



# Alister

AT SOLTERRA

## Designer Selected Finishes & Upgrades: Urban Townhomes

Lot	Address	Floor Plan	Sq.Ft.	Unit	Beds	Upgrades	Price	Limited Time!
H076	50 Thatcher Drive	Ruby B	995	Interior	2	\$6,717	<del>\$569,990</del>	\$549,990
G065	72 Thatcher Drive	Jade B	1,105	Interior	2	\$7,194	<del>\$599,990</del>	\$579,990
G067	68 Thatcher Drive	Emerald B	1,415	End	3	\$24,408	<del>\$699,990</del>	\$679,990

Maintenance Fees: \$0.19/Sq.ft.\*

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

## Designer Selected Finishes & Upgrades: Contemporary Townhomes

Lot	Address	Floor Plan	Sq.Ft.	Unit	Beds	Upgrades	Price	Limited Time!
C015	39 Arabella Drive	Sundance F	1,425	Interior	3	\$0	<del>\$804,990</del>	\$784,990
B011	47 Arabella Drive	Sundance D	1,425	Interior	3	\$17,265	<del>\$809,990</del>	\$789,990
C013	43 Arabella Drive	Sundance E	1,425	End	3	\$52,442	<del>\$839,990</del>	\$819,990
D022	25 Arabella Drive	Sundance F	1,425	Interior	3	\$66,917	<del>\$859,990</del>	\$839,990
D023	23 Arabella Drive	Sundance D	1,425	Interior	3	\$67,862	<del>\$849,990</del>	\$829,990
D024	21 Arabella Drive	Sundance E	1,425	End	3	\$68,350	<del>\$879,990</del>	\$859,990

Maintenance Fees: \$0.15/Sq.ft.\*

Maintenance Fees Include: Garbage Removal and Snow Removal

### Also Receive!

Free Condo Fees Until 2030  
Occupancy Within 6 Weeks of Signing  
Free Assignments\*\*  
\$0 Capped Development Charges  
Limited Time Inclusions  
Laminate Flooring on Main Floor\*\*\*  
Quartz Countertops  
5-Piece Appliance Package

### Deposit Structure\*\*\*\*

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

### Sales Professionals

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

See Sales Professional for details. Some lots may carry premiums. \*Estimated fee at project completion. \*\*Administration and legal costs may apply. \*\*\*Excludes wet areas and bedrooms. \*\*\*\*Deposit structure for single unit purchases. All prices include G.S.T./H.S.T. where applicable. Prices, promotions, deposits and features subject to change without notice E & O.E. (October 2025)



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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 2<sup>nd</sup> 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)
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### 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



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

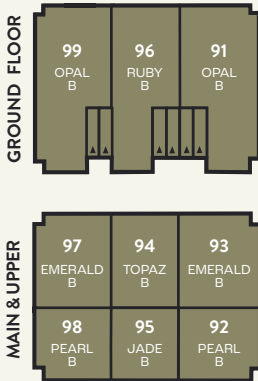


Urban Towns

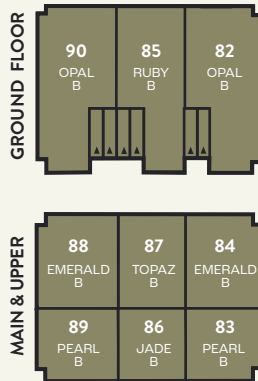


Contemporary Townhomes

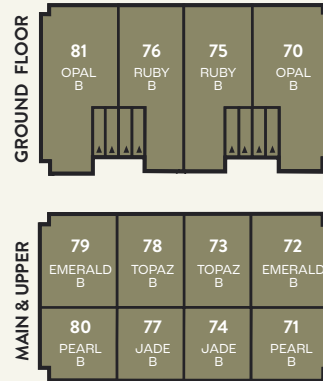
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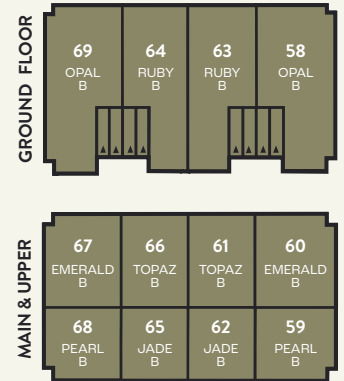
## BUILDING I



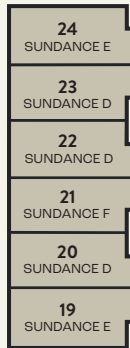
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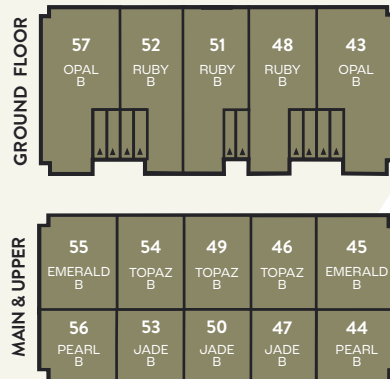
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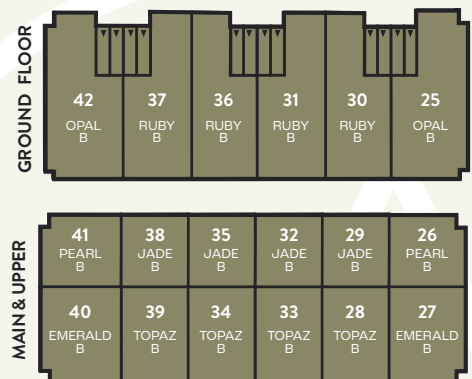
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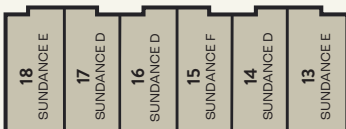
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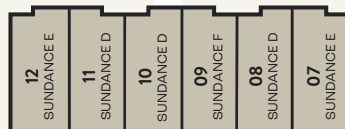
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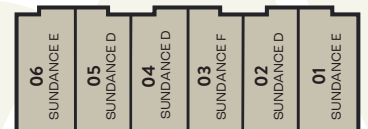
## BUILDING C



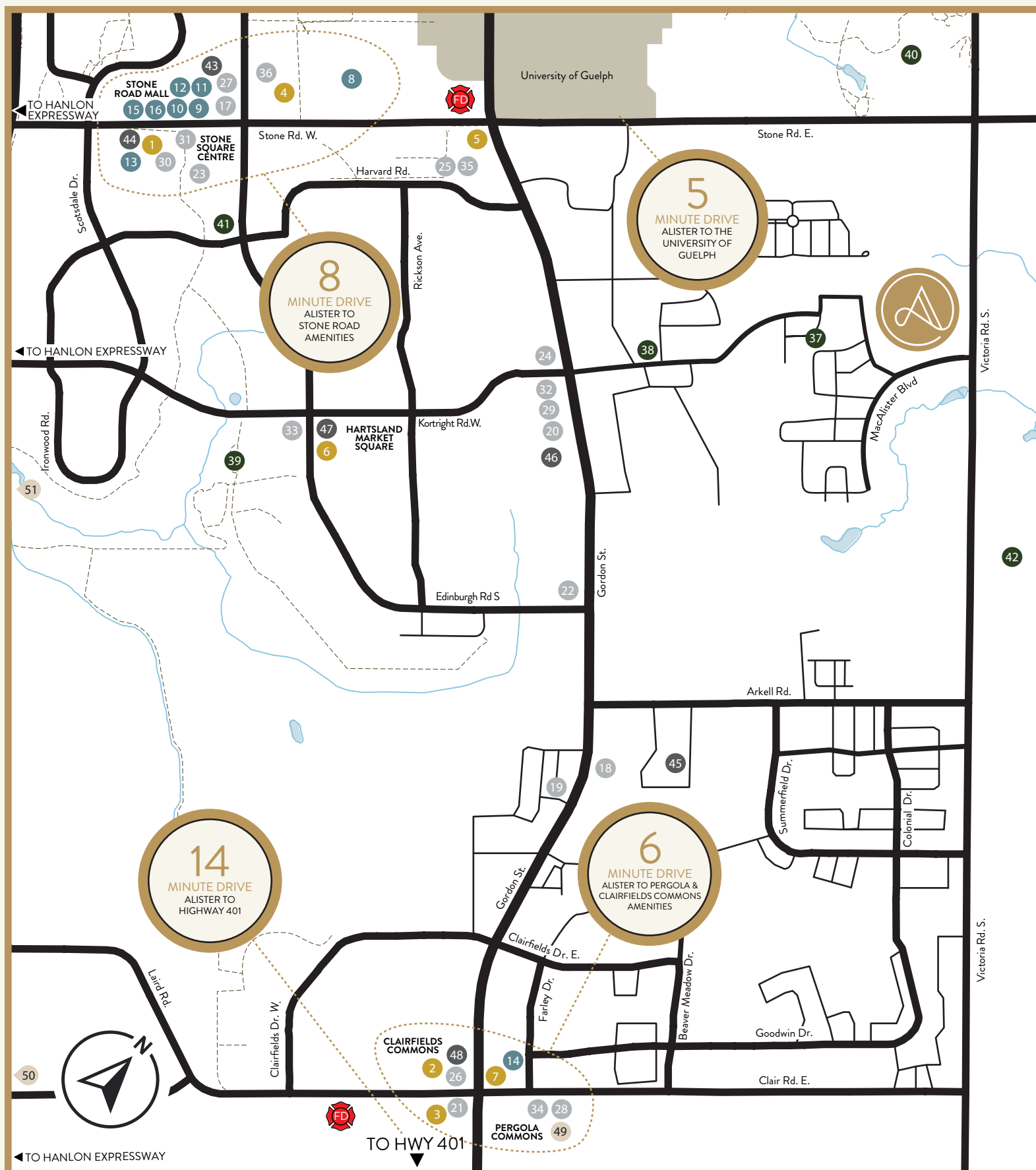
## BUILDING B



## 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

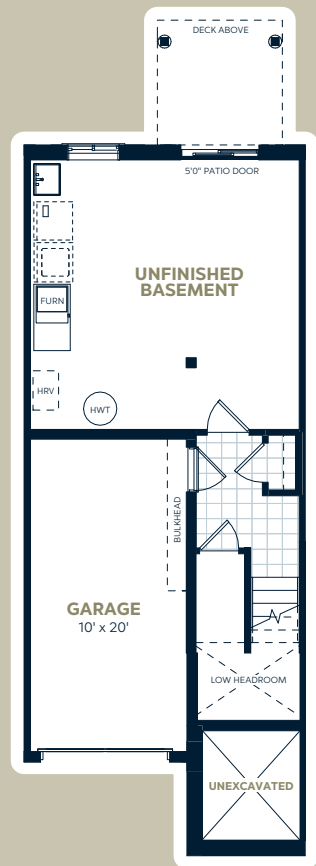
- ACTIVITIES**
- 49 Galaxy Cinemas
  - 50 Sleeman Brewery
  - 51 YMCA

CONTEMPORARY TOWNHOMES

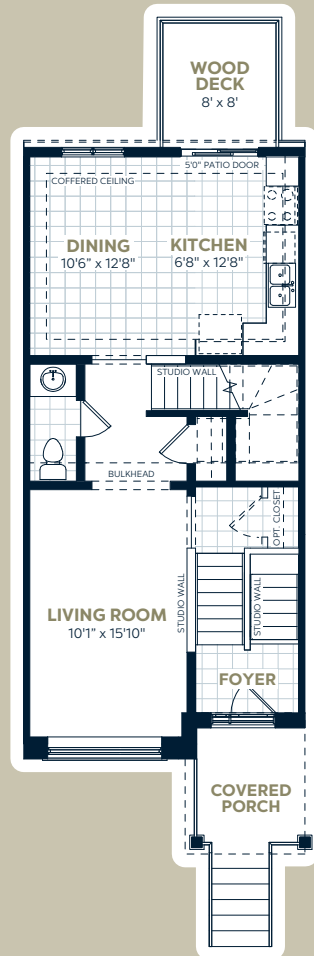
# The Sundance D

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

Ground Floor



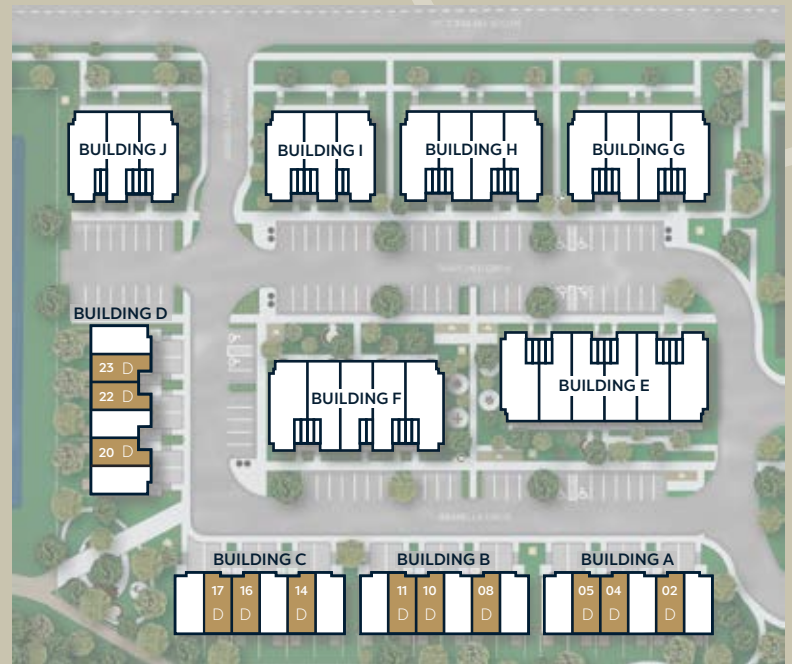
Main Floor



Upper Floor



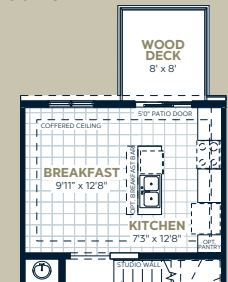
Site Plan



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.

