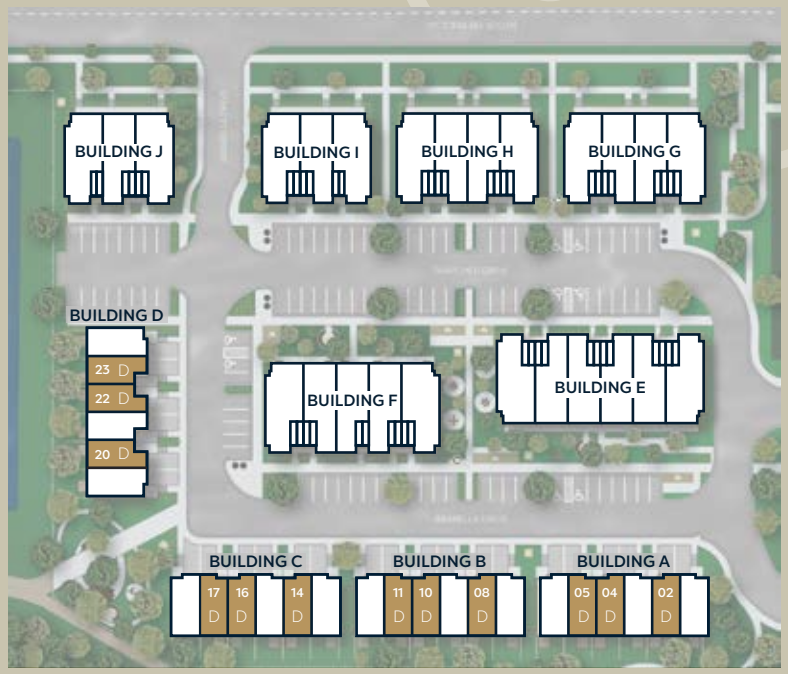


Main Floor



Upper Floor

Site Plan



Unit Location

Designer Options

Chef's Kitchen

Finished Basement

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FUSION HOMES

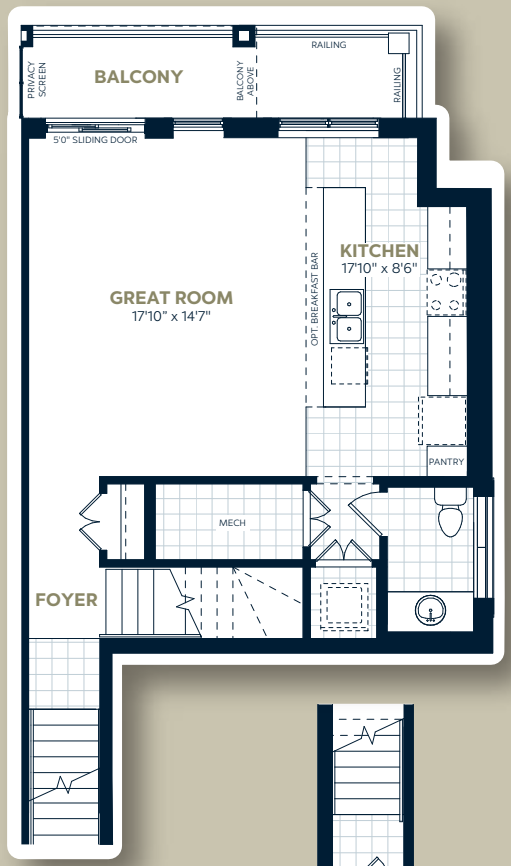
URBAN TOWNHOMES

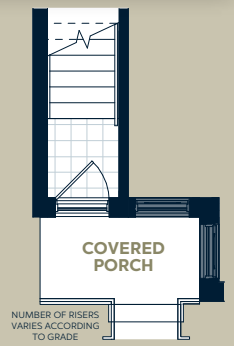
The Emerald B

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

