



Urban Towns

Floorplan	Unit	Interior Sq. Ft.	Beds / Bath	Type	Building A Limited Time!*	Building B Limited Time!*	
Garnet A	A012	B036	995	2 2	1-Level	\$484,990	SOLD OUT
	A013	B037					
	A018	B042					
	A019	B043					
Hazel A	A002	B026	1,130	2 + Den 2	1- Level (Garden)	\$499,990	\$509,990
	A003	B027					
	A004	B028					
Auburn A	A005	B029	1,105	2 2.5	2-Storey	\$514,990	\$524,990
	A011	B035					
	A014	B038					
	A017	B041					
Sienna A (End)	A020	B044	1,290	3 2	1- Level (Garden)	SOLD OUT	\$559,990
	A001	B025					
	A006	B030					
Sterling A	A010	B034	1,260	2 2.5	2-Storey	\$554,990	\$564,990
	A015	B039					
	A016	B040					
	A021	B045					
Slate A (End)	A008	B032	1,275	2 2.5	2-Storey	\$569,990	\$579,990
	A023	B047					
Pewter A (End)	A007	B031	1,160	3 2	1-Level	SOLD OUT	
	A024	B048					
Jasper A (End)	A009	B033	1,415	3 2.5	2-Storey	SOLD OUT	
	A022	B046					

10% Deposit Structure****	Limited Time Incentives	Maintenance Fees
<p>\$5,000 Reservation Balance to 2.5% in 30 days \$5,000 in 60 days \$5,000 in 90 days \$5,000 in 120 days \$5,000 in 150 days \$5,000 in 180 days \$5,000 in 210 days Balance to 10% in 270 days</p>	<p>Price Guarantee* Free Assignment Zero Development Levy No Tarion Enrolment Fee 1 Parking Included</p> <p>Upgraded Finishes: Laminate Flooring in Great Room*** Quartz Countertop 5-Piece Appliance Package</p>	<p>\$0.17 / Sq. Ft.**</p> <p>Estimated Occupancy Date: Building A: April 2027 Building B: August 2027</p> <p>Please make cheques payable to: <i>Robson Carpenter LLP In Trust</i></p>

Jennifer Avelar

Sales Professional

519-719-5038 | javelar@fusionhomes.com

Presentation Centre

628 New Dundee Road, Kitchener

Mon-Wed: 2pm - 7pm | Sat-Sun: 12pm-5pm

*For first 3 sales only. Price guarantee applies to the same floorplan within the same community, and the lower price would need to be publicly advertised and available to all purchasers. Price promotion is only applicable to new sales. **Based upon estimated fee at project completion. Discount is taken off price at home at time of Purchase Agreement. ***Excludes wet areas and bedrooms. ****\$100,000 deposit if purchasing 2 units or more. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. Please speak to a Sales Professional for more details. Prices and features subject to change without notice E & O.E. (February 2026)

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Limited Time Incentives:

Limited Time Price*
Price Guarantee*
Free Assignment
Zero Development Levy
No Tarion Enrolment Fee
1 Parking Included
Extended Warranty
RBC Blanket Appraisal

Limited Time Upgraded Finishes:

Laminate Flooring in Great Room**
Quartz Countertop
5-Piece Appliance Package

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**Excludes wet areas and bedrooms.

Please speak to a Sales Professional for more details. Prices, incentives and features subject to change without notice E & O.E. (February 2026)

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EXPERIENCE PEACE OF MIND WITH OUR **PRICE GUARANTEE**

Our Price Guarantee offers confidence and transparency at every step.

If the price of your home drops before you move in, you'll automatically pay the lower price.

No paperwork. No stress. No second-guessing.



PRICE PROTECTION

Once you buy at NOMI, your price is locked in.



WE MONITOR PRICES

If we drop the price before move-in, we'll adjust it for you.



YOU PAY LESS

You get the lower price automatically. No action required.

Perfect for first-time buyers who want peace of mind.