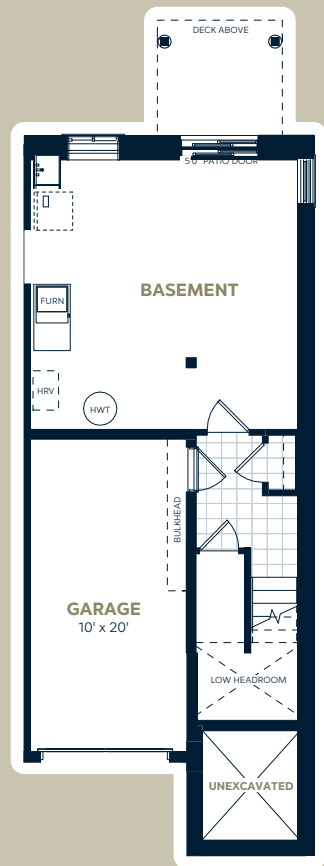
FUSION  
HOMES

## CONTEMPORARY TOWNHOMES

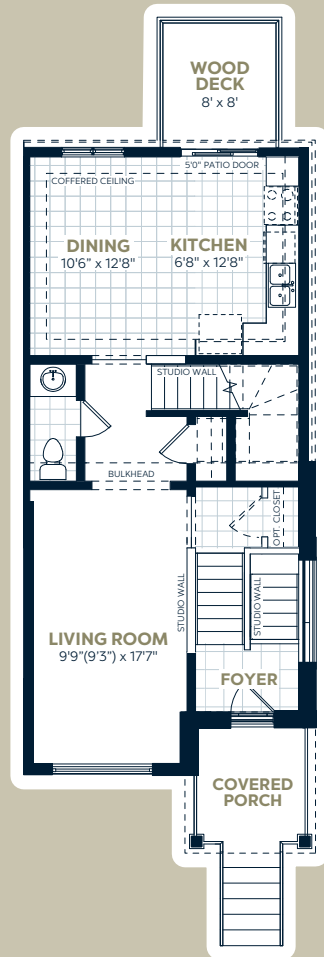
# The Sundance E

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

Ground Floor



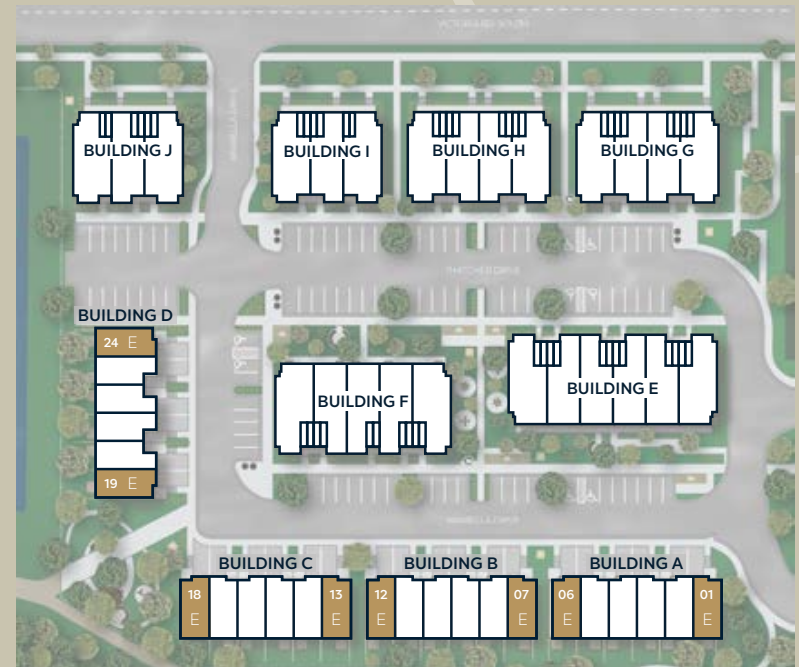
Main Floor



Upper Floor



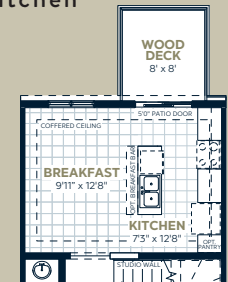
Site Plan



Unit Location

Designer Options

Chef's Kitchen



Finished Basement



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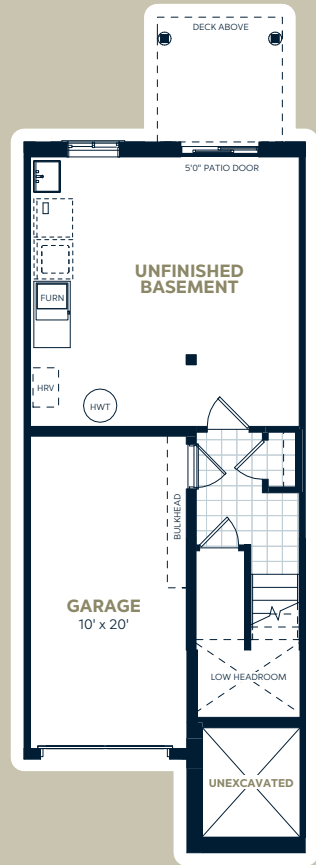
FUSION  
HOMES

# CONTEMPORARY TOWNHOMES

## The Sundance F

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

Ground Floor



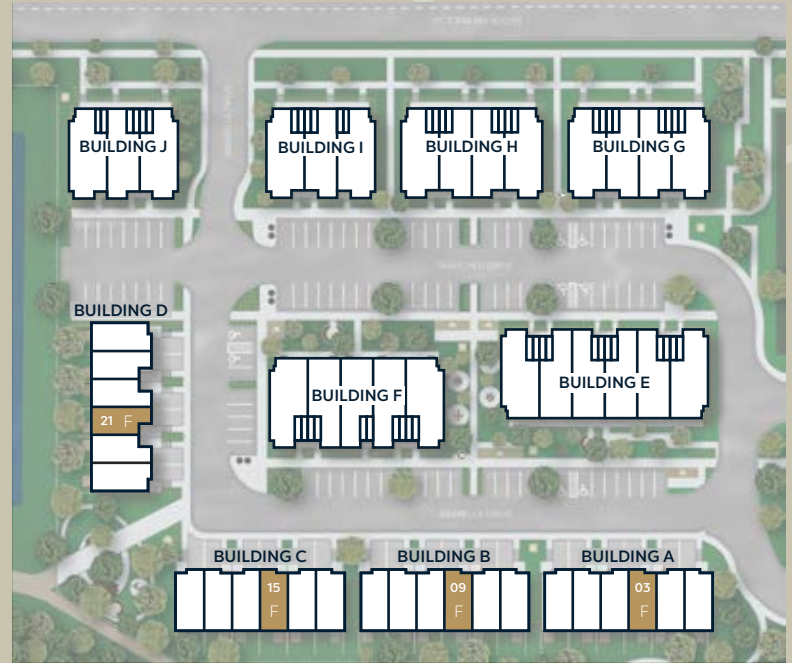
Main Floor



Upper Floor



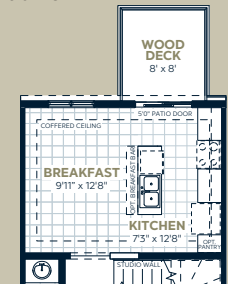
Site Plan



Unit Location

Designer Options

Chef's Kitchen



Finished Basement



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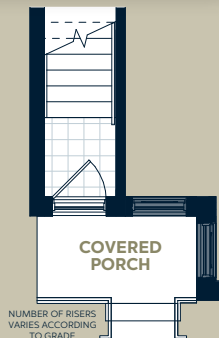
URBAN TOWNHOMES

# The Emerald B

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

3 Bedroom | 2.5 Bathroom

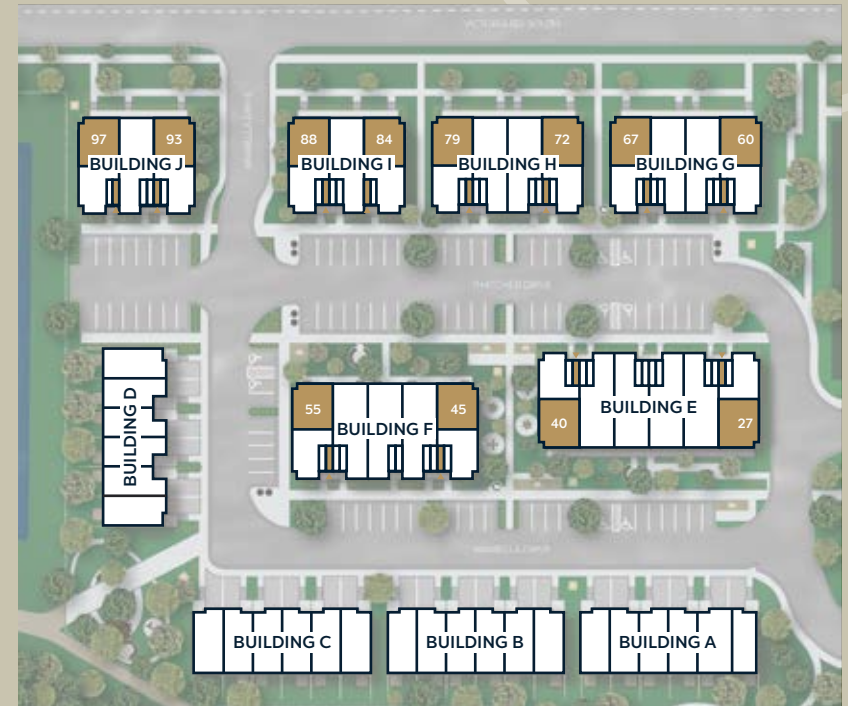
Main Floor



Upper Floor

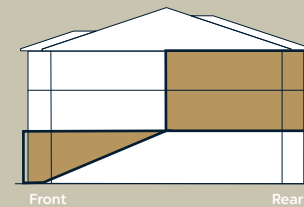


Site Plan



Unit Location

Unit Location



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FUSION  
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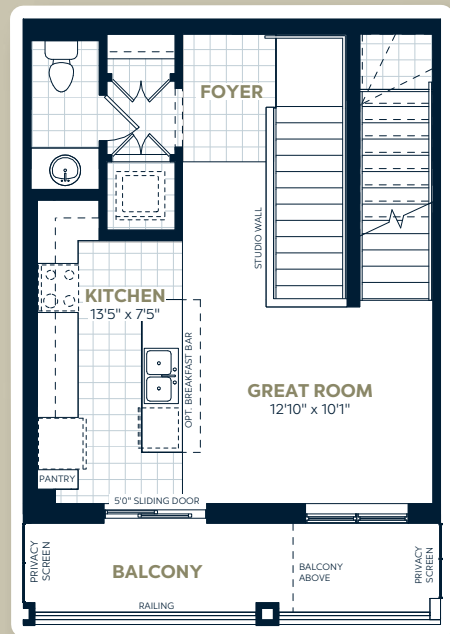
## URBAN TOWNHOMES

# The Jade B

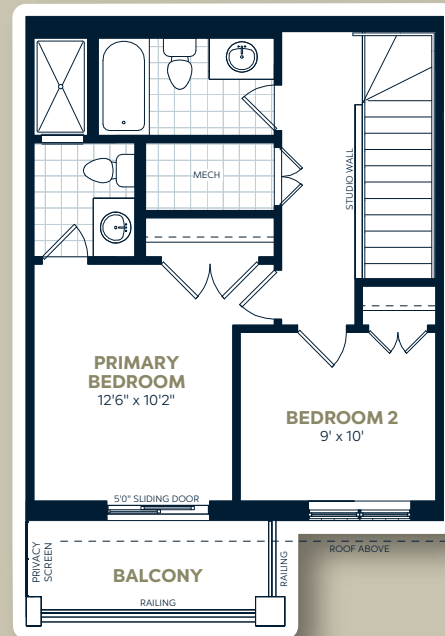
Interior: 1,105 sq.ft. | Exterior: 179 sq.ft.

2 Bedroom | 2.5 Bathroom

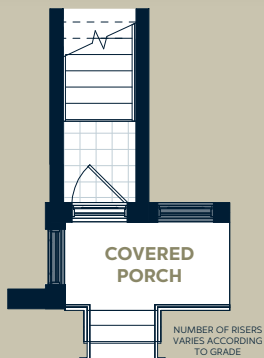
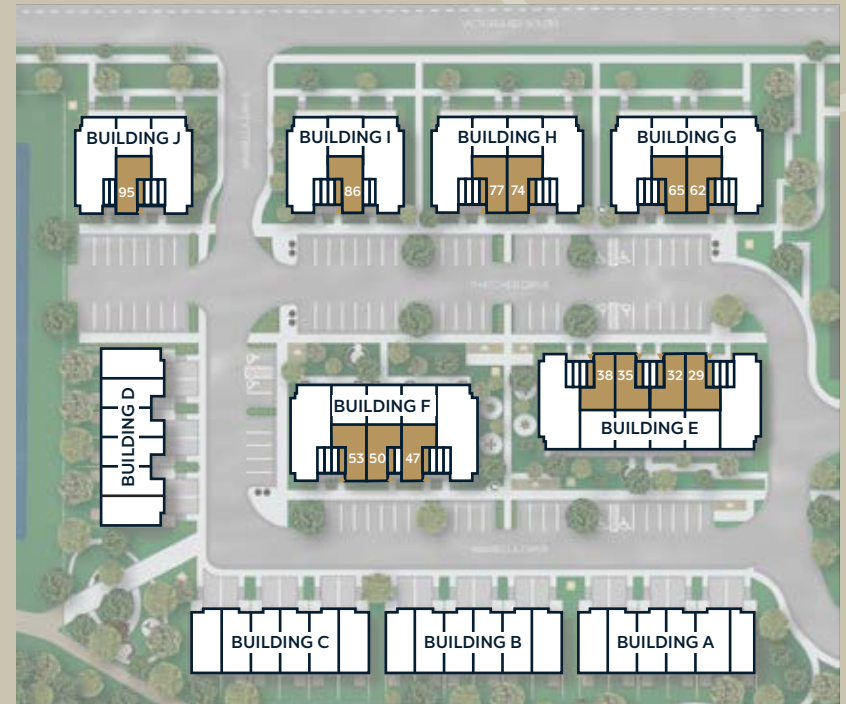
Main Floor



Upper Floor

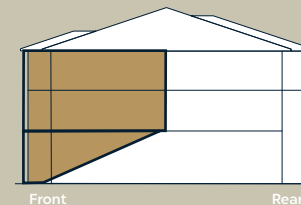


Site Plan



Unit Location

Unit Location



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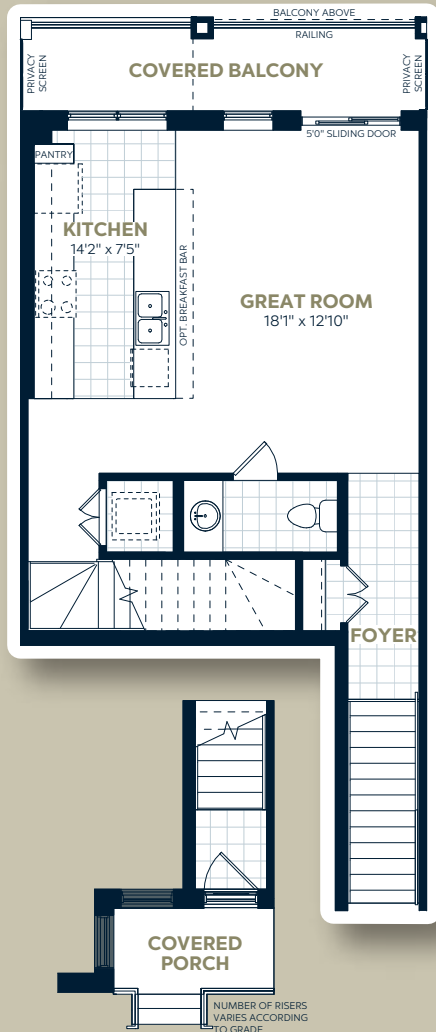
## URBAN TOWNHOMES

# The Topaz B

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

2 Bedroom | 2.5 Bathroom

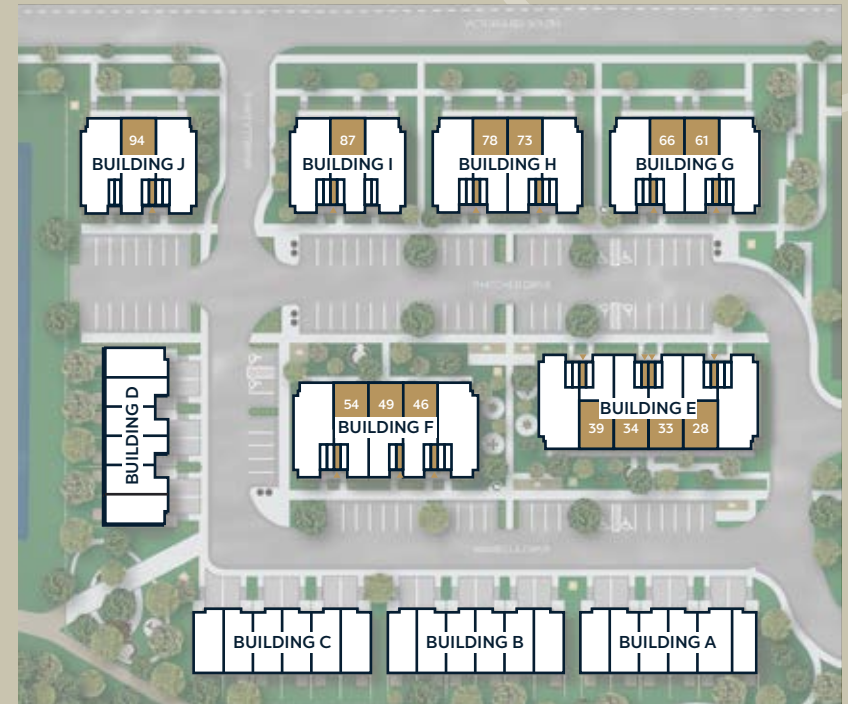
Main Floor



Upper Floor

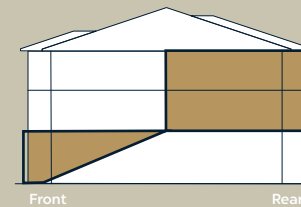


Site Plan



Unit Location

Unit Location



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## URBAN TOWNHOMES

# The Pearl B

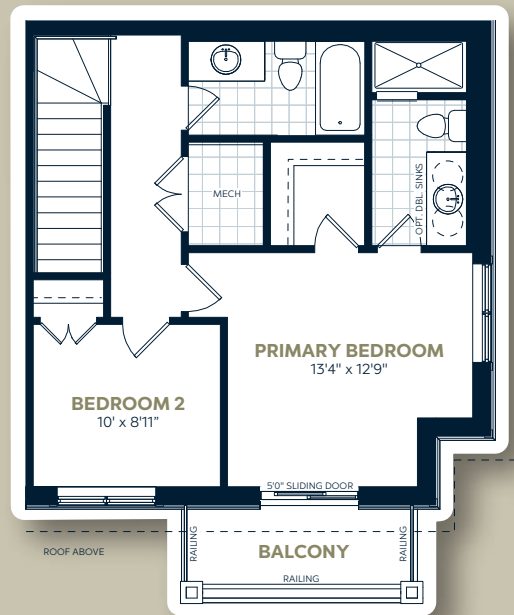
Interior: 1,275 sq.ft. | Exterior: 176 sq.ft.

2 Bedroom | 2.5 Bathroom

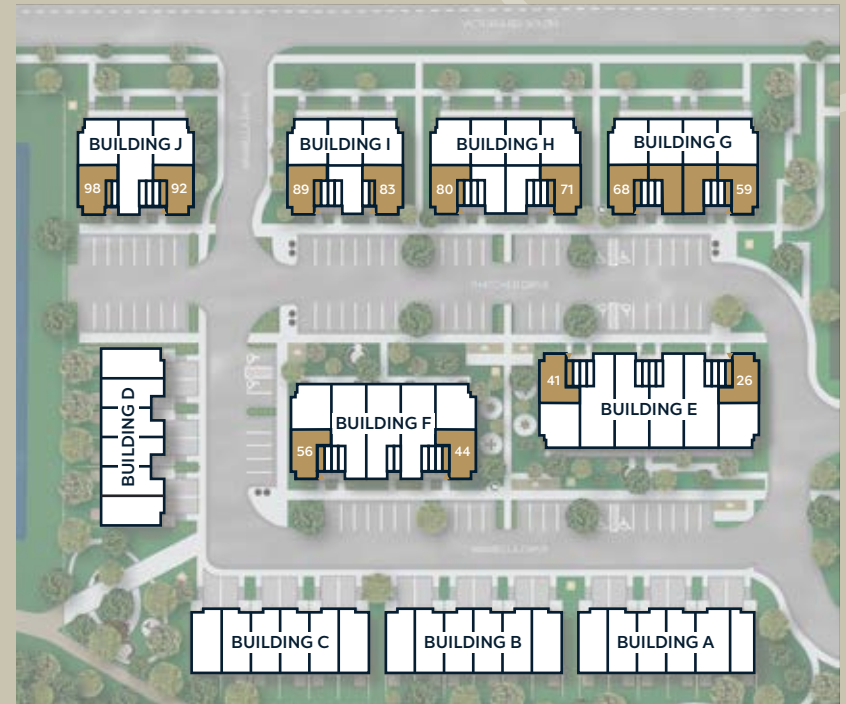
Main Floor



Upper Floor

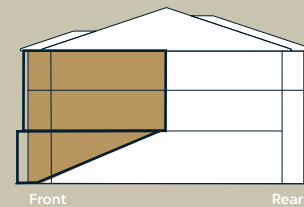


Site Plan



Unit Location

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