



Urban Towns Price List

| Building A | | | | | | |
|------------|-------------------|-------------|-------|-----------|-----------------------|---------------------------|
| Plan | Type | Beds Bath | SQFT | Price* | Proposed HST Rebate** | New Price After Rebate*** |
| Garnet A | 1-Storey Interior | 2 2 | 995 | \$484,489 | \$34,499 | \$449,990 |
| Hazel A | 1-Storey Garden | 2 + Den 2 | 1,130 | \$501,439 | \$36,449 | \$464,990 |
| Auburn A | 2-Storey Interior | 2 2.5 | 1,105 | \$512,739 | \$37,749 | \$474,990 |
| Sienna A | 1-Storey Garden | 3 2 | 1,290 | - | - | SOLD OUT |
| Sterling A | 2-Storey Interior | 2 2.5 | 1,260 | \$557,939 | \$42,949 | \$514,990 |
| Pewter A | 1-Storey End | 3 2 | 1,160 | - | - | SOLD OUT |
| Slate A | 2-Storey Interior | 2 2.5 | 1,275 | \$569,239 | \$44,249 | \$524,990 |
| Jasper A | 2-Storey End | 3 2.5 | 1,415 | - | - | SOLD OUT |

| Building B | | | | | | |
|------------|-------------------|-------------|-------|-----------|-----------------------|---------------------------|
| Plan | Type | Beds Bath | SQFT | Price* | Proposed HST Rebate** | New Price After Rebate*** |
| Garnet A | 1-Storey Interior | 2 2 | 995 | - | - | SOLD OUT |
| Hazel A | 1-Storey Garden | 2 + Den 2 | 1,130 | \$507,089 | \$37,099 | \$469,990 |
| Auburn A | 2-Storey Interior | 2 2.5 | 1,105 | \$518,389 | \$38,399 | \$479,990 |
| Sienna A | 1-Storey Garden | 3 2 | 1,290 | \$557,939 | \$42,949 | \$514,990 |
| Sterling A | 2-Storey Interior | 2 2.5 | 1,260 | \$563,589 | \$43,599 | \$519,990 |
| Pewter A | 1-Storey End | 3 2 | 1,160 | - | - | SOLD OUT |
| Slate A | 2-Storey Interior | 2 2.5 | 1,275 | \$574,889 | \$44,899 | \$529,990 |
| Jasper A | 2-Storey End | 3 2.5 | 1,415 | - | - | SOLD OUT |

PARKING

Price includes 1 parking space
Option to purchase additional space

DEPOSIT

\$5,000 Reservation
Balance to 2.5% in 30 days
\$5,000 monthly over 6 months
Balance to 10% in 270 days

Please make cheques payable to:
Robson Carpenter LLP In Trust

Nicole Hood | Sales Professional
519-803-4758 | nhood@fusionhomes.com

OCCUPANCY

Building A | Spring 2027 Building B | Summer 2027

CONDO FEES

\$0.17/sq.ft.¹ a month, covers snow removal, landscaping, maintenance, property management and insurance. Utilities separately metered.

CURRENT INCENTIVES

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

628 New Dundee Road, Kitchener
Mon-Wed: 2pm - 7pm | Sat-Sun: 12pm-5pm

¹ Based upon estimated fee at project completion. *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).