3 Bedroom | 2.5 Bathroom

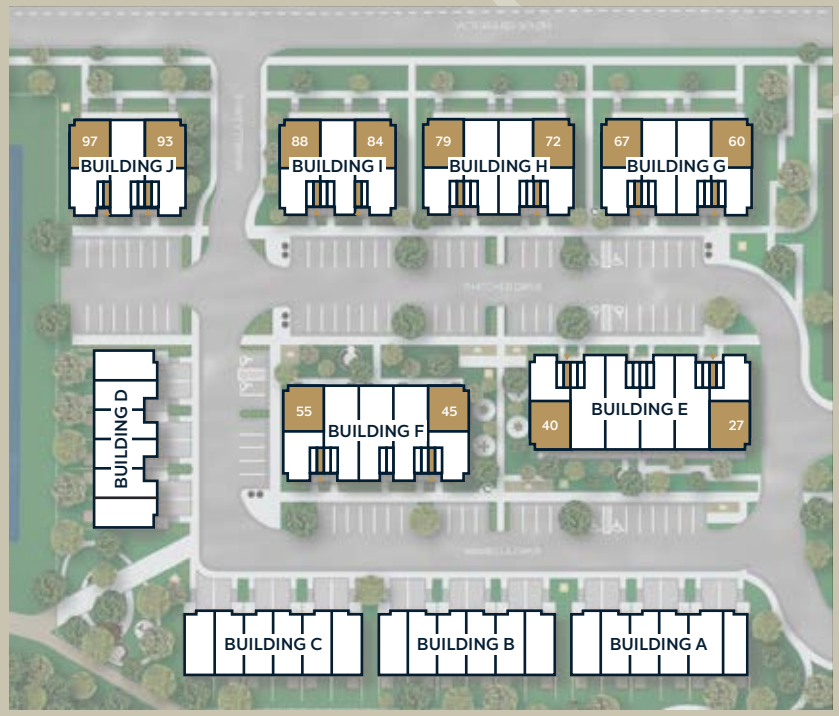
Main Floor



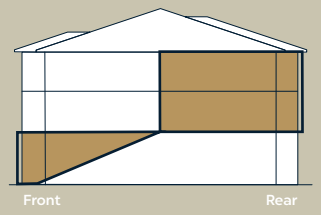


Upper Floor

Site Plan



Unit Location



Unit Location

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FUSION HOMES

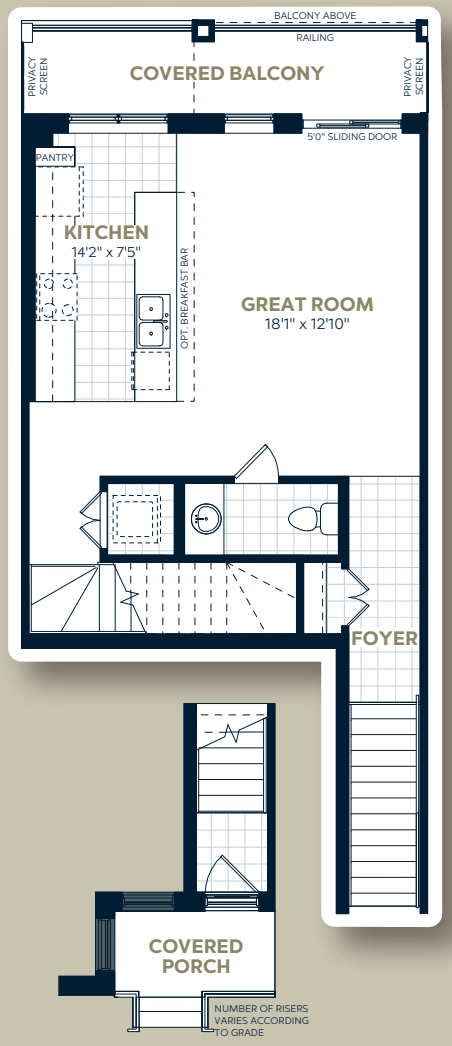
URBAN TOWNHOMES

The Topaz B

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

