



Alister

AT SOLTERRA

Designer Selected Finishes & Upgrades: Urban Townhomes

Plan Lot	Address	Sq.Ft.	Included Upgrades	Price	Rebated Price ³
Topaz B F049	38 Arabella Drive	1,260	\$8,857	\$557,939	\$514,990
Pearl B H071	60 Thatcher Drive	1,275	\$11,171	\$574,889	\$529,990
Pearl B I083	36 Thatcher Drive	1,275	\$19,934	\$574,889	\$529,990
Pearl B I089	24 Thatcher Drive	1,275	\$14,551	\$574,889	\$529,990
Emerald B F055	26 Arabella Drive	1,415	\$13,434	\$625,739	\$574,990
Emerald B G067	68 Thatcher Drive	1,415	\$24,408	\$625,739	\$574,990
Emerald B H072	58 Thatcher Drive	1,415	\$13,434	\$625,739	\$574,990
Emerald B I084	34 Thatcher Drive	1,415	\$18,982	\$625,739	\$574,990
Emerald B I088	26 Thatcher Drive	1,415	\$14,962	\$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 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. ³Price 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. (July 2026).



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Designer Selected Finishes & Upgrades: Contemporary Townhomes

Plan Lot	Address	Sq.Ft.	Included Upgrades	Price	Rebated Price ³
Sundance D B011	47 Arabella Drive	1,425	\$17,265	\$755,689	\$689,990
Sundance D D023	23 Arabella Drive	1,425	\$67,862	\$795,239	\$724,990
Sundance E D024	21 Arabella Drive	1,425	\$68,350	\$829,139	\$754,990

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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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

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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

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AT SOLTERRA

-  *Urban Towns*
-  *Contemporary Townhomes*



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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.



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AT SOLTERRA

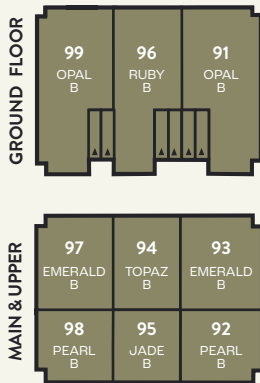


Urban Towns

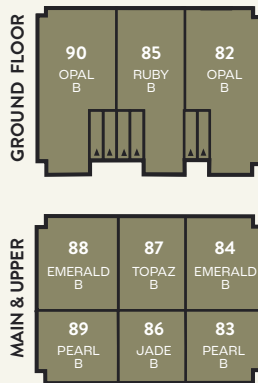


Contemporary Townhomes

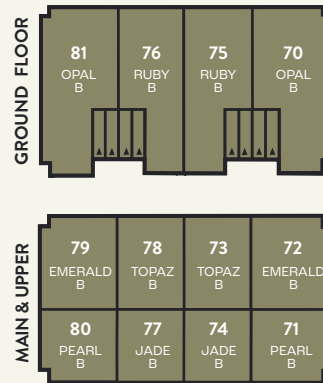
BUILDING J



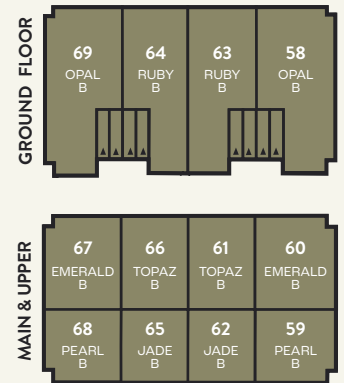
BUILDING I



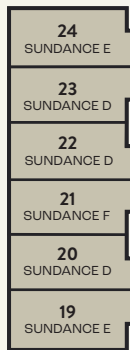
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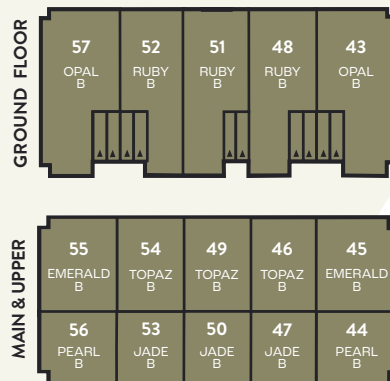
BUILDING G