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

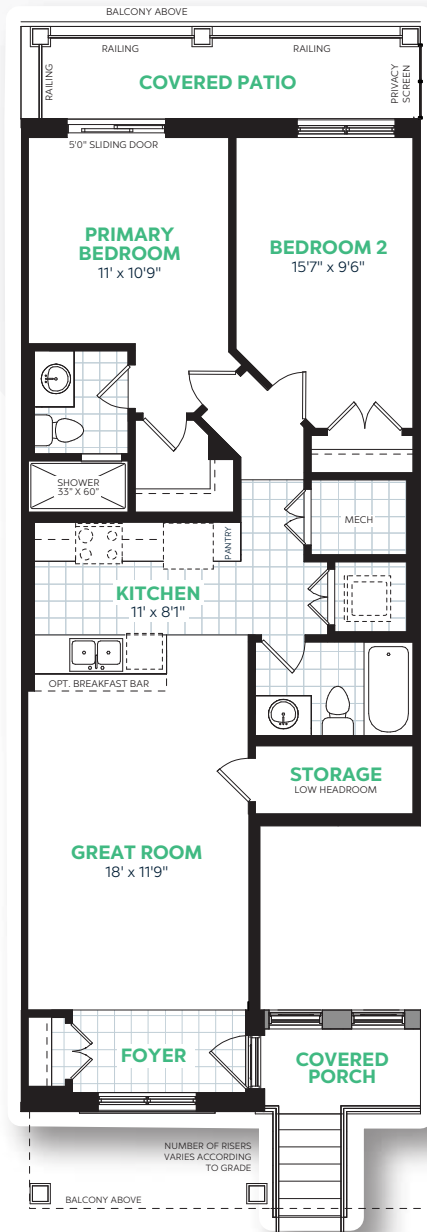


URBAN TOWNS

The Garnet A

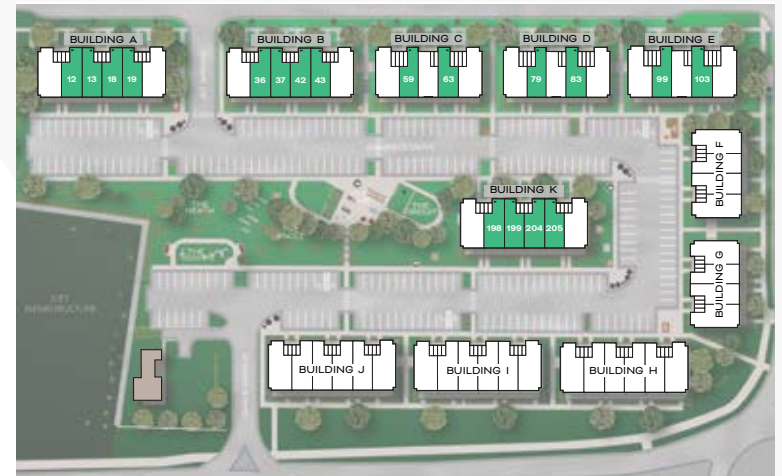
995 sq.ft. | 2 Bedroom | 2 Bathroom

Rear

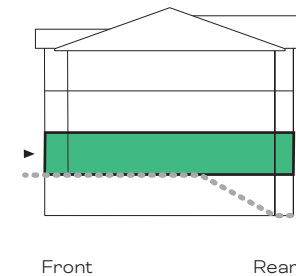


GROUND FLOOR

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.