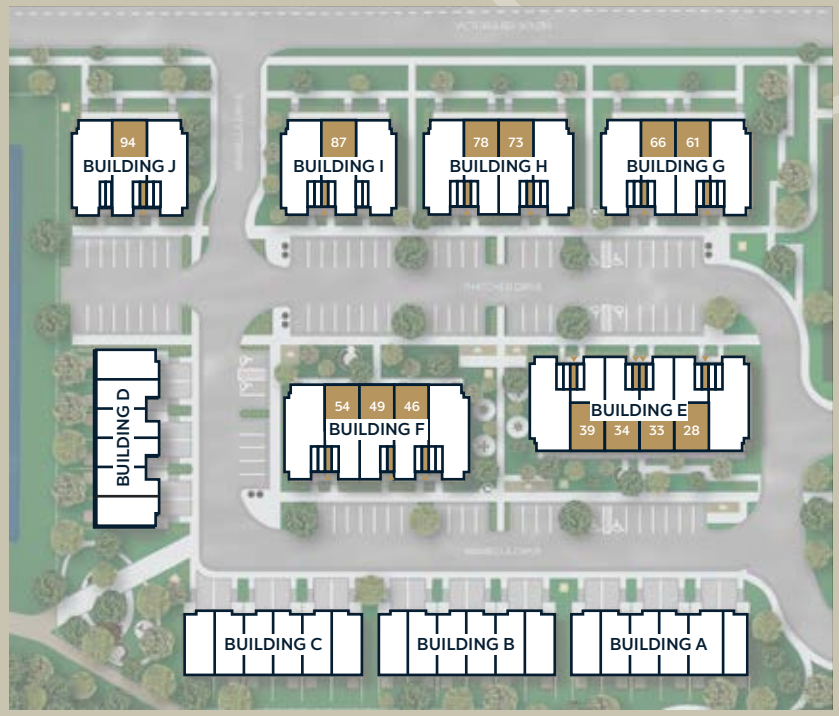
2 Bedroom | 2.5 Bathroom

Main Floor

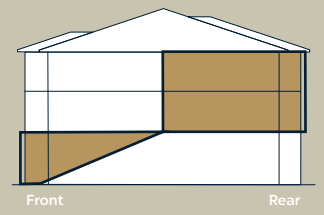


Upper Floor

Site Plan



Unit Location



Unit Location

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FUSION HOMES

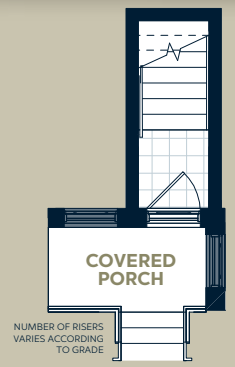
URBAN TOWNHOMES

The Pearl B

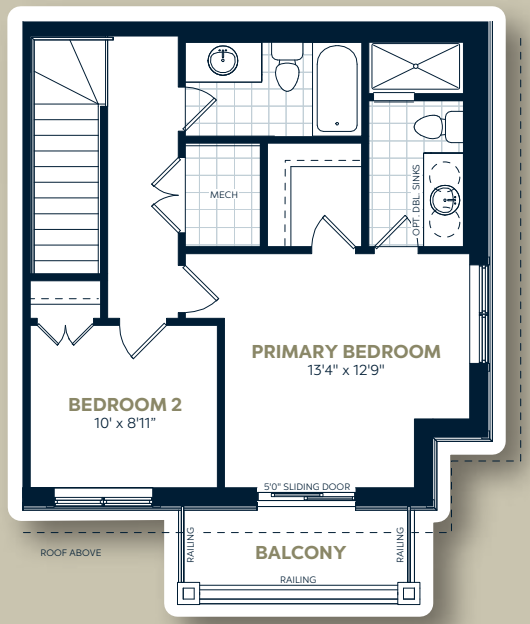
Interior: 1,275 sq.ft. | Exterior: 176 sq.ft.