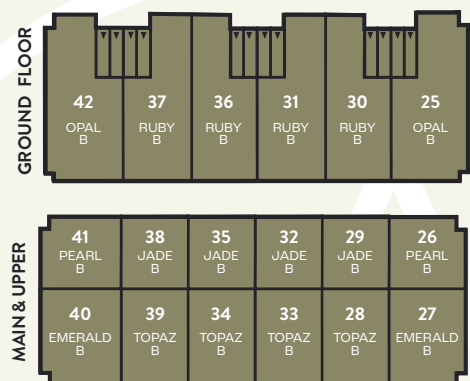
BUILDING D



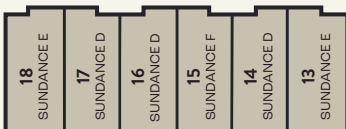
BUILDING F



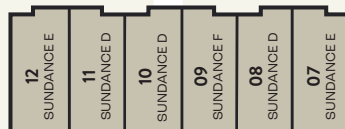
BUILDING E



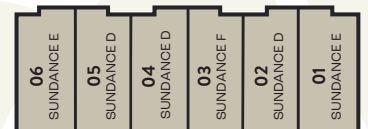
BUILDING C



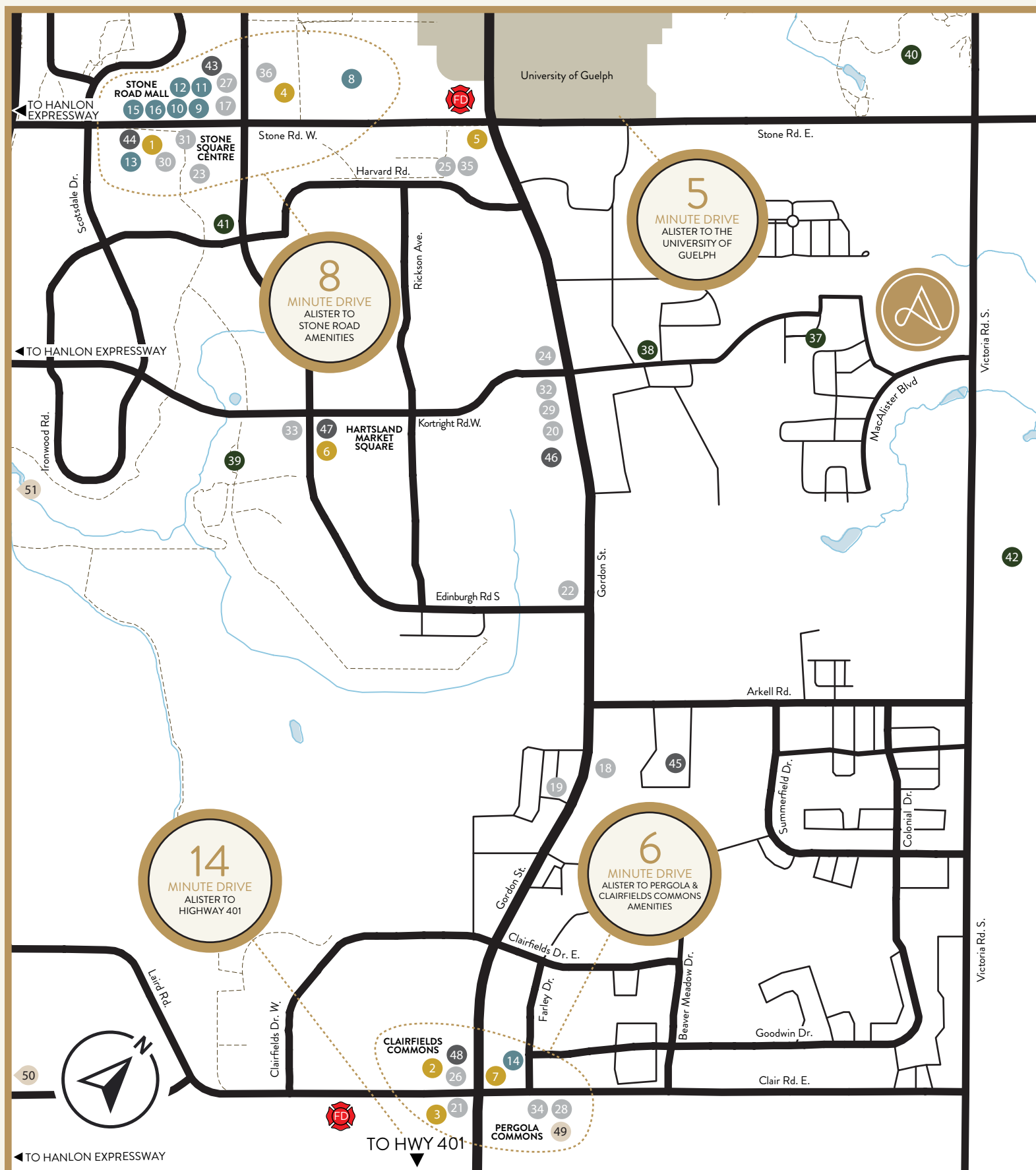
BUILDING B



BUILDING A



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

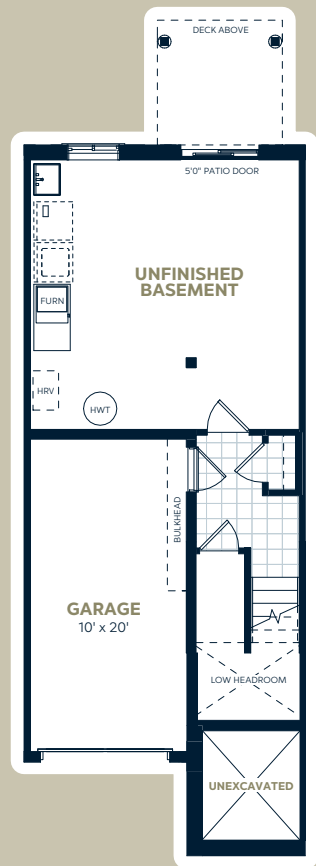
- ACTIVITIES**
- 49 Galaxy Cinemas
