

Limited Time Only Promotions

For a limited number of sales only!

First Come, First Served.

**Total savings of
up to \$120,000¹**

36ft Lots

**\$20,000 in
FREE Upgrades¹**

PLUS!

**\$35,000 off
Lot Premiums¹**

Including limited number
of walkout lots!

40ft Lots

**Up to \$70,000 in
FREE Upgrades¹**
Dependent on Model

PLUS!

**\$50,000 off
Lot Premiums¹**

Including limited remaining
greenspace & pie-shaped lots!

SALES PROFESSIONAL

Brandy Lepold

519-362-7404 | blepold@fusionhomes.com

1. Limited number of sales only. Value of up to \$50,000 applied to lot premium. Can be applied to any premium lot available. Value of upgrades is determined on model and elevations purchased. Pricing, promotions, availability, and details subject to change without notice. Value shown includes full \$50,000 applied to lot premium and full \$70,000 applied to upgrades. If a lot with less than \$35k (36ft lots) or \$50k (40ft lots) of premiums is selected, the remaining incentive amount can be used as upgrade dollars. Pricing, promotions, availability and details subject to change without notice. See Sales Professional for details. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. E & O.E. (April 17, 2024).

THE VITAE SERIES

Two-Storey Detached Homes on 40ft Lots

Plan	SQFT	Elevation A	Elevation B	Elevation D
Rahi	2,350	\$1,279,900	\$1,299,900	\$1,309,900
Able	2,550	\$1,304,900	\$1,324,900	\$1,334,900
Hail II	2,650	\$1,339,900	\$1,349,900	\$1,369,900
Dawn	2,950	\$1,439,900	\$1,449,900	\$1,469,900
Mira	3,000	\$1,469,900	-	\$1,499,900
Tate	3,050	\$1,479,900	-	\$1,509,900
Vega	3,300	\$1,499,900	\$1,519,900	\$1,529,900

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Prices and features subject to change without notice E & O.E. (April 2024)

THE VITAE SERIES

Two-Storey Detached Homes on 36ft Lots

Plan	SQFT	Elevation A	Elevation B	Elevation D
Oxford	1,925	\$1,199,900	\$1,219,900	-
Manchester	1,925	\$1,199,900	\$1,219,900	-
Camden	2,600	\$1,279,900	\$1,299,900	\$1,309,900

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DETACHED LOT PREMIUMS

Lot	Size	Features	Price
82	40'	Extra-Deep, Pie-Shaped Lot on Cul-de-Sac	\$50,000
97	40'	Lot Backing onto Greenspace	\$40,000
98	40'	Lot Backing onto Greenspace	\$40,000
156	36'	Extra-Wide, Walk-Out Lot	\$50,000
157	36'	Extra-Wide, Walk-Out Lot	\$50,000

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DEPOSIT STRUCTURE

End User Deposit Structure

\$5,000 due at reservation
Balance to 5% at firming
2.5% due in 30 days
2.5% due in 90 days

Total 10% Deposit

Investor Deposit Structure

\$5,000 due at reservation
Balance to 5% at firming
5% due in 30 days
5% due in 90 days

Total 15% Deposit

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*All promotions are only applicable for reservations made on release-weekend only (Saturday, September 30 or Sunday, October 1, 2023). See Sales Professional for details. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. Prices and features subject to change without notice E & O.E. (September 30, 2023)

THE VITAE SERIES

TWO-STOREY DETACHED HOMES ON 40ft WIDE LOTS

Quality Construction

- Oversized 40" x 24" operating basement windows (as per plan)
- Rough-in for future 3-piece bathroom in basement
- California ceilings throughout
- Central vac rough-in
- Closets featuring full swing doors in lieu of bi-fold (as per plan)
- 7lb carpet underlay
- Installed piping for dryer vents (purchaser to connect to dryer)
- 9' Main floor ceiling height

Luxury Bathrooms

- Master bedroom ensuite (as per plan)
- Luxurious soaker tubs in all baths
- Ceramic on ceilings in all showers
- Upgraded 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)

Sophisticated Finishes

- Carpet free main floor. hardwood in lieu of carpet on main floor (as per plan)
- 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
- Choice of standard interior paint (entire home)

Distinctive Exteriors

- Window grilles on front (as per elevation)
- Brick over first floor windows and doors on front elevation (as per plan)
- Walkway to front entry from paved driveway (12" x 12" paving stones)
- Rectangular address stone
- Upgraded window colour (as per exterior color package)

Gourmet Kitchens

- Custom cabinetry with soft close cabinet doors
- Ceramic floor tiles (as per plan)
- Granite or Quartz countertops

Green Living

- Water saver taps
- Low E windows with Argon
- Eco American Standard dual flush toilets
- Programmable digital thermostat
- 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

Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable.
Prices and features subject to change without notice E & O.E. (September 30, 2023)

THE PINACLE SERIES

TWO-STOREY DETACHED HOMES ON 36ft WIDE LOTS

Quality Construction

- Oversized 40" x 24" operating basement windows (as per plan)
- Rough-in for future 3-piece bathroom in basement
- California ceilings throughout
- Central vac rough-in
- Closets featuring full swing doors in lieu of bi-fold (as per plan)
- 7lb carpet underlay
- Installed piping for dryer vents (purchaser to connect to dryer)
- 9' Main floor ceiling height

Luxury Bathrooms

- Master bedroom ensuite (as per plan)
- Luxurious soaker tubs in all baths
- Ceramic on ceilings in all showers
- Upgraded 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)

Sophisticated Finishes

- Carpet free main floor. hardwood in lieu of carpet on main floor (as per plan)
- 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
- Choice of standard interior paint (entire home)

Distinctive Exteriors

- Window grilles on front (as per elevation)
- Brick over first floor windows and doors on front elevation (as per plan)
- Walkway to front entry from paved driveway (12" x 12" paving stones)
- Rectangular address stone
- Upgraded window colour (as per exterior color package)

Gourmet Kitchens

- Custom cabinetry with soft close cabinet doors
- Ceramic floor tiles (as per plan)
- Granite or Quartz countertops

Green Living

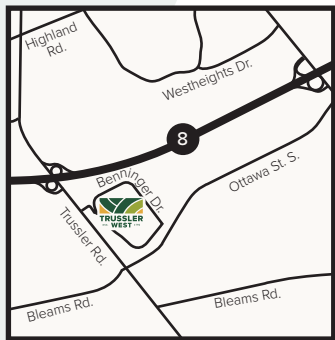
- Water saver taps
- Low E windows with Argon
- Eco American Standard dual flush toilets
- Programmable digital thermostat
- R-27 insulated above-grade 2"x6" walls
- R-20 full height blanket insulation in basement
- R-31 insulated floor over unheated space
- R-60 insulation in attic
- High-efficiency 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

Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable.
Prices and features subject to change without notice E & O.E. (April 20, 2023)



- 40ft Detached
- 36ft Detached
- Presentation Centre
- Future Residential

KITCHENER



FUSIONHOMES.COM



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. September 2023.

RECREATION

- 1 Benninger Park
- 2 Trussler Woods
- 3 Mannheim Community Centre
- 4 Fox Glove Park
- 5 Forest Heights Community Park
- 6 Voisin Park
- 7 Laurentian Wetlands
- 8 Williamsburg Community Centre
- 9 Westmeadow Park
- 10 The Hydrocut Trails
- 11 Landmark Cinemas
- 12 Movati
- 13 Monarch Woods
- 14 Westmount Golf & Country Club
- 15 Funvilla

SHOPPING

- 1 Sobeys
- 2 M&M Food Market
- 3 Onkar Foods & Spices
- 4 LCBO
- 5 Marshalls
- 6 Staples
- 7 Homesense
- 8 Walmart Supercentre
- 9 Winners
- 10 Old Navy
- 11 The Home Depot
- 12 Canadian Tire
- 13 Pet Valu
- 14 The Indian Supermarket
- 15 Real Canadian Superstore
- 16 Costco Wholesale
- 17 Food Basics

DINING

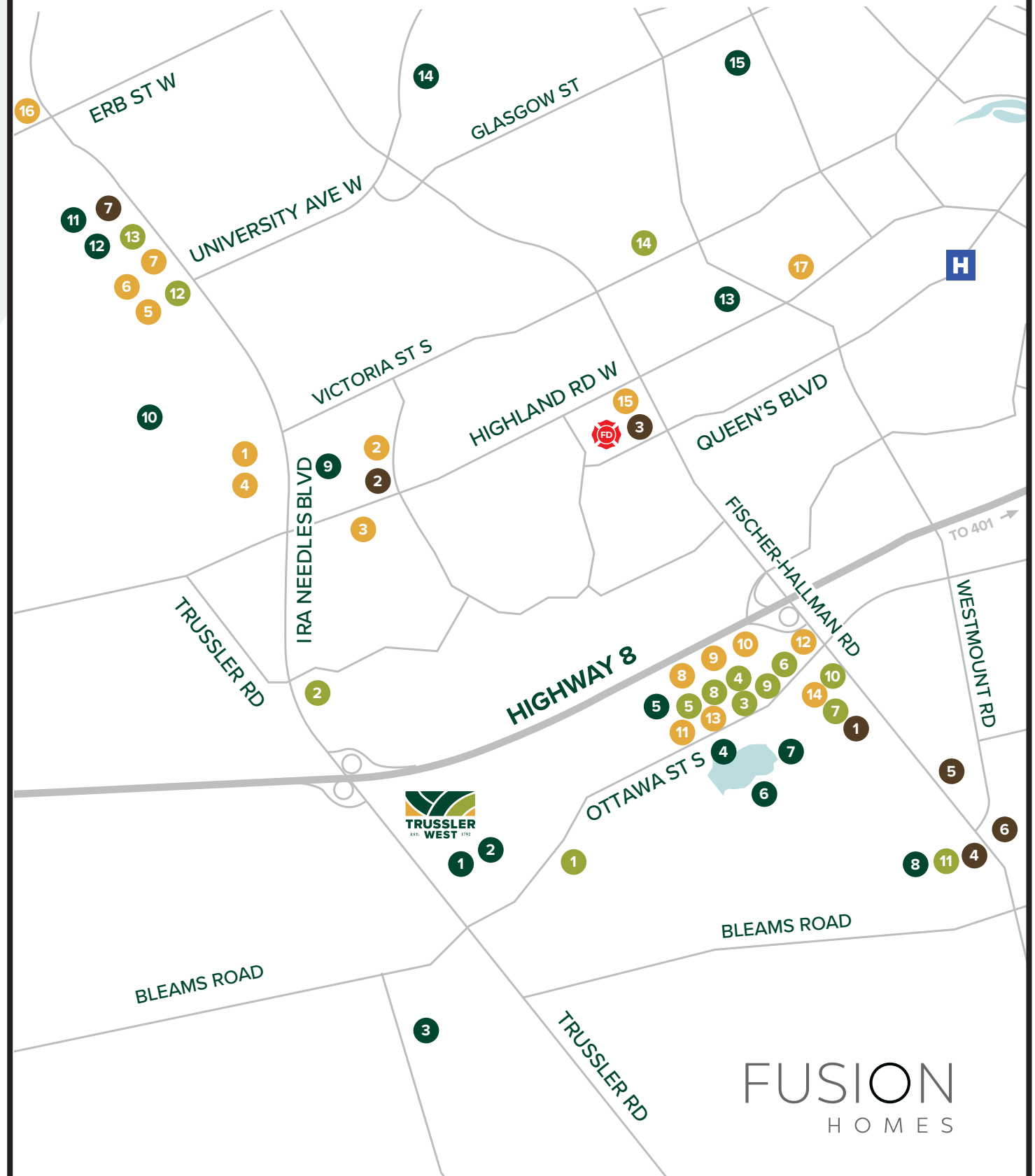
- 1 Wildfire Cuisine
- 2 Burger Stack
- 3 Kelseys Original Roadhouse
- 4 barBURRITO
- 5 Pho Sunrise
- 6 Pizza Nova
- 7 Omega Family Restaurant
- 8 South St. Burger
- 9 Starbucks
- 10 Tim Hortons
- 11 Malt & Barley Public House
- 12 The Chopped Leaf
- 13 Milestones
- 14 KW African Cuisine

BANKING

- 1 RBC Royal Bank
- 2 Manulife Bank
- 3 BMO Bank of Montreal
- 4 TD Canada Trust
- 5 Libro Credit Union
- 6 CIBC
- 7 Scotiabank



LOCAL AMENITIES



The Vega

3,300 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Spacious Foyer with Two Entry Closets
 Imperial Staircase with Central Landing
 Expansive Master Walk-In Closet
 Three Full Baths on Upper Floor

Elevations

Vega A



Vega B

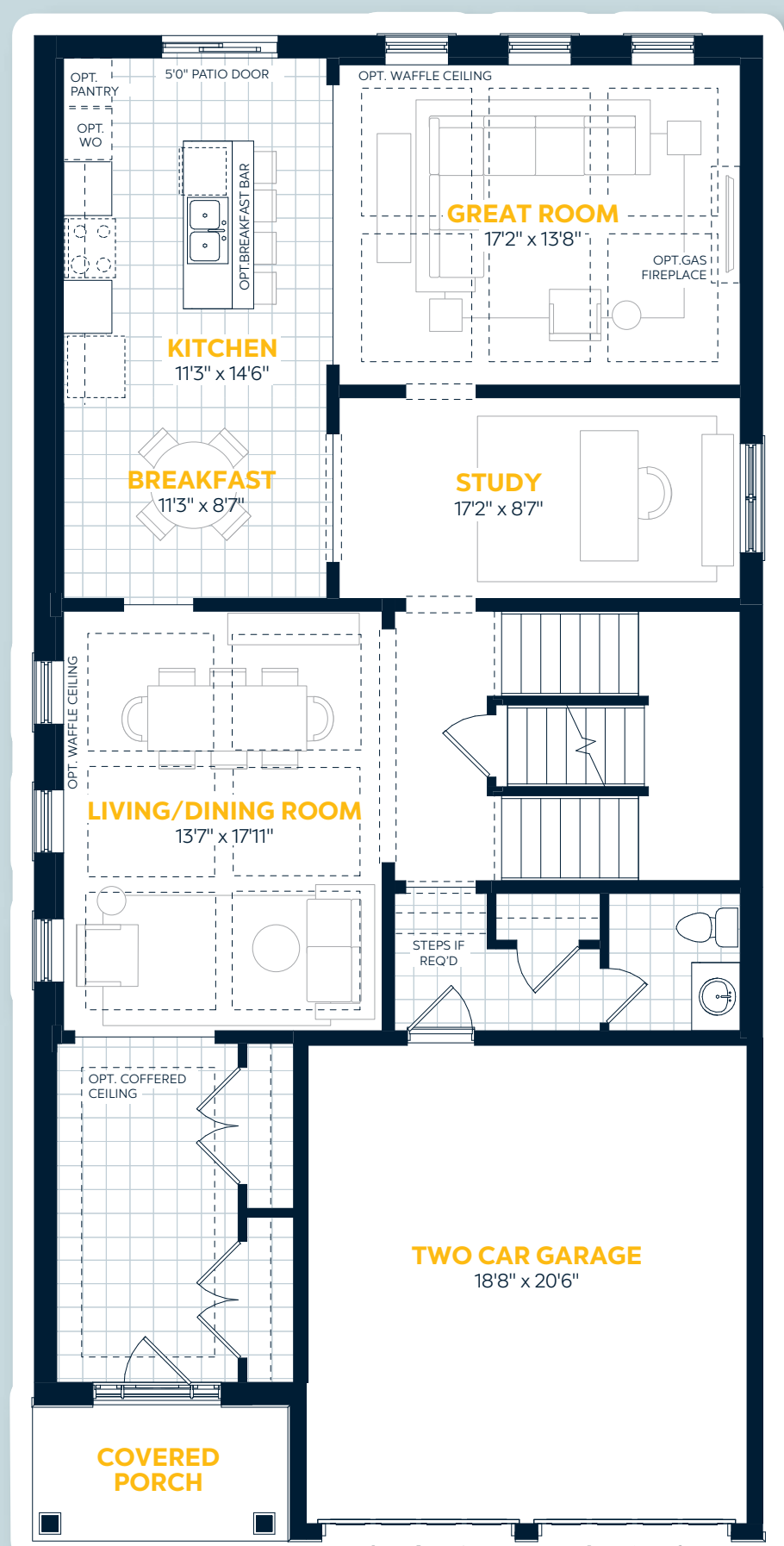


Vega D



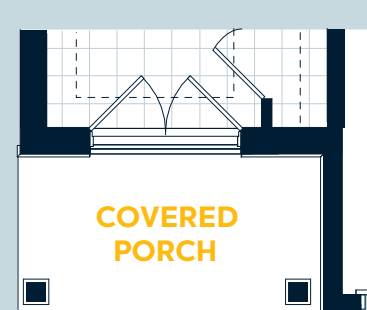
Main Floor

Elevation A & B



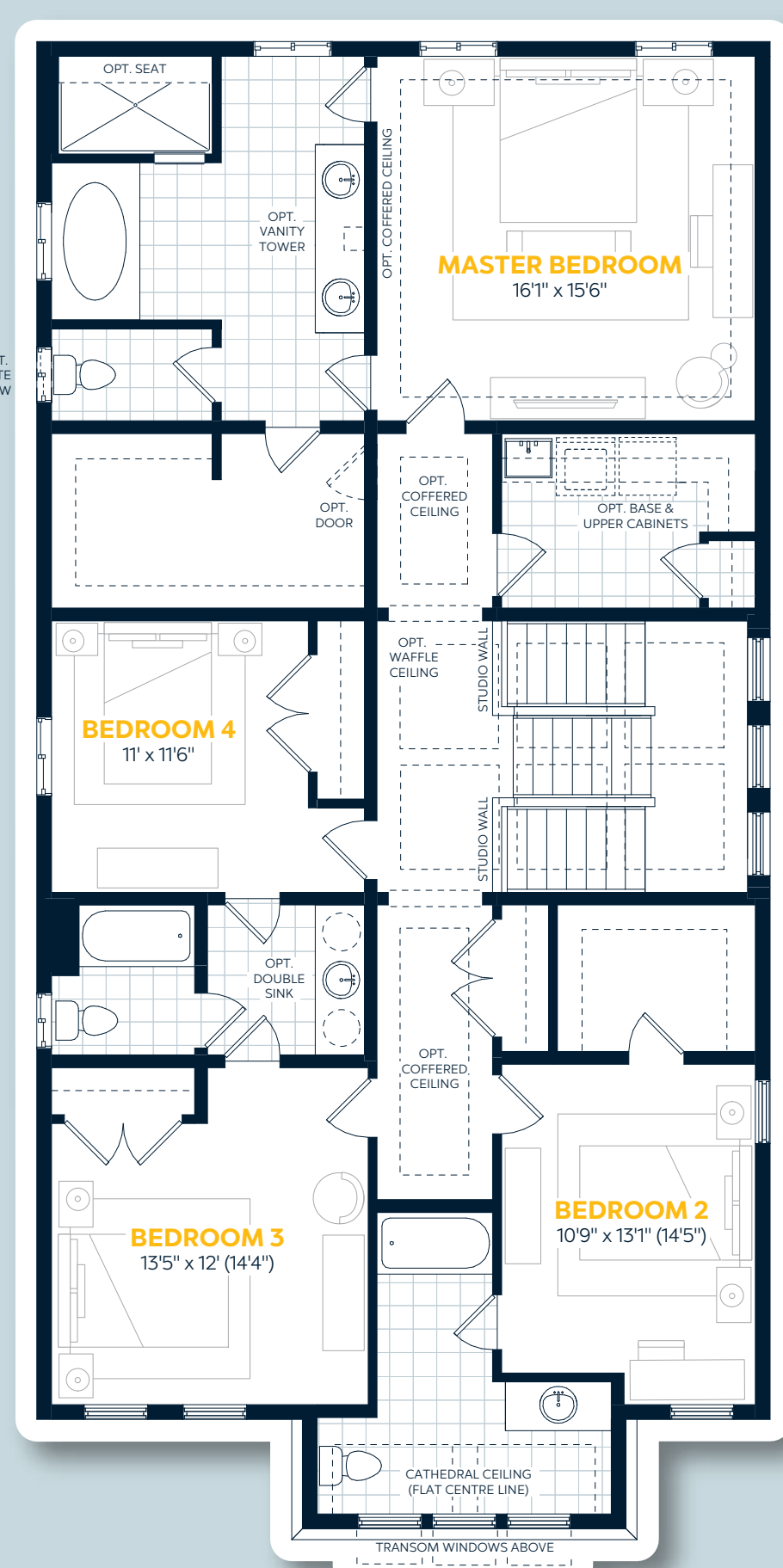
Elevation Variations

Elevation D Front Door Variation



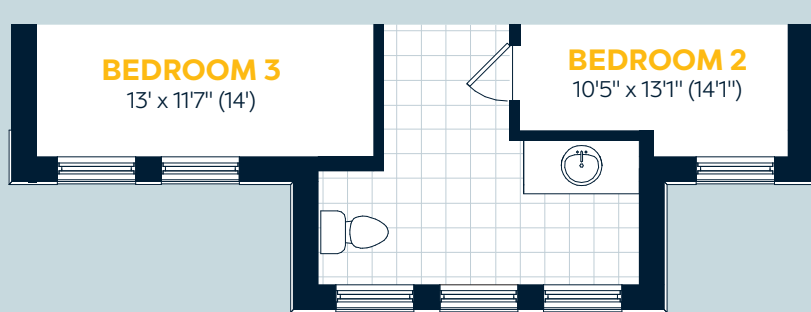
Upper Floor

Elevation A

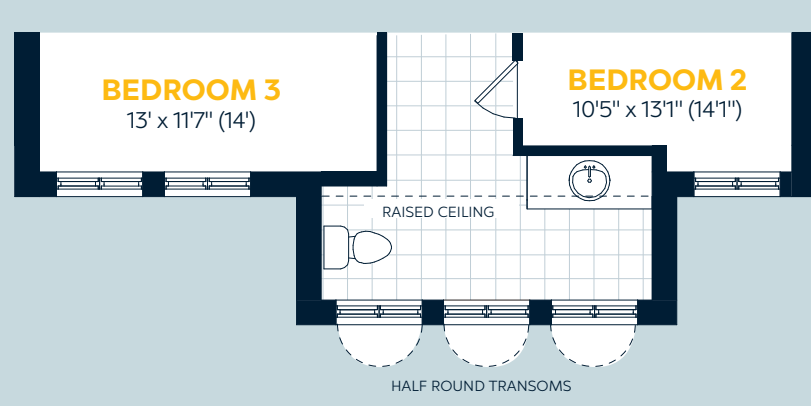


Elevation Variations

Elevation B Front Windows Variation

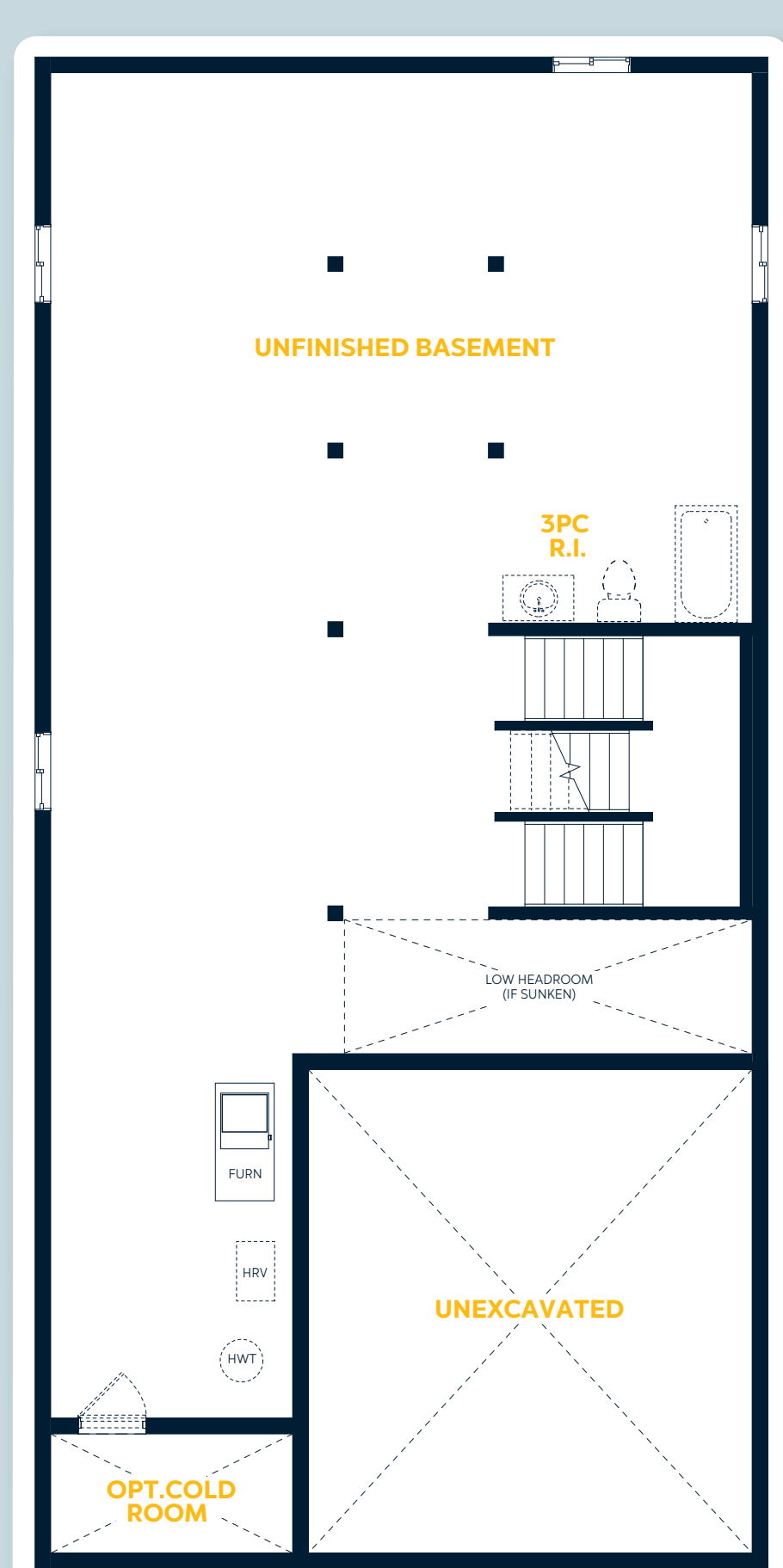


Elevation D Front Windows Variation



Basement Floor

Elevation A, B & D



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. Some designs may require upgraded lots. © Fusion Homes 2023. Reproduction of this plan is strictly prohibited.

The Tate

3,050 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

40'

- Designer Options Available to Customize Floorplan
- Secondary Living Space with Upper Floor Family Room
- Dual Closets in Primary Bedroom
- Walk-In Closet off of Mudroom
- Dedicated Office on Main Floor
- Upper Floor Laundry

Elevations

Tate A

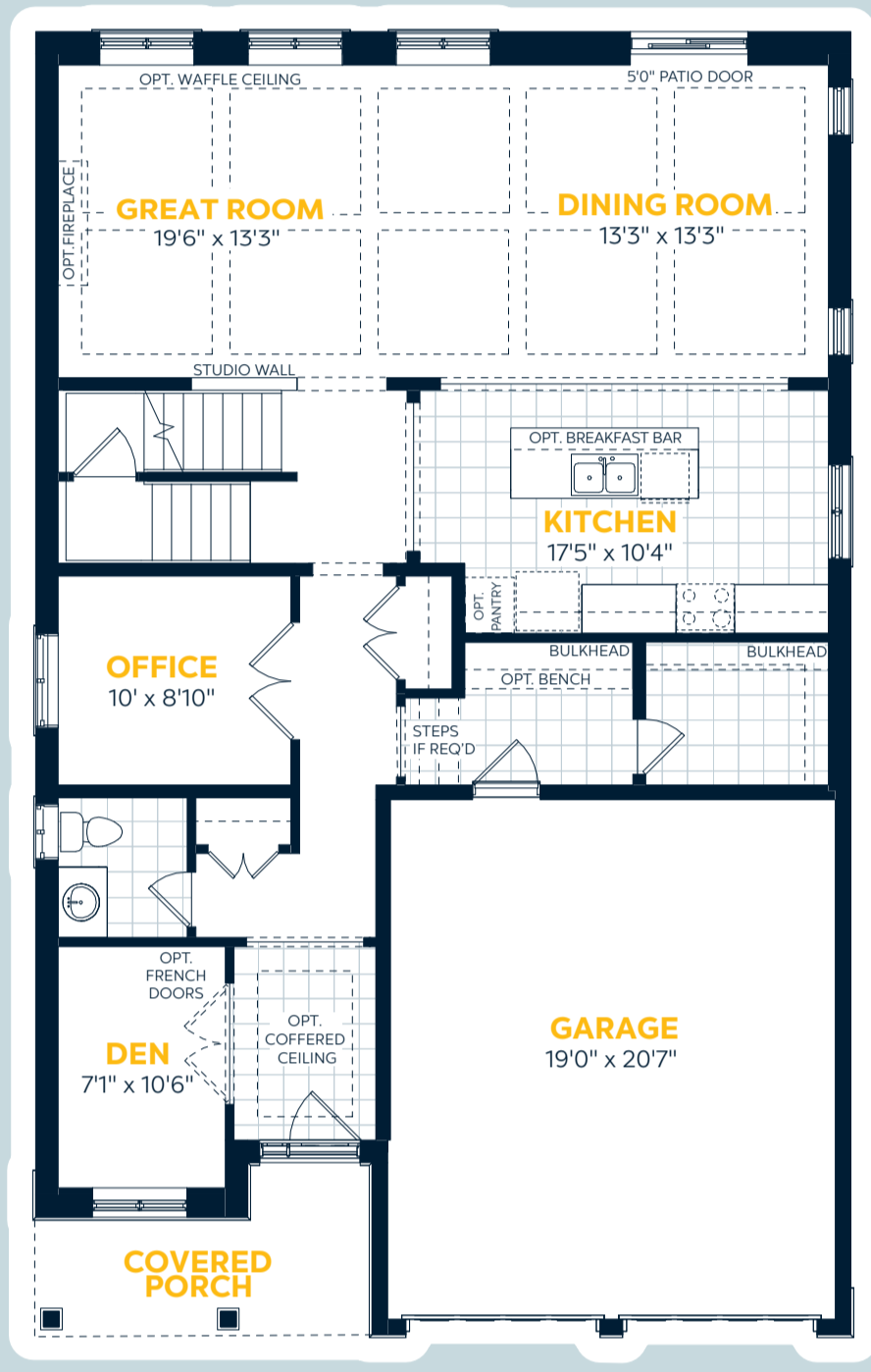


Tate D



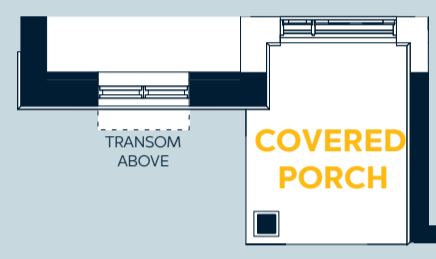
Main Floor

Elevation A



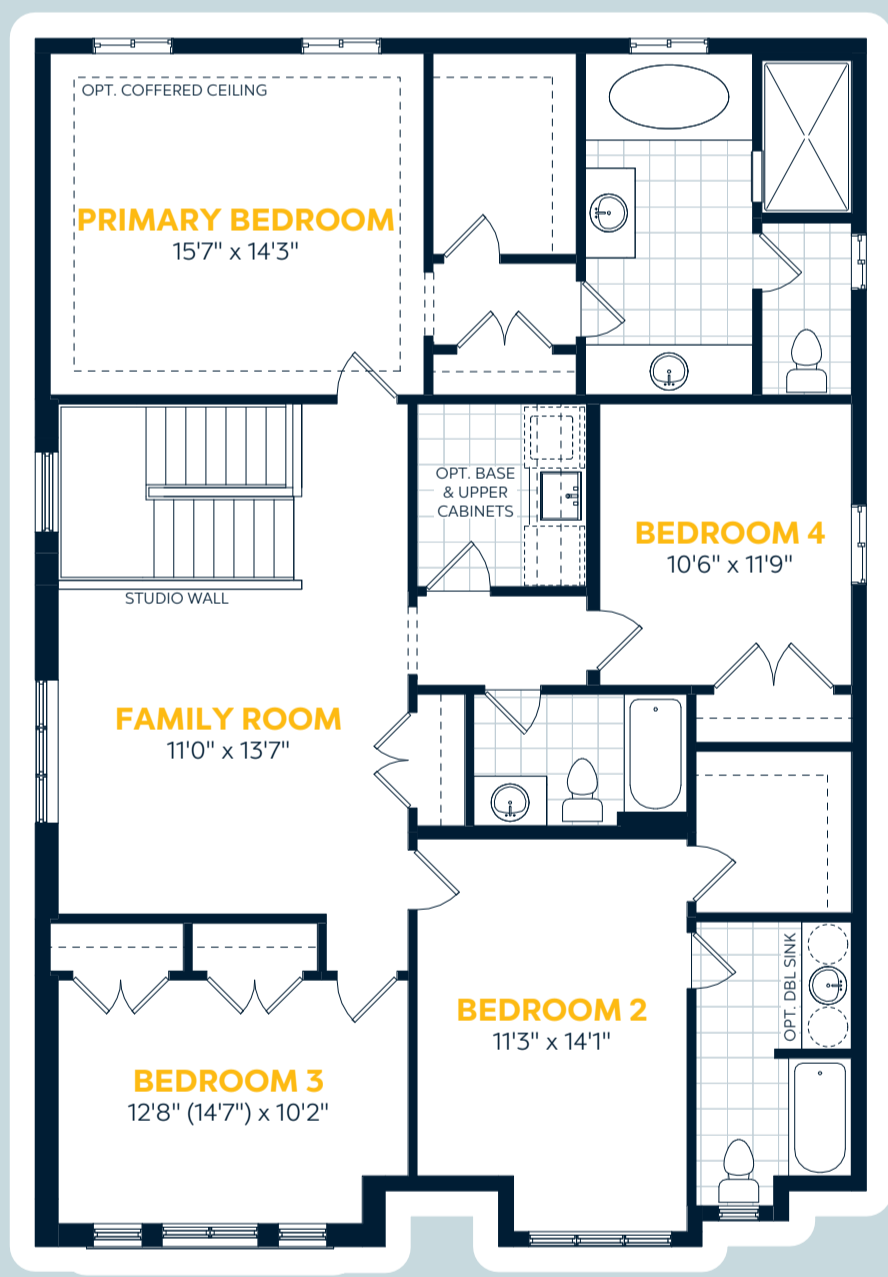
Elevation Variations

Elevation D Front Porch Variation



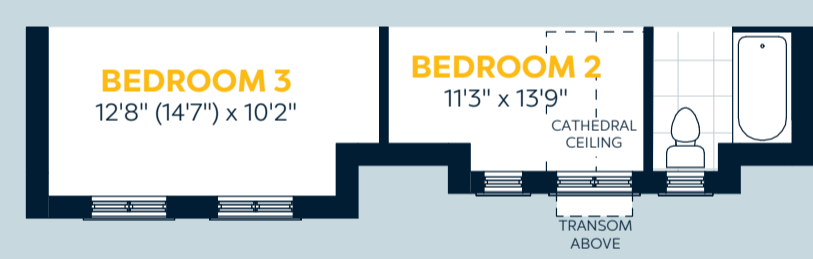
Upper Floor

Elevation A



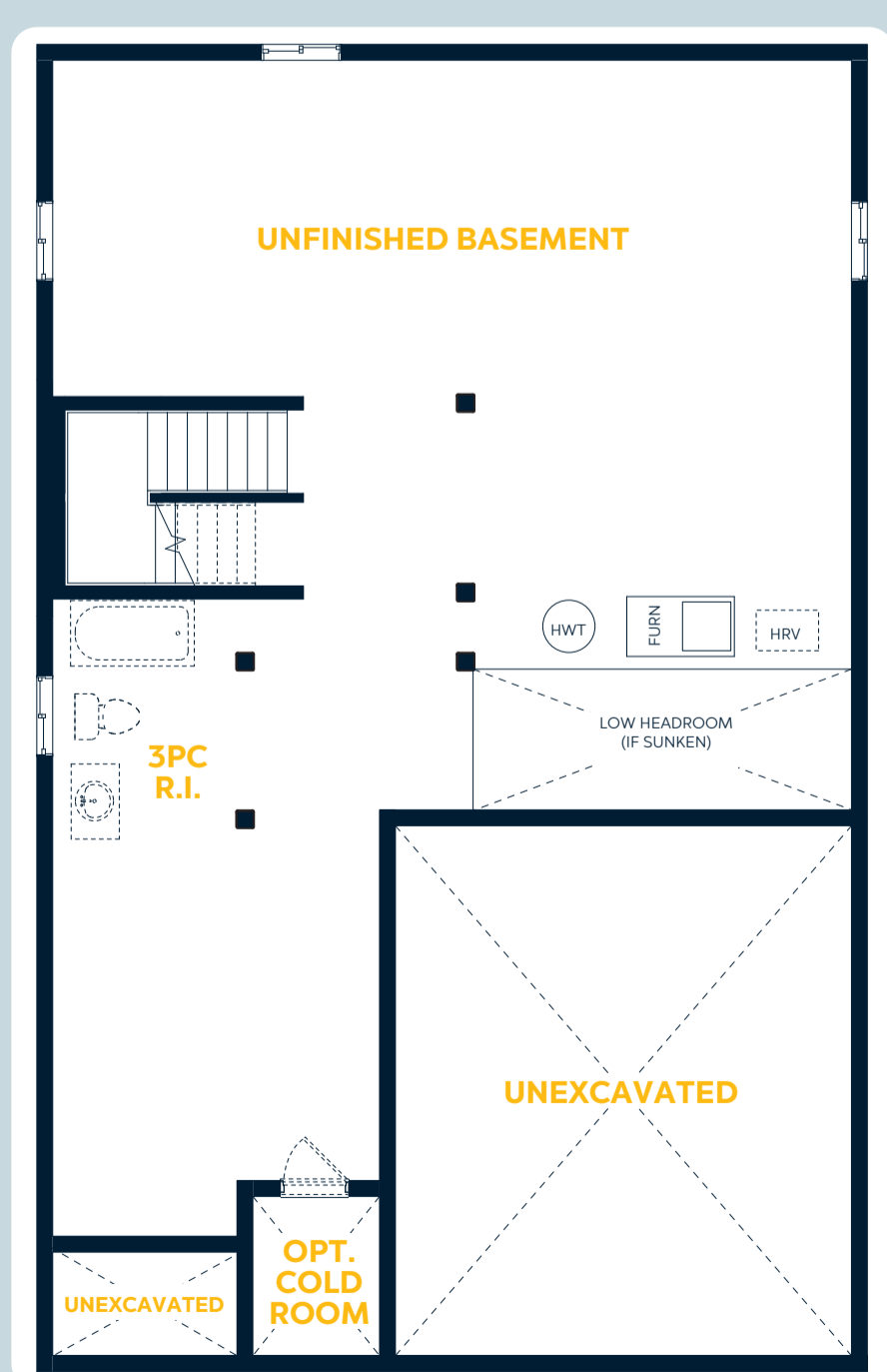
Elevation Variations

Elevation D Front Bedrooms Variation



Basement Floor

Elevation A



Elevation Variations

Elevation Unexcavated Variation



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The Mira

3,000 sq.ft.

