

MARI

AT WILLIAMSBURG

THE NOVA SERIES

Two-Storey Detached Homes on 30ft Lots

Plan	Sqft	Price
Orla A	1,700	\$849,900
Mika A	1,850	\$889,900

SALES PROFESSIONAL

Neetu Kaur

519-826-1646

See Sales Professional for details. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. Prices, promotions, deposits and features subject to change without notice E & O.E. (January 2026)

MARI

AT WILLIAMSBURG

THE AVIA SERIES

Two-Storey Detached Homes on 30ft Lots

Plan	Sqft	Free Floorplan Customizations	Price
Alta A			\$889,900
Alta B	1,700	\$10,000	\$899,900
Alta D			\$909,900
Kade A			\$929,900
Kade B	1,850	\$10,000	\$939,900
Kade D			\$949,900
Shay A			\$939,900
Shay B	1,890	\$10,000	\$949,900
Shay D			\$959,900
Kyra A			\$939,900
Kyra B	1,900	\$15,000	\$949,900
Kyra D			\$959,900
Dane A			\$959,900
Dane B	2,000	\$15,000	\$969,900
Dane D			\$979,900

SALES PROFESSIONAL
Neetu Kaur
519-826-1646

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MARI

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THE NOVA SERIES

Two-Storey Detached Homes on 34ft Lots

Plan	Sqft	Price
Primori A	1,925	\$949,900
Naveen A	2,050	\$974,900

SALES PROFESSIONAL

Neetu Kaur
519-826-1646

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MARI

AT WILLIAMSBURG

THE CULMINATION SERIES

Two-Storey Detached Homes on 34ft Lots

Plan	Sqft	Free Floorplan Customizations	Price
Oxford 34 IV A	1,925	\$10,000	\$989,900
Oxford 34 IV B			\$1,009,900
Manchester 34 IV A	1,925	\$10,000	\$989,900
Manchester 34 IV B			\$1,009,900
Rockwell 34 IV A	2,050	\$10,000	\$1,009,900
Rockwell 34 IV B			\$1,029,900
Knight 34 IV A	2,300	\$15,000	\$1,069,900
Knight 34 IV B			\$1,089,900
Brockton 34 IV A Custom	2,350	\$15,000	\$1,084,900
Brockton 34 IV B Custom			\$1,104,900

SALES PROFESSIONAL
Neetu Kaur
519-826-1646

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MARI

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GREEN MORTGAGE

Financial Advantages of a Green Mortgage

5YR Variable Mortgage: 4.20%¹

Home Price	25 Years (Standard Payment/Mo ²)	35 Years (Green Payment/Mo ²)	Savings (Monthly)
\$899,900	\$3,880	\$3,275	\$605
\$999,900	\$4,311	\$3,638	\$673
\$1,099,900	\$4,742	\$4,002	\$740
\$1,119,900	\$4,828	\$4,075	\$753

3YR Fixed: 4.39%¹

Home Price	25 Years (Standard Payment/Mo ²)	35 Years (Green Payment/Mo ²)	Savings (Monthly)
\$899,900	\$3,957	\$3,358	\$599
\$999,900	\$4,396	\$3,731	\$665
\$1,099,900	\$4,836	\$4,105	\$731
\$1,119,900	\$4,924	\$4,179	\$745

5YR Fixed: 4.54%¹

Home Price	25 Years (Standard Payment/Mo ²)	35 Years (Green Payment/Mo ²)	Savings (Monthly)
\$899,900	\$4,018	\$3,425	\$593
\$999,900	\$4,464	\$3,806	\$658
\$1,099,900	\$4,911	\$4,186	\$725
\$1,119,900	\$5,000	\$4,262	\$738

Enjoy the Benefits of a **Green Mortgage** with up to **35-Year Financing** with an **Energy Star Certified Home**

Save **Hundreds a Month** with an Energy Star Certified Detached Home

¹Interest rates are illustrative only, based on public data as of September 2025, and subject to change with market conditions, lender policies, and buyer qualifications. ²Calculations assume average purchase price and 20% down payment. Mortgage payments are estimates only and will vary with actual rates, amortization, terms, and mortgage insurance (if applicable). Prices, promotions, deposits, features, and availability may change without notice. E. & O.E. (October 2025).

MARI

AT WILLIAMSBURG

The Avia Collection

Two-Storey Detached Homes on 30ft 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
- 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

- Primary 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)

Distinctive Exteriors

- Architecturally thematic window grilles (as per elevation)
- Architecturally thematic grilles in half glass front entry door (as per elevation)
- Architecturally thematic windows in overhead garage door (by elevation type)
- 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)
- 8" round, vinyl exterior columns (B elevations only)
- Upgraded window colour (as per exterior color package)

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
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- Oak railings and spindles
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)

Gourmet Kitchens

- Custom cabinetry with soft close cabinet doors and drawers
- Ceramic floor tiles (as per plan)
- Quartz countertops
- Double stainless steel undermount sink
- Single lever pull down faucet

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
- Water softener & high-efficiency hot water heater (rentals)
- 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. (March 14, 2025)

MARI

AT WILLIAMSBURG

The Culmination Series

Two-Storey Detached Homes on 34ft 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
- 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

- Primary 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)

Distinctive Exteriors

- Architecturally thematic window grilles (as per elevation)
- Architecturally thematic grilles in half glass front entry door (as per elevation)
- Architecturally thematic windows in overhead garage door (by elevation type)
- 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
- 9" square, vinyl exterior columns (A elevations only)
- 8" round, vinyl exterior columns (B elevations only)
- Upgraded window colour (as per exterior color package)

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
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- Oak railings and spindles
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)
- Satin nickel door levers

Gourmet Kitchens

- Custom cabinetry with soft close cabinet doors and drawers
- Ceramic floor tiles (as per plan)
- Quartz countertops
- Double stainless steel undermount sink
- Single lever pull down faucet

Green Living

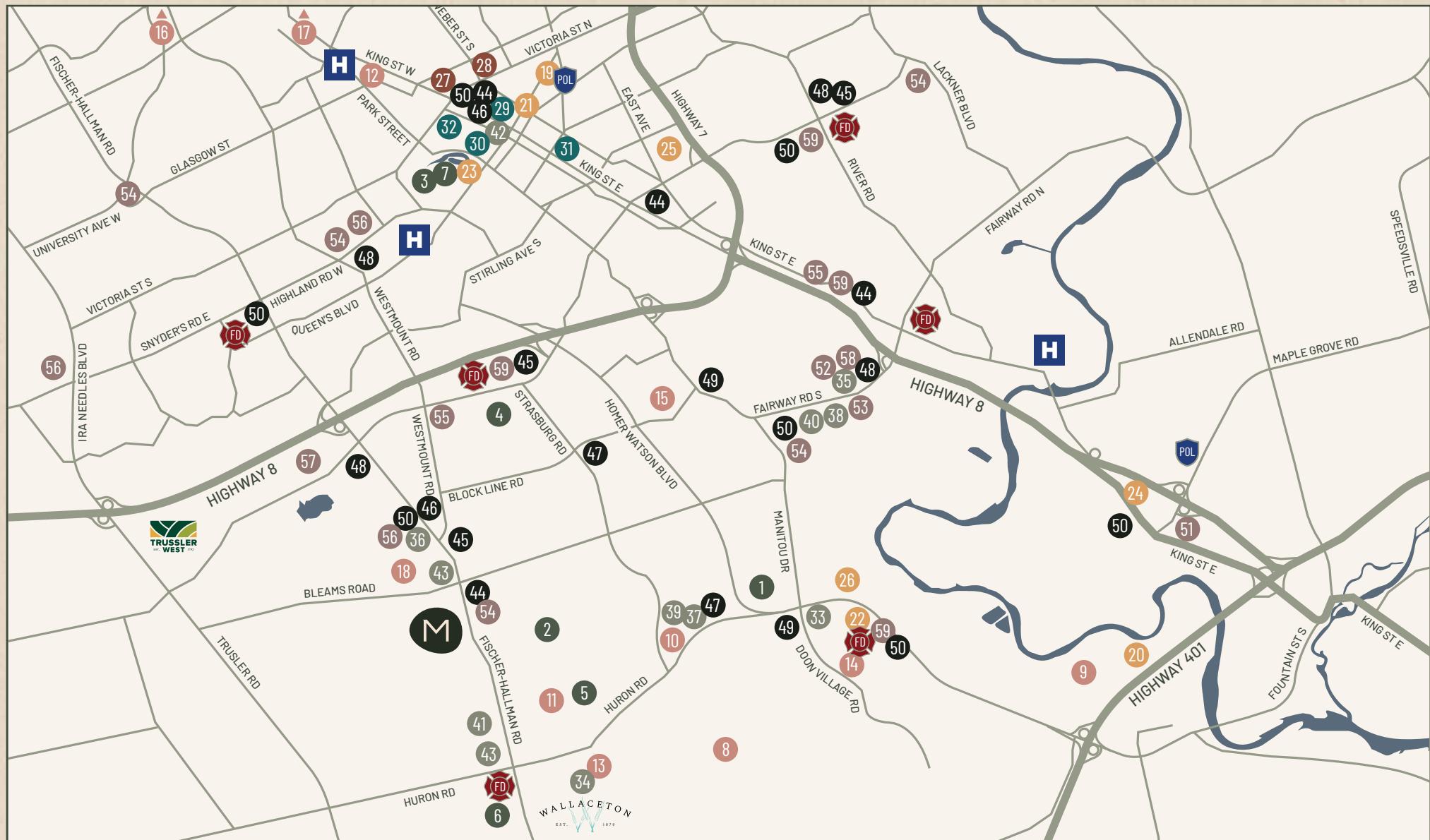
- Water saver taps
- Low E windows with Argon
- Eco American Standard dual flush toilets
- Programmable digital thermostat
- R-27 insulated above-grade 2"x6" walls
- R-20 full height blanket insulation in basement
- R-31 insulated floor over unheated space
- R-60 insulation in attic
- Water softener & high-efficiency hot water heater (rentals)
- 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. (October 26, 2024)

MARI

AT WILLIAMSBURG

LOCAL AMENITIES



OUTDOOR

- 1 Budd Park Soccer Fields
- 2 Huron Natural Area & Trails
- 3 Iron Horse Trail
- 4 McLennan Park
- 5 Parkvale Park
- 6 RBJ Schlegel Park
- 7 Victoria Park

EDUCATION

- 8 Brigadoon Public School
- 9 Conestoga College
- 10 Huron Heights Secondary School
- 11 Jean Steckle Public School
- 12 Kitchener-Waterloo Collegiate
- 13 St. Josephine Bakhita Catholic Elementary School
- 14 St. Timothy Catholic School
- 15 St. Mary's Catholic Secondary School
- 16 University of Waterloo
- 17 Wilfrid Laurier
- 18 Williamsburg Public School

ENTERTAINMENT

- 19 Centre in the Square
- 20 Doon Valley Golf Course
- 21 Kitchener Public Library
- 22 Pioneer Park Library
- 23 Schneider Haus National Historic Site
- 24 Sportsworld Crossing
- 25 The Aud
- 26 Waterloo Region Museum

TRANSPORTATION

- 27 LRT Downtown Hub
- 28 Via Rail / GO Transit Station

LANDMARKS

- 29 City Hall
- 30 Clock Tower
- 31 Market Square
- 32 The Tannery

RESTAURANTS

- 33 Edelweiss Tavern
- 34 Ghar se Rasoi
- 35 Jack Astors
- 36 Lisboa Bakery & Grill
- 37 Little Gyros Greek Grill
- 38 Moxies
- 39 Rustic Slice Pizzeria
- 40 State & Main
- 41 St. Louis Bar & Grill
- 42 The Walper Hotel
- 43 Tim Hortons

BANKS

- 44 BMO
- 45 CIBC
- 46 Libro Credit Union
- 47 Manulife
- 48 RBC
- 49 Scotiabank
- 50 TD Bank

SHOPPING

- 51 Costco
- 52 Fairview Park Mall
- 53 Farm Boy
- 54 Food Basics
- 55 FreshCo
- 56 Sobeys
- 57 Sunrise Shopping Centre
- 58 Walmart
- 59 Zehrs

FUSION
HOMES

The Orla

1,700 sq.ft.

3 Bedroom | 1.5 Bathroom | 1 Car Garage

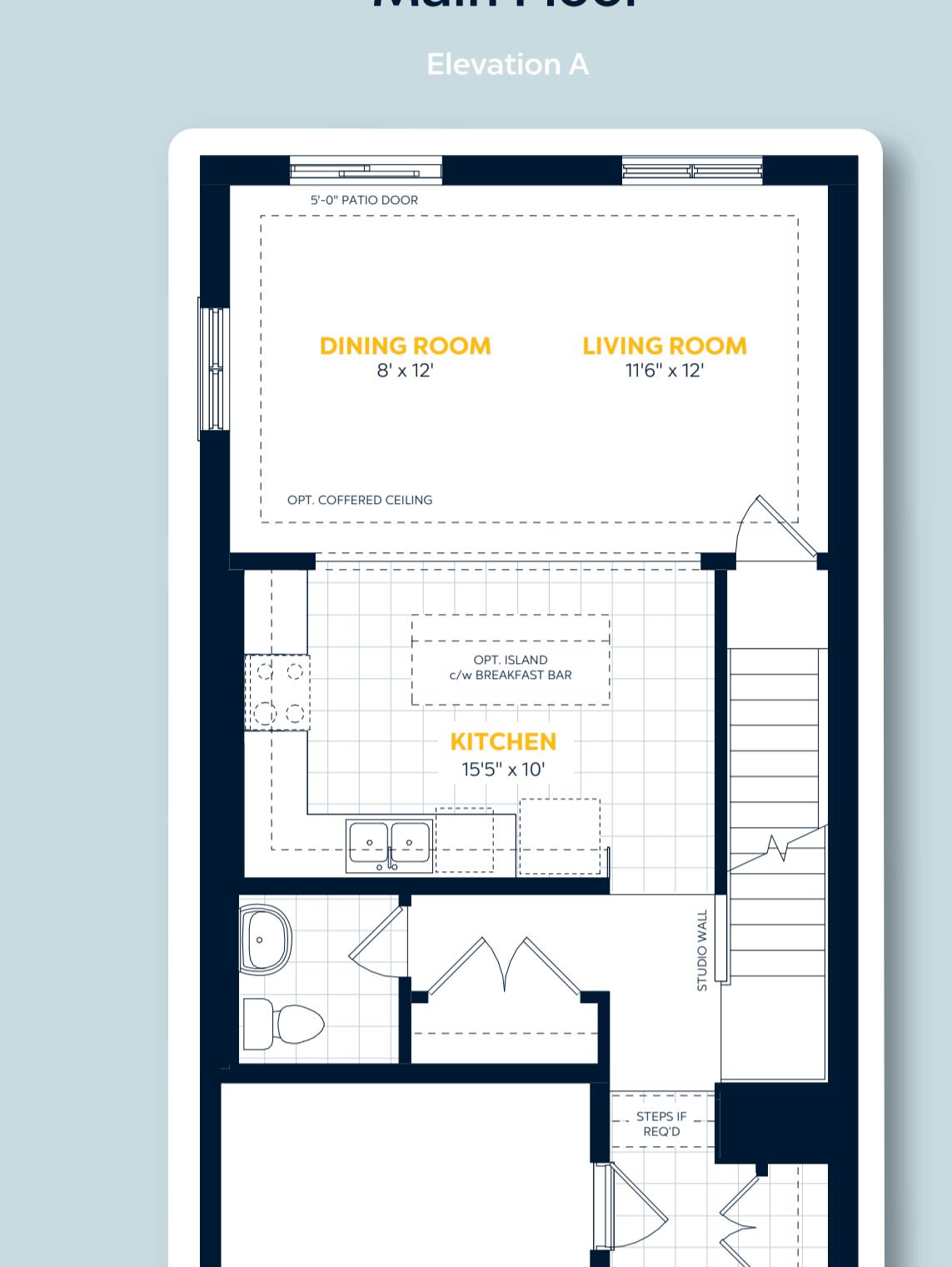
Nova Series | Mari

30'

Convenient Main Floor Powder Room
Open Concept Main Floor
Convenient Upper Floor Laundry
Oversized Primary Walk-In Closet
Large Primary Bedroom With Sitting Area

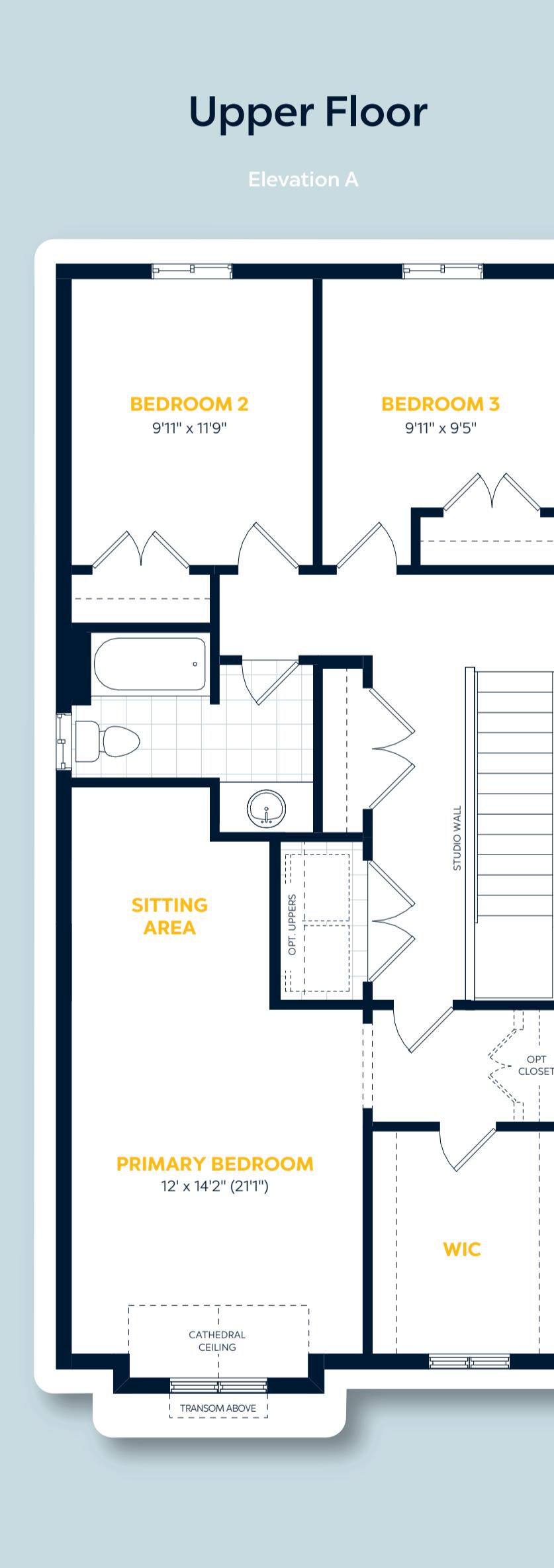
Elevation

Orla A



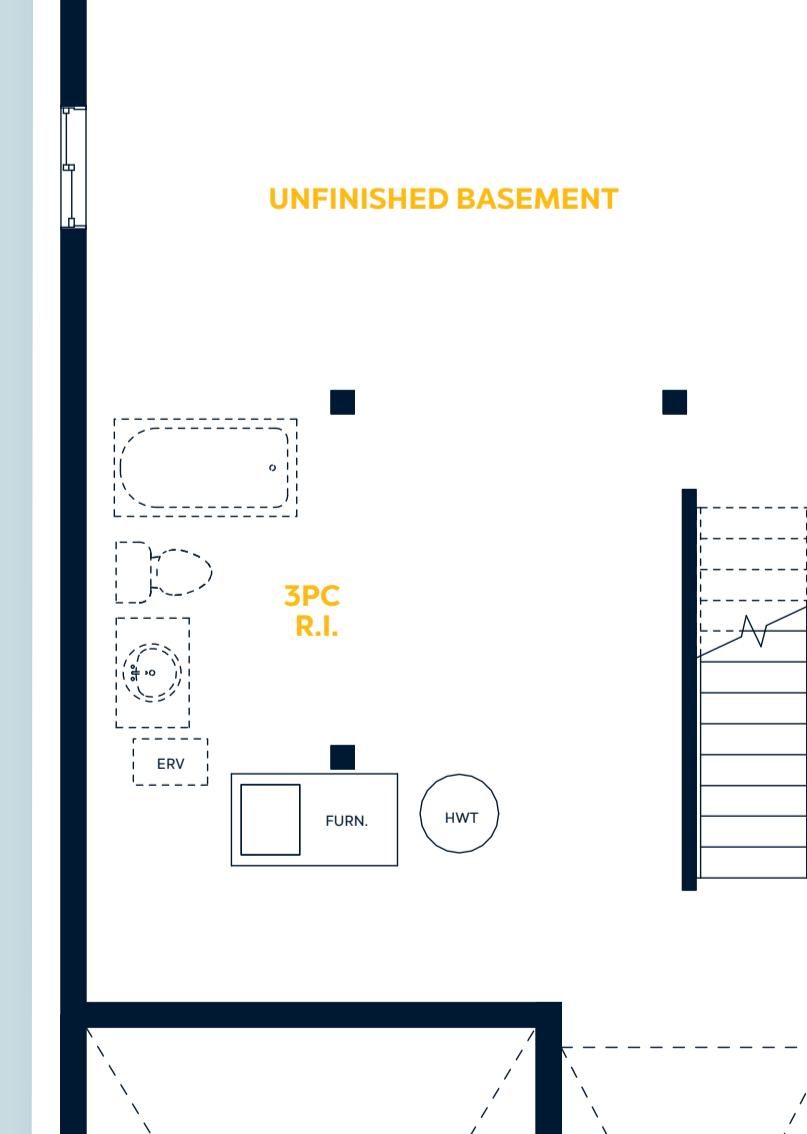
Main Floor

Elevation A



Upper Floor

Elevation A



Basement Floor

Elevation A



F&C E. All materials, specifications and floor plans 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 upgrade lots. © Fusion Homes 2025.

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The Mika

1,850 sq.ft.

3 Bedroom | 1.5 Bathroom | 1 Car Garage

Nova Series | Mari

30'

Open Concept Main Floor
Convenient Main Floor Powder Room
Large Laundry Room & Mud Room
Upper Floor Family Room
Large Primary Bedroom With Sitting Area

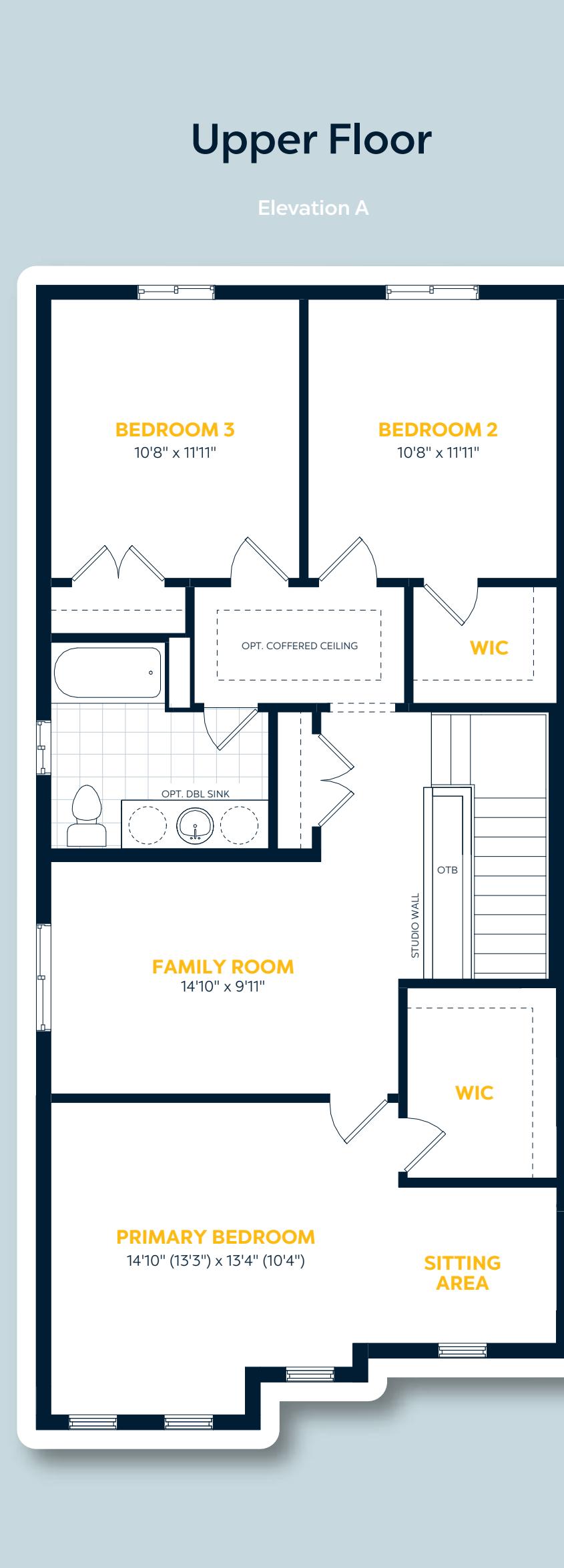
Elevation

Mika A



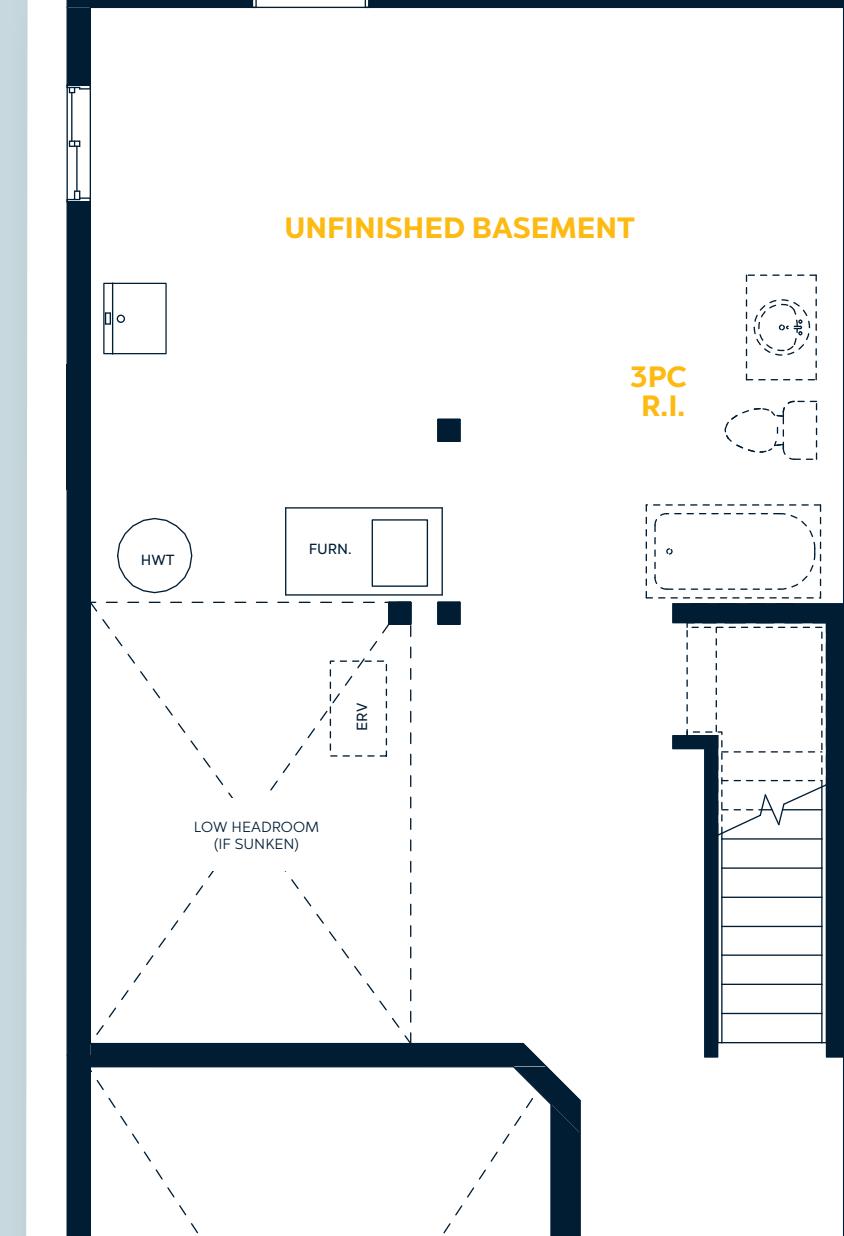
Main Floor

Elevation A



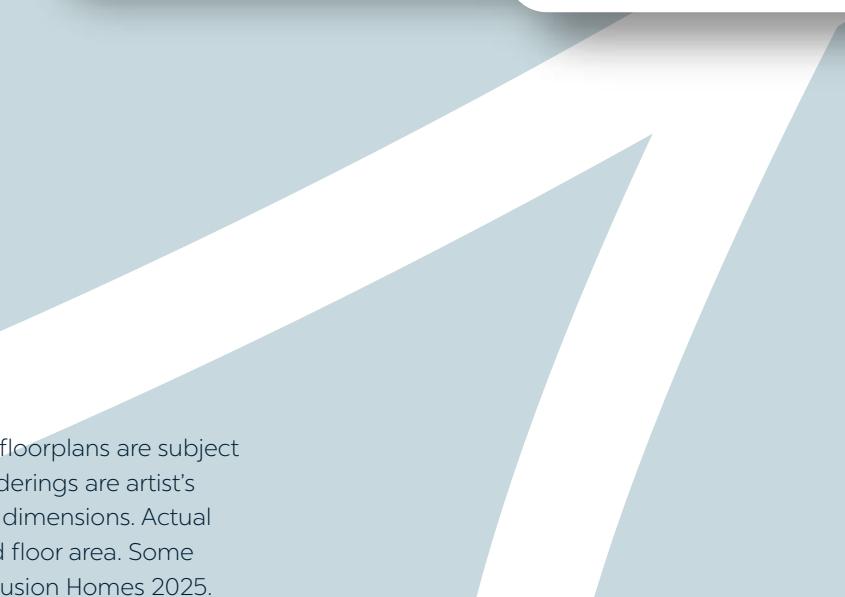
Upper Floor

Elevation A



Basement Floor

Elevation A



E&OE. All materials, specifications and floorplans are artist's concept. All floorplans are approximate dimensions. Actual usable floor space may vary from stated floor areas. Some designs may require a lot larger than 10,000 sq ft. © Fusion Homes 2025. Reproduction of this plan is strictly prohibited.

fusionhomes.com

The
Alta

1,700 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

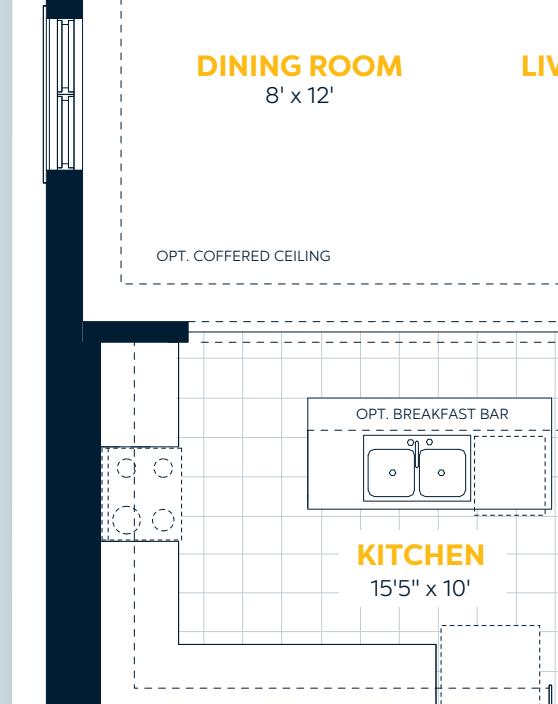
Avia Series | Mari

30'

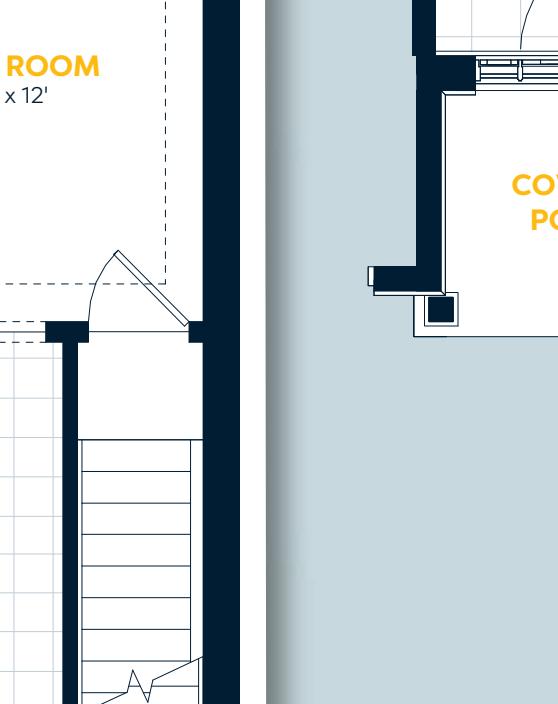
Double Closet in Front Foyer
Open Concept Main Floor
Convenient Upper Floor Laundry
Oversized Primary Walk-In Closet
Additional Linen Closet in Primary Bedroom

Elevations

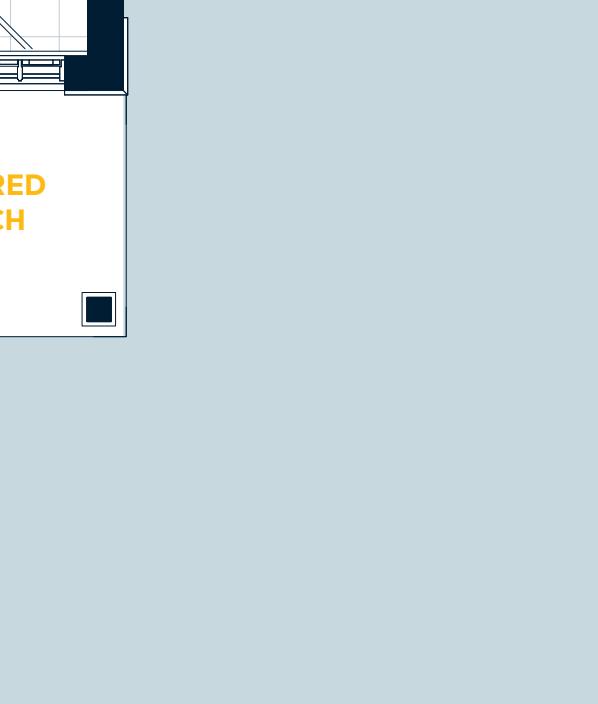
Alta A



Alta B

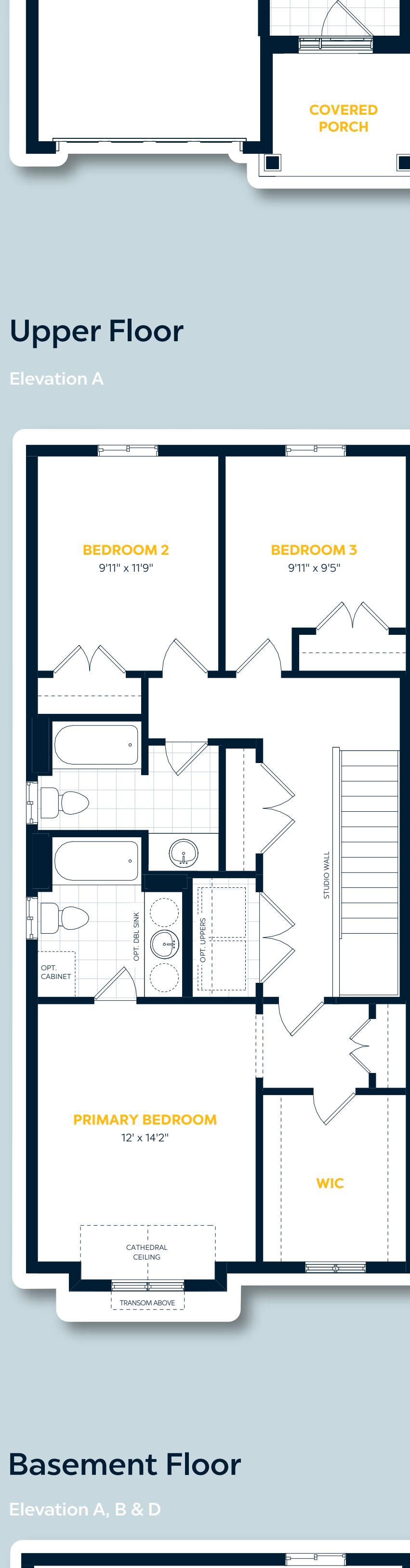


Alta D



Main Floor

Elevation A

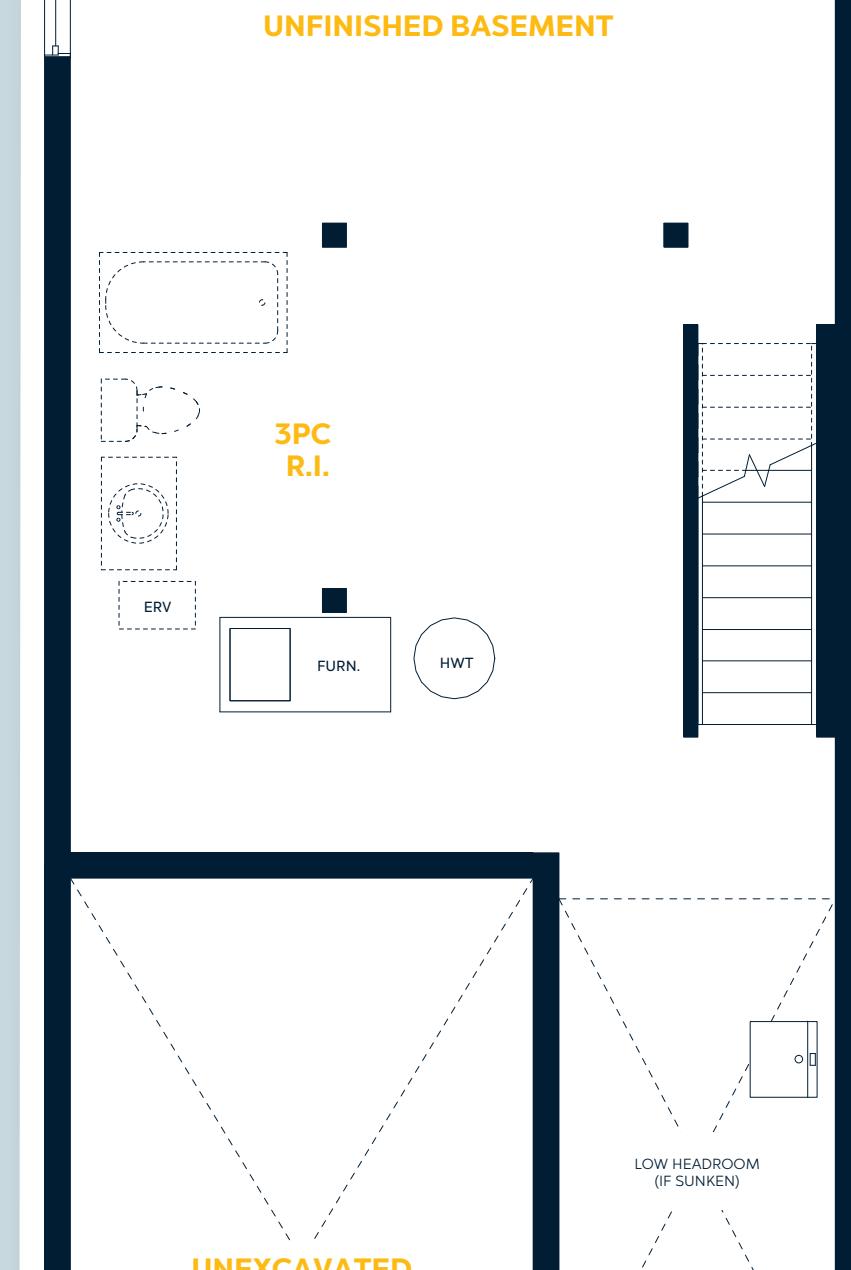


Elevation Variations

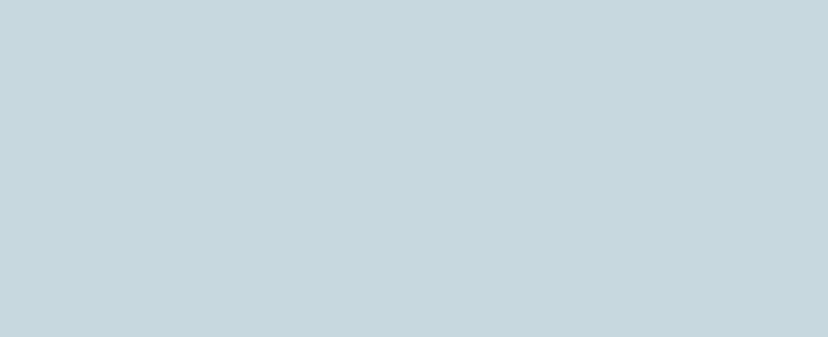
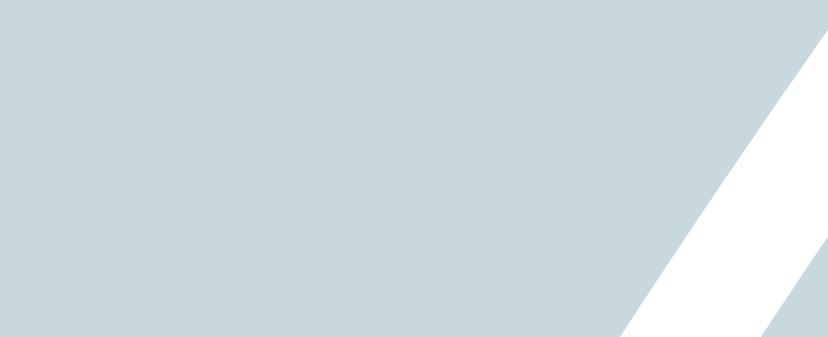
Elevation B & D
Front Door Variation

Upper Floor

Elevation A



Elevation Variations

Elevation B
Primary Bedroom VariationElevation D
Primary Bedroom Variation

E&OE. 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 2025. Reproduction of this plan is strictly prohibited.

fusionhomes.com

The
Kade

1,850 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

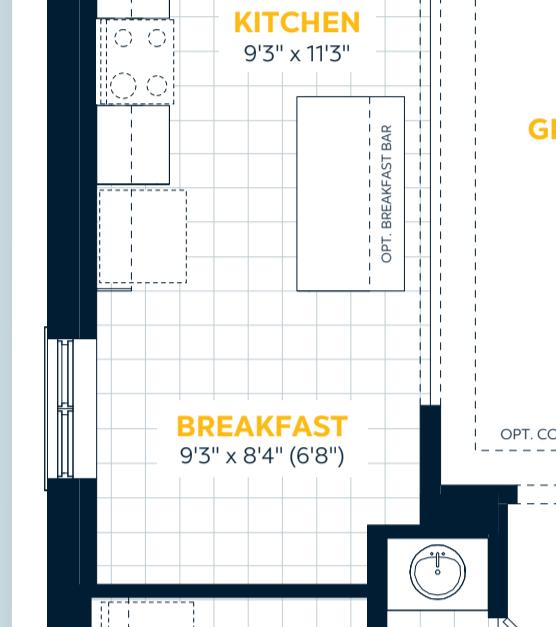
Avia Series | Mari

30'

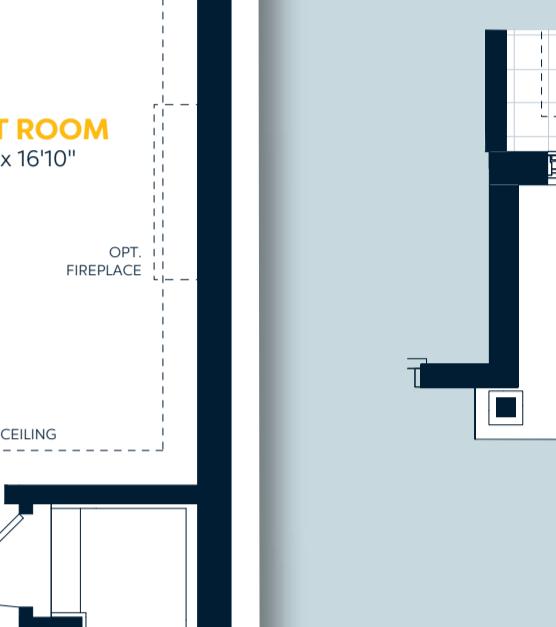
Open Concept Main Floor
Optional Walk-In Pantry
Large Laundry Room & Mud Room
Upper Floor Family Room
Optional Fourth Bedroom

Elevations

Kade A



Kade B



Kade D

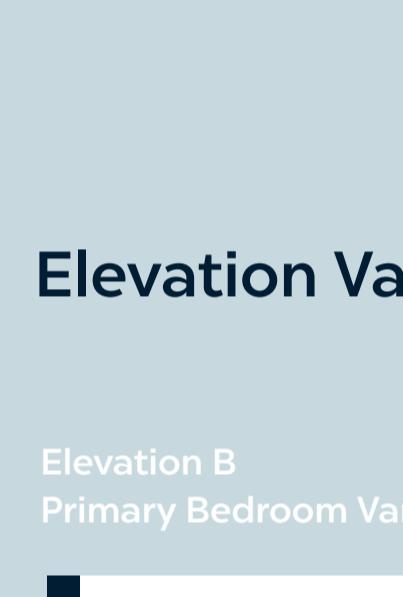


Main Floor

Elevation A

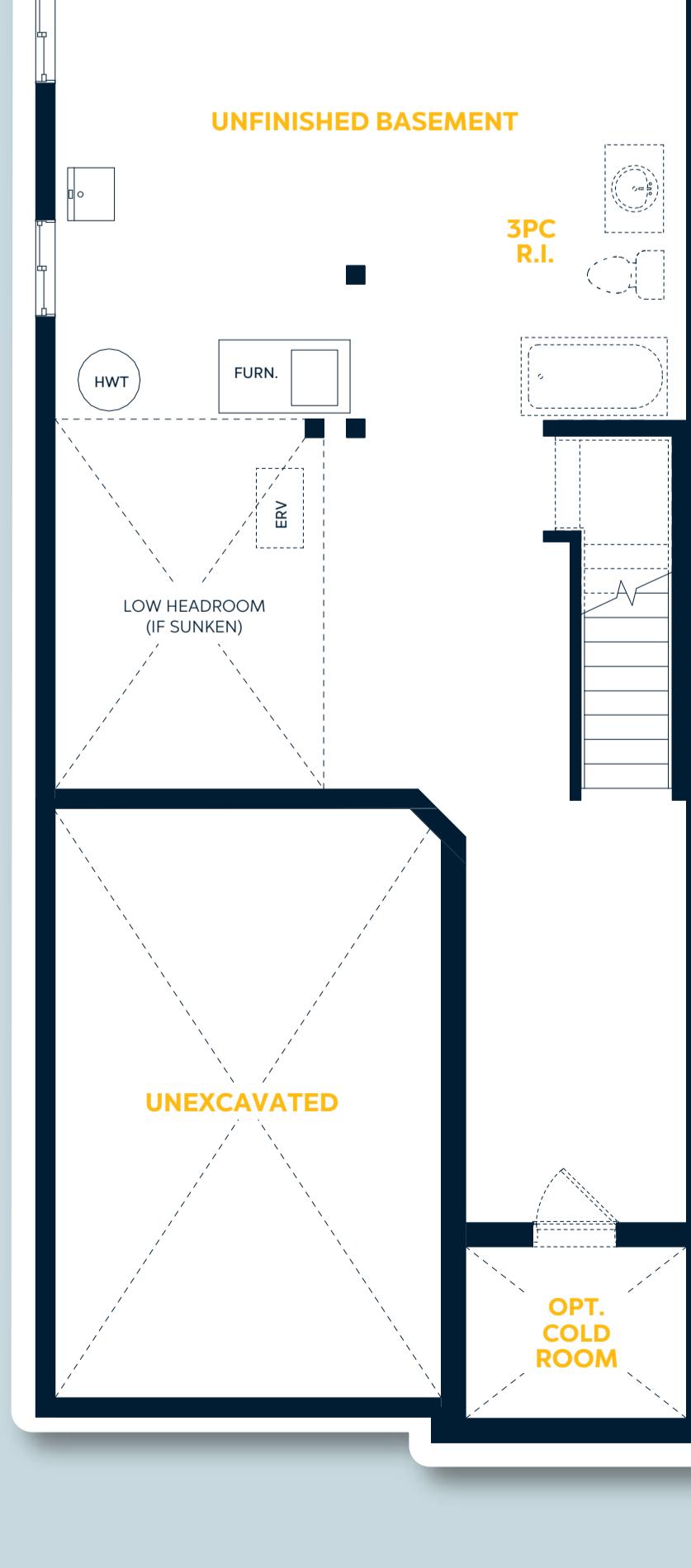


Elevation Variations

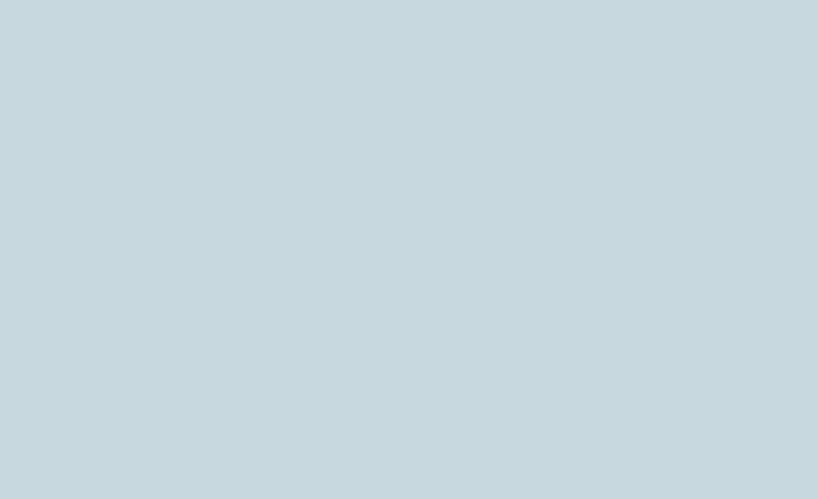
Elevation B & D
Covered Porch Variation

Upper Floor

Elevation A



Elevation Variations

Elevation B
Primary Bedroom VariationElevation D
Primary Bedroom Variation

E.&O.E. All materials, specifications, floorplans and renderings are subject to change. All floorplans are approximate dimensions. Actual floor space may vary from stated floor area. Some designs may require upgraded lots. © Fusion Homes 2025.

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1,890 sq. ft.
3 Bedroom | 2.5 Bath

Elevations

A small yellow flower, possibly a daffodil, is shown in a garden setting with green grass and other plants in the background.

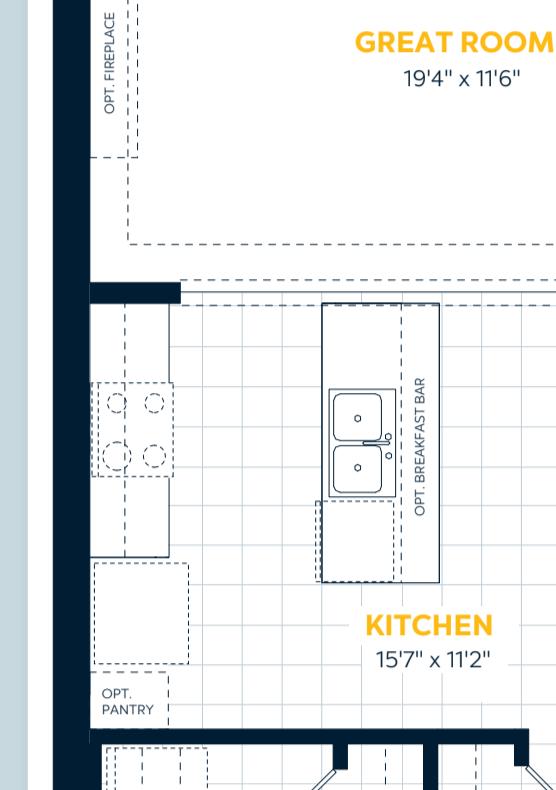
rooