



Urban Towns Price List

Building A					
Plan	Type	Beds Bath	SQFT	Price	Rebated Price ²
Garnet A A018	1-Storey Interior	2 2	995	\$484,489	\$449,990
Hazel A A003	1-Storey Garden	2 + Den 2	1,130	\$501,439	\$464,990
Hazel A A004	1-Storey Garden	2 + Den 2	1,130	\$501,439	\$464,990
Hazel A A005	1-Storey Garden	2 + Den 2	1,130	\$501,439	\$464,990
Auburn A A011	2-Storey Interior	2 2.5	1,105	\$512,739	\$474,990
Auburn A A014	2-Storey Interior	2 2.5	1,105	\$512,739	\$474,990
Auburn A A020	2-Storey Interior	2 2.5	1,105	\$512,739	\$474,990
Sienna A	1-Storey Garden	3 2	1,290	-	SOLD OUT
Sterling A A015	2-Storey Interior	2 2.5	1,260	\$557,939	\$514,990
Sterling A A016	2-Storey Interior	2 2.5	1,260	\$557,939	\$514,990
Sterling A A021	2-Storey Interior	2 2.5	1,260	\$557,939	\$514,990
Pewter A	1-Storey End	3 2	1,160	-	SOLD OUT
Slate A A008	2-Storey Interior	2 2.5	1,275	\$569,239	\$524,990
Slate A A023	2-Storey Interior	2 2.5	1,275	\$569,239	\$524,990
Jasper A	2-Storey End	3 2.5	1,415	-	SOLD OUT

Building B					
Plan	Type	Beds Bath	SQFT	Price	Rebated Price ²
Garnet A	1-Storey Interior	2 2	995	-	SOLD OUT
Hazel A B026	1-Storey Garden	2 + Den 2	1,130	\$507,089	\$469,990
Hazel A B027	1-Storey Garden	2 + Den 2	1,130	\$507,089	\$469,990
Hazel A B028	1-Storey Garden	2 + Den 2	1,130	\$507,089	\$469,990
Hazel A B029	1-Storey Garden	2 + Den 2	1,130	\$507,089	\$469,990
Auburn A B035	2-Storey Interior	2 2.5	1,105	\$518,389	\$479,990
Auburn A B041	2-Storey Interior	2 2.5	1,105	\$518,389	\$479,990
Auburn A B044	2-Storey Interior	2 2.5	1,105	\$518,389	\$479,990
Sienna A B030	1-Storey Garden	3 2	1,290	\$557,939	\$514,990
Sterling A B034	2-Storey Interior	2 2.5	1,260	\$563,589	\$519,990
Sterling A B039	2-Storey Interior	2 2.5	1,260	\$563,589	\$519,990
Sterling A B040	2-Storey Interior	2 2.5	1,260	\$563,589	\$519,990
Sterling A B045	2-Storey Interior	2 2.5	1,260	\$563,589	\$519,990
Pewter A	1-Storey End	3 2	1,160	-	SOLD OUT
Slate A B032	2-Storey Interior	2 2.5	1,275	\$574,889	\$529,990
Slate A B047	2-Storey Interior	2 2.5	1,275	\$574,889	\$529,990
Jasper A	2-Storey End	3 2.5	1,415	-	SOLD OUT

¹Based upon estimated fee at project completion. ²Price 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. ³Price 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. (July 2026).

**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

OCCUPANCY

Building A | Summer 2027 Building B | Fall 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
Price Protection Guarantee³
First-Time Home Buyer Flexible Deposit Program
Referral & Repeat Buyer Program

628 New Dundee Road, Kitchener
By Appointment Only

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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

FUSION
HOMES



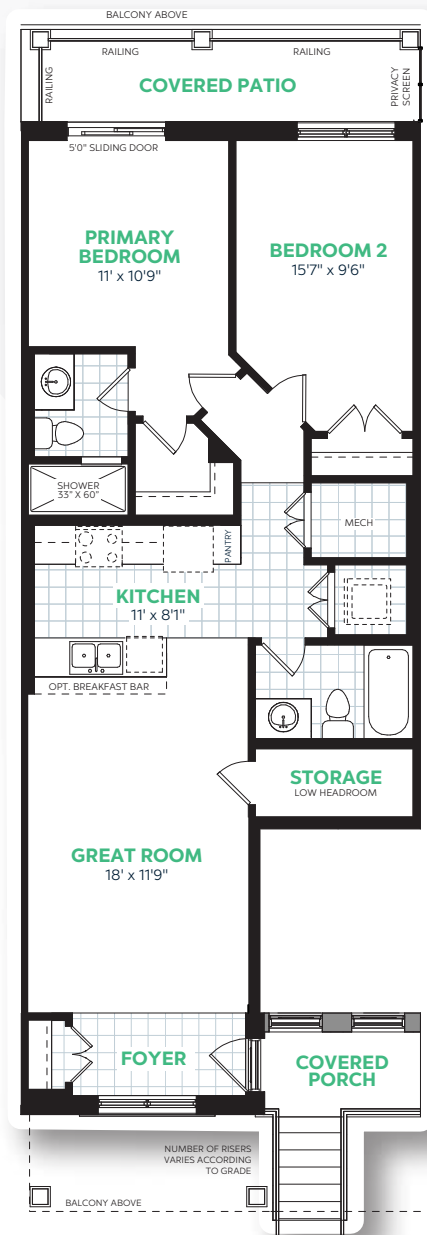
URBAN TOWNS

The Garnet A

995 sq.ft. | 2 Bedroom | 2 Bathroom

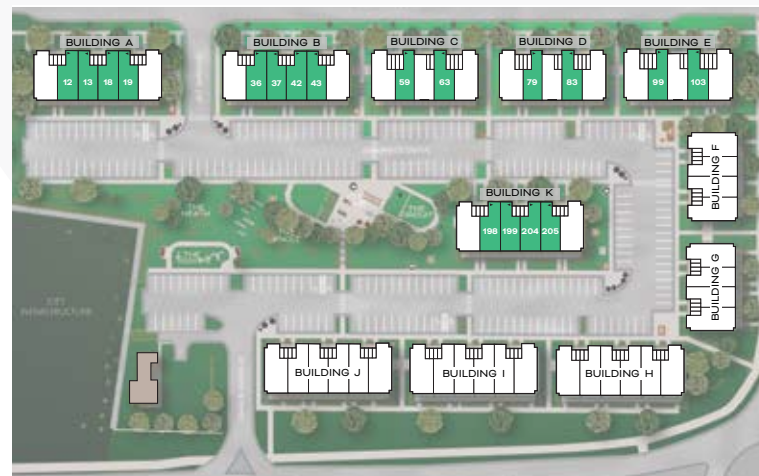
Rear

GROUND FLOOR

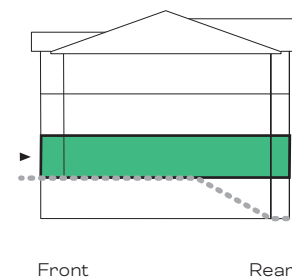


Front

SITE PLAN



LOCATION



Unit Location

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.

FUSION
HOMES

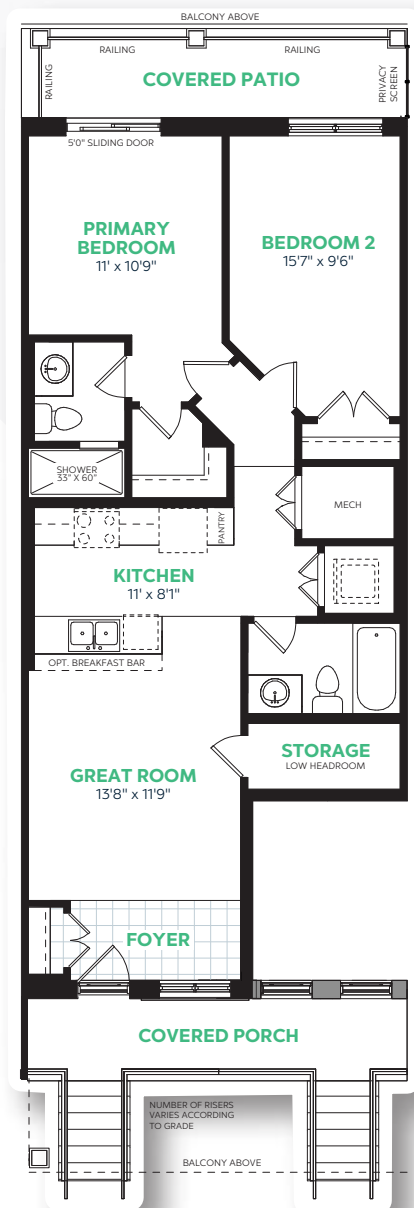


URBAN TOWNS

The Garnet II A

940 sq.ft. | 2 Bedroom | 2 Bathroom

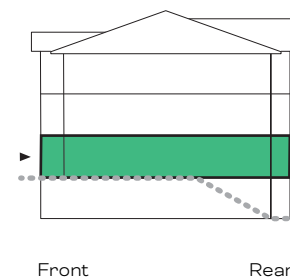
Rear



Front



LOCATION



Unit Location

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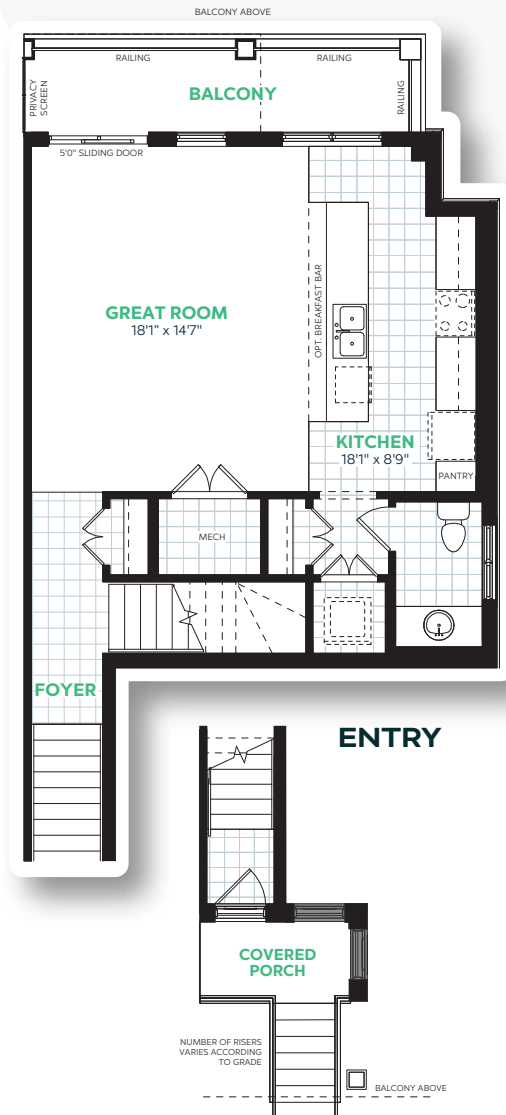


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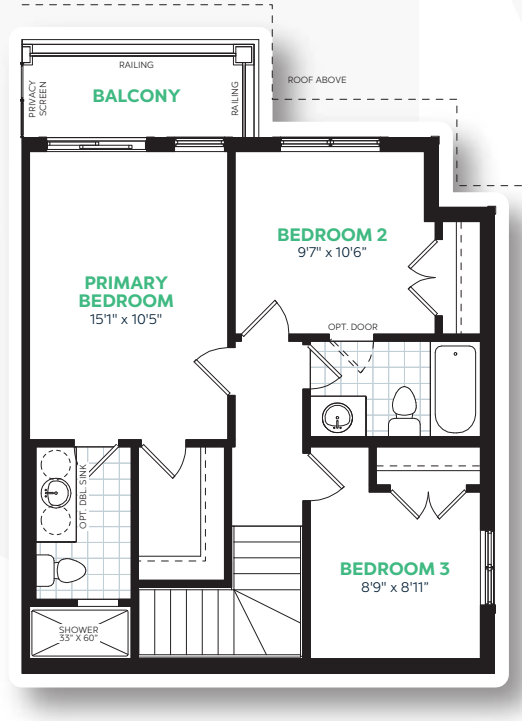
The Jasper A

1415 sq.ft. | 3 Bedroom | 2.5 Bathroom

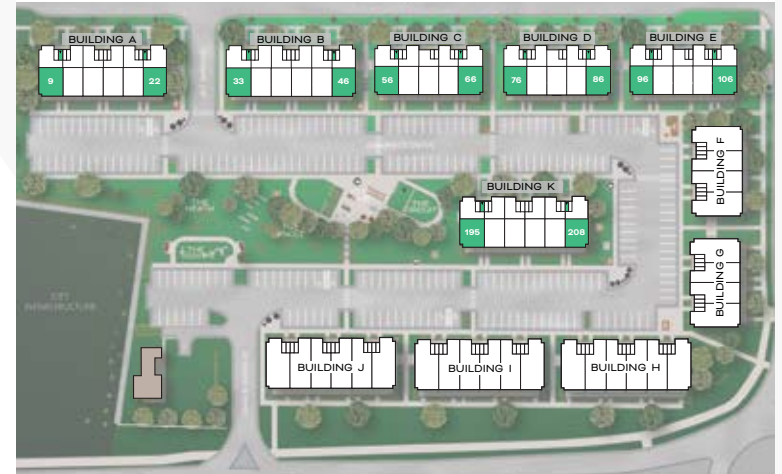
MAIN FLOOR



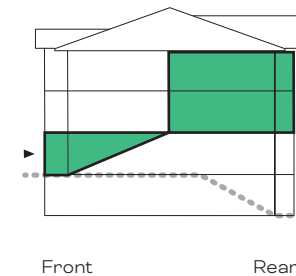
UPPER FLOOR



SITE PLAN



LOCATION



Unit Location

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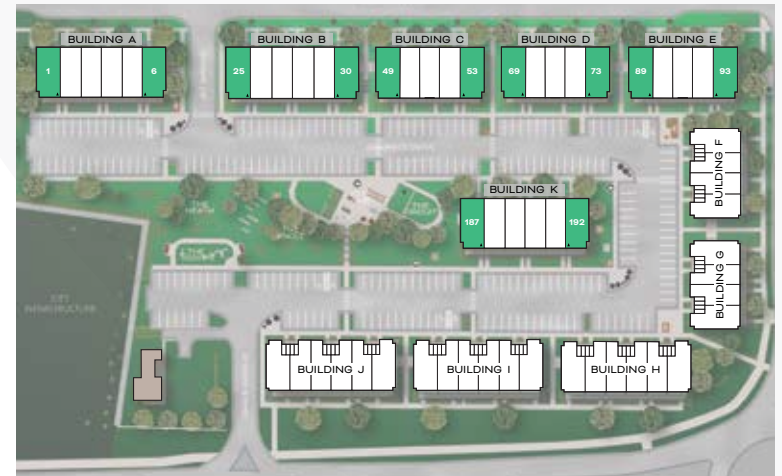
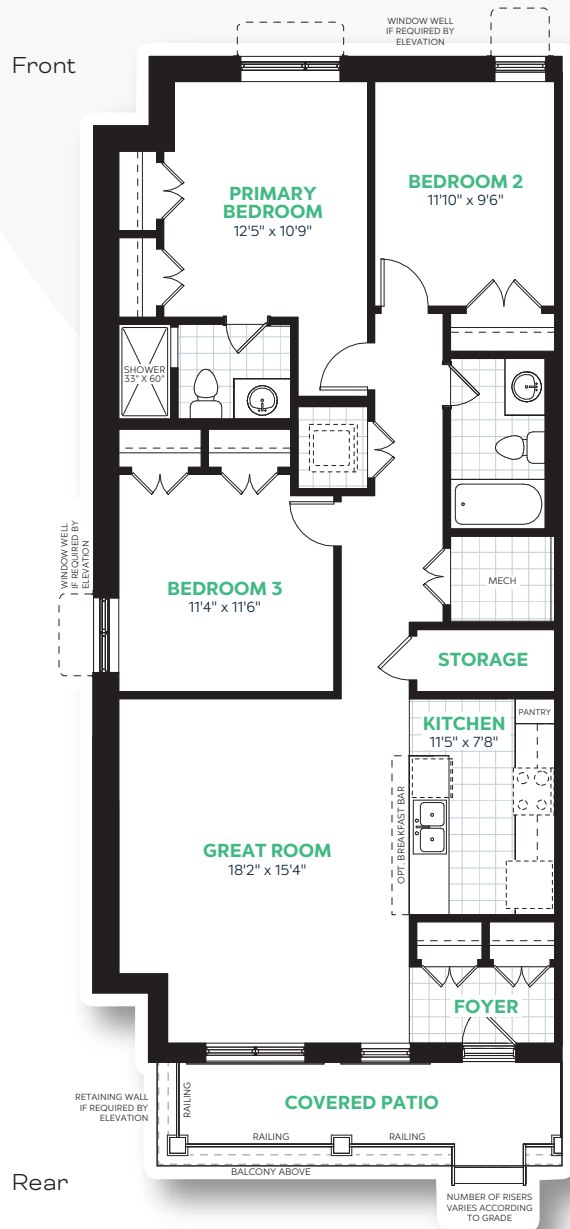
FUSION
HOMES



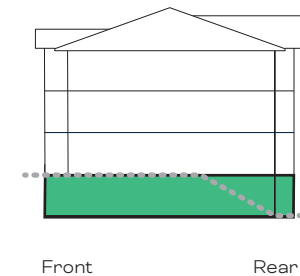
URBAN TOWNS

The Sienna A

1290 sq.ft. | 3 Bedroom | 2 Bathroom



LOCATION



Unit Location

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HOMES

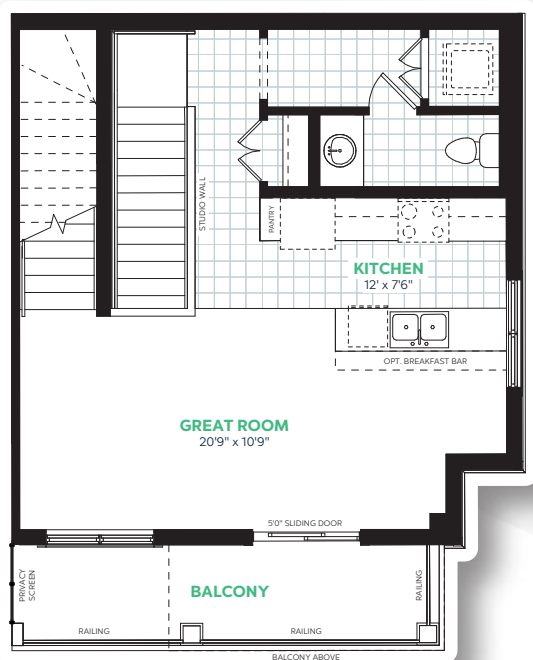


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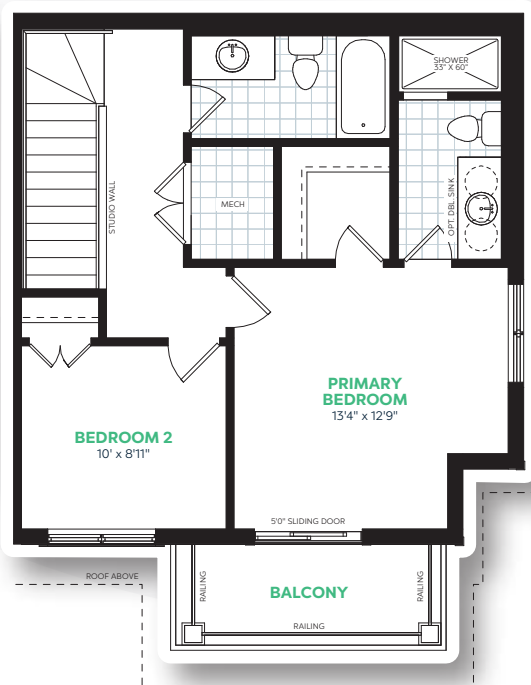
The Slate A

1275 sq.ft. | 2 Bedroom | 2.5 Bathroom

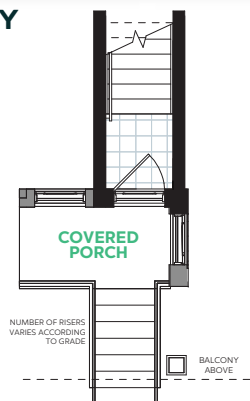
MAIN FLOOR



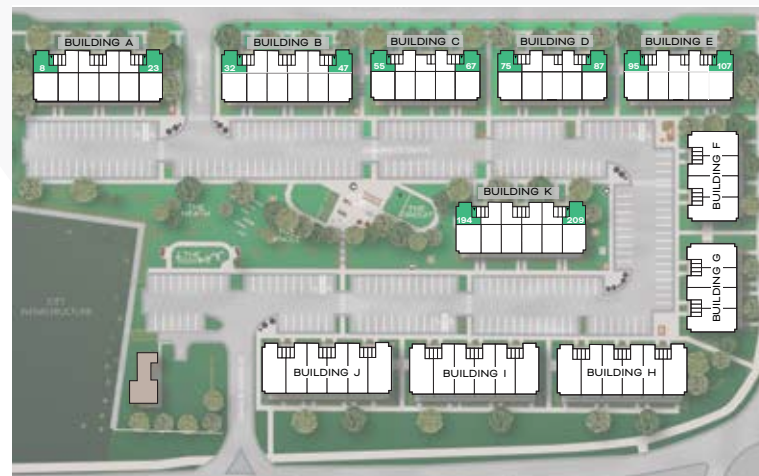
UPPER FLOOR



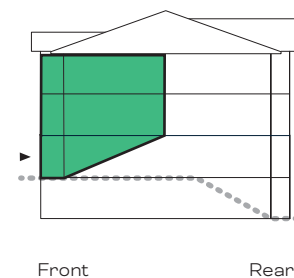
ENTRY



SITE PLAN



LOCATION



Unit Location

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FUSION
HOMES



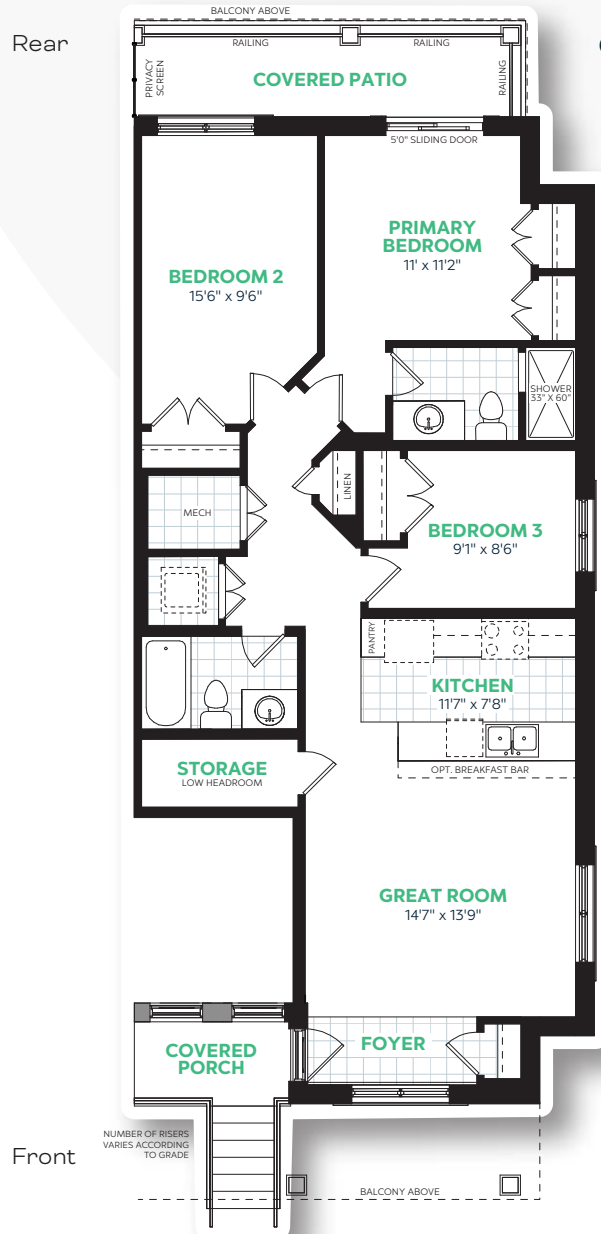
URBAN TOWNS

The Pewter A

1160 sq.ft. | 3 Bedroom | 2 Bathroom

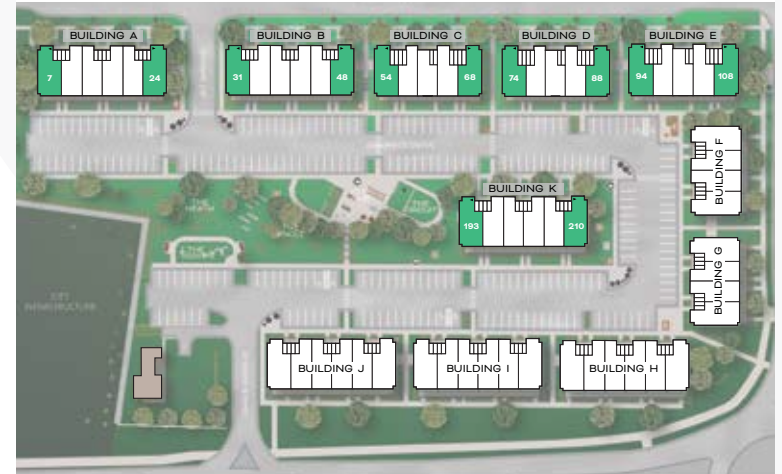
Rear

GROUND FLOOR

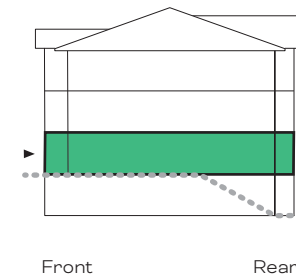


Front

SITE PLAN



LOCATION



Unit Location

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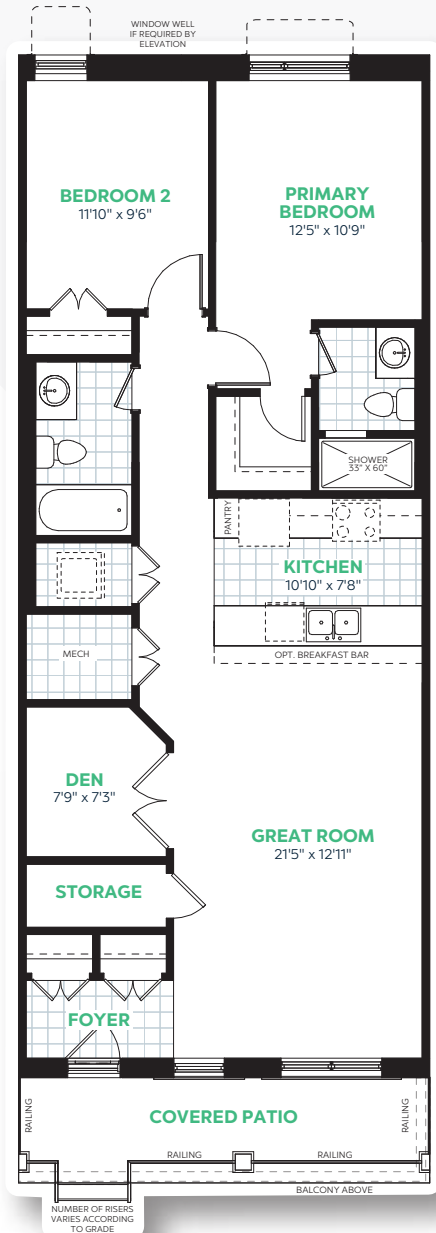


URBAN TOWNS

The Hazel A

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

Front



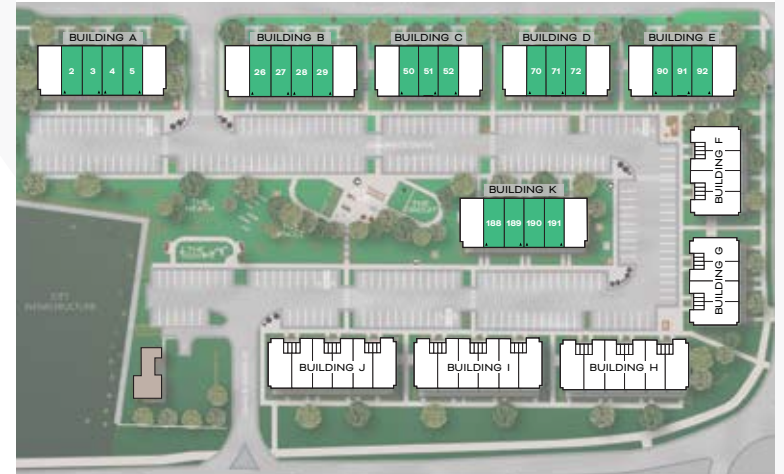
Rear

GARDEN SUITE

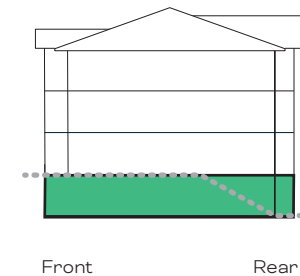


Unit Variation
C061, D081, E101

SITE PLAN



LOCATION



Unit Location

RETAINING WALL
IF REQUIRED BY
ELEVATION

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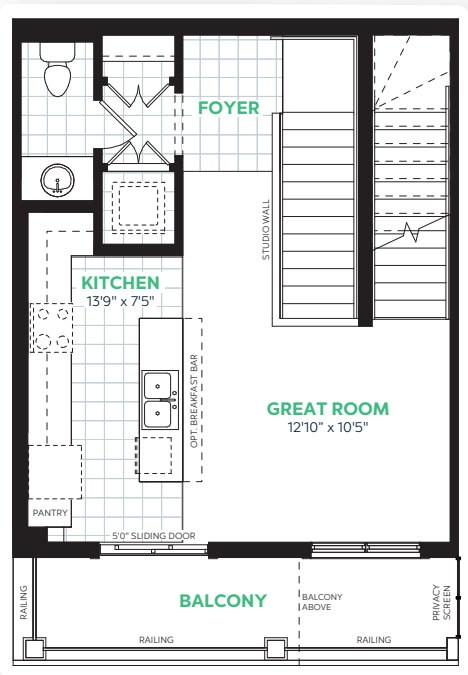


URBAN TOWNS

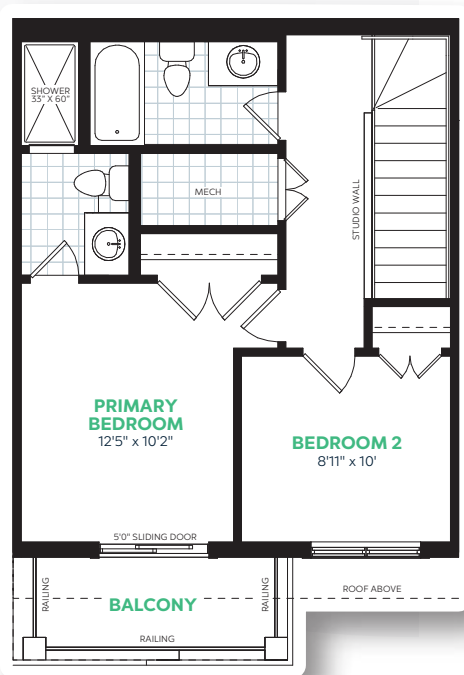
The Auburn A

1105 sq.ft. | 2 Bedroom | 2.5 Bathroom

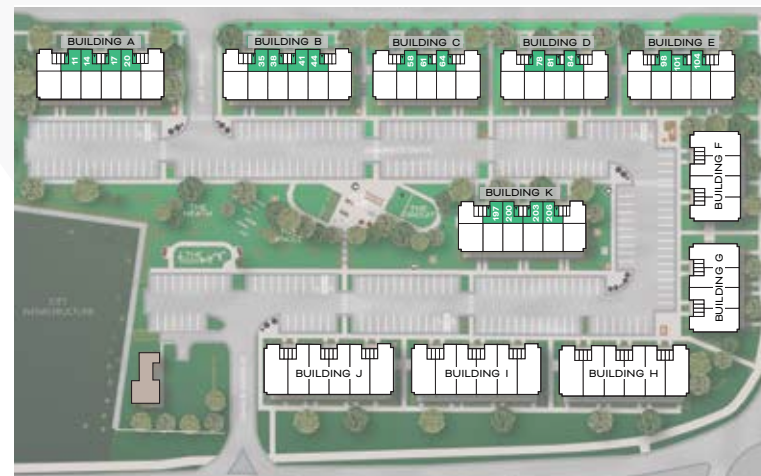
MAIN FLOOR



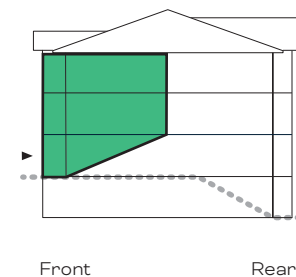
UPPER FLOOR



SITE PLAN

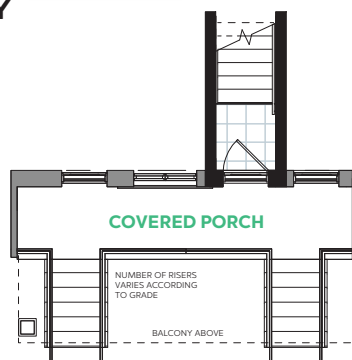
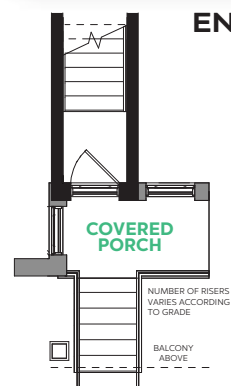


LOCATION



Unit Location

ENTRY



Unit Variations
C61, D81, E101

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