 - 50 Sleeman Brewery
 - 51 YMCA

CONTEMPORARY TOWNHOMES

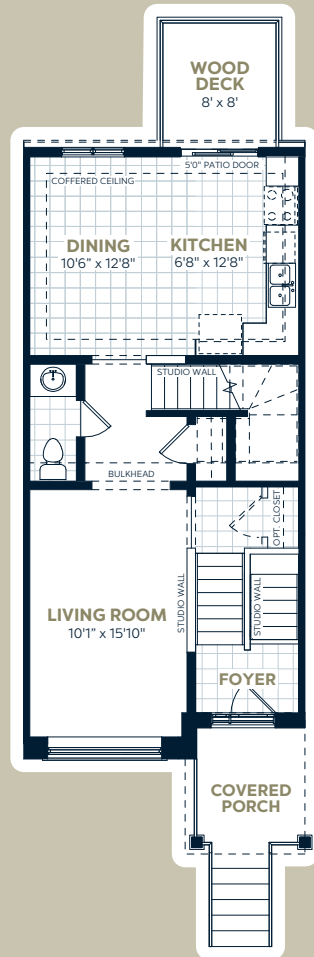
The Sundance D

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

Ground Floor



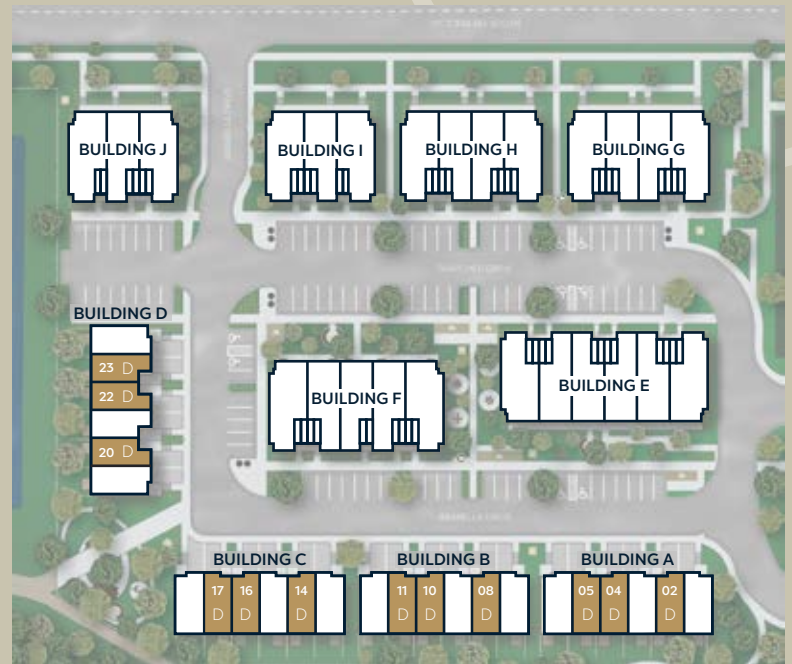
Main Floor



Upper Floor



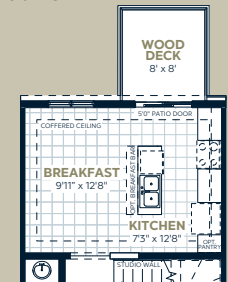
Site Plan



Unit Location

Designer Options

Chef's Kitchen



Finished Basement



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.