- ✓ Buy now without worrying about market timing
- ✓ Protect your budget while waiting to move in
- ✓ Feel confident in your purchase

Speak with a Sales Professional to learn more about the Price Guarantee today.

Price guarantee applies to the same floorplan within the same community, and the lower price would need to be publicly advertised and available to all purchasers.

Please speak to a Sales Professional for more details. Prices, incentives and features subject to change without notice E & O.E. (January 2026)

First-Time Homebuyers at NOMI Can Save Over **\$58,000**

Take advantage of federal & provincial incentive programs offering GST & PST rebates to first-time homebuyers.

This will allow you to benefit from **lower upfront costs** and **lower monthly mortgage payments**.

LEARN MORE

WE'RE HERE TO HELP

Every buyer's situation is unique, and our team is here to help you understand which rebates apply and how much you can save on your new home.



Plus, additional incentives are available for first-time buyers.
Speak to a Sales Professional to learn more.



*Savings reflect current government rebate programs and are subject to eligibility, availability, and change without notice. Prices, promotions, deposits and features subject to change without notice E & O.E. (January 2026)



FEATURES & FINISHES

QUALITY CONSTRUCTION

- California ceilings throughout
- 9' ceiling height on main storey (8' garden floor)
- Full swing doors on all closets (as per plan)
- Installed piping for dryer vents

LUXURY BATHROOMS

- Primary bedroom ensuite (as per plan)
- 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 (as per plan)
- 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