2 Bedroom | 2.5 Bathroom

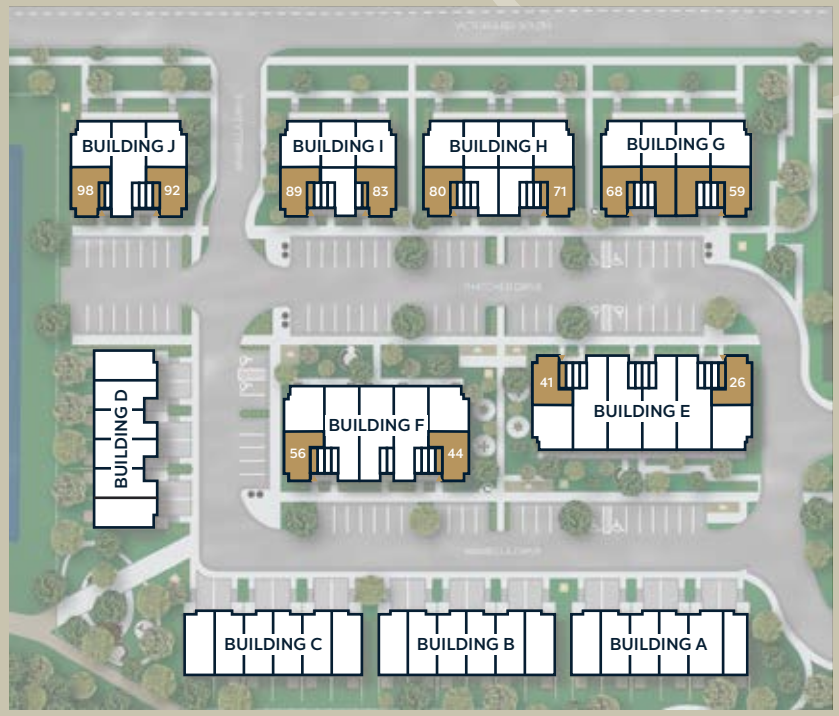
Main Floor



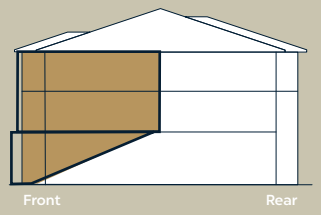
Upper Floor



Site Plan



Unit Location



Unit Location

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FUSION HOMES

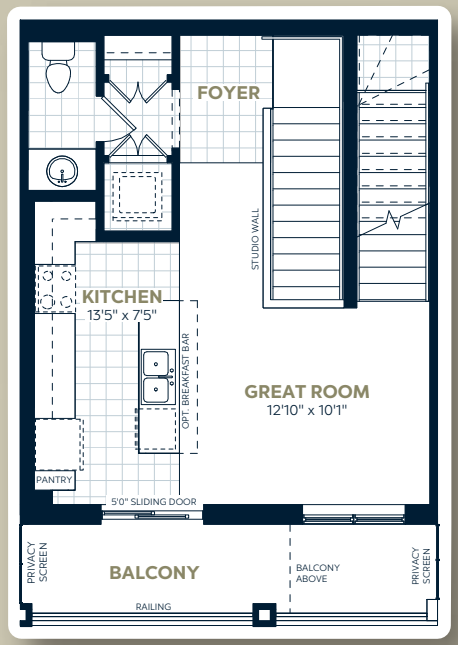
URBAN TOWNHOMES

The Jade B

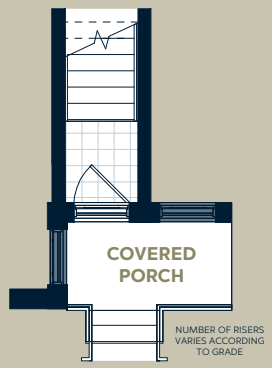
Interior: 1,105 sq.ft. | Exterior: 179 sq.ft.