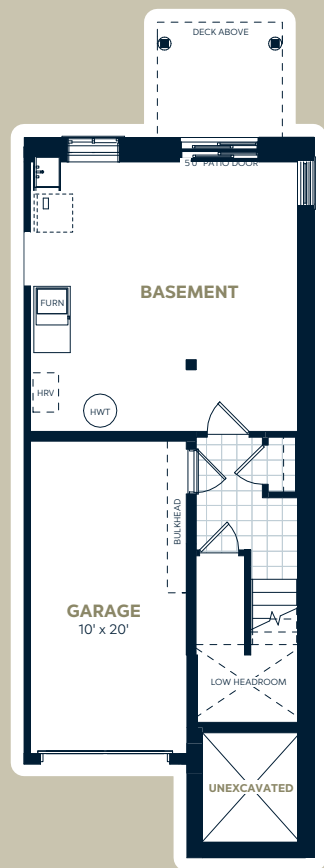
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CONTEMPORARY TOWNHOMES

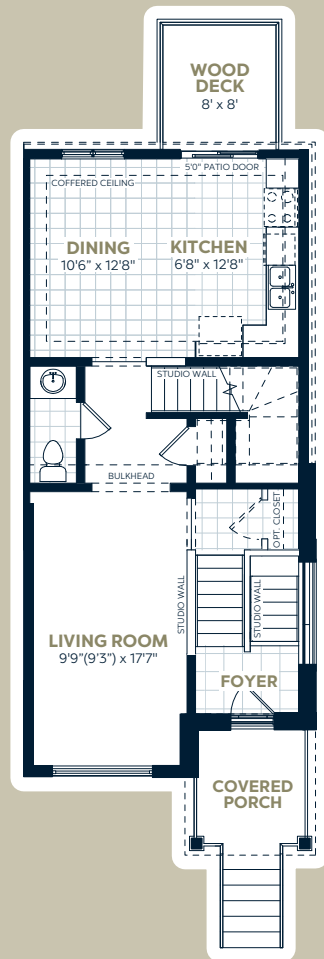
The Sundance E

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

Ground Floor



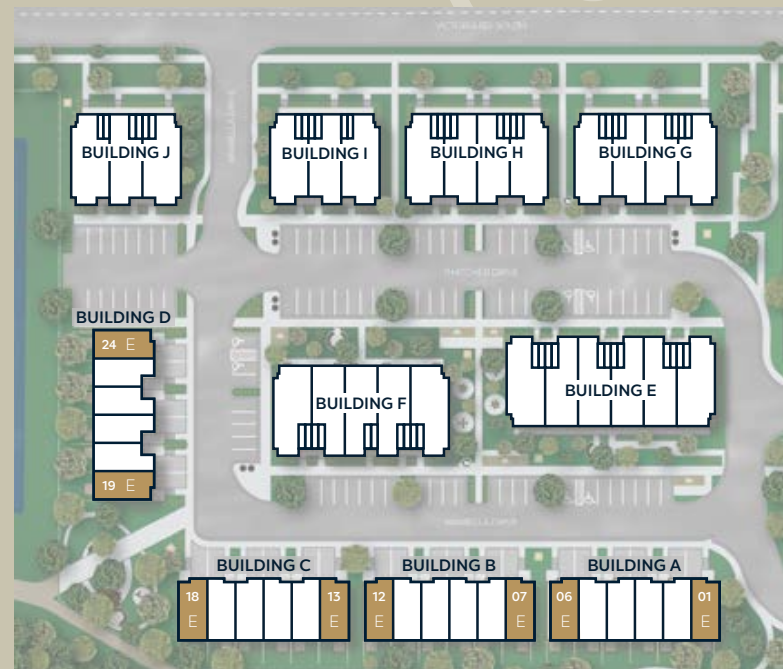
Main Floor



Upper Floor



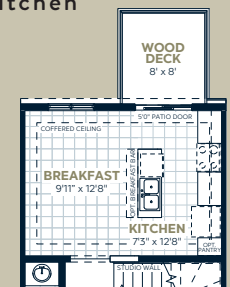
Site Plan



Unit Location

Designer Options

Chef's Kitchen



Finished Basement



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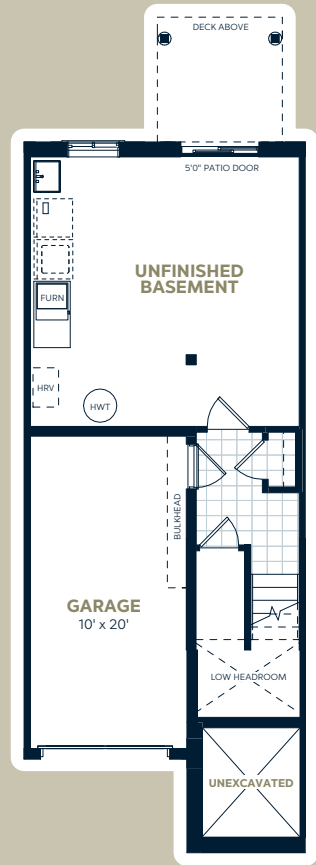
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CONTEMPORARY TOWNHOMES