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: May 2025

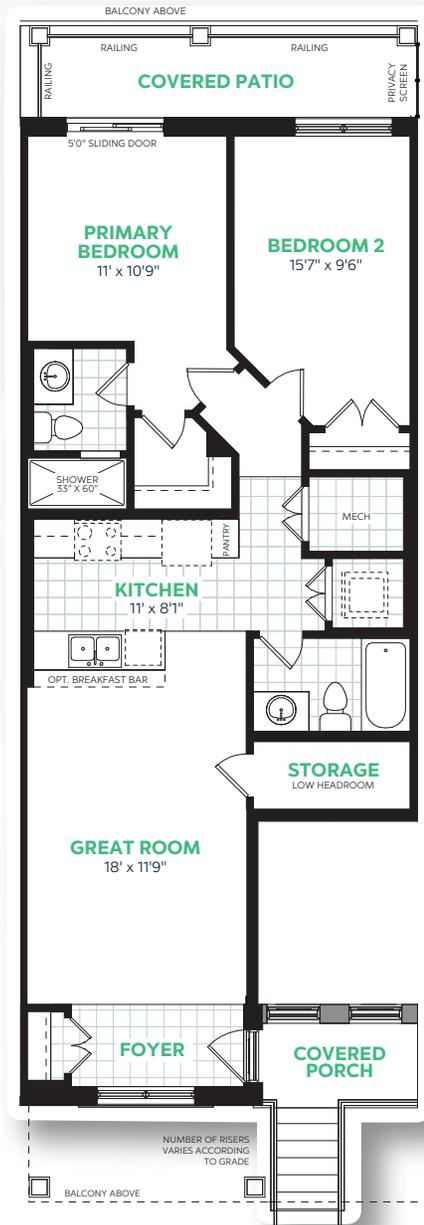


URBAN TOWNS

The Garnet A

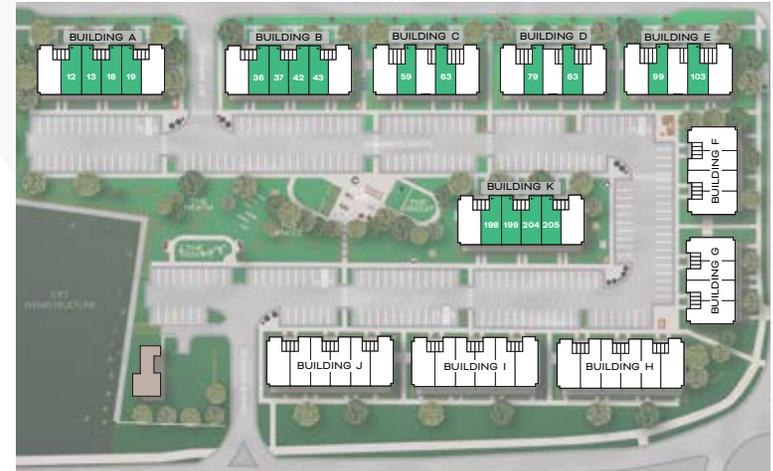
995 sq.ft. | 2 Bedroom | 2 Bathroom

Rear

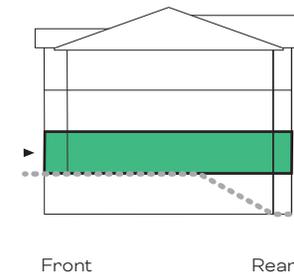


GROUND FLOOR

SITE PLAN



LOCATION



■ Unit Location

Front

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 2025. Reproduction of this plan is strictly prohibited.

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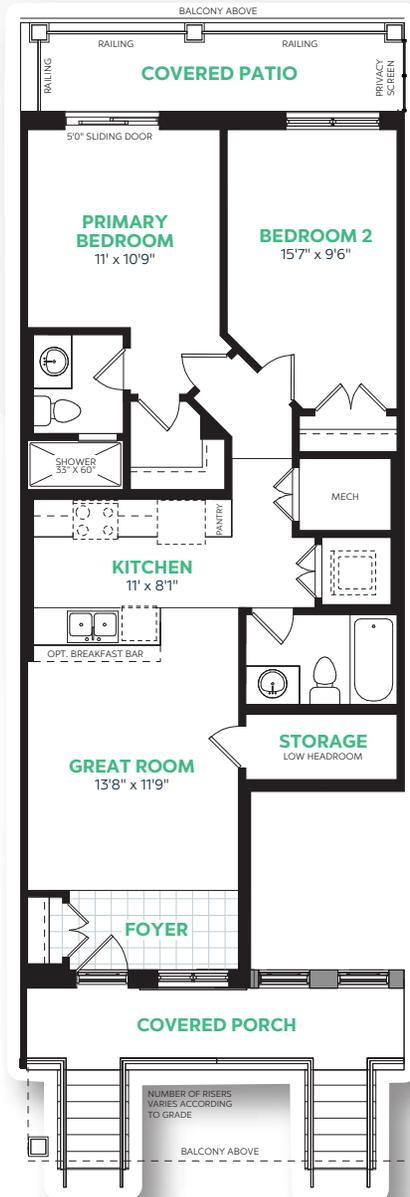