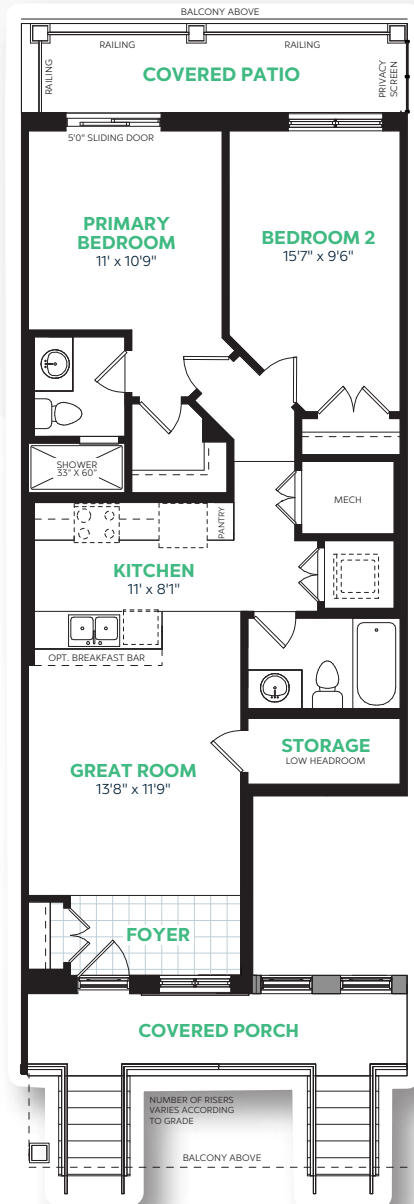


URBAN TOWNS

The Garnet II A

940 sq.ft. | 2 Bedroom | 2 Bathroom

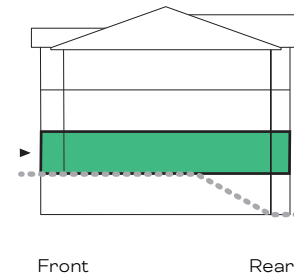
Rear



Front



LOCATION



■ Unit Location

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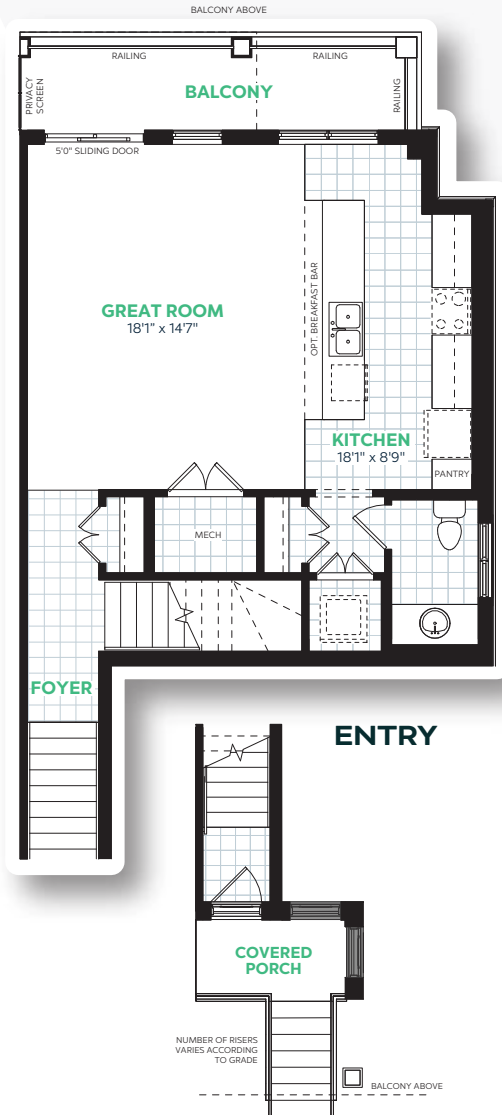


URBAN TOWNS

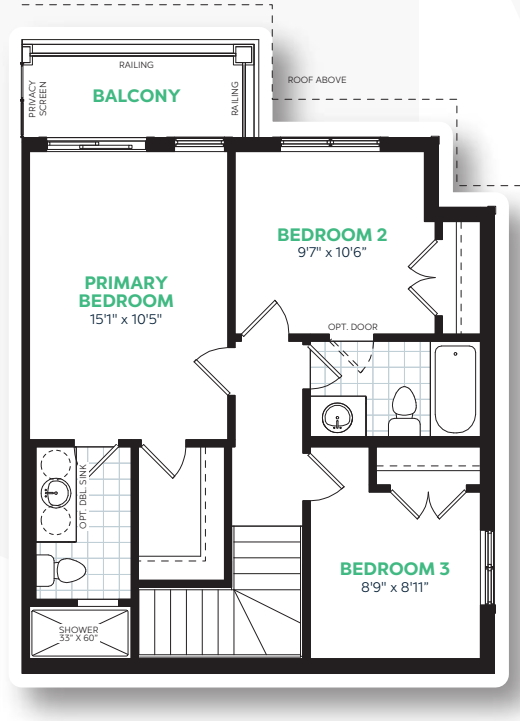
The Jasper A

1415 sq.ft. | 3 Bedroom | 2.5 Bathroom

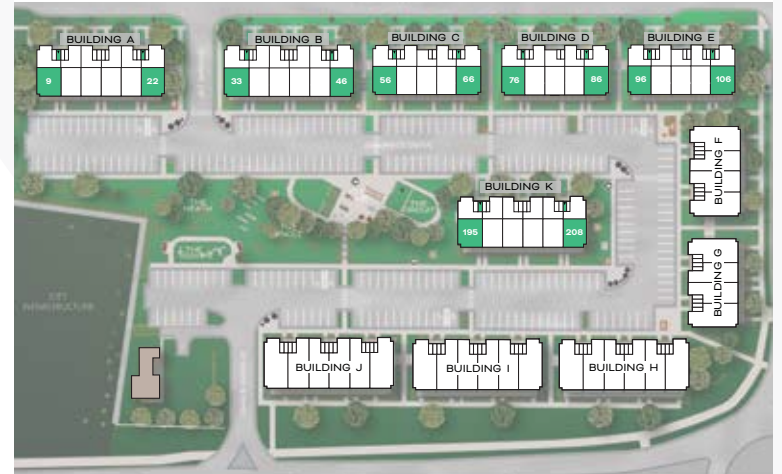
MAIN FLOOR



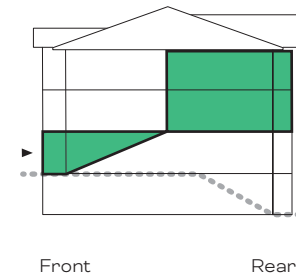
UPPER FLOOR



SITE PLAN



LOCATION



■ Unit Location

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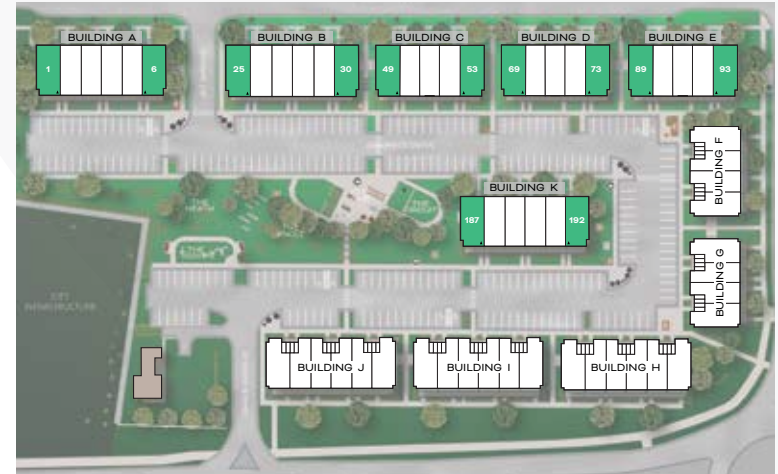
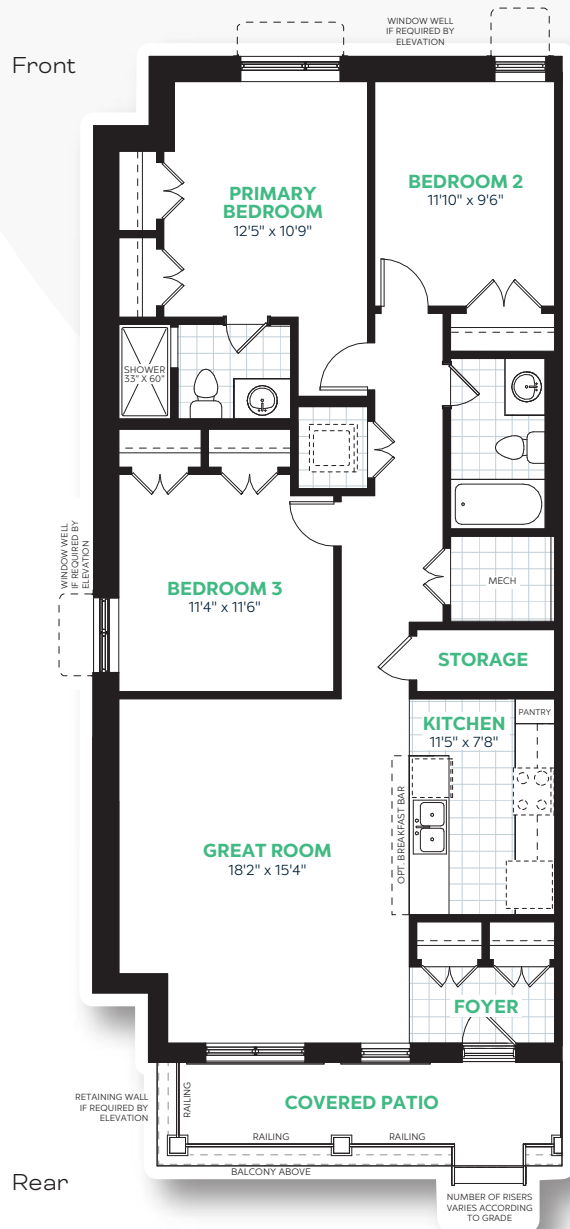
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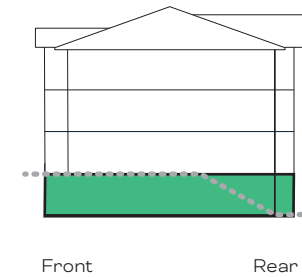
URBAN TOWNS

The Sienna A

1290 sq.ft. | 3 Bedroom | 2 Bathroom



LOCATION



■ Unit Location

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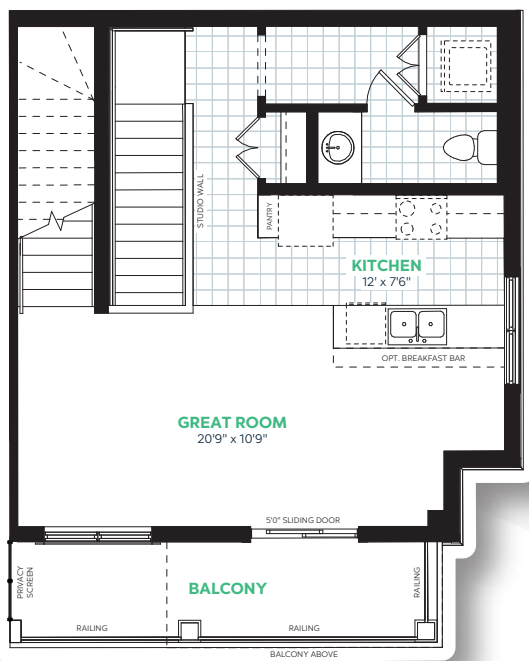


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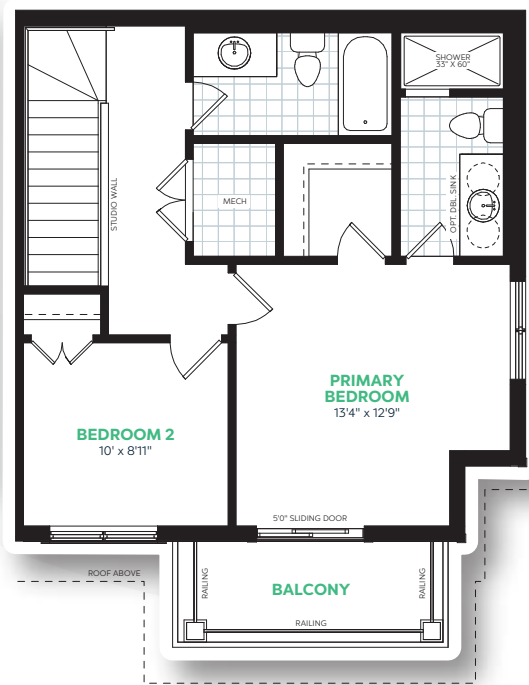
The Slate A

1275 sq.ft. | 2 Bedroom | 2.5 Bathroom

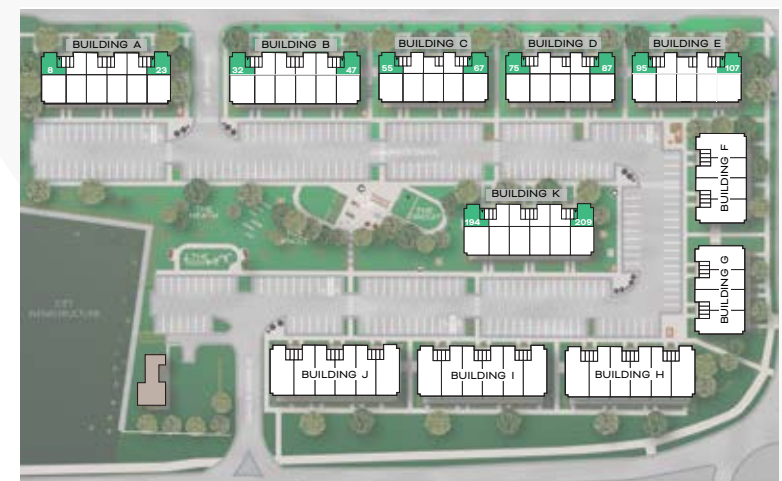
MAIN FLOOR



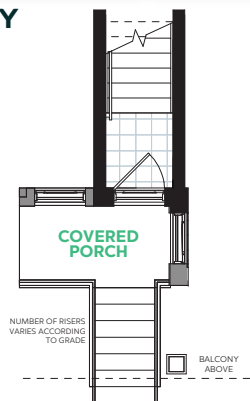
UPPER FLOOR



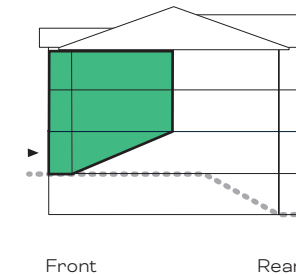
SITE PLAN



ENTRY



LOCATION



■ Unit Location

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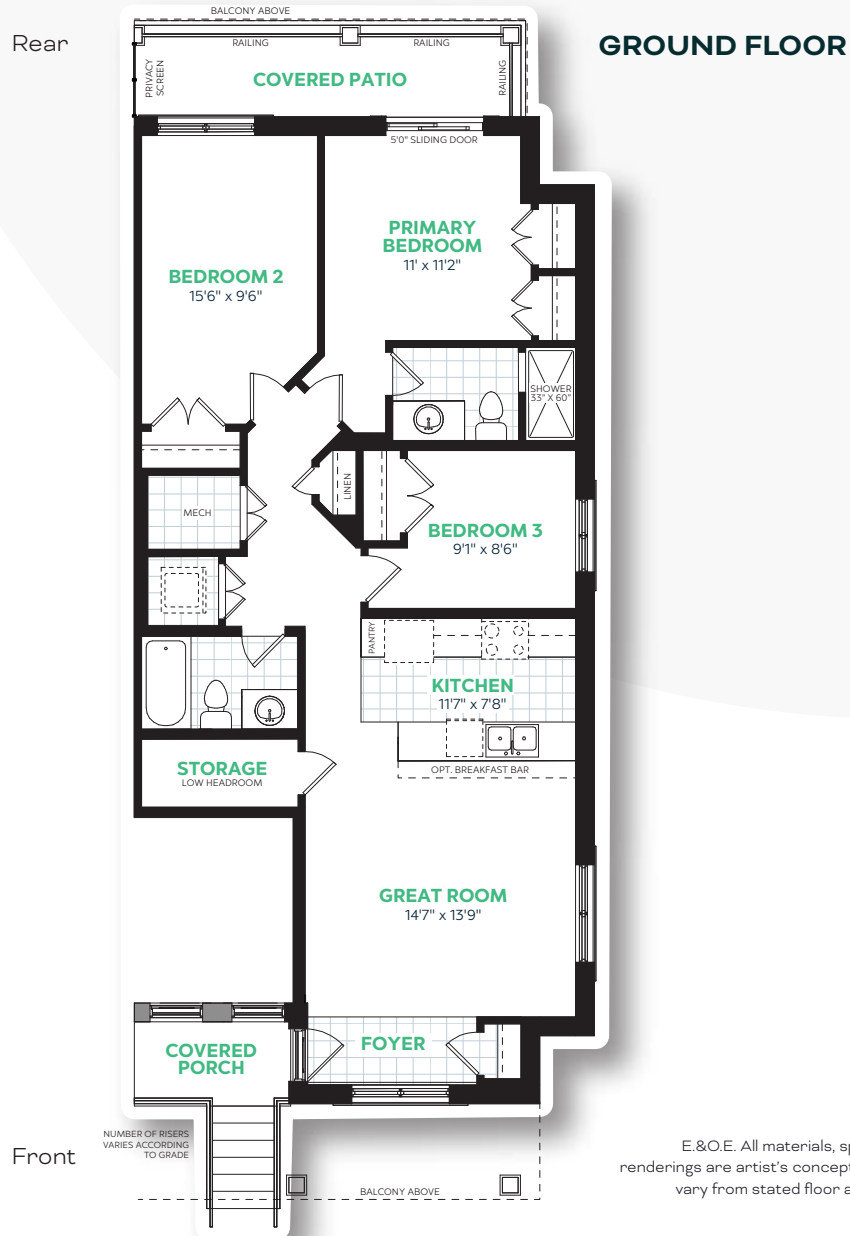




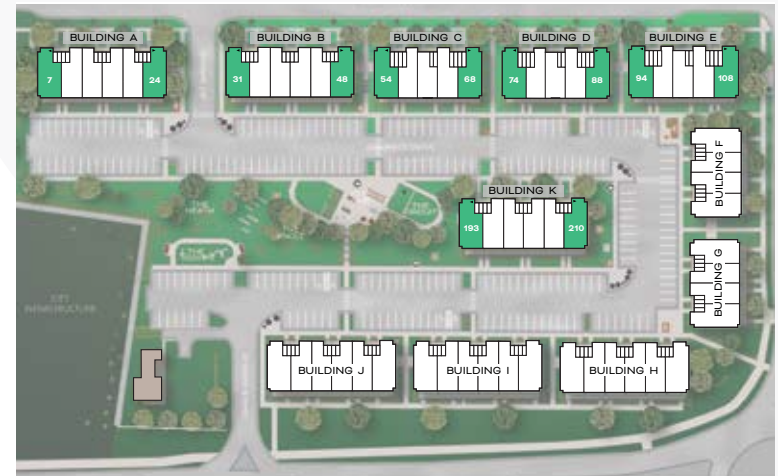
URBAN TOWNS

The Pewter A

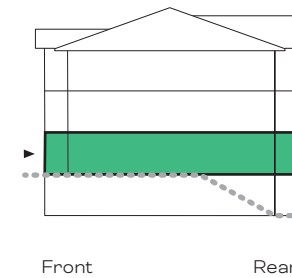
1160 sq.ft. | 3 Bedroom | 2 Bathroom



SITE PLAN



LOCATION



■ Unit Location

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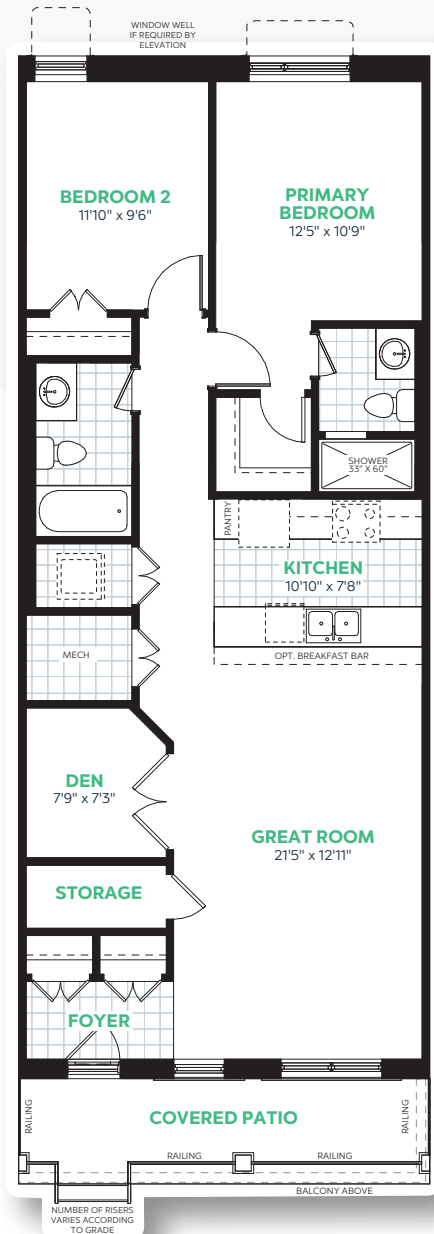


URBAN TOWNS

The Hazel A

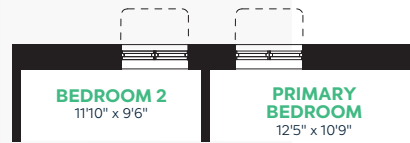
1130 sq.ft. | 2 Bedroom + Den | 2 Bathroom

Front



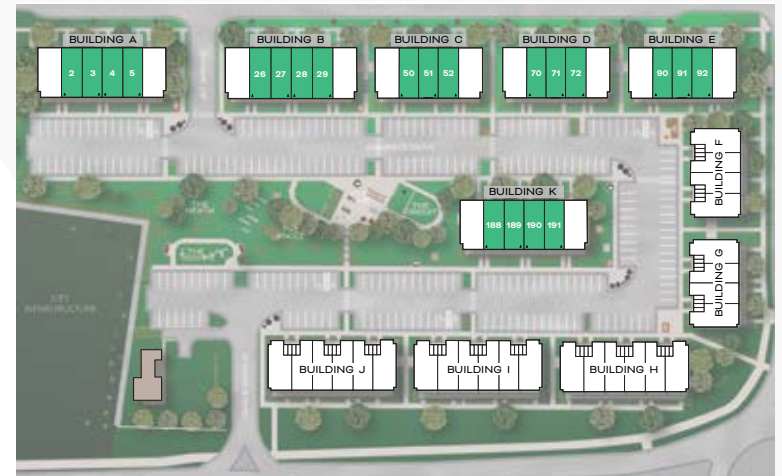
Rear

GARDEN SUITE

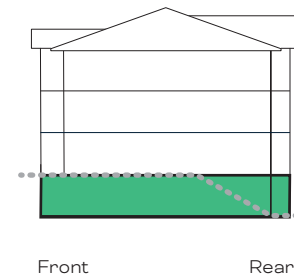


Unit Variation
C061, D081, E101

SITE PLAN



LOCATION



■ Unit Location

RETAINING WALL
IF REQUIRED BY
ELEVATION

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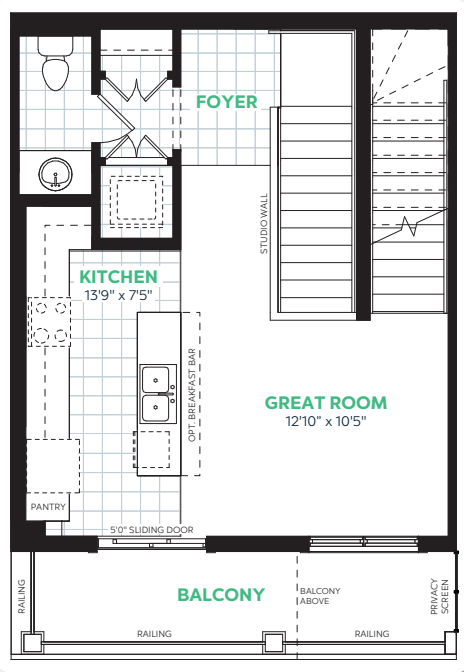


URBAN TOWNS

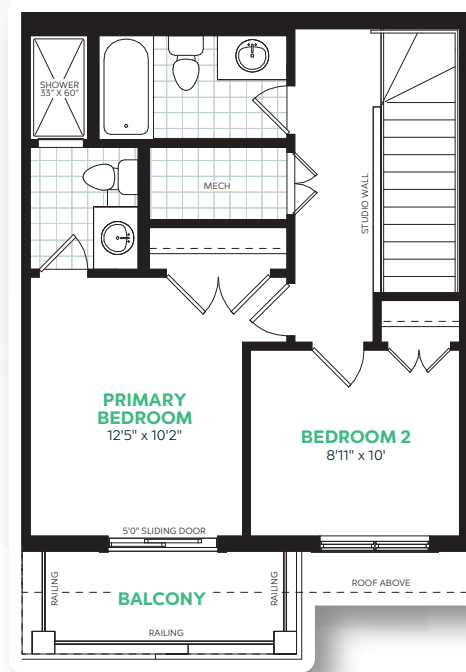
The Auburn A

1105 sq.ft. | 2 Bedroom | 2.5 Bathroom

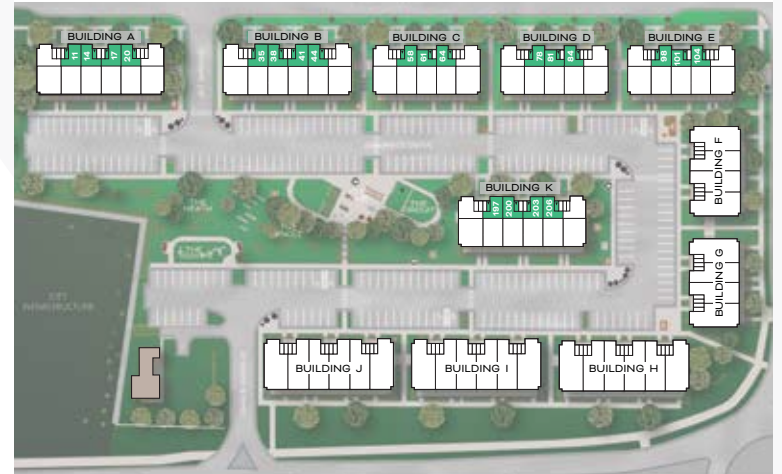
MAIN FLOOR



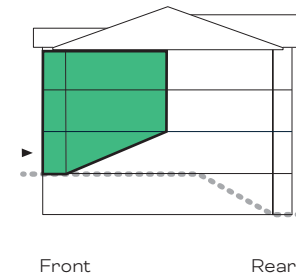
UPPER FLOOR



SITE PLAN

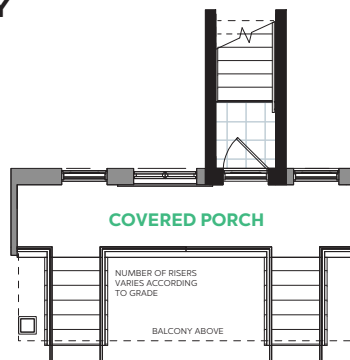
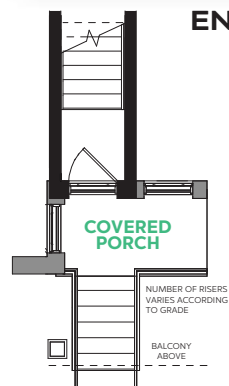


LOCATION



■ Unit Location

ENTRY



Unit Variations
C61, D81, E101

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