The Sundance F

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

Ground Floor



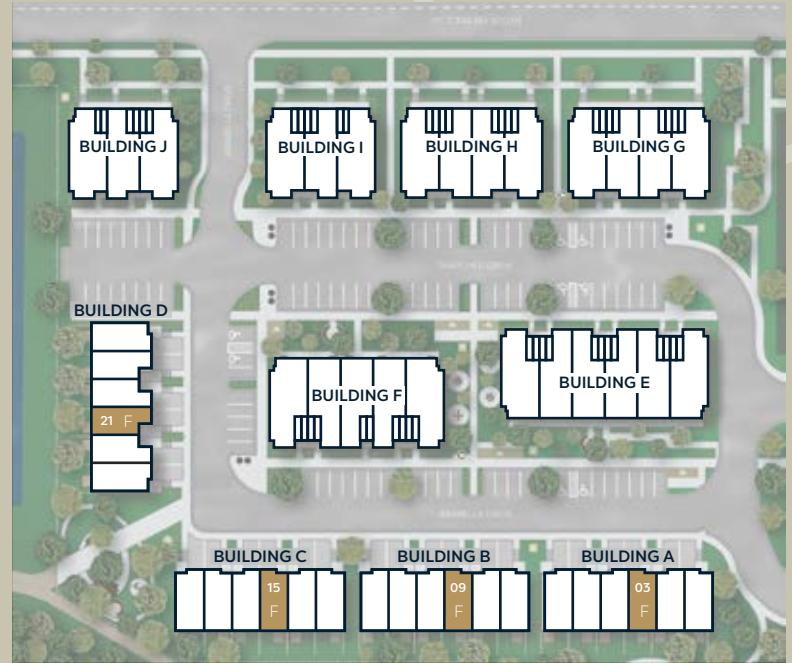
Main Floor



Upper Floor



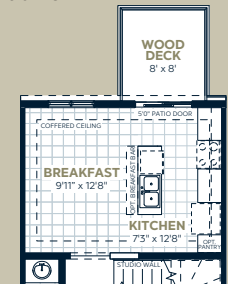
Site Plan



Unit Location

Designer Options

Chef's Kitchen



Finished Basement



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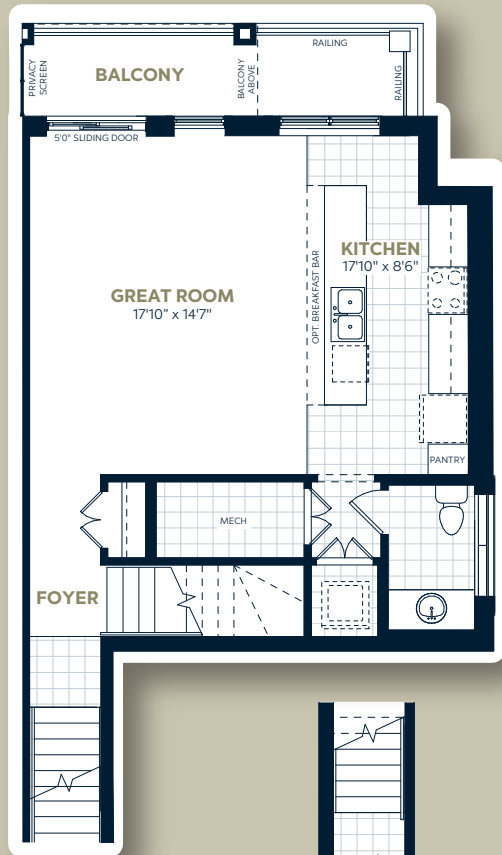
URBAN TOWNHOMES

The Emerald B

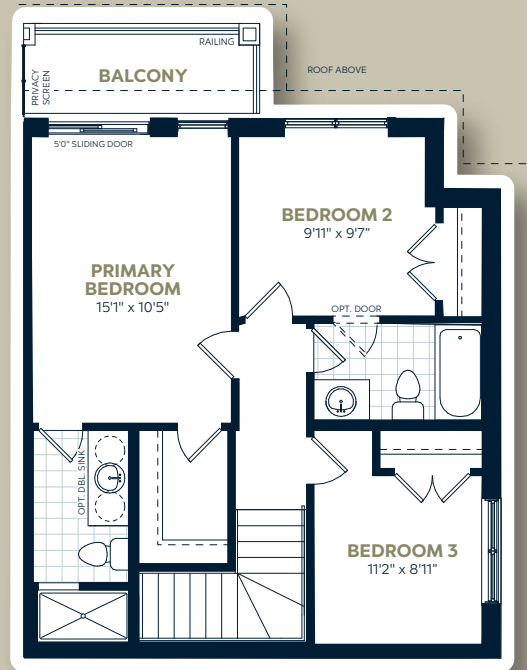
Interior: 1,415 sq.ft. | Exterior: 174 sq.ft.