URBAN TOWNS

The Garnet II A

940 sq.ft. | 2 Bedroom | 2 Bathroom

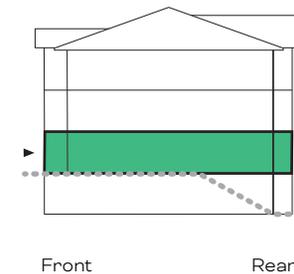
Rear



Front



LOCATION



■ Unit Location

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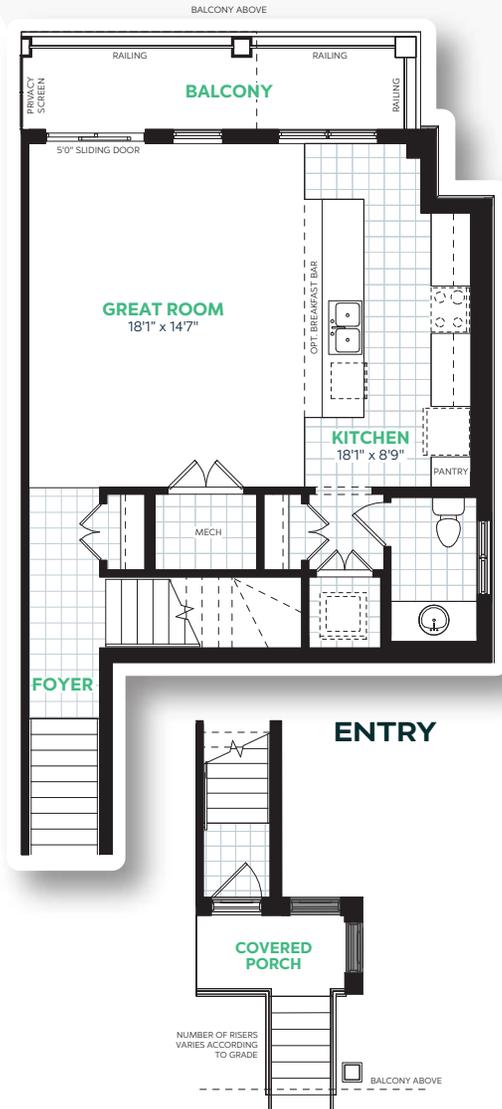