4 Bedroom | 3.5 Bathroom | Two-Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Secondary Living Space with Upper Floor Family Room
 Extra-Large Primary Bedroom Walk-In Closet
 Walk-In Closet off of Foyer
 Upper Floor Laundry
 Formal Dining Room

Elevations

Mira A

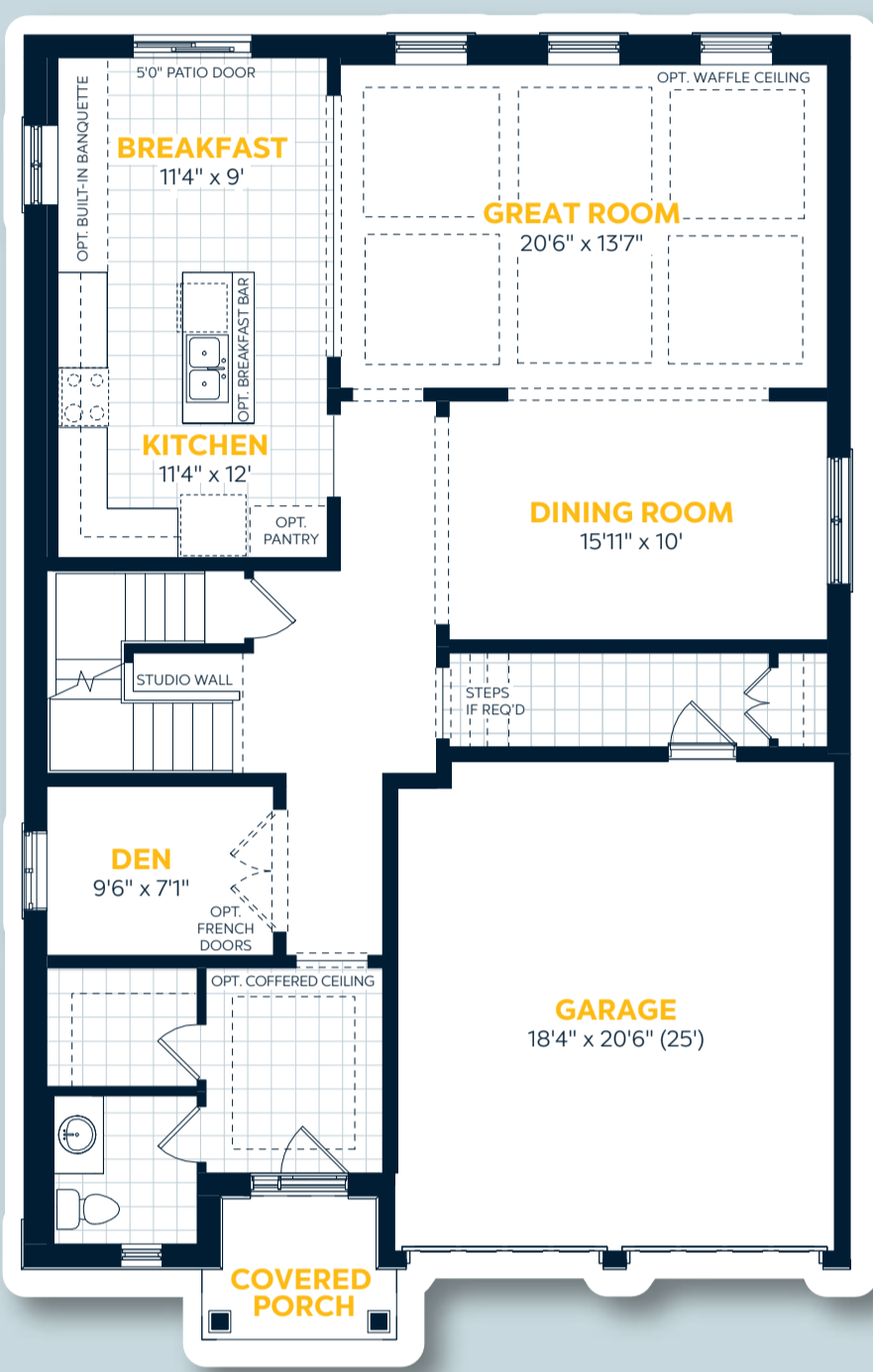


Mira D



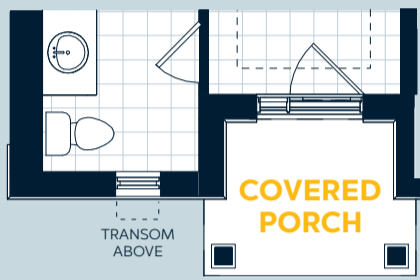
Main Floor

Elevation A



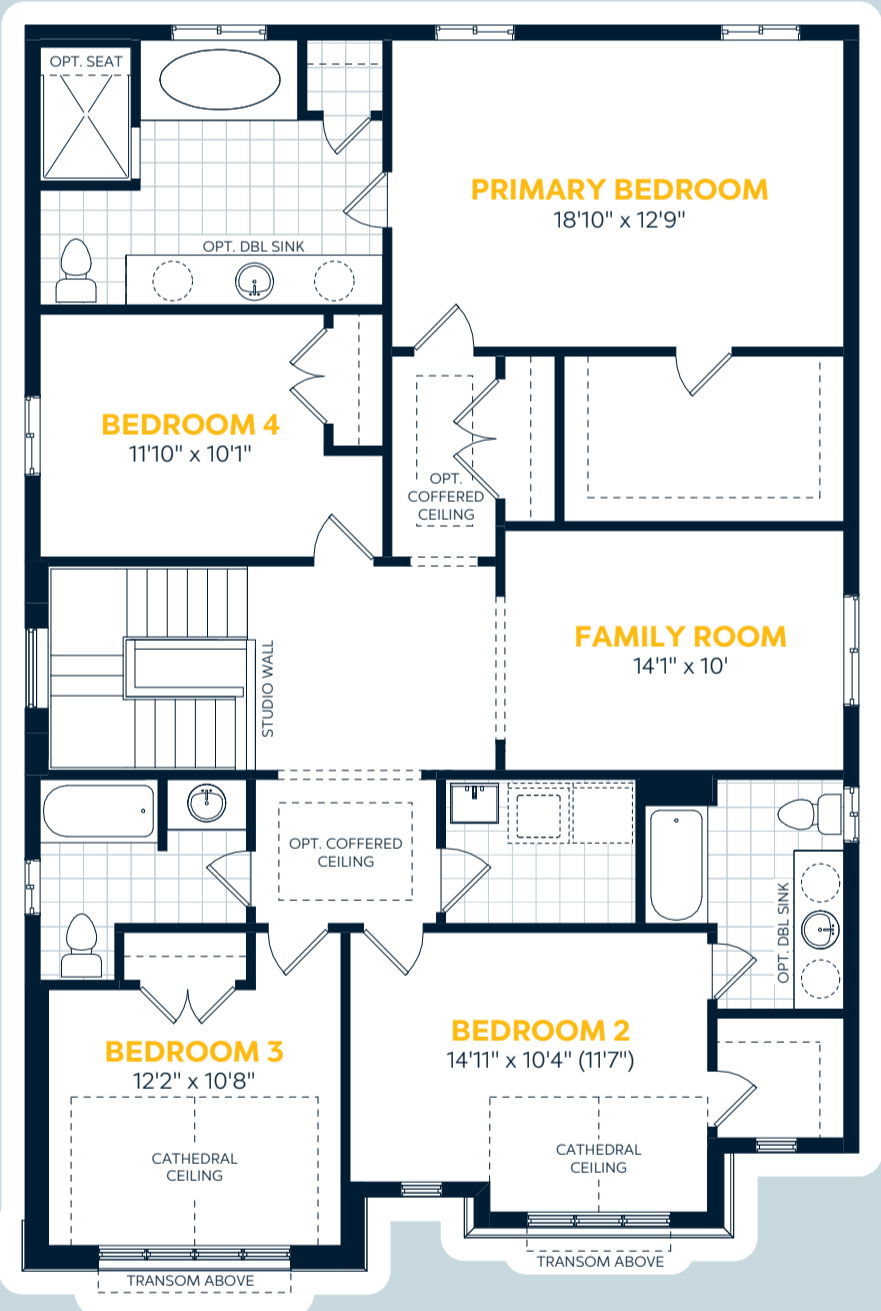
Elevation Variations

Elevation D
Front Window Variation



Upper Floor

Elevation A



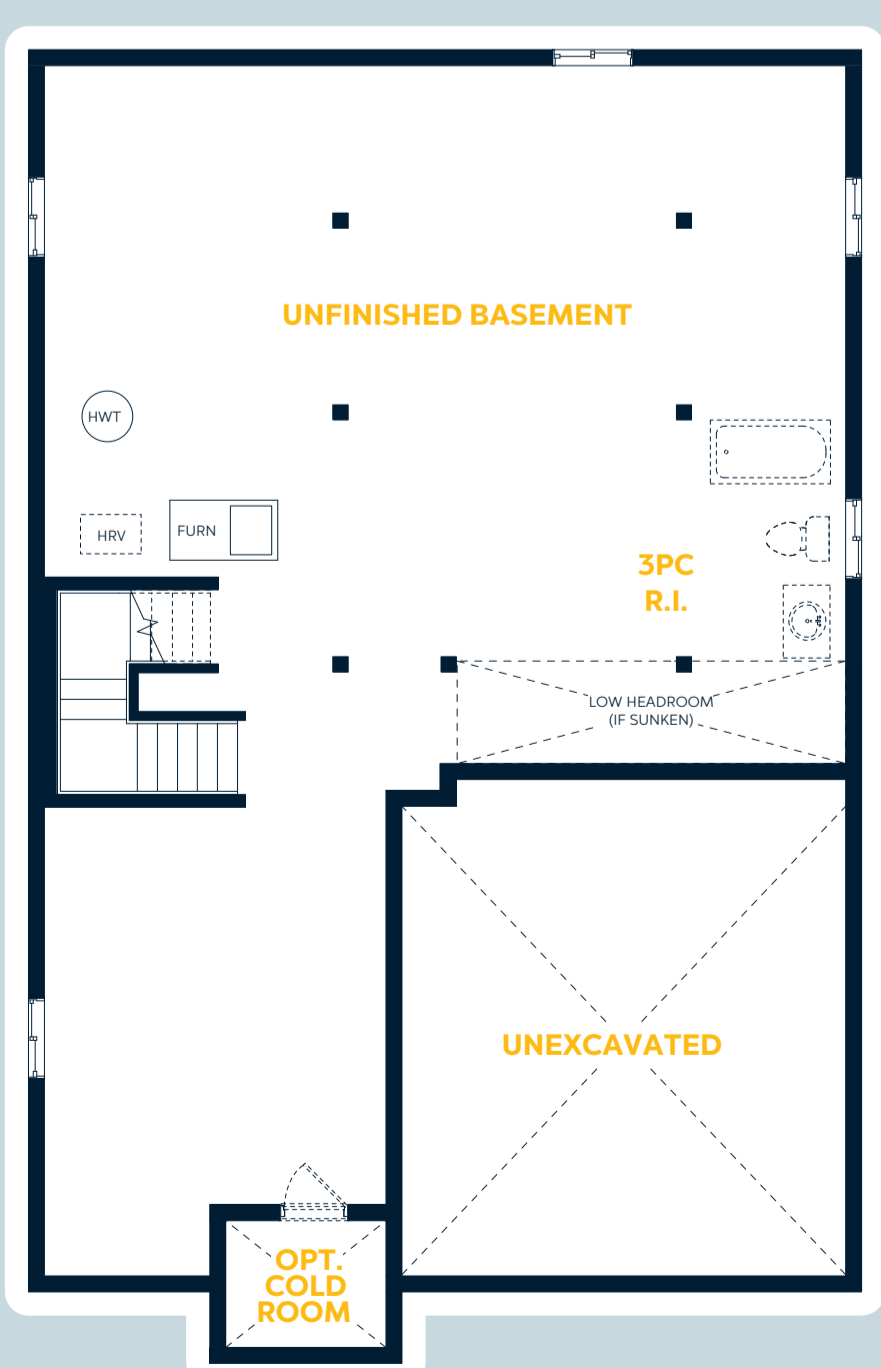
Elevation Variations

Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A



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The Dawn

2,950 sq.ft.

4 Bedroom | 3.5 Bathroom | 2 Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Two Large Closets in Mudroom
 Oversized 10ft Kitchen Island
 Spacious Upper Floor Laundry
 Oversized Master Ensuite Shower