3 Bedroom | 2.5 Bathroom

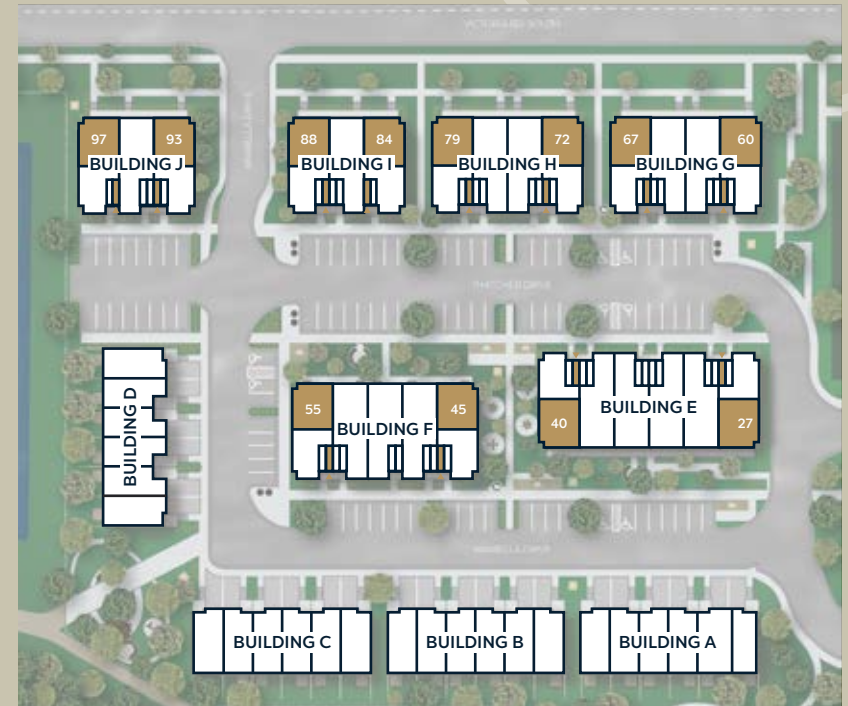
Main Floor



Upper Floor

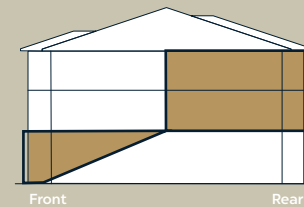


Site Plan



Unit Location

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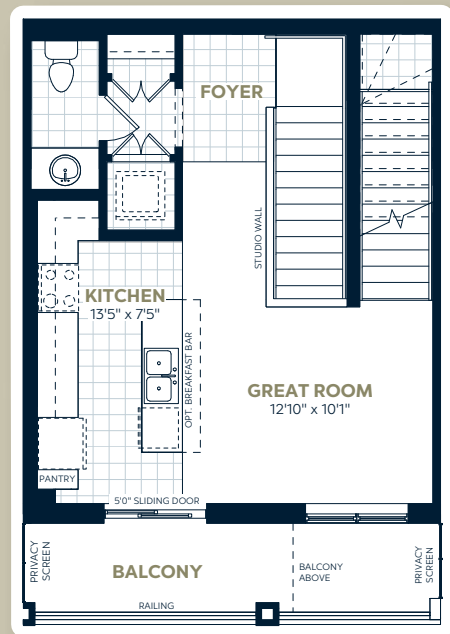
URBAN TOWNHOMES

The Jade B

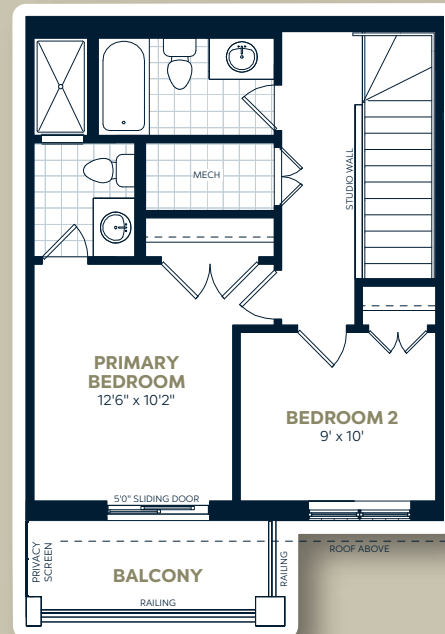
Interior: 1,105 sq.ft. | Exterior: 179 sq.ft.