URBAN TOWNS

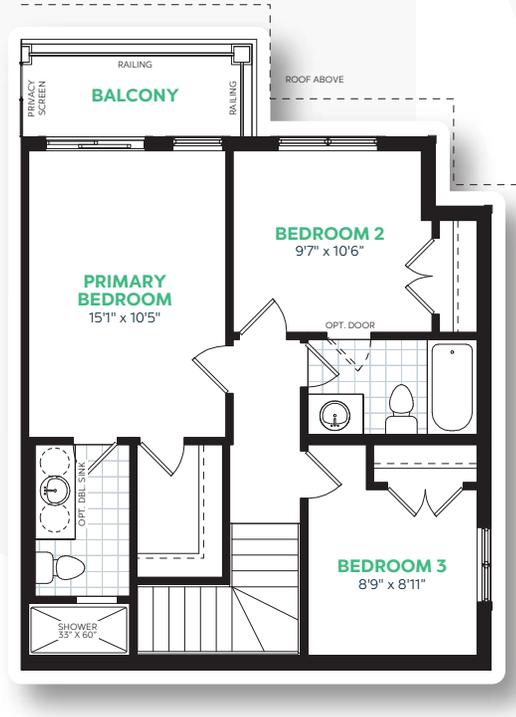
The Jasper A

1415 sq.ft. | 3 Bedroom | 2.5 Bathroom

MAIN FLOOR



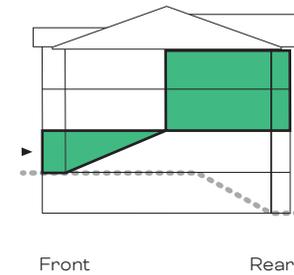
UPPER FLOOR



SITE PLAN



LOCATION



■ Unit Location

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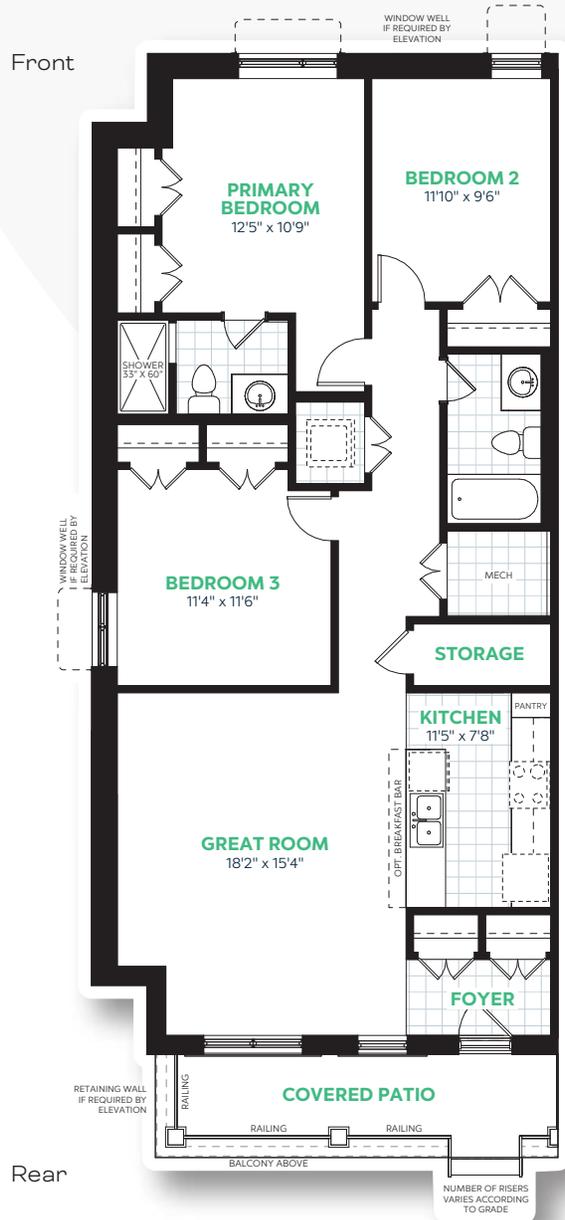
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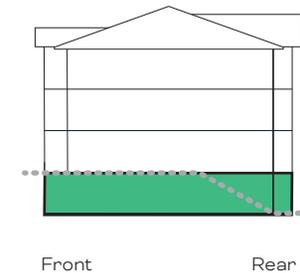
URBAN TOWNS

The Sienna A

1290 sq.ft. | 3 Bedroom | 2 Bathroom



LOCATION



■ Unit Location

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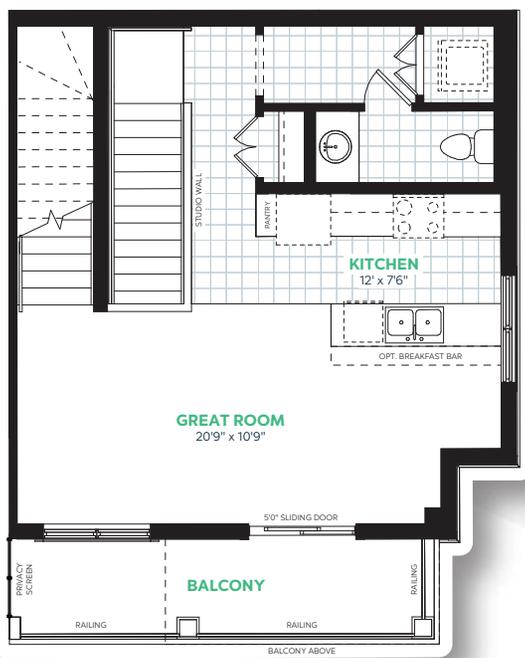


