



## Urban Towns Price List

| Building A        |                   |             |       |                    |                                  |                                     |
|-------------------|-------------------|-------------|-------|--------------------|----------------------------------|-------------------------------------|
| Plan              | Type              | Beds   Bath | SQFT  | Price <sup>2</sup> | Proposed HST Rebate <sup>3</sup> | New Price After Rebate <sup>4</sup> |
| Garnet A   A018   | 1-Storey Interior | 2   2       | 995   | \$484,489          | \$34,499                         | <b>\$449,990</b>                    |
| Hazel A   A003    | 1-Storey Garden   | 2 + Den   2 | 1,130 | \$501,439          | \$36,449                         | <b>\$464,990</b>                    |
| Hazel A   A004    | 1-Storey Garden   | 2 + Den   2 | 1,130 | \$501,439          | \$36,449                         | <b>\$464,990</b>                    |
| Hazel A   A005    | 1-Storey Garden   | 2 + Den   2 | 1,130 | \$501,439          | \$36,449                         | <b>\$464,990</b>                    |
| Auburn A   A011   | 2-Storey Interior | 2   2.5     | 1,105 | \$512,739          | \$37,749                         | <b>\$474,990</b>                    |
| Auburn A   A014   | 2-Storey Interior | 2   2.5     | 1,105 | \$512,739          | \$37,749                         | <b>\$474,990</b>                    |
| Auburn A   A020   | 2-Storey Interior | 2   2.5     | 1,105 | \$512,739          | \$37,749                         | <b>\$474,990</b>                    |
| Sienna A          | 1-Storey Garden   | 3   2       | 1,290 | -                  | -                                | SOLD OUT                            |
| Sterling A   A015 | 2-Storey Interior | 2   2.5     | 1,260 | \$557,939          | \$42,949                         | <b>\$514,990</b>                    |
| Sterling A   A016 | 2-Storey Interior | 2   2.5     | 1,260 | \$557,939          | \$42,949                         | <b>\$514,990</b>                    |
| Sterling A   A021 | 2-Storey Interior | 2   2.5     | 1,260 | \$557,939          | \$42,949                         | <b>\$514,990</b>                    |
| Pewter A          | 1-Storey End      | 3   2       | 1,160 | -                  | -                                | SOLD OUT                            |
| Slate A   A023    | 2-Storey Interior | 2   2.5     | 1,275 | \$569,239          | \$44,249                         | <b>\$524,990</b>                    |
| Jasper A          | 2-Storey End      | 3   2.5     | 1,415 | -                  | -                                | SOLD OUT                            |

| Building B        |                   |             |       |                    |                                  |                                     |
|-------------------|-------------------|-------------|-------|--------------------|----------------------------------|-------------------------------------|
| Plan              | Type              | Beds   Bath | SQFT  | Price <sup>2</sup> | Proposed HST Rebate <sup>3</sup> | New Price After Rebate <sup>4</sup> |
| Garnet A          | 1-Storey Interior | 2   2       | 995   | -                  | -                                | SOLD OUT                            |
| Hazel A   B026    | 1-Storey Garden   | 2 + Den   2 | 1,130 | \$507,089          | \$37,099                         | <b>\$469,990</b>                    |
| Hazel A   B027    | 1-Storey Garden   | 2 + Den   2 | 1,130 | \$507,089          | \$37,099                         | <b>\$469,990</b>                    |
| Hazel A   B028    | 1-Storey Garden   | 2 + Den   2 | 1,130 | \$507,089          | \$37,099                         | <b>\$469,990</b>                    |
| Hazel A   B029    | 1-Storey Garden   | 2 + Den   2 | 1,130 | \$507,089          | \$37,099                         | <b>\$469,990</b>                    |
| Auburn A   B035   | 2-Storey Interior | 2   2.5     | 1,105 | \$518,389          | \$38,399                         | <b>\$479,990</b>                    |
| Auburn A   B041   | 2-Storey Interior | 2   2.5     | 1,105 | \$518,389          | \$38,399                         | <b>\$479,990</b>                    |
| Auburn A   B044   | 2-Storey Interior | 2   2.5     | 1,105 | \$518,389          | \$38,399                         | <b>\$479,990</b>                    |
| Sienna A   B030   | 1-Storey Garden   | 3   2       | 1,290 | \$557,939          | \$42,949                         | <b>\$514,990</b>                    |
| Sterling A   B034 | 2-Storey Interior | 2   2.5     | 1,260 | \$563,589          | \$43,599                         | <b>\$519,990</b>                    |
| Sterling A   B039 | 2-Storey Interior | 2   2.5     | 1,260 | \$563,589          | \$43,599                         | <b>\$519,990</b>                    |
| Sterling A   B040 | 2-Storey Interior | 2   2.5     | 1,260 | \$563,589          | \$43,599                         | <b>\$519,990</b>                    |
| Sterling A   B045 | 2-Storey Interior | 2   2.5     | 1,260 | \$563,589          | \$43,599                         | <b>\$519,990</b>                    |
| Pewter A          | 1-Storey End      | 3   2       | 1,160 | -                  | -                                | SOLD OUT                            |
| Slate A   B032    | 2-Storey Interior | 2   2.5     | 1,275 | \$574,889          | \$44,899                         | <b>\$529,990</b>                    |
| Slate A   B047    | 2-Storey Interior | 2   2.5     | 1,275 | \$574,889          | \$44,899                         | <b>\$529,990</b>                    |
| 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*

**Vong Kennedy** | Sales Professional  
519-885-8000 | [info@vongrealtygroup.com](mailto:info@vongrealtygroup.com)

**OCCUPANCY**

Building A | Summer 2027      Building B | Fall 2027

**CONDO FEES**

\$0.17/sq.ft.<sup>1</sup> 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  
Price Protection Guarantee<sup>5</sup>  
First-Time Home Buyer Flexible Deposit Program  
Referral & Repeat Buyer Program

628 New Dundee Road, Kitchener  
By Appointment Only

<sup>1</sup>Based upon estimated fee at project completion. <sup>2</sup>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. <sup>3</sup>Proposed HST Rebate amounts are subject to the approval and implementation of applicable government legislation and purchaser eligibility, as per federal and provincial governments. <sup>4</sup>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. <sup>5</sup>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. See agreement of purchase and sale for further details. E. & O.E. (June 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

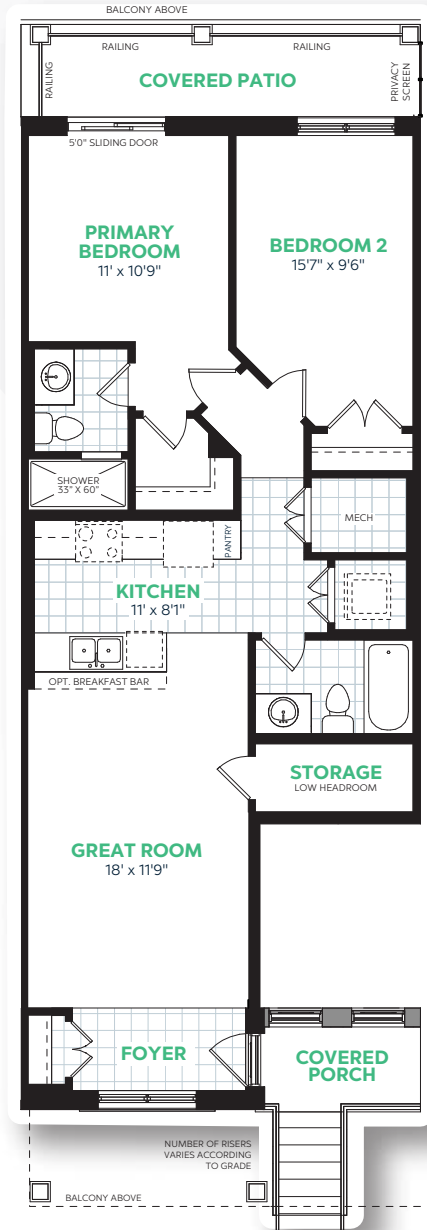


URBAN TOWNS

# The Garnet A

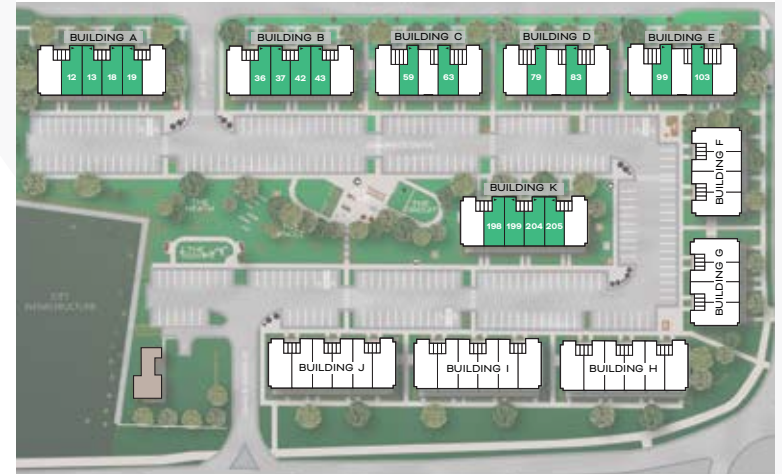
995 sq.ft. | 2 Bedroom | 2 Bathroom

Rear

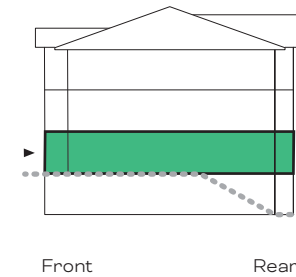


## GROUND FLOOR

## 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.



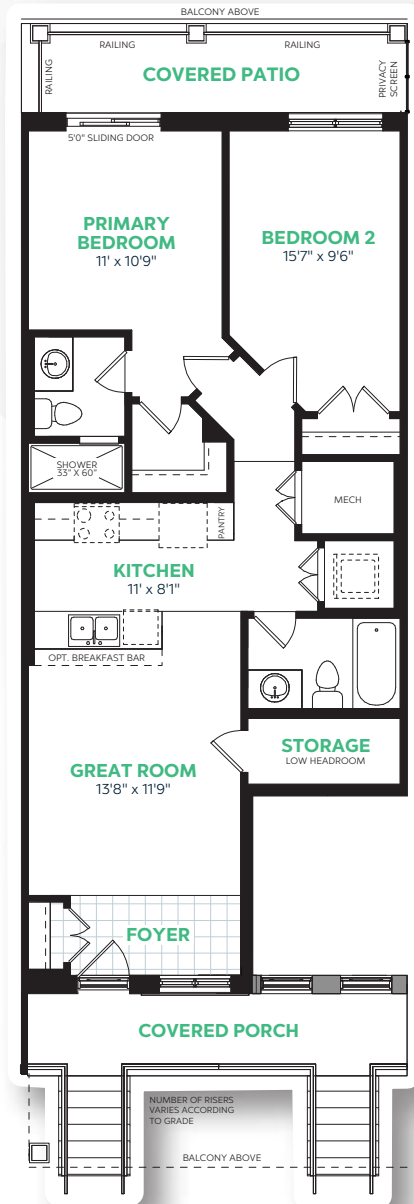


URBAN TOWNS

# The Garnet II A

940 sq.ft. | 2 Bedroom | 2 Bathroom

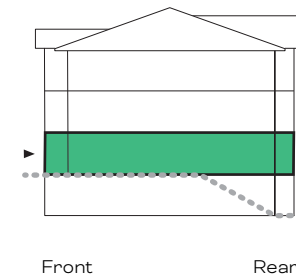
Rear



Front



## LOCATION



■ Unit Location

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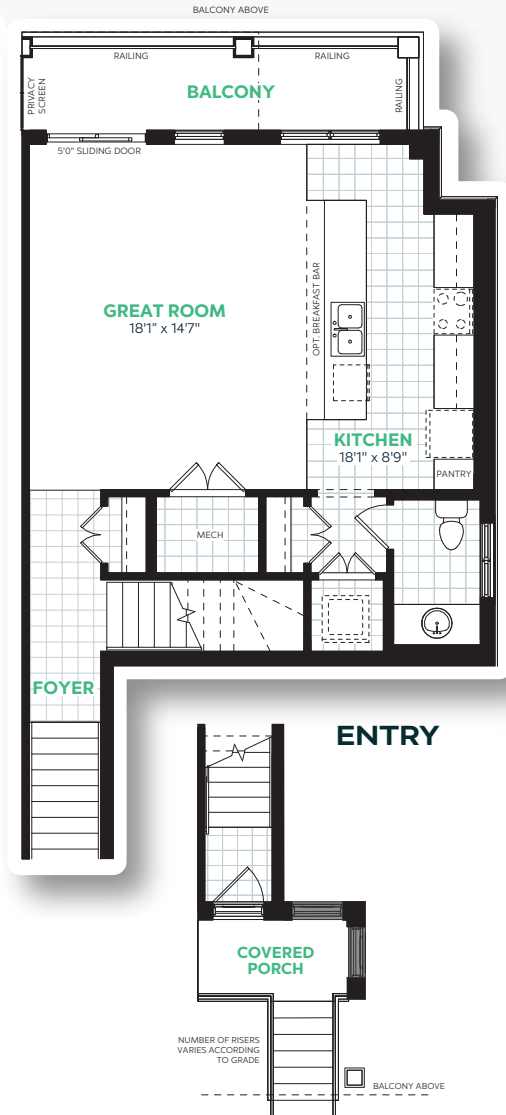


URBAN TOWNS

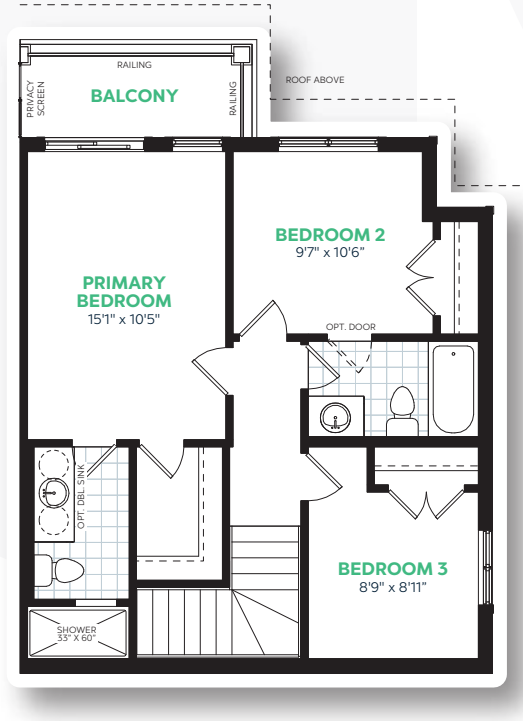
# The Jasper A

1415 sq.ft. | 3 Bedroom | 2.5 Bathroom

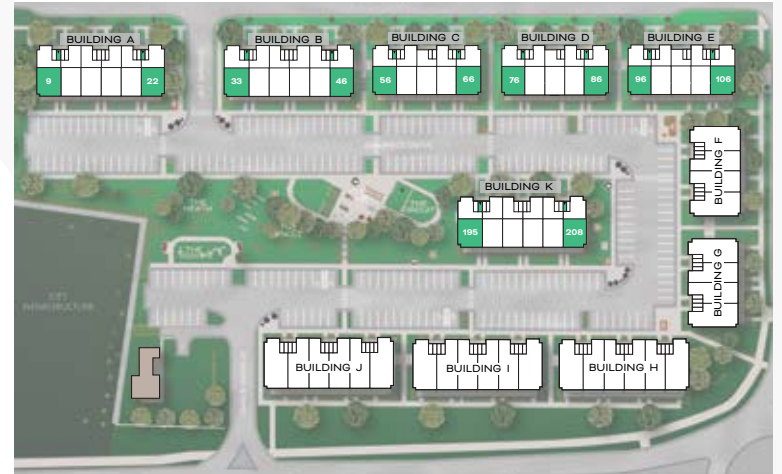
## MAIN FLOOR



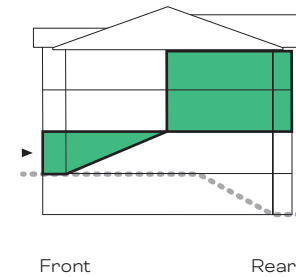
## UPPER FLOOR



## SITE PLAN



## LOCATION



■ Unit Location

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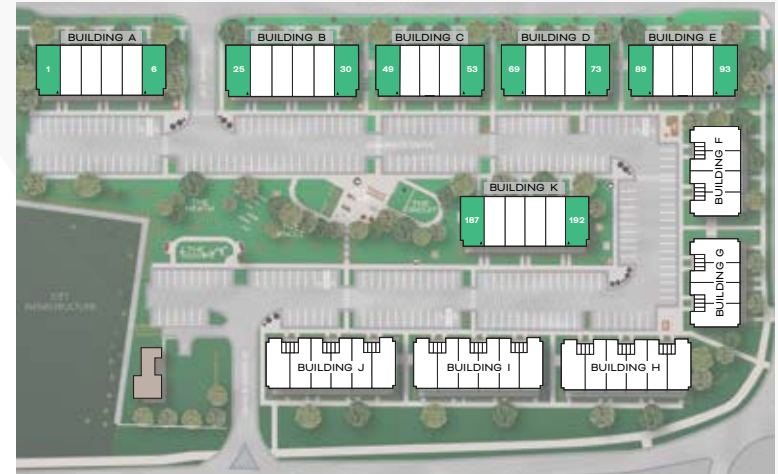
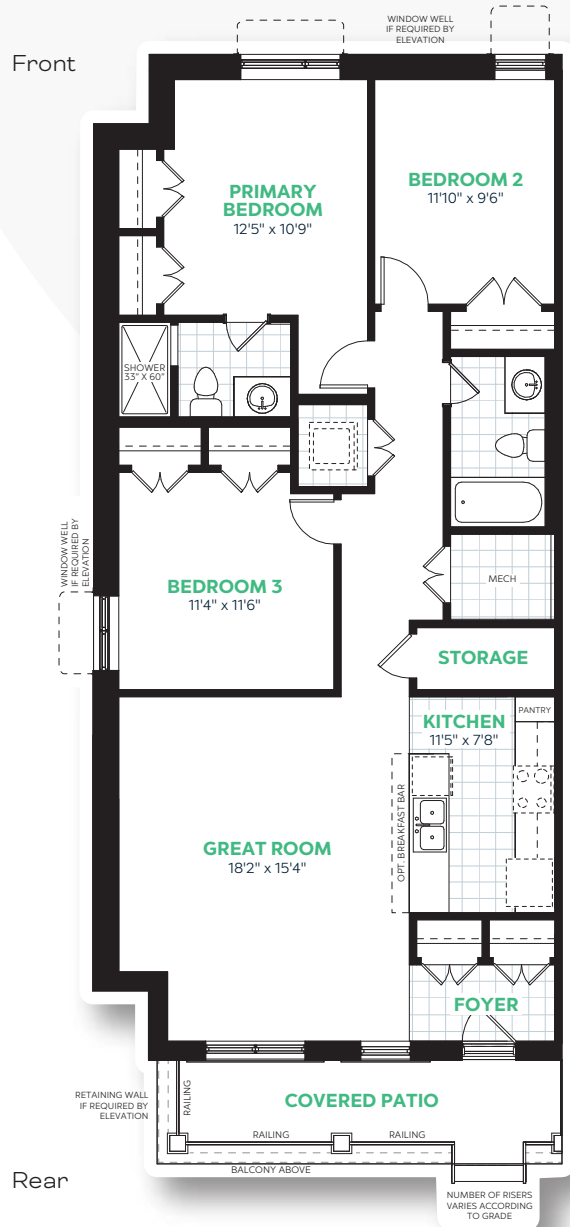
FUSION  
HOMES



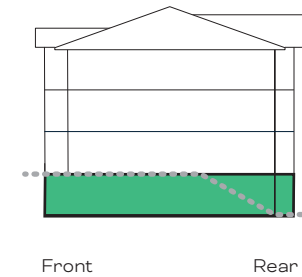
URBAN TOWNS

# The Sienna A

1290 sq.ft. | 3 Bedroom | 2 Bathroom



## LOCATION



■ Unit Location

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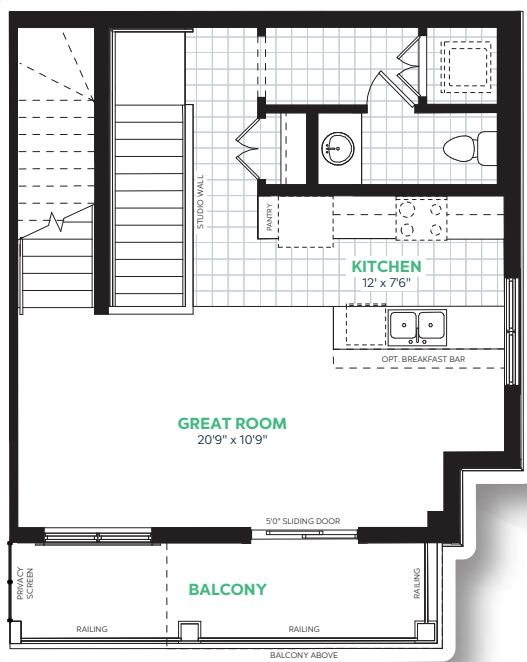


URBAN TOWNS

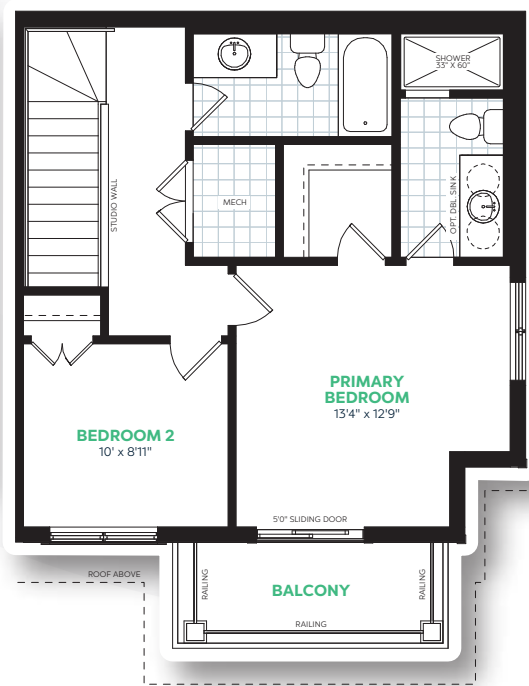
# The Slate A

1275 sq.ft. | 2 Bedroom | 2.5 Bathroom

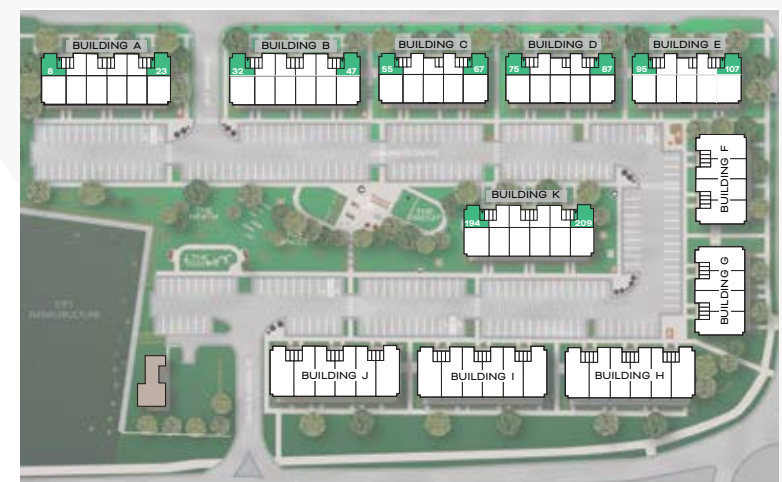
## MAIN FLOOR



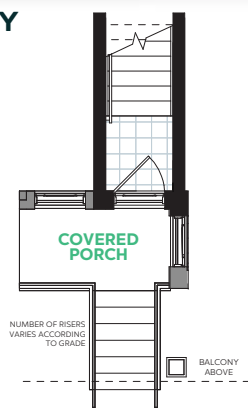
## UPPER FLOOR



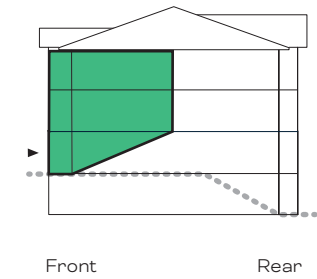
## SITE PLAN



## ENTRY



## LOCATION



■ Unit Location

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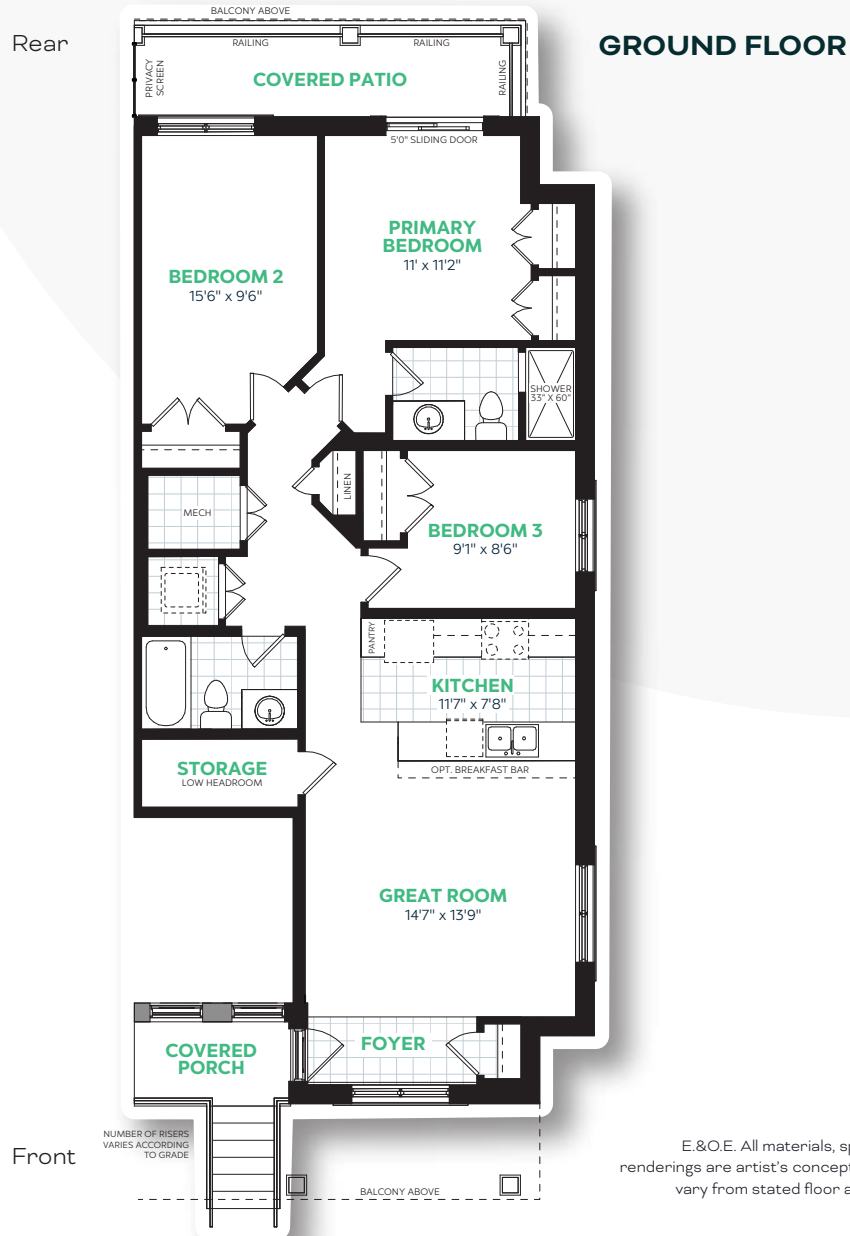




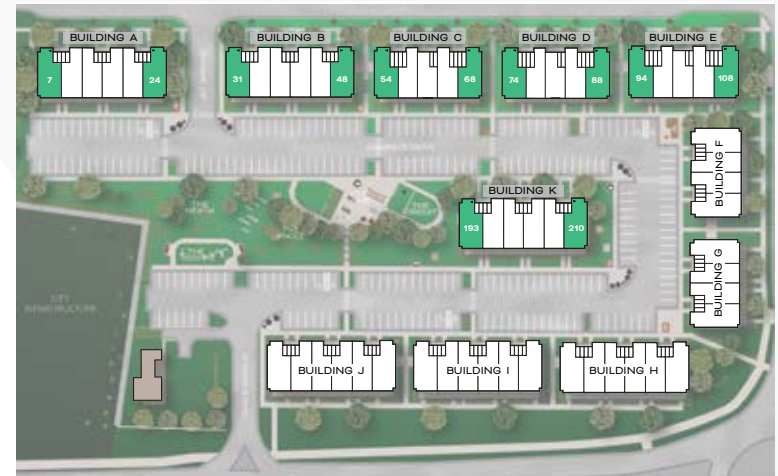
URBAN TOWNS

# The Pewter A

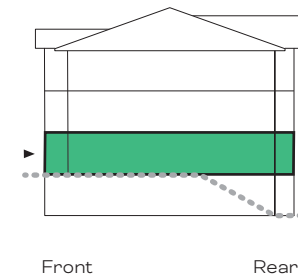
1160 sq.ft. | 3 Bedroom | 2 Bathroom



**SITE PLAN**



**LOCATION**



■ Unit Location

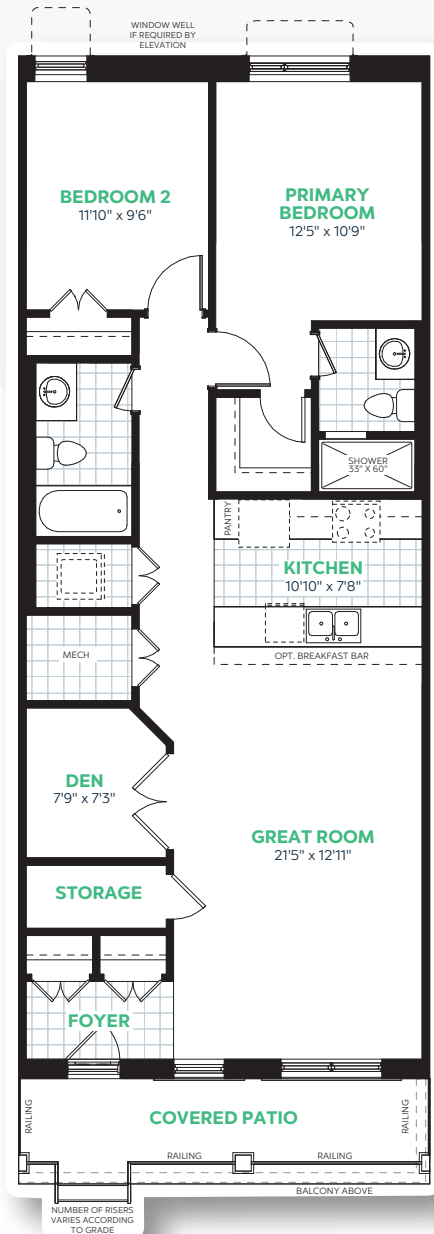
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# The Hazel A

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

Front



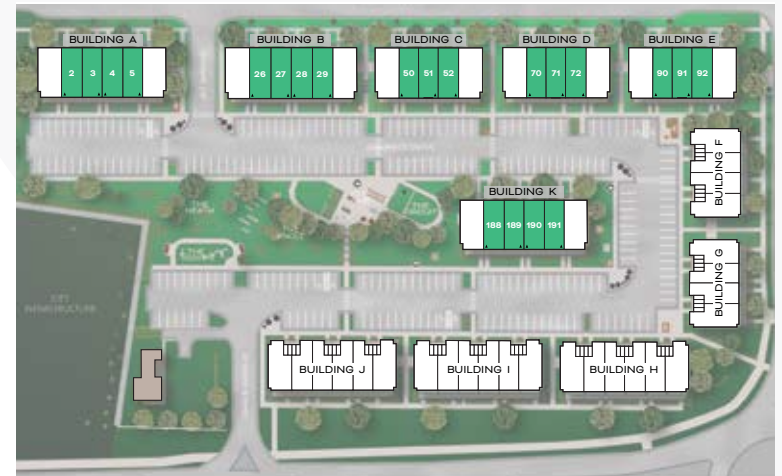
Rear

## GARDEN SUITE

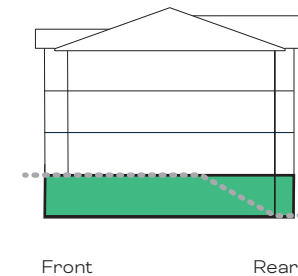


Unit Variation  
C061, D081, E101

## SITE PLAN



## LOCATION



■ Unit Location

RETAINING WALL  
IF REQUIRED BY  
ELEVATION

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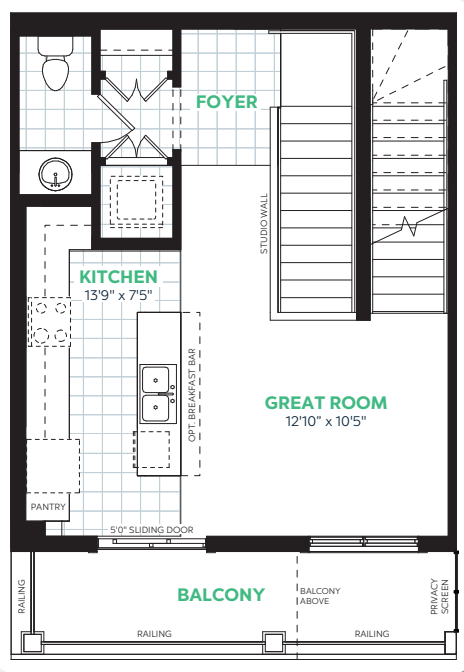


URBAN TOWNS

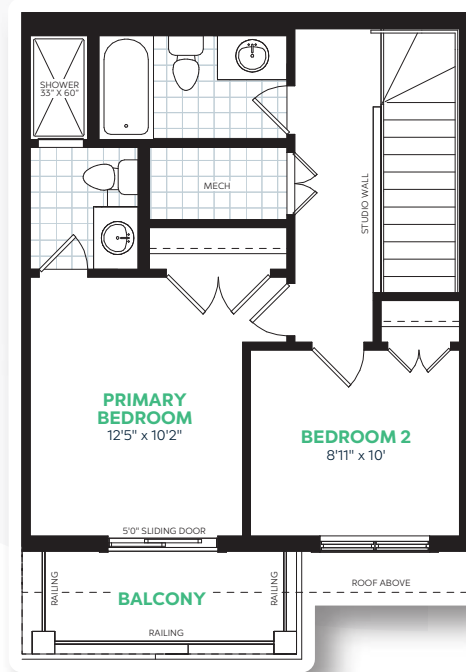
# The Auburn A

1105 sq.ft. | 2 Bedroom | 2.5 Bathroom

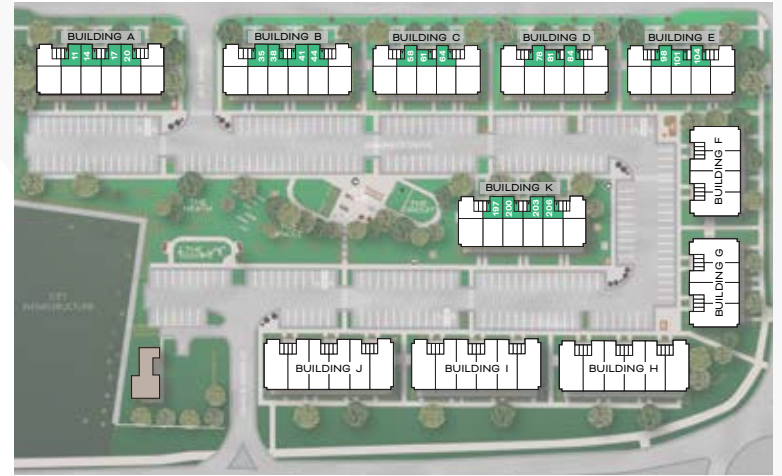
## MAIN FLOOR



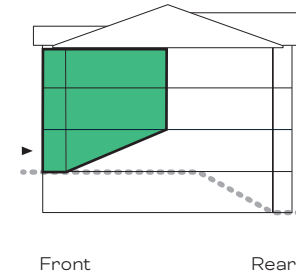
## UPPER FLOOR



## SITE PLAN

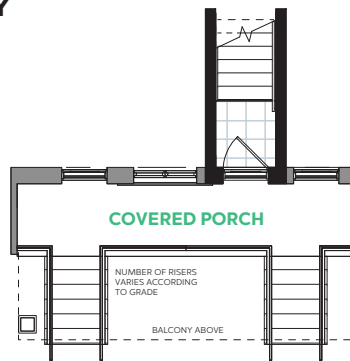
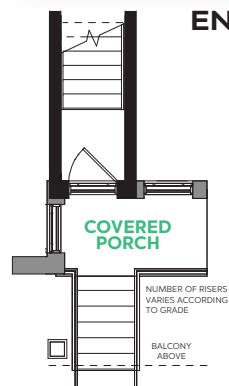


## LOCATION



■ Unit Location

## ENTRY



Unit Variations  
C61, D81, E101

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