2 Bedroom | 2.5 Bathroom

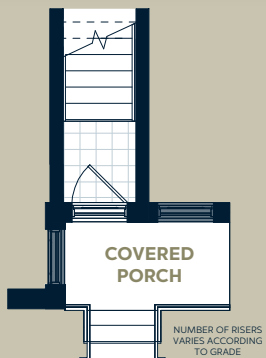
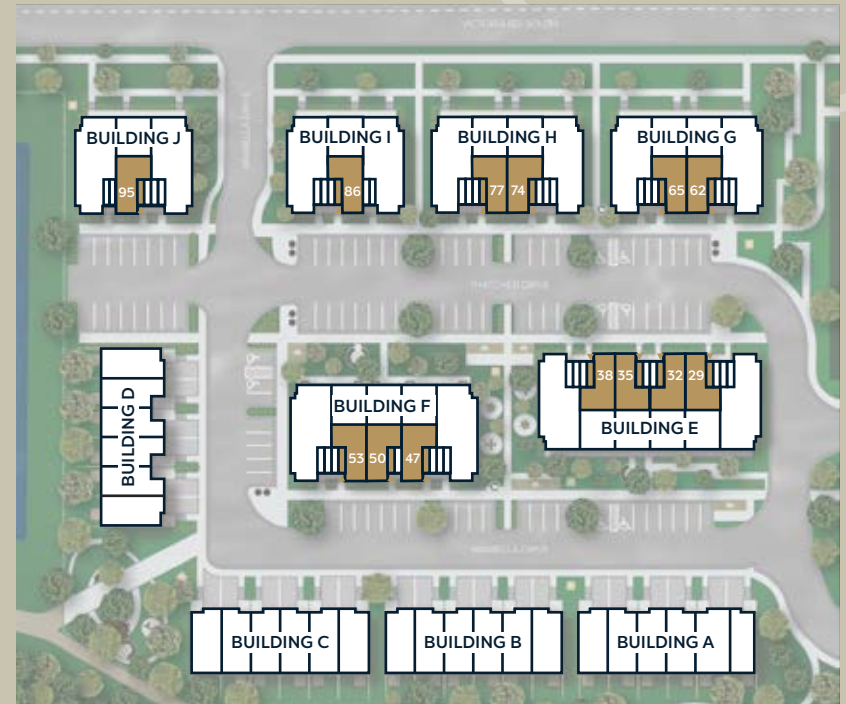
Main Floor



Upper Floor

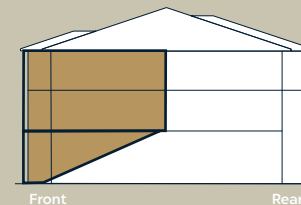


Site Plan



Unit Location

Unit Location



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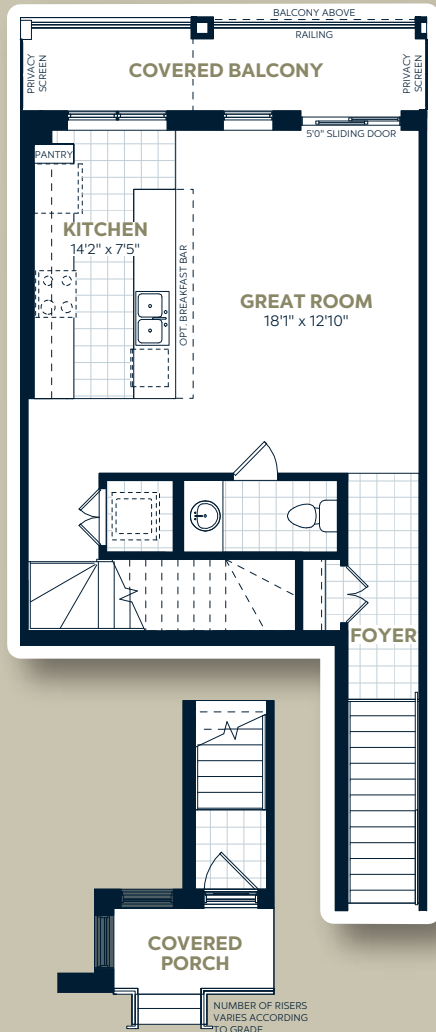
URBAN TOWNHOMES

The Topaz B

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

2 Bedroom | 2.5 Bathroom

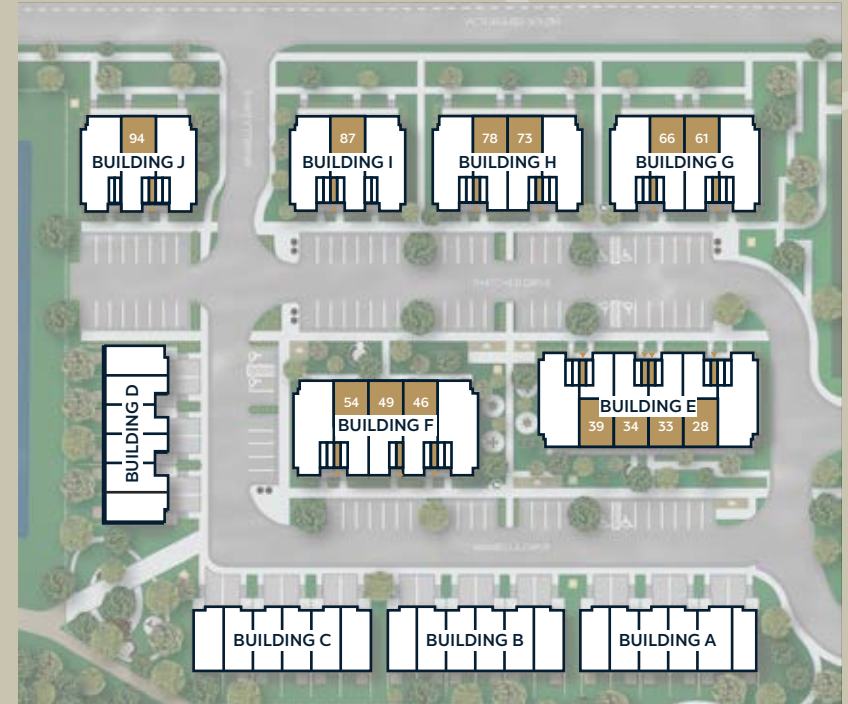
Main Floor



Upper Floor

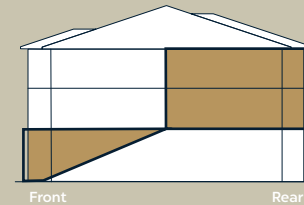


Site Plan



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

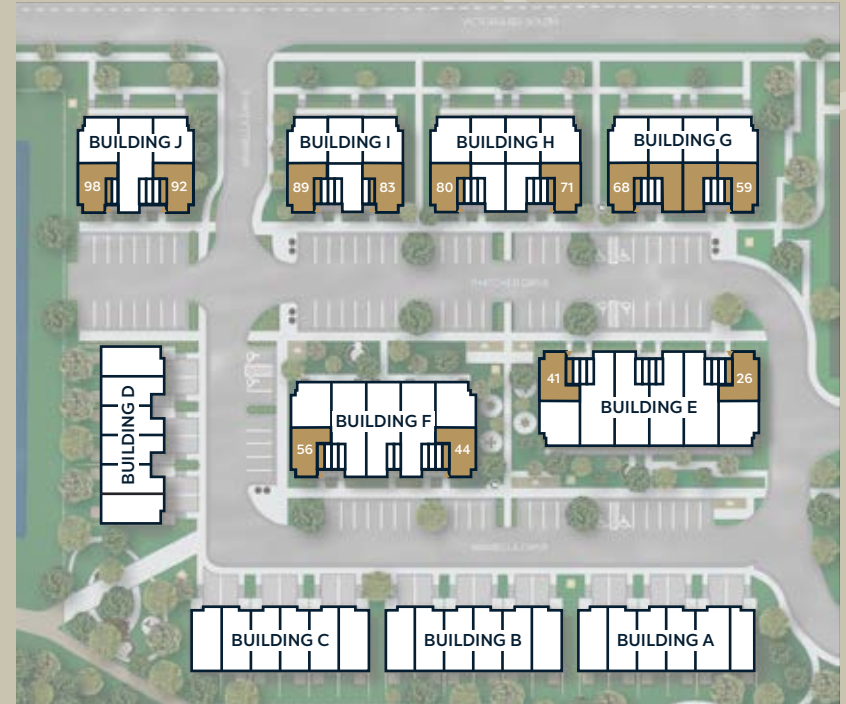
Main Floor



Upper Floor

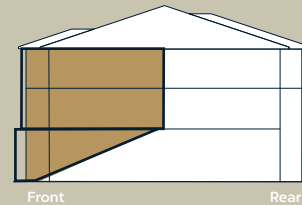


Site Plan



Unit Location

Unit Location



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