Elevations

Dawn A



Dawn B



Dawn D

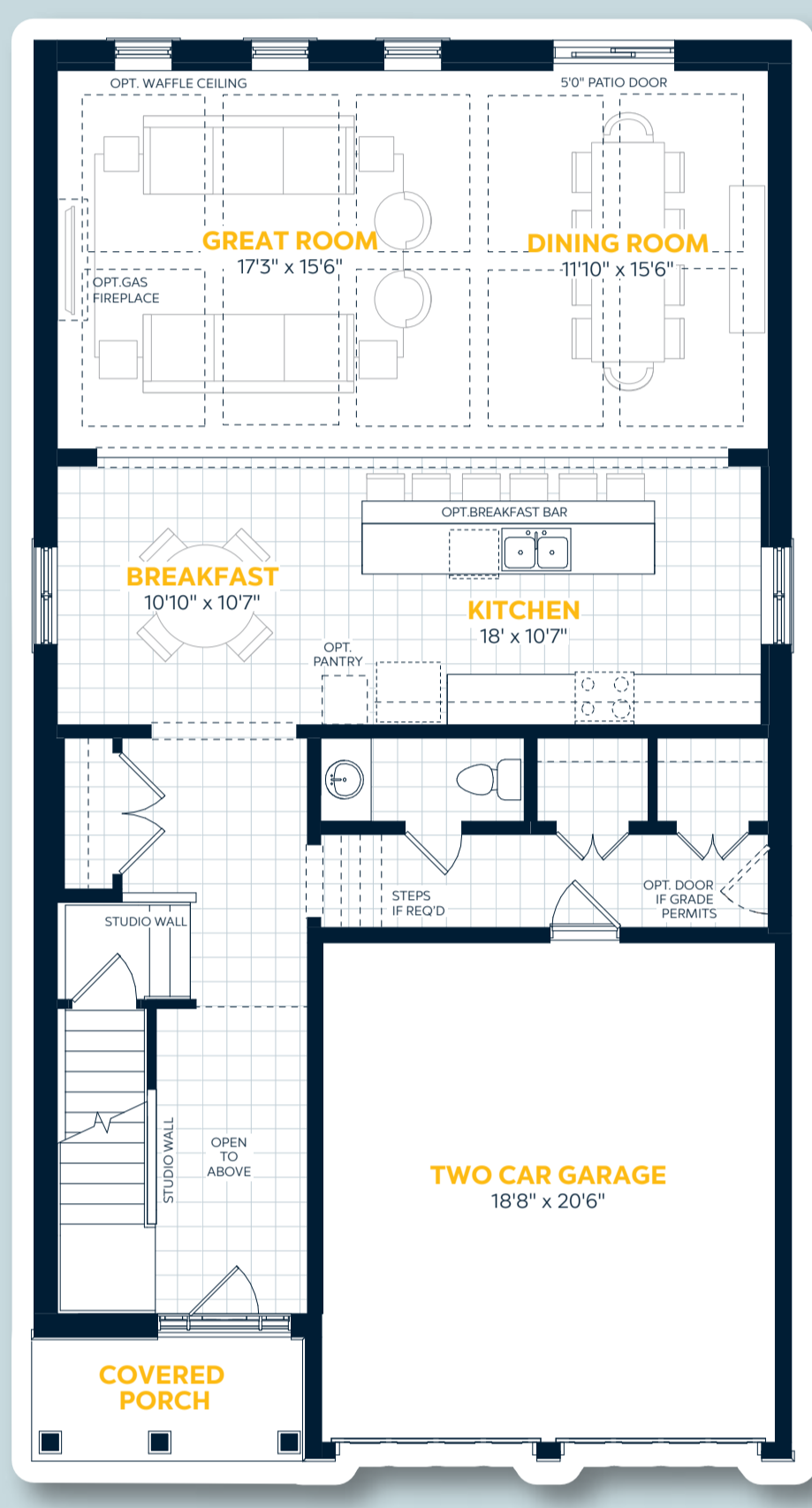


Dawn E



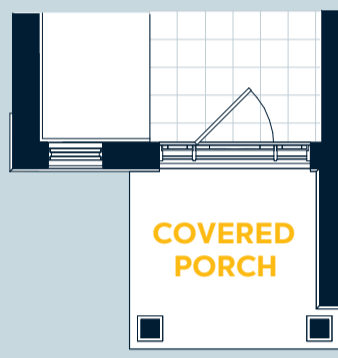
Main Floor

Elevation A



Elevation Variations

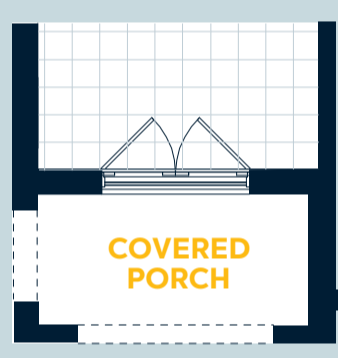
Elevation B
Covered Porch Variation



Elevation D
Covered Porch Variation

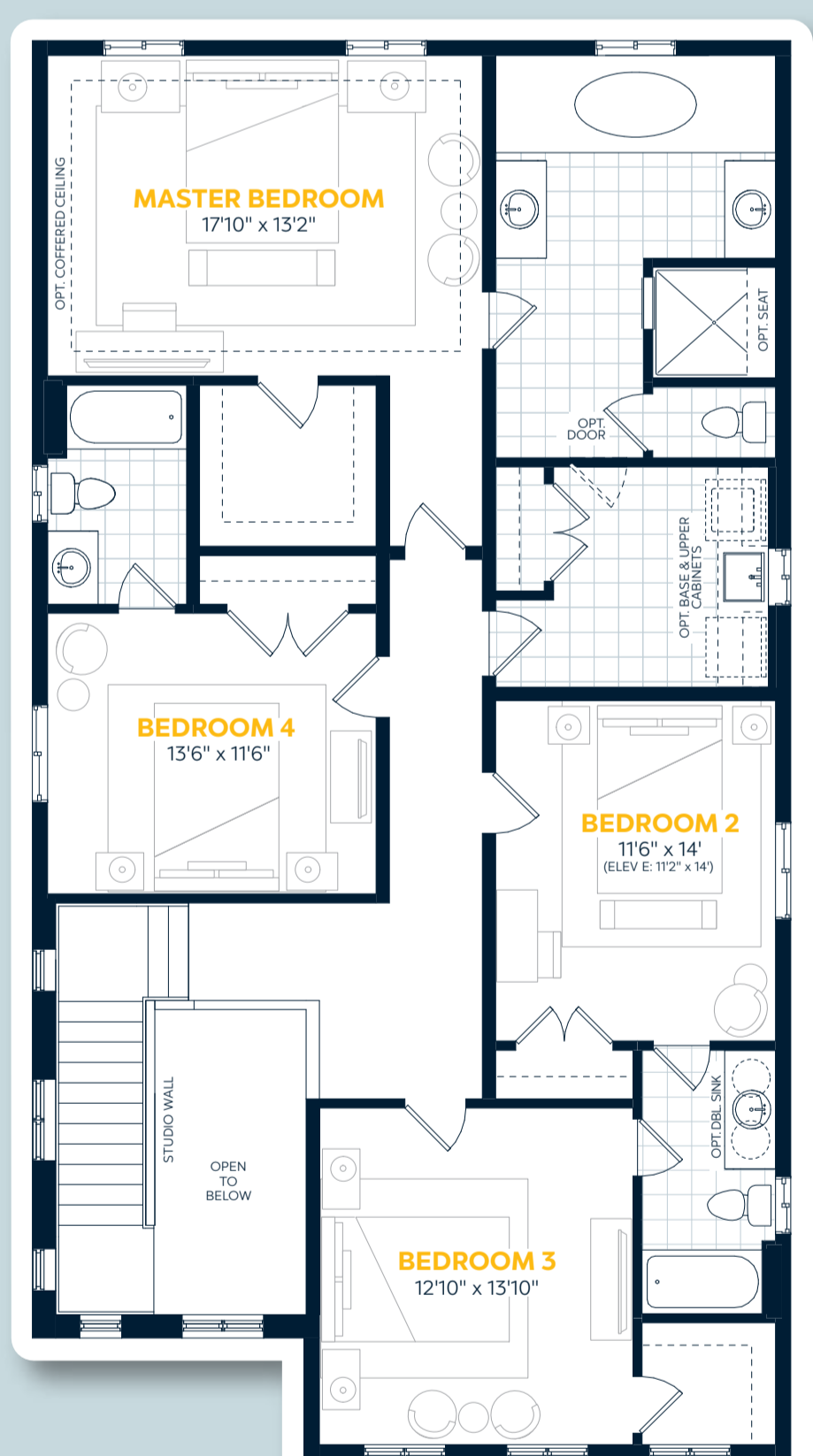


Elevation E
Covered Porch Variation



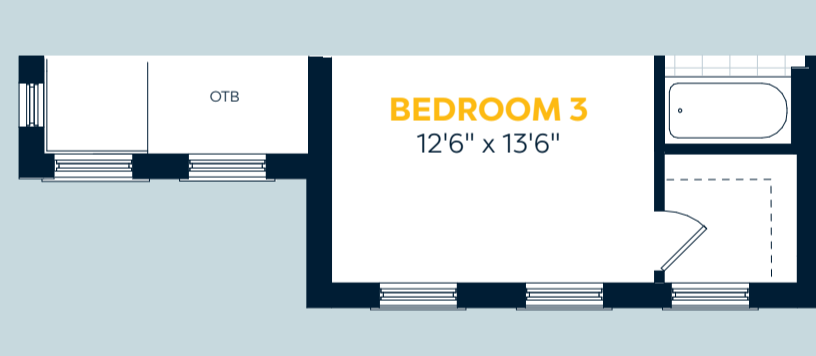
Upper Floor

Elevation A

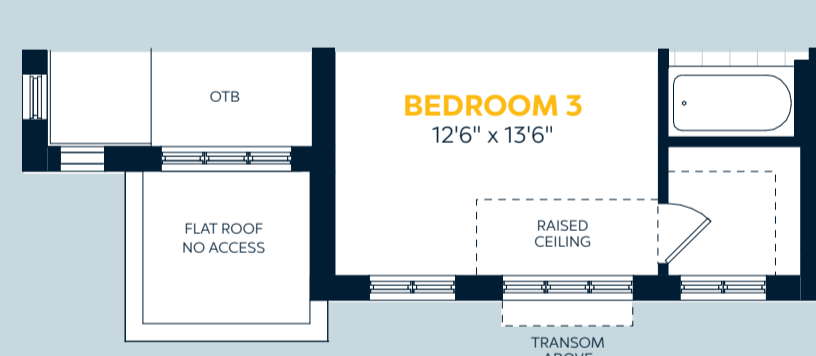


Elevation Variations

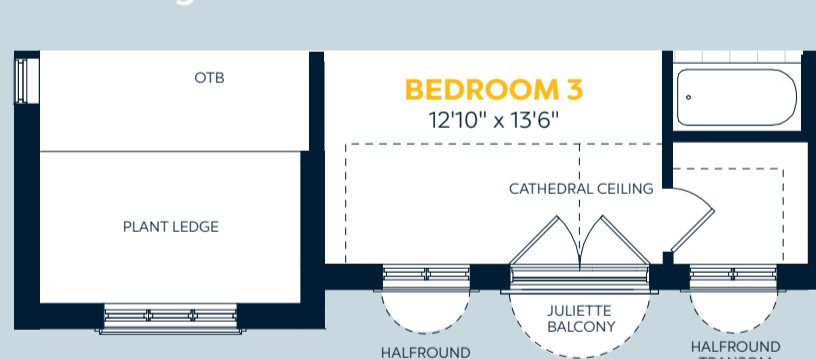
Elevation B
Bedroom 3 Variation



Elevation D
Bedroom 3 Variation

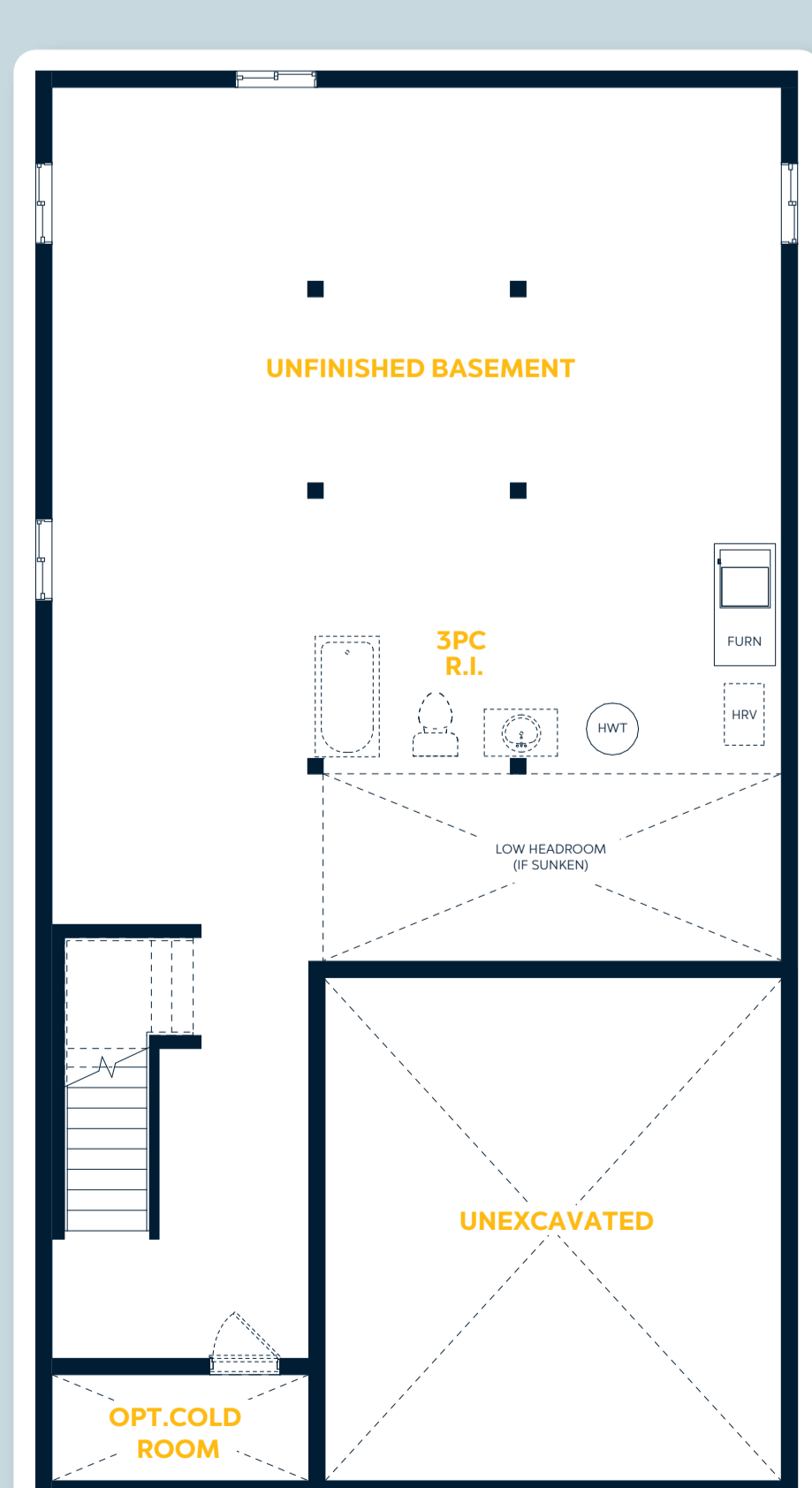


Elevation E
Plant Ledge and Bedroom 3 Variation



Basement Floor

Elevation A



Elevation Variations

Elevation B & D
Optional Cold Room Variation



Elevation E
Optional Cold Room Variation



The Hail II

2,650 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Vitae Series

40'

- Designer Options Available to Customize Floorplan
- Main Floor Office
- Separate Formal Dining Room
- Walk-In Closet in Mudroom
- Upper Floor Family Room
- Spacious Upper Floor Laundry
- Oversized Closets in Every Bedroom

Elevations

Hail II A



Hail II B



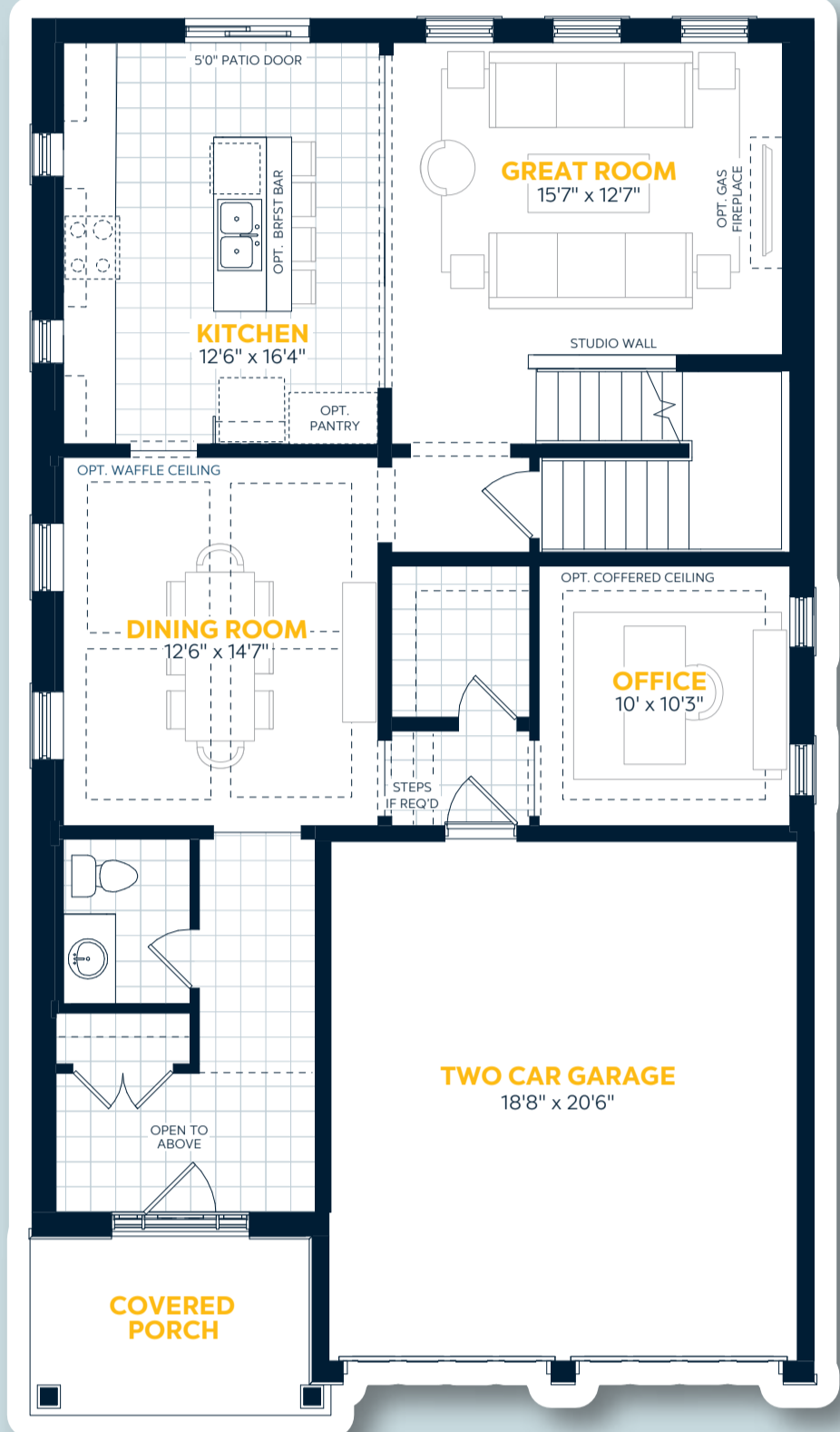
Hail II D



NEED NEW RENDERINGS

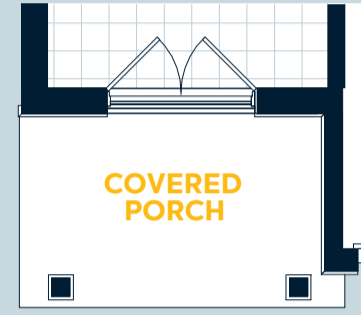
Main Floor

Elevation A & B



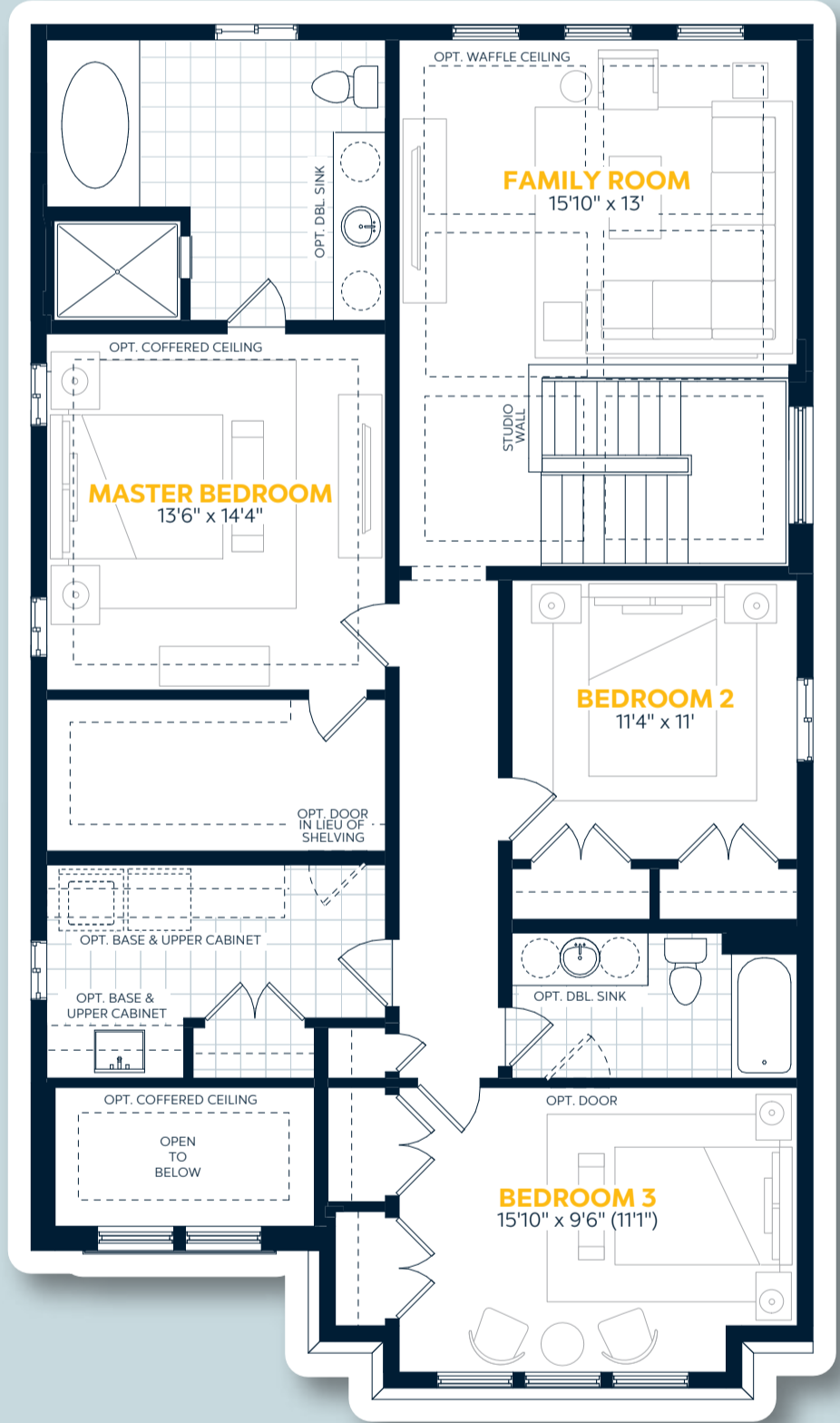
Elevation Variations

Elevation D
Covered Porch Variation



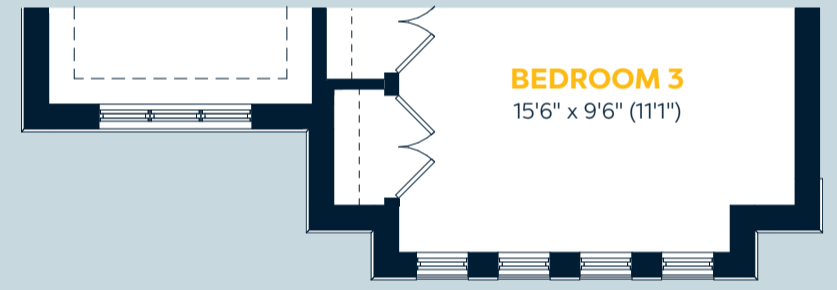
Upper Floor

Elevation A

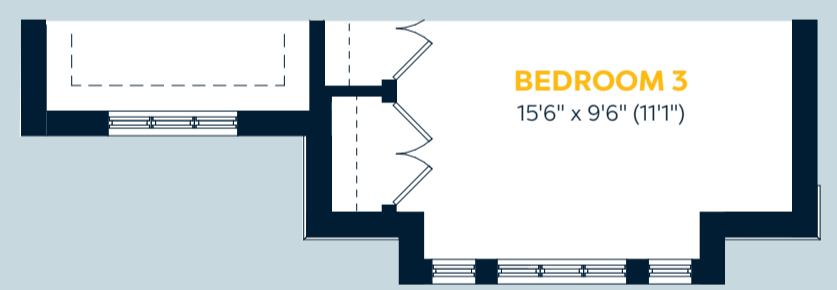


Elevation Variations

Elevation B
Bedroom 3 Variation

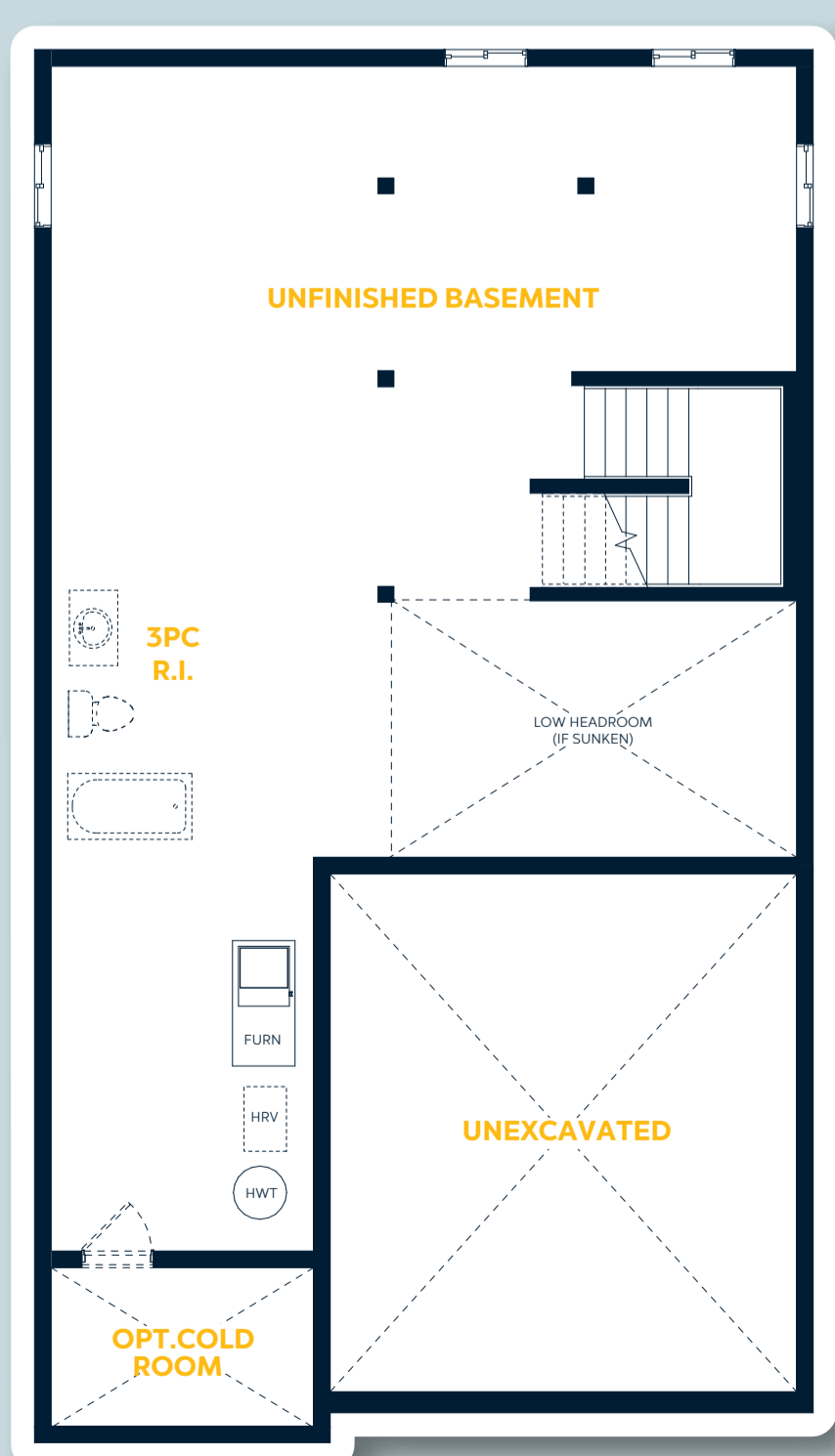


Elevation D
Bedroom 3 Variation



Basement Floor

Elevation A, B & D



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The Able

2,550 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Vitae Series

40'

- Designer Options Available to Customize Floorplan
- Spacious Foyer with Closet
- Large Dining and Great Room
- Upper Floor Family Room
- Spacious Master Suite
- Walk-In Closets in All Bedrooms