2 Bedroom | 2.5 Bathroom

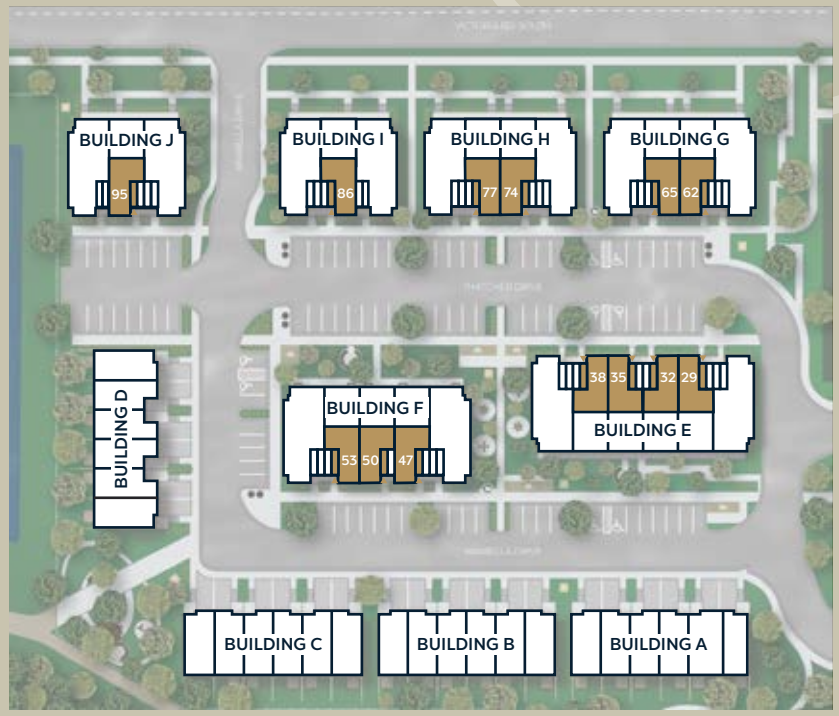
Main Floor



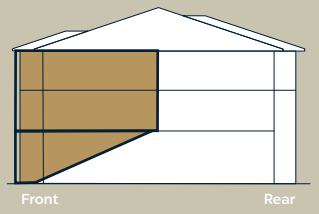
Upper Floor



Site Plan



Unit Location



Unit Location

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FUSION HOMES

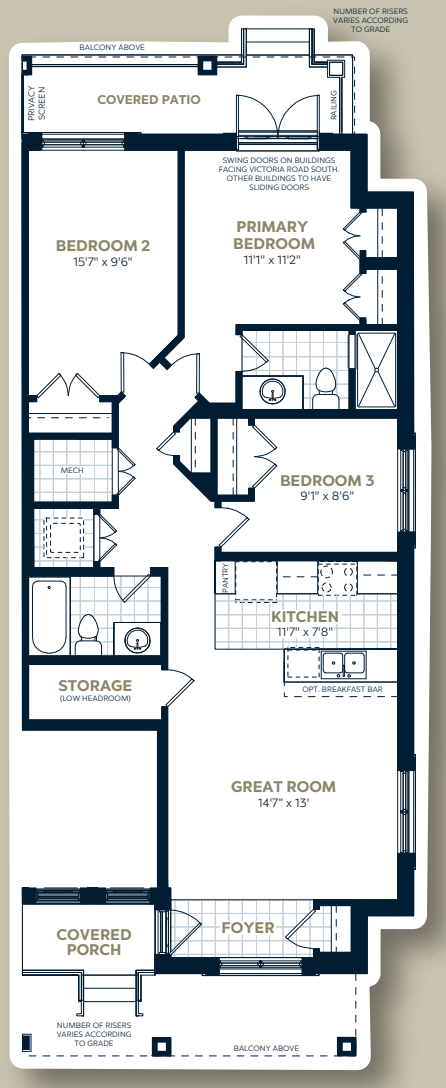
URBAN TOWNHOMES

The Opal B

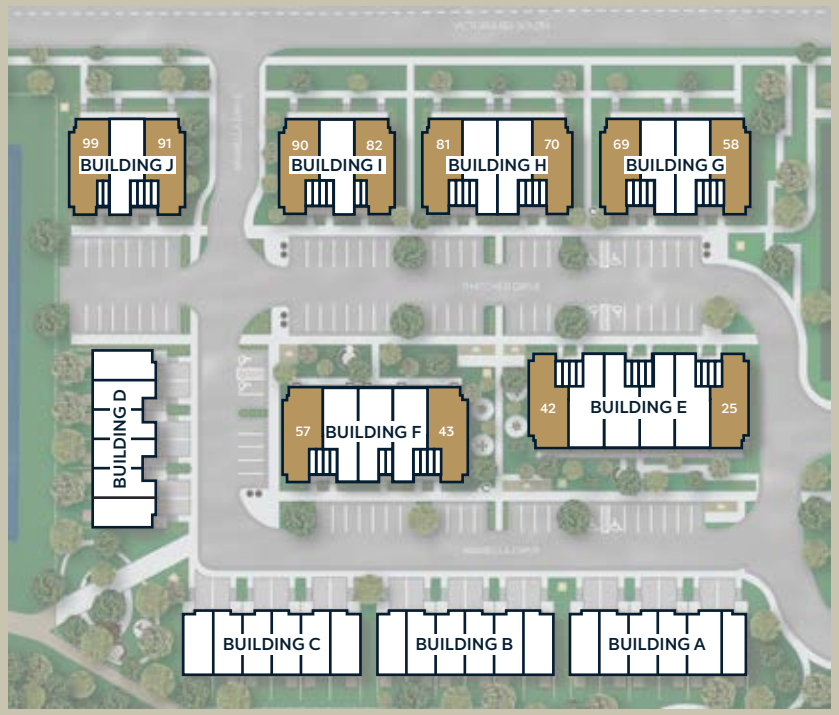
Interior: 1160 sq.ft. | Exterior: 111 sq.ft.

3 Bedroom | 2 Bathroom

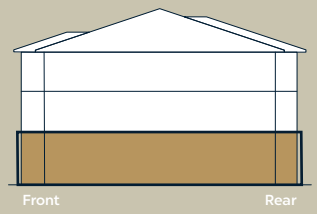
Main Floor



Site Plan



Unit Location



Unit Location

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.

FUSION HOMES

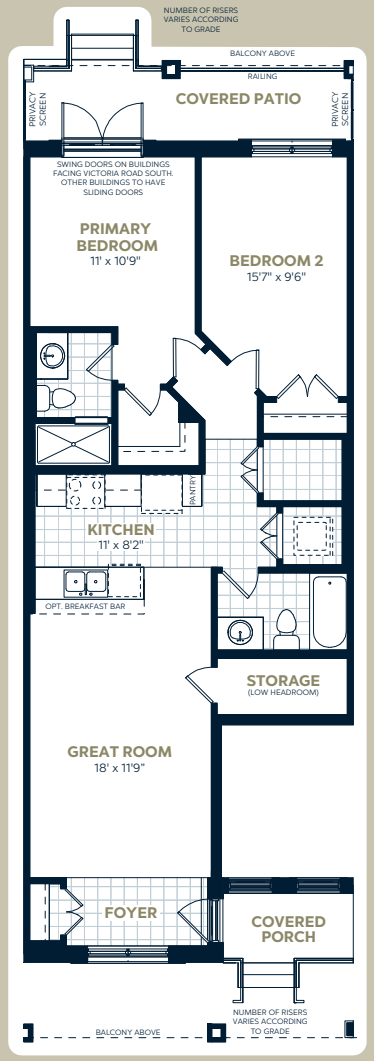
URBAN TOWNHOMES

The Ruby B

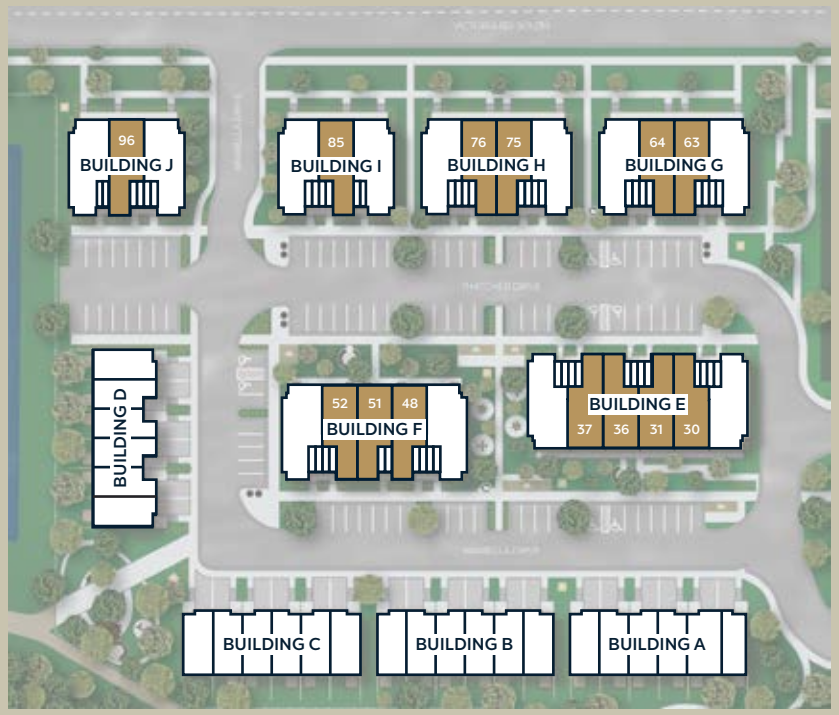
Interior: 995 sq.ft. | Exterior: 113 sq.ft.

2 Bedroom | 2 Bathroom

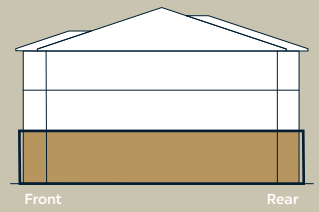
Main Floor



Site Plan



Unit Location



Unit Location

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FUSION HOMES