URBAN TOWNS

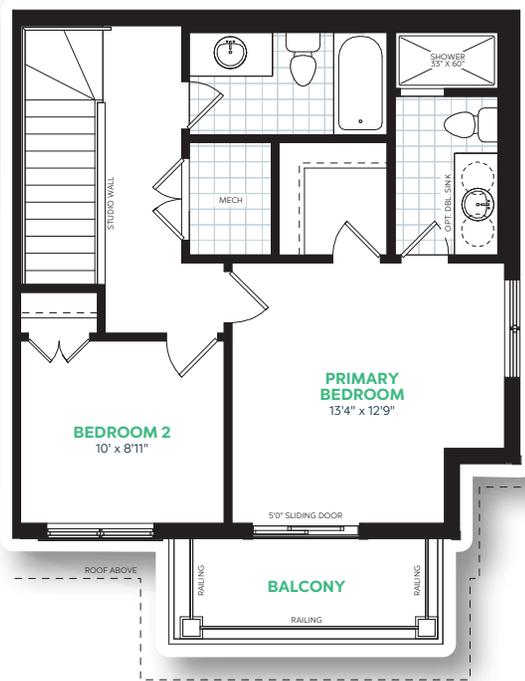
The Slate A

1275 sq.ft. | 2 Bedroom | 2.5 Bathroom

MAIN FLOOR



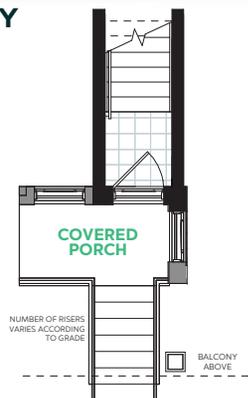
UPPER FLOOR



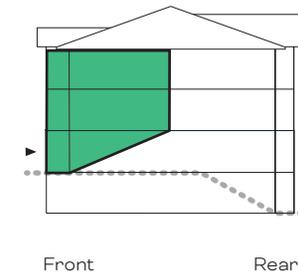
SITE PLAN



ENTRY



LOCATION



■ Unit Location

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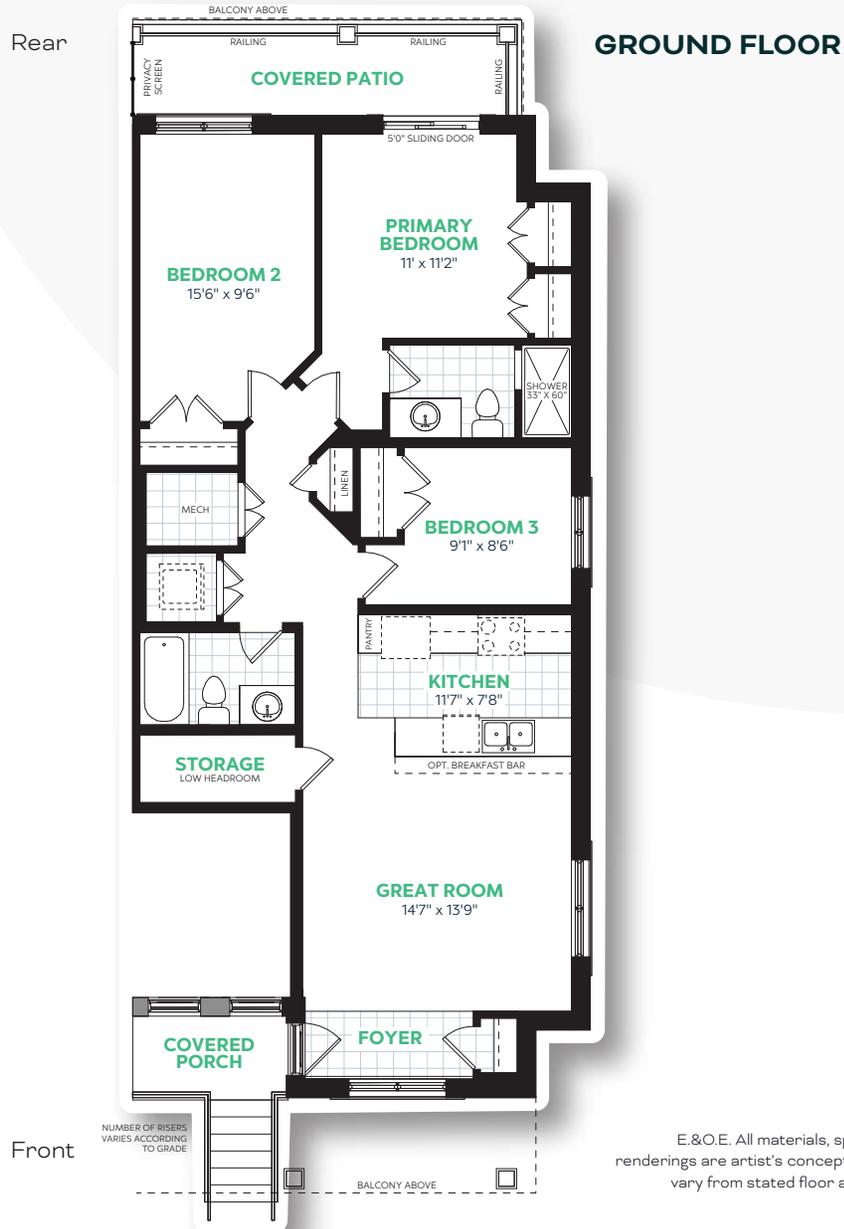