Elevations

Able A



Able B

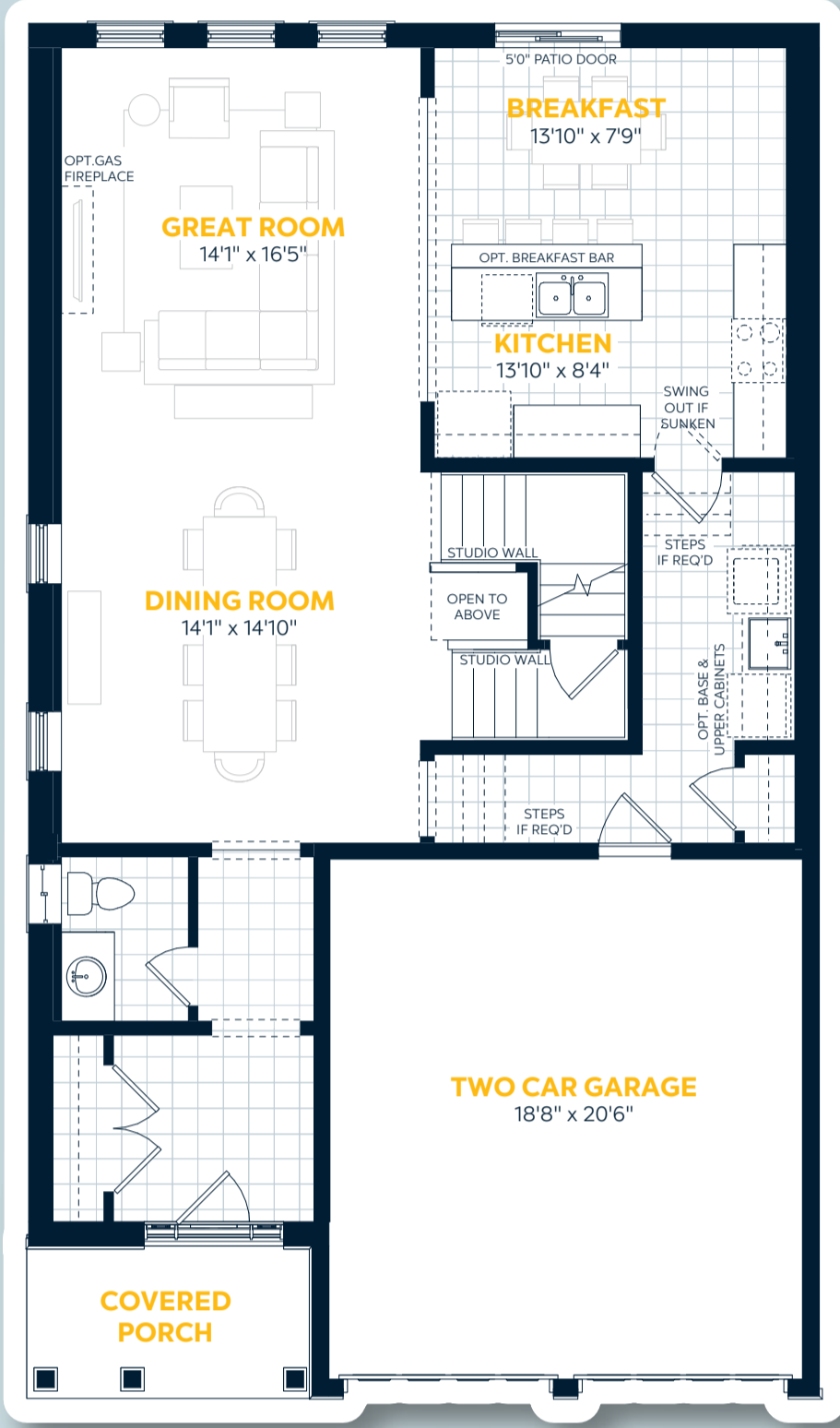


Able D



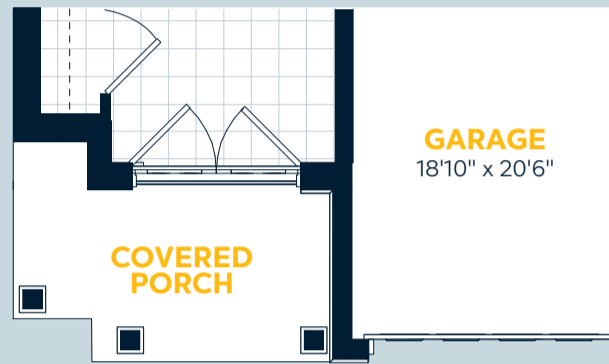
Main Floor

Elevation A & B



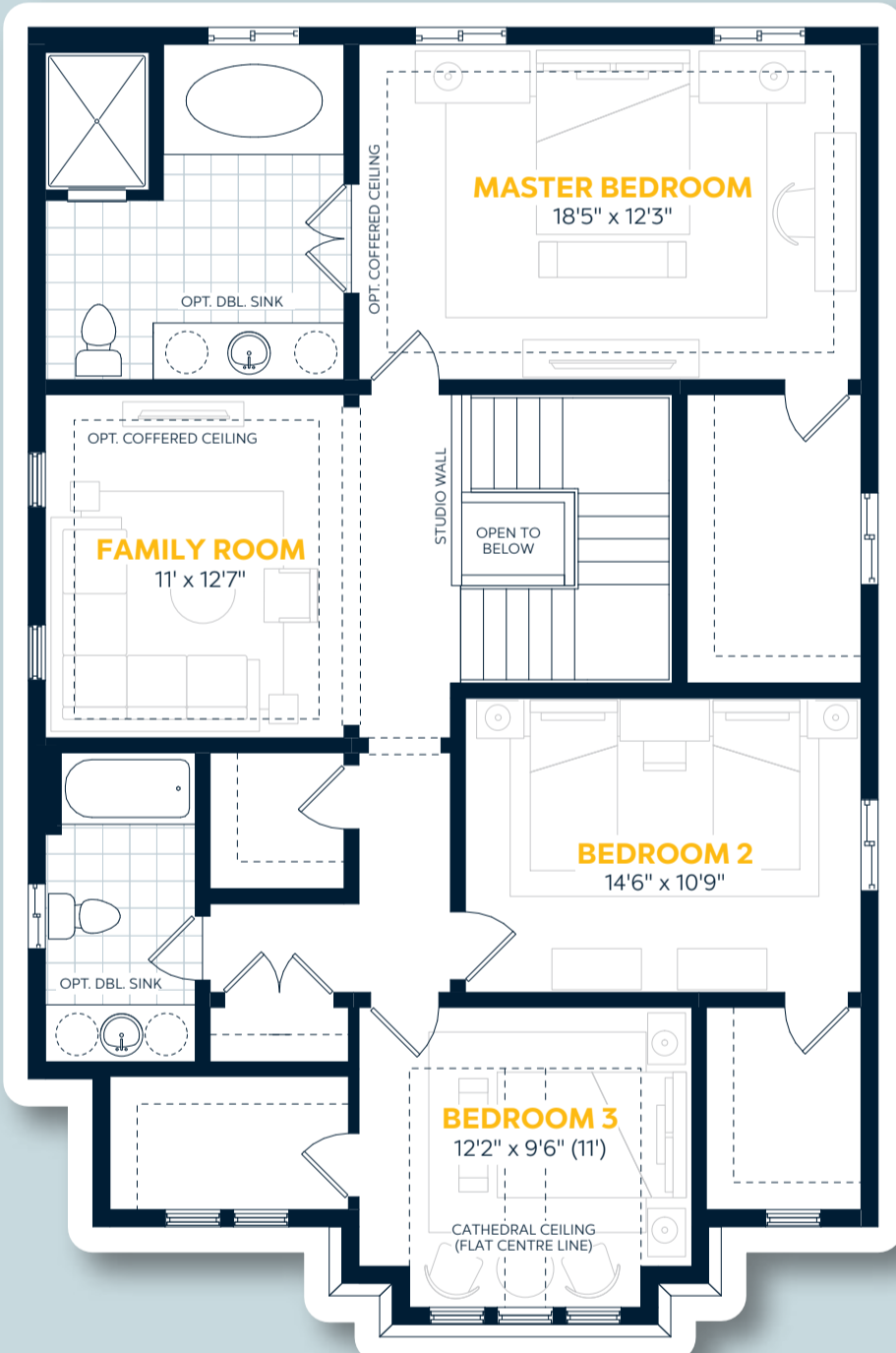
Elevation Variations

Elevation D
Covered Porch Variation



Upper Floor

Elevation A

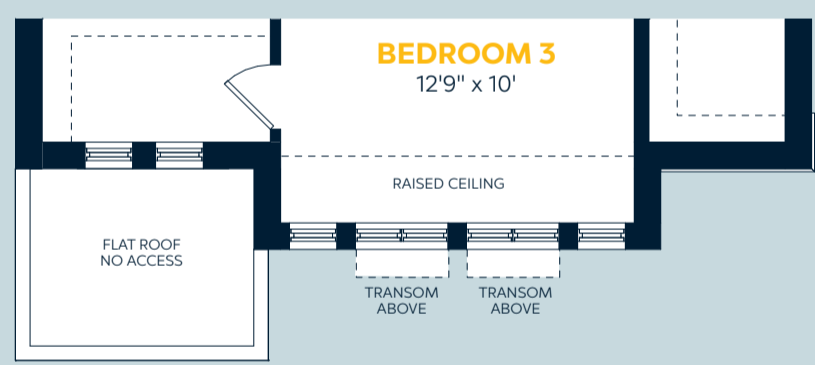


Elevation Variations

Elevation B
Bedroom 3 Variation

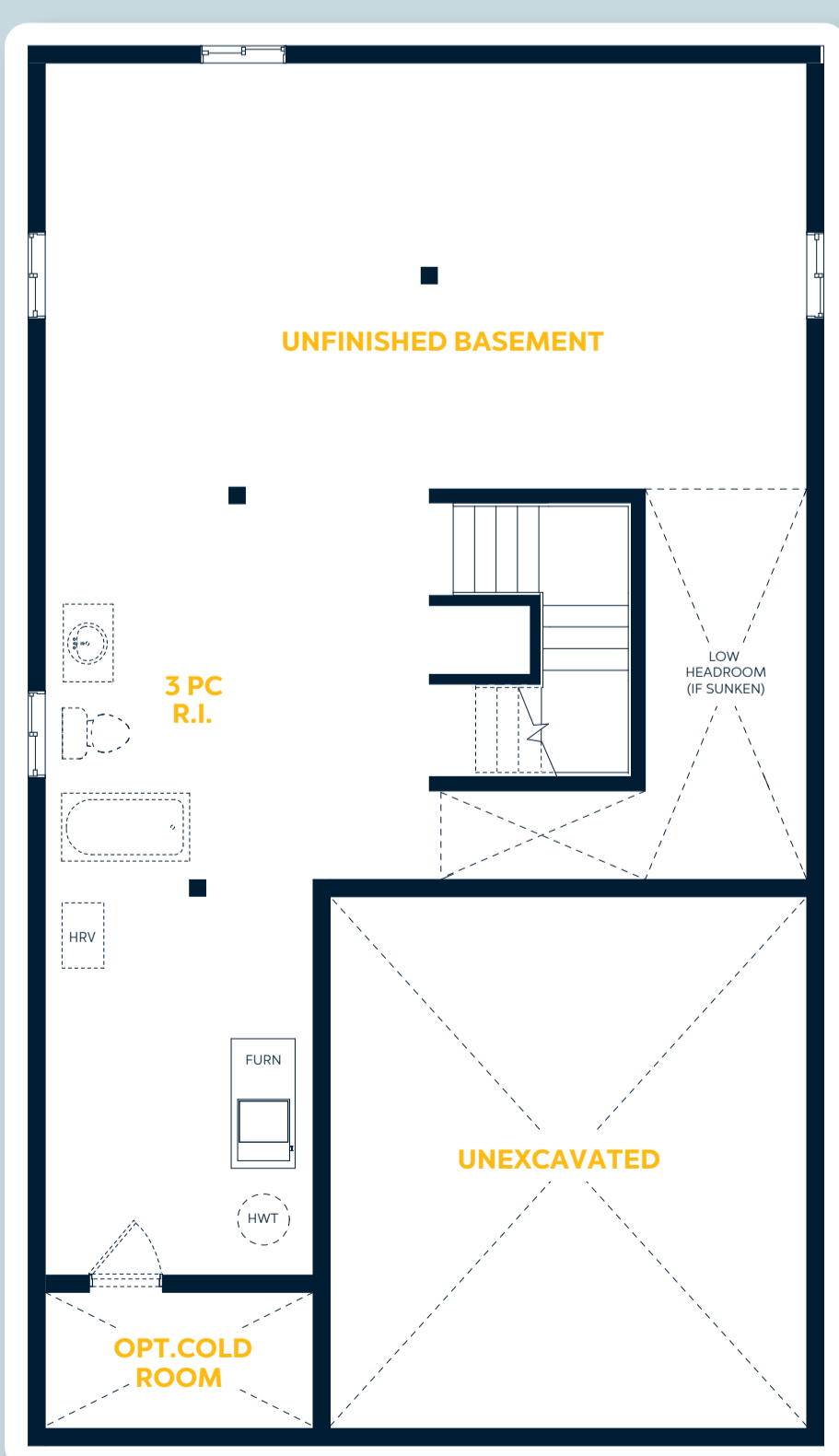


Elevation D
Bedroom 3 Variation



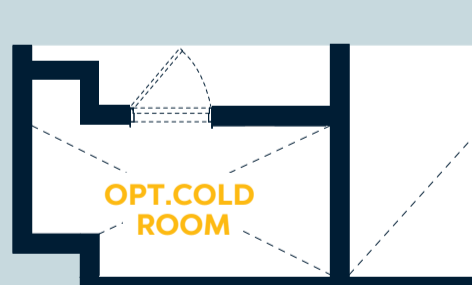
Basement Floor

Elevation A & B



Elevation Variations

Elevation D
Optional Cold Room Variation



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The Rahi

2,350 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Vitae Series

40'

Designer Options Available to Customize Floorplan
 Spacious Foyer with Closet
 Main Floor Laundry with Large Closet
 Large Open Concept Dining and Great Room
 Upper Floor Family Room

Elevations

Hail A



Hail B

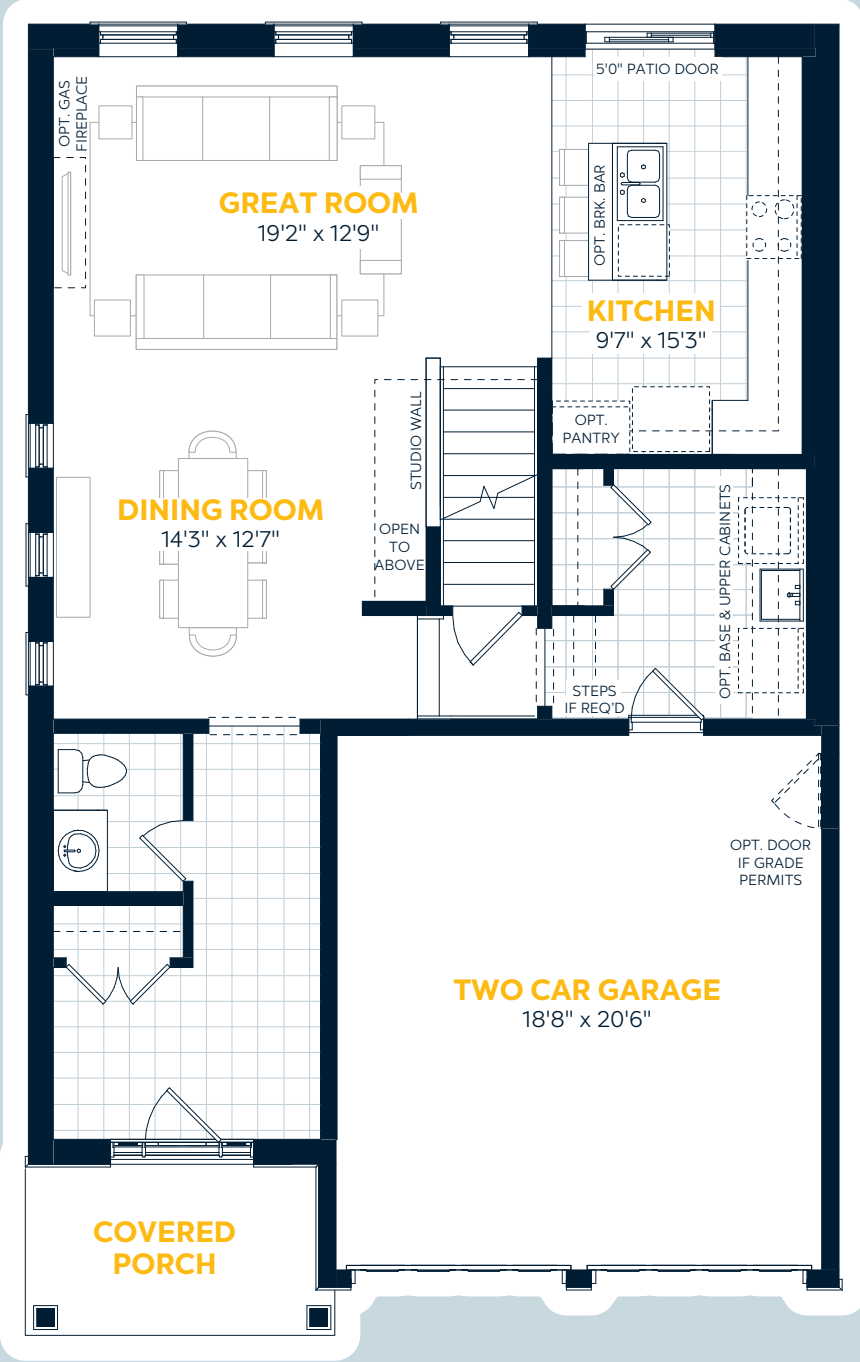


Hail D



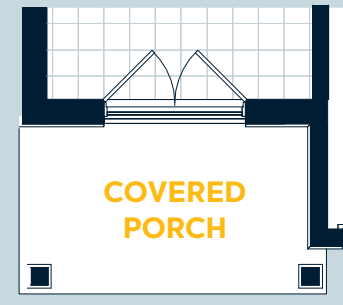
Main Floor

Elevation A & B



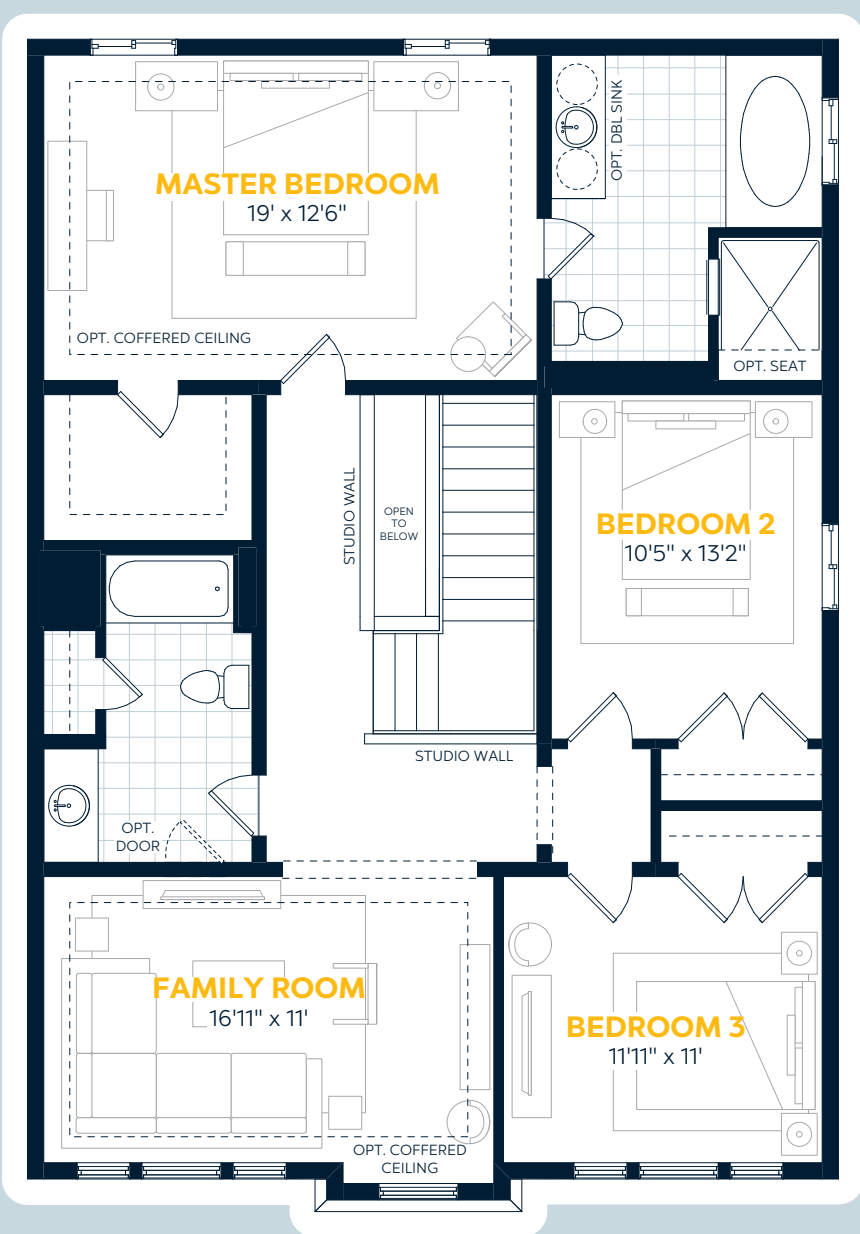
Elevation Variations

Elevation D
Front Door Variation



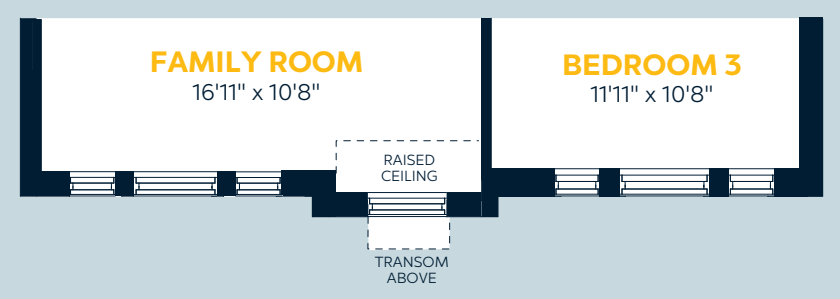
Upper Floor

Elevation A

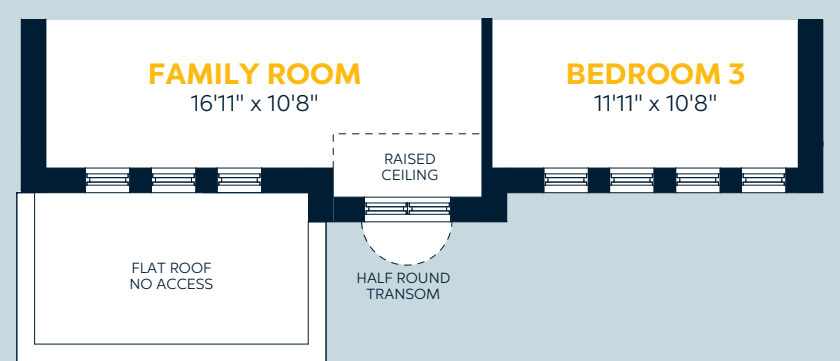


Elevation Variations

Elevation B
Family Room / Bedroom 3 Variation

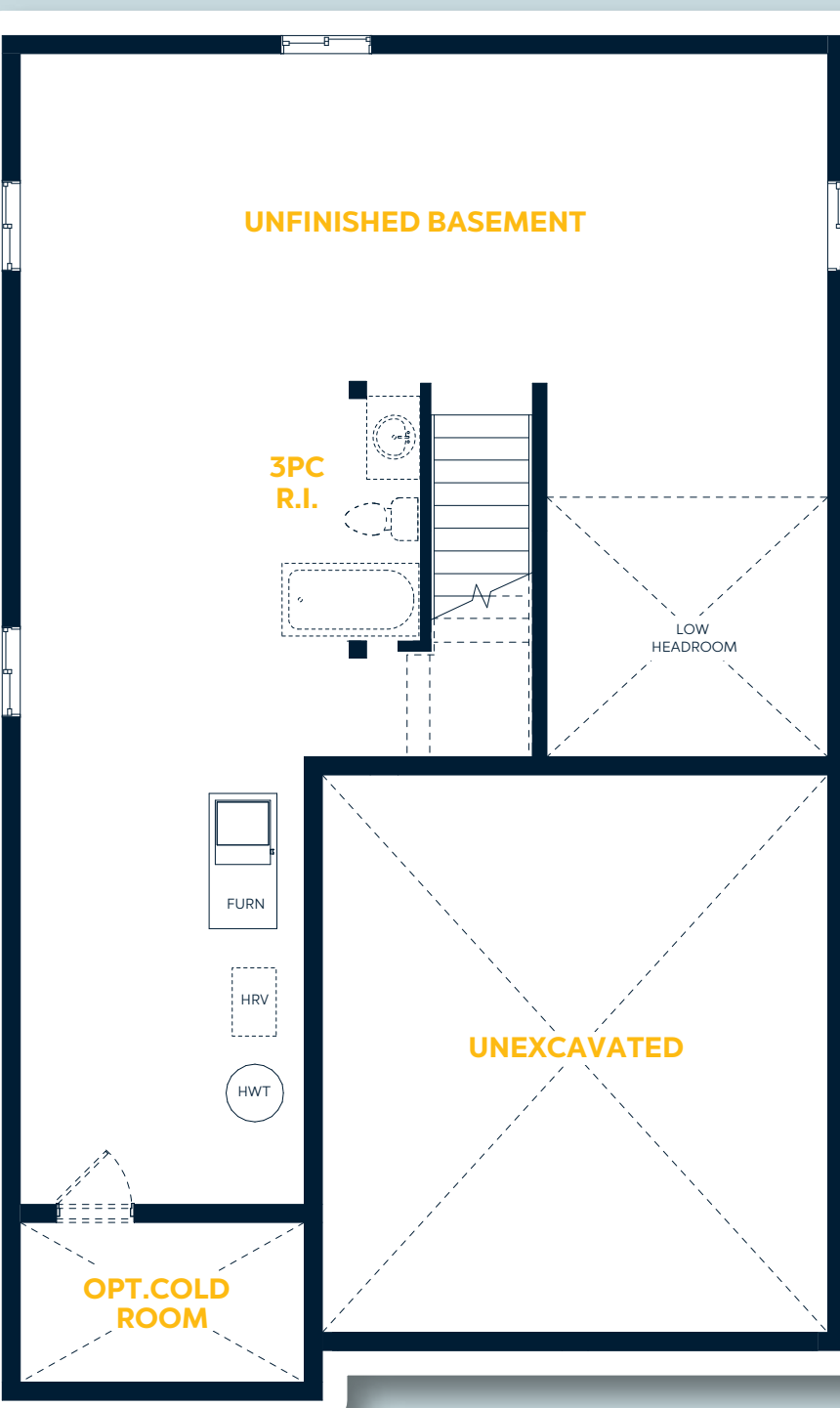


Elevation D
Family Room / Bedroom 3 Variation



Basement Floor

Elevation A, B & D



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. Some designs may require upgraded lots. © Fusion Homes 2023. Reproduction of this plan is strictly prohibited.

The Oxford IV

1,925 sq.ft.

3 Bedroom | 2.5 Bathroom

Pinnacle Series | Trussler West

36'

Open-Concept Main Floor with Great Room Open to Kitchen
 Large Chef's Kitchen with an Abundance of Cabinetry
 Bright Open-to-Above Foyer
 Convenient Upper Floor Laundry

Elevations

Oxford IV A

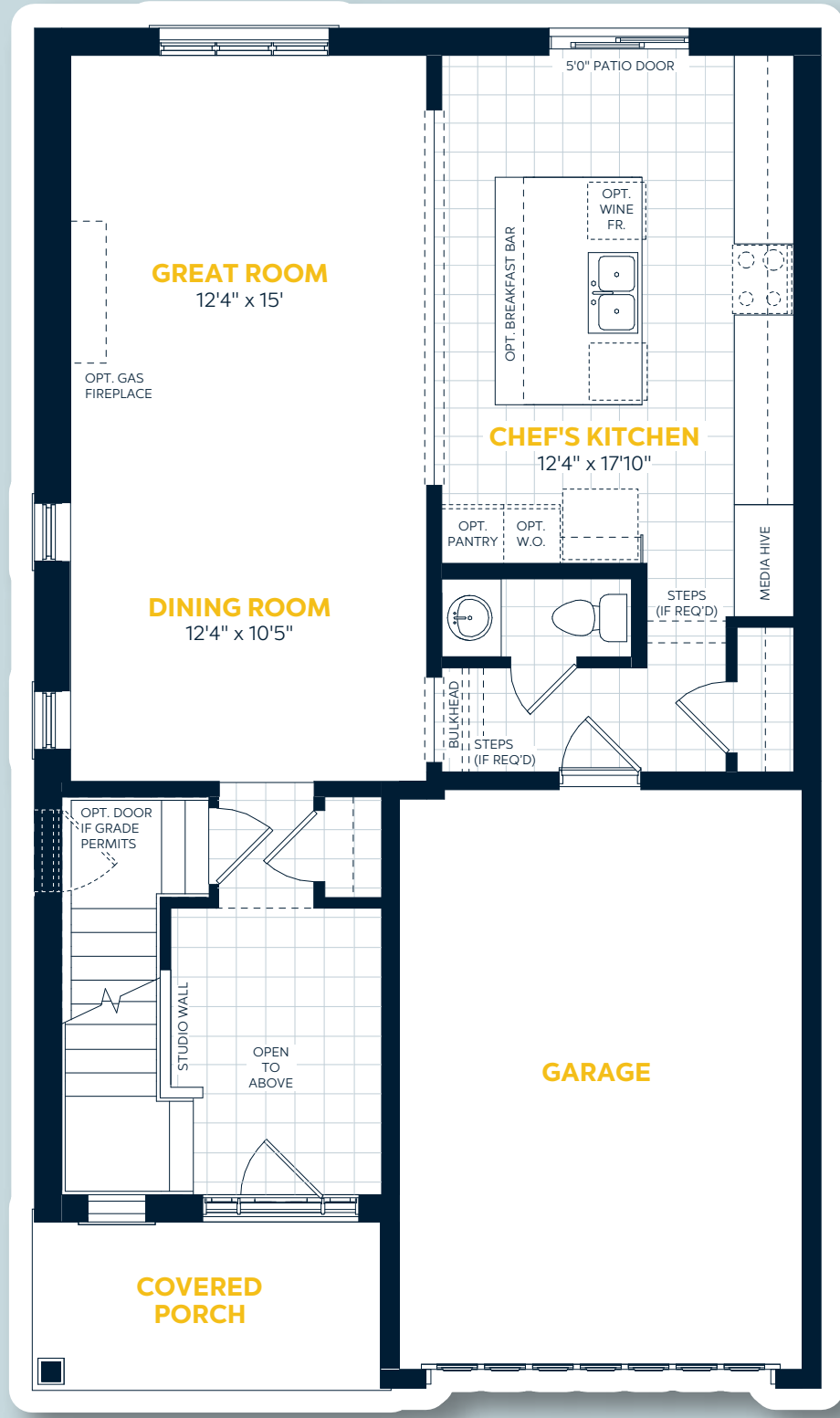


Oxford IV B



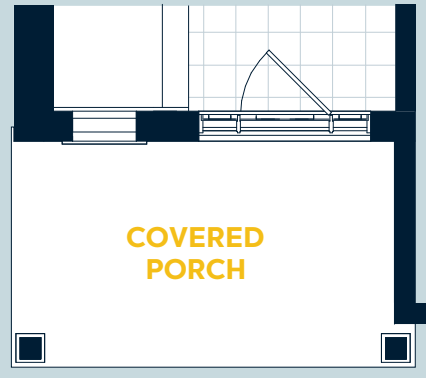
Main Floor

Elevation A



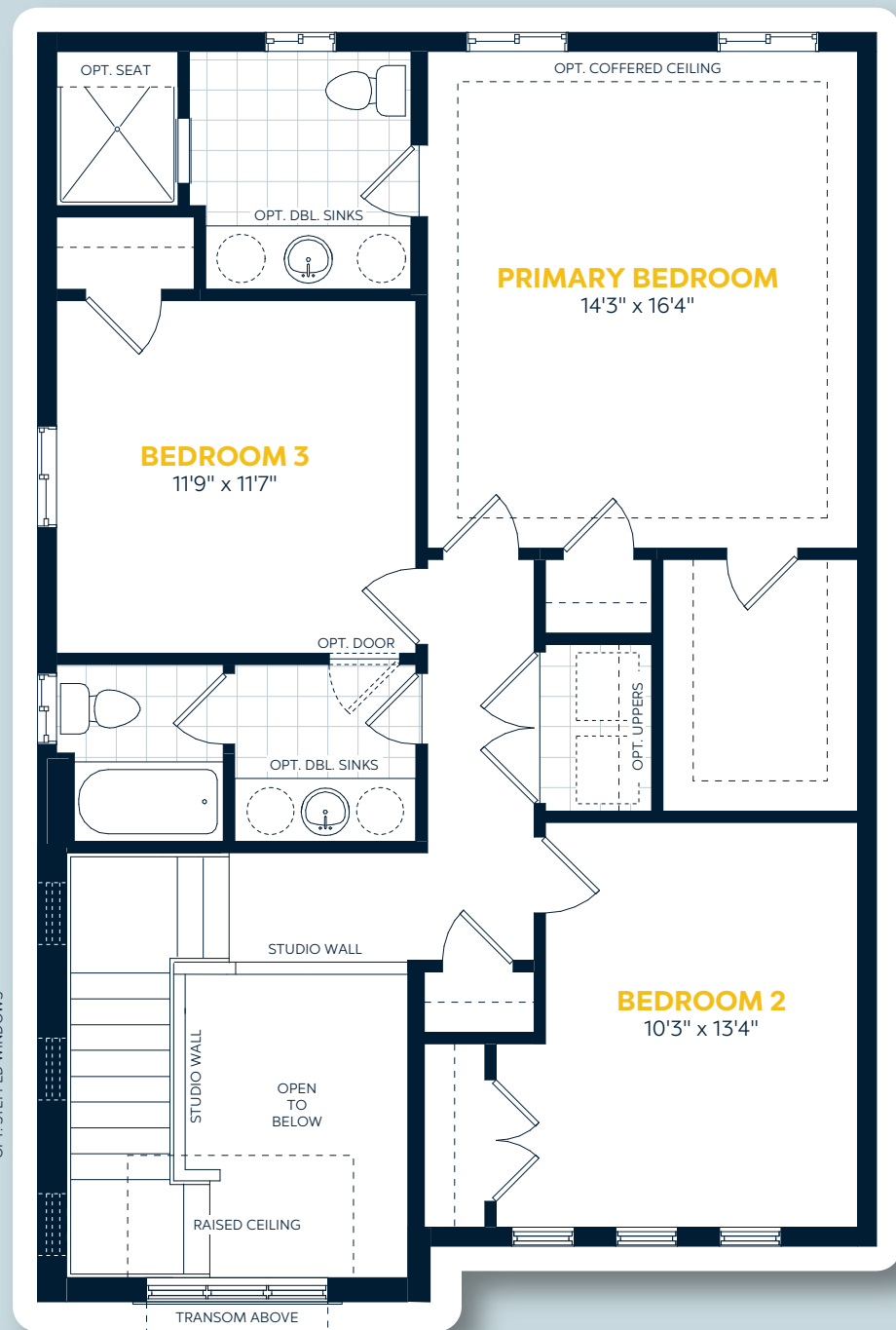
Elevation Variations

Elevation B
 Covered Porch Variation



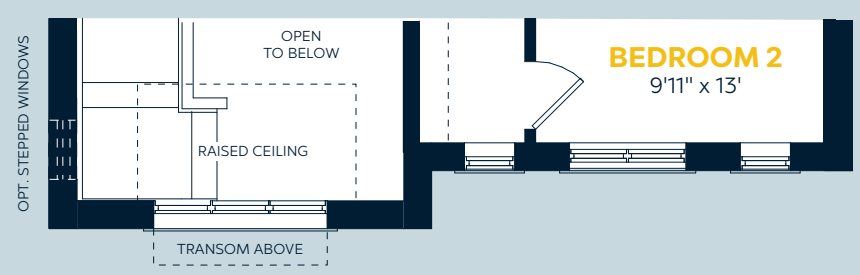
Upper Floor

Elevation A



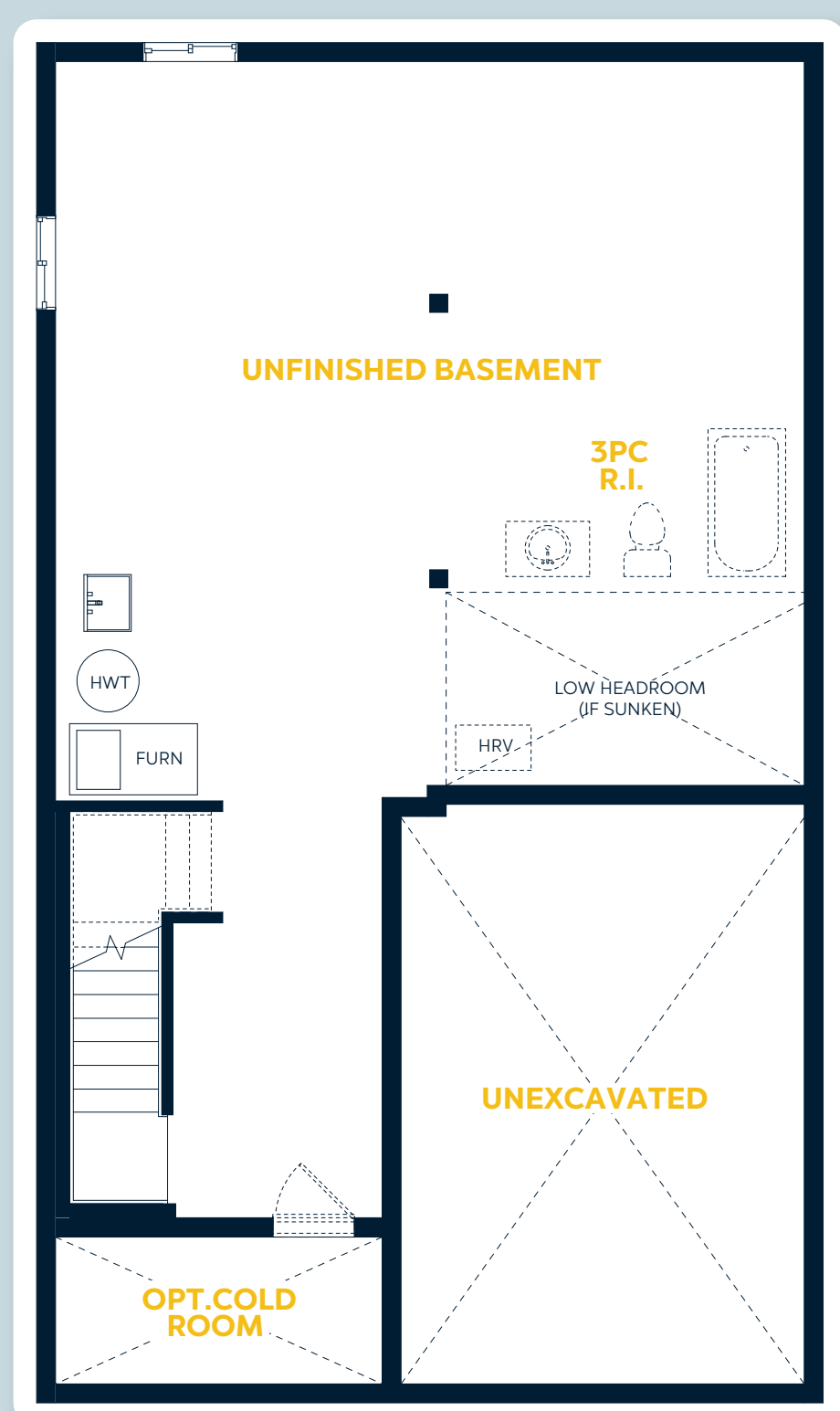
Elevation Variations

Elevation B
 Bedroom 2 Variation



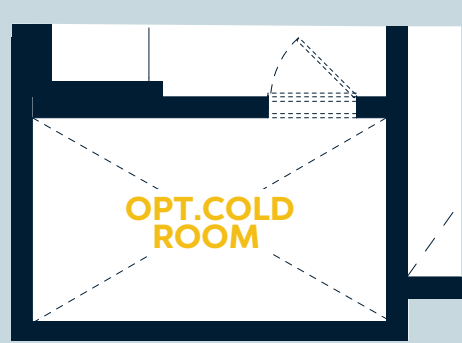
Basement Floor

Elevation A



Elevation Variations

Elevation B
 Opt. Cold Room Variation



The Manchester IV

1,925 sq.ft.

4 Bedroom | 2.5 Bathroom

Pinnacle Series | Trussler West

36'

- Four Spacious Bedrooms
- Open-Concept Main Floor with Great Room Open to Kitchen
- Convenient Mud Room with Optional Built-In Seating
- Bright Open-to-Above Foyer
- Two Eating Areas

Elevations

Manchester IV A

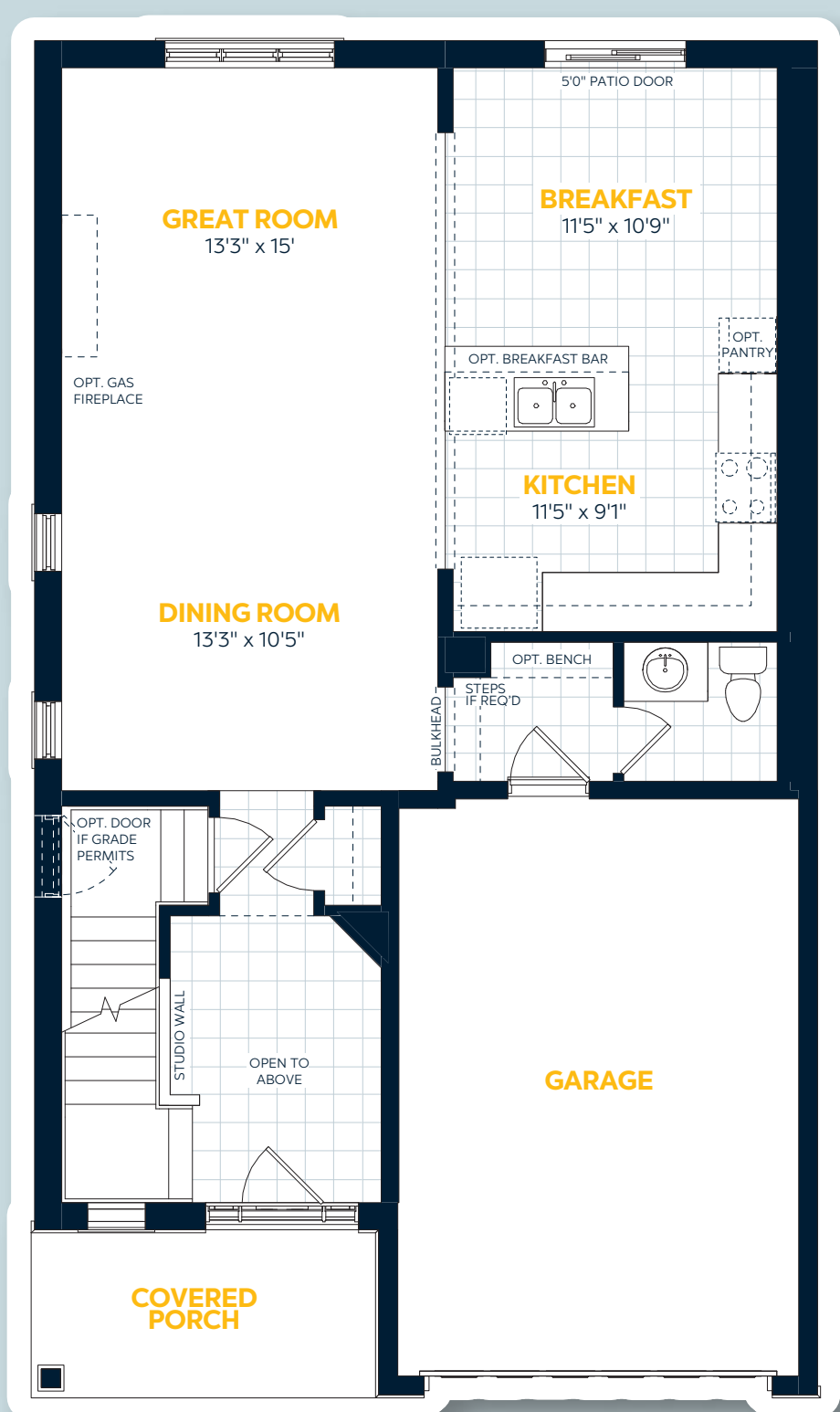


Manchester IV B



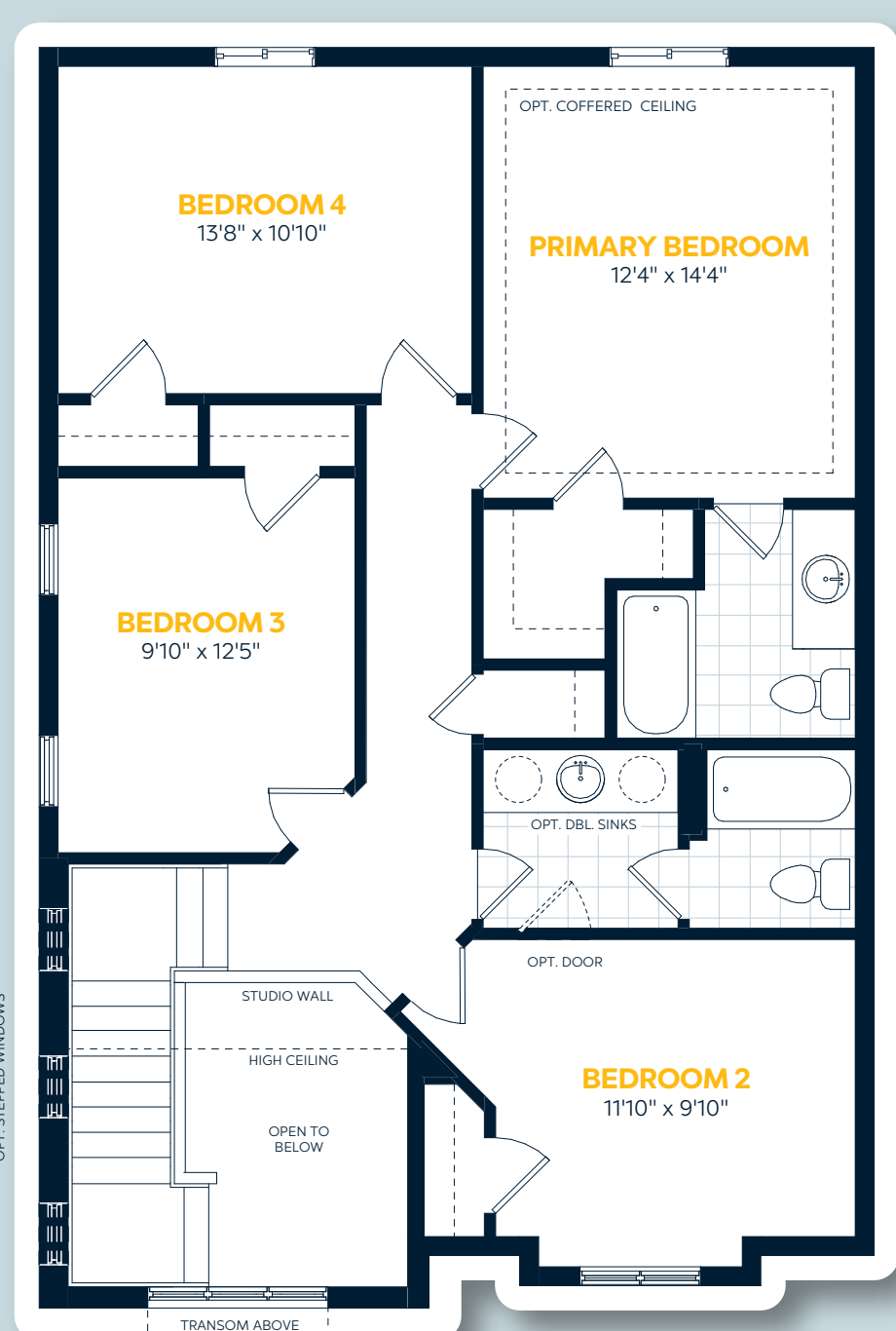
Main Floor

Elevation A & B



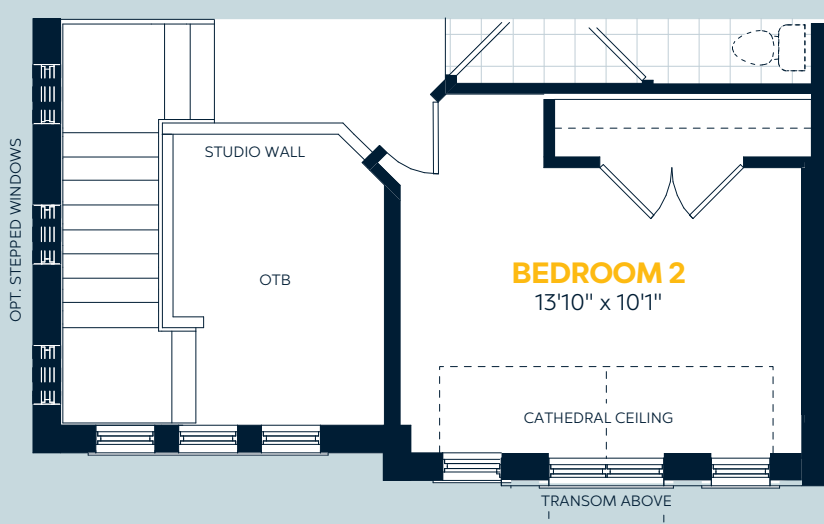
Upper Floor

Elevation A



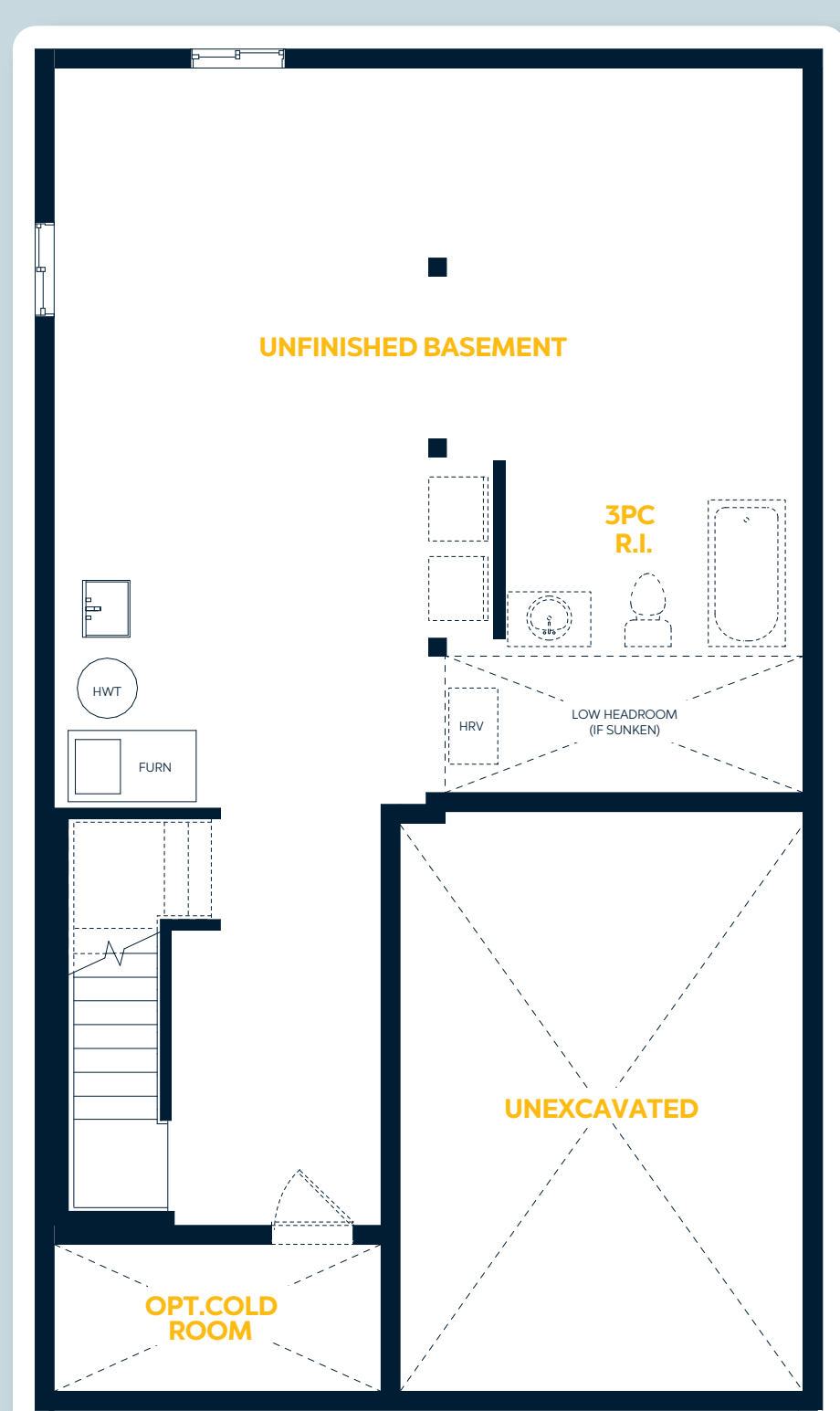
Elevation Variations

Elevation B Front Windows and Bedroom 2 Variation



Basement Floor

Elevation A & B



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The Camden

2,600 sq.ft.

4 Bedroom | 2.5 Bathroom

Pinnacle Series | Trussler West

36'

- Designer Options Available to Customize Floorplan
- Two Walk-In Closets in Primary Suite
- Optional Dog Wash Station in Mud Room
- Optional Double Entry Closet in Foyer
- Spacious Upper Floor Laundry

Elevations

Camden A



Camden B

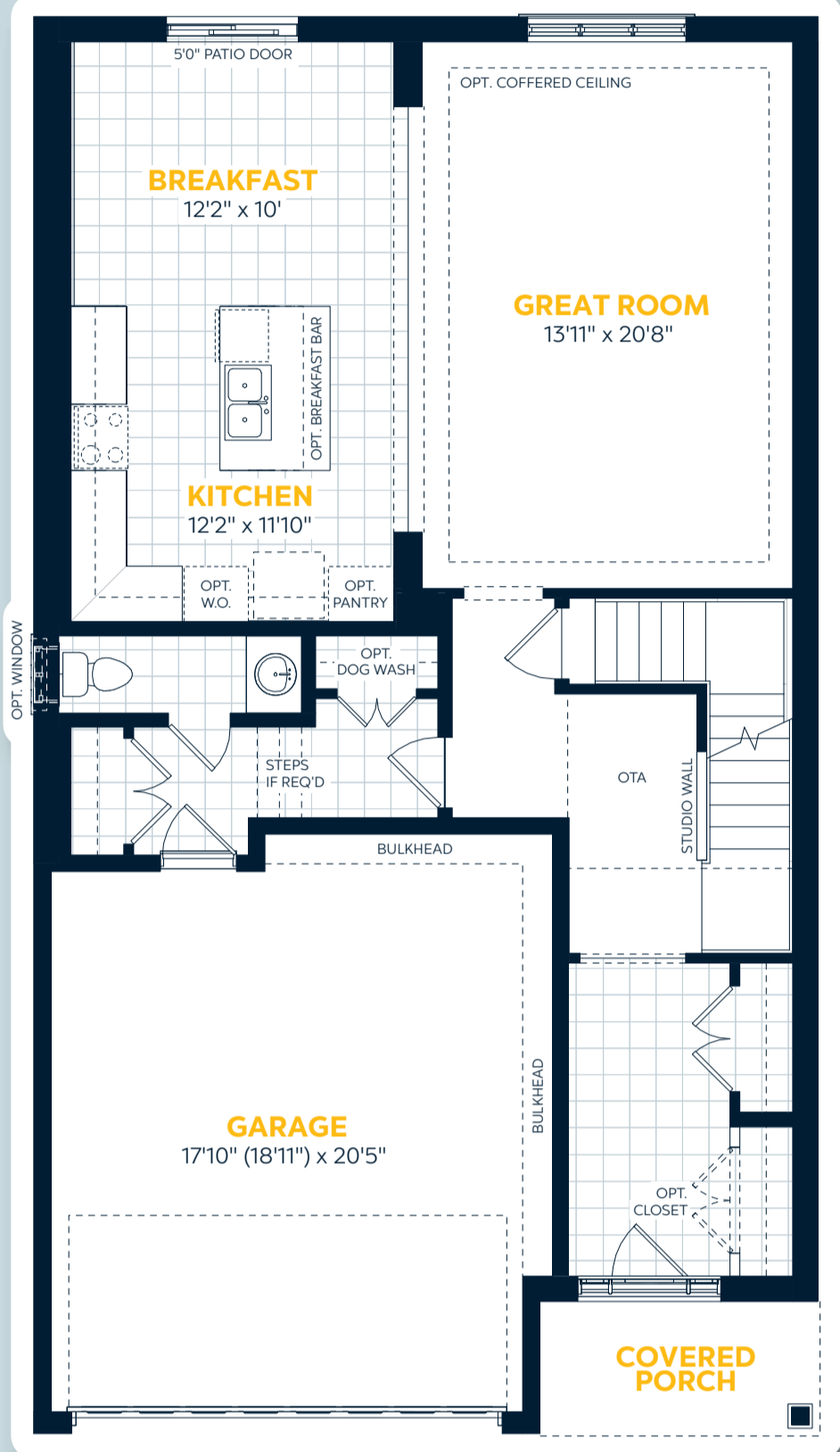


Camden D



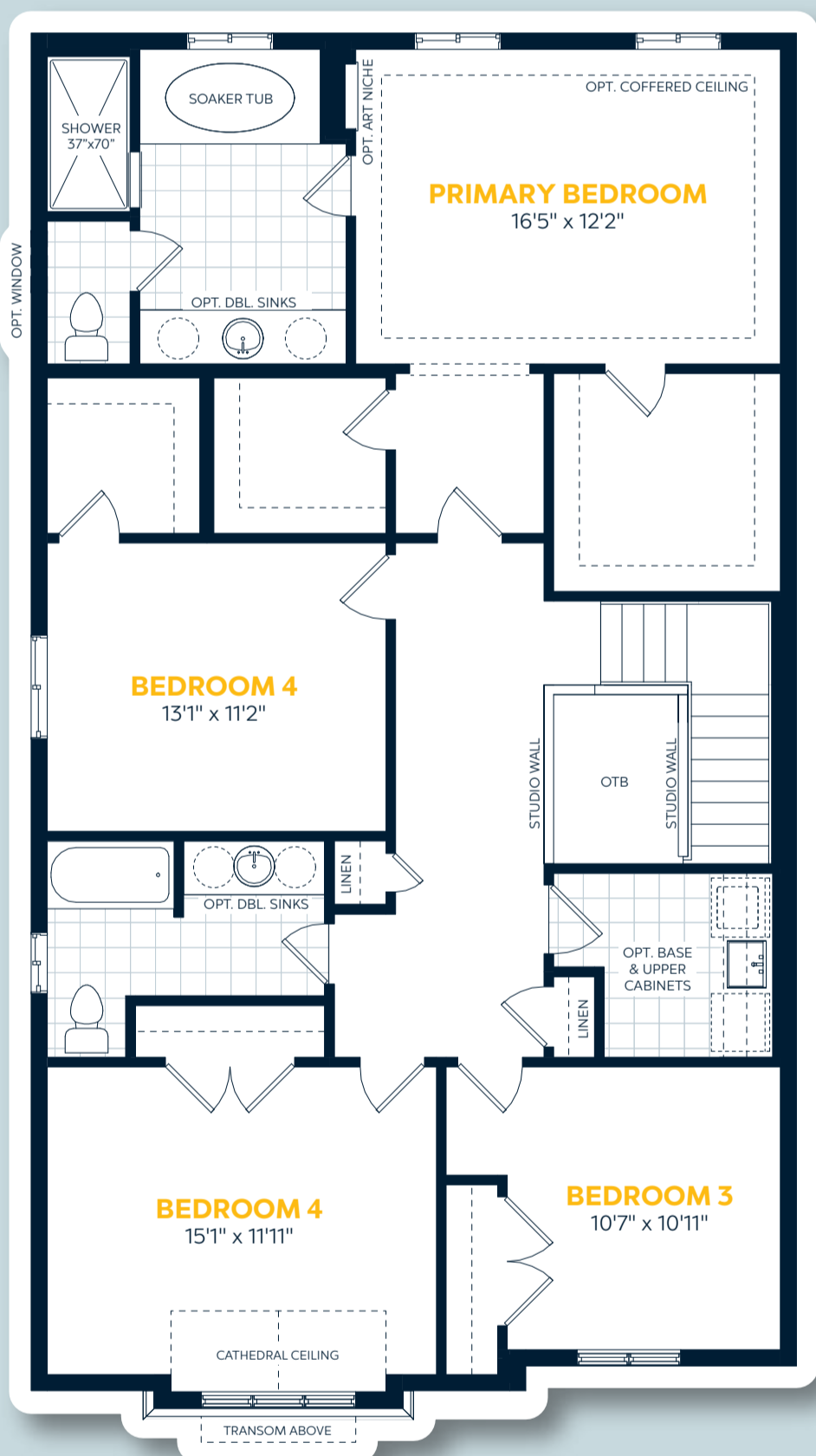
Main Floor

Elevation A



Upper Floor

Elevation A

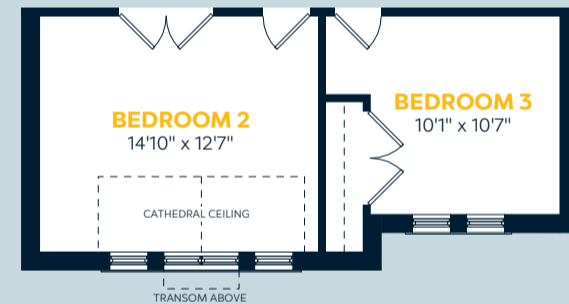


Elevation Variations

Elevation B
Front Bedrooms Variation

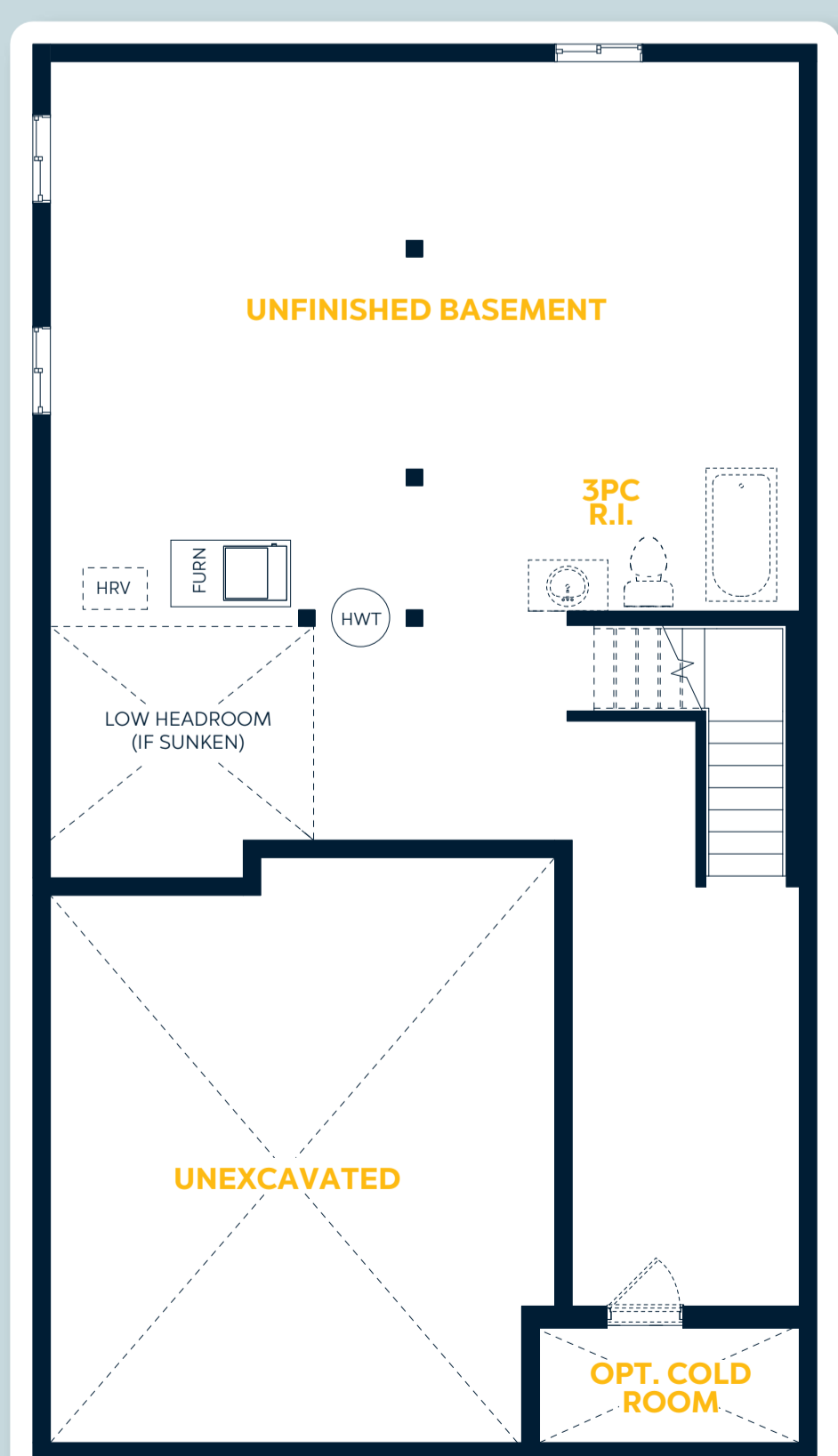


Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A



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