URBAN TOWNS

The Pewter A

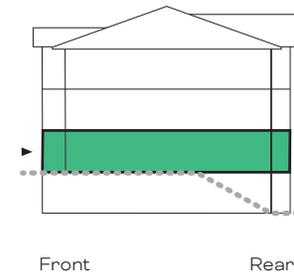
1160 sq.ft. | 3 Bedroom | 2 Bathroom



SITE PLAN



LOCATION



■ Unit Location

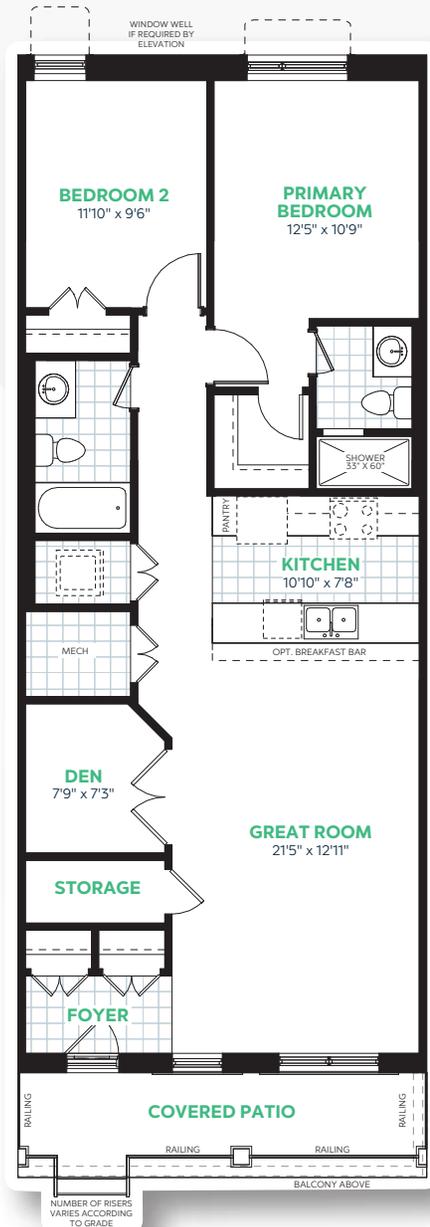
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The Hazel A

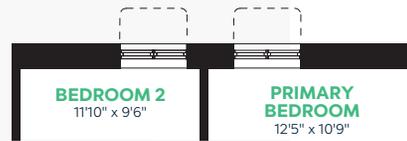
1130 sq.ft. | 2 Bedroom + Den | 2 Bathroom

Front



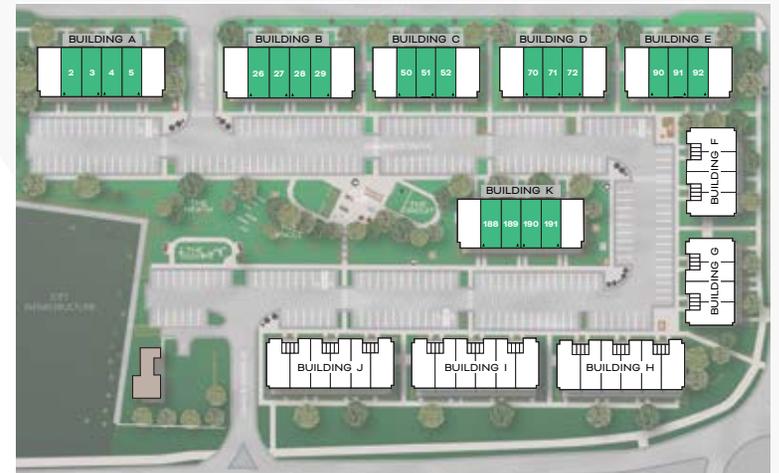
Rear

GARDEN SUITE

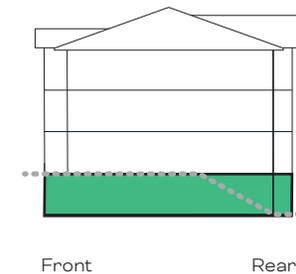


Unit Variation
C061, D081, E101

SITE PLAN



LOCATION



■ Unit Location

RETAINING WALL
IF REQUIRED BY
ELEVATION

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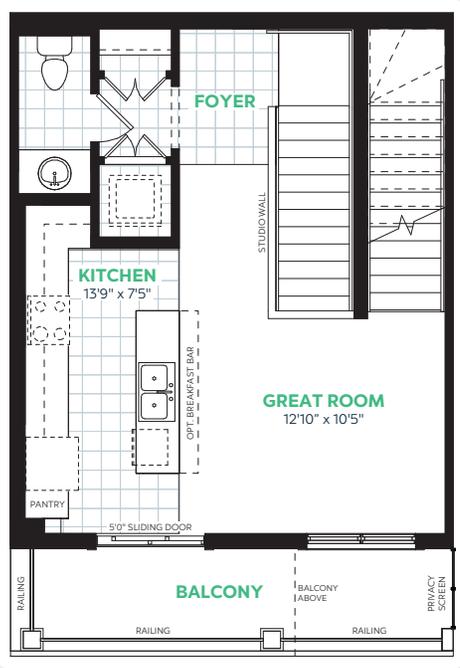


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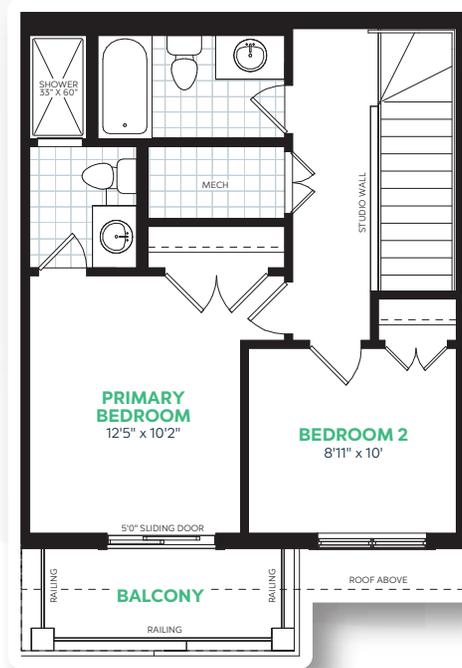
The Auburn A

1105 sq.ft. | 2 Bedroom | 2.5 Bathroom

MAIN FLOOR



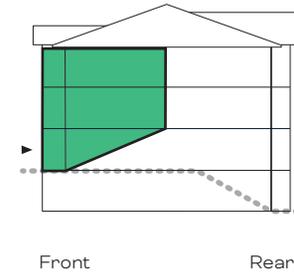
UPPER FLOOR



SITE PLAN

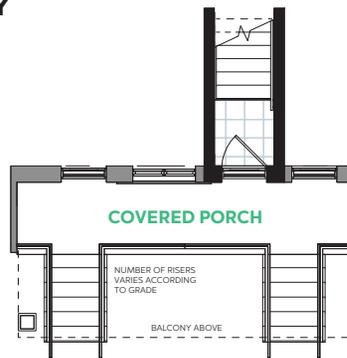
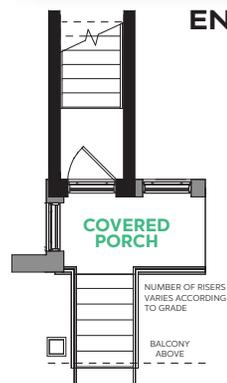


LOCATION



■ Unit Location

ENTRY



Unit Variations
C61, D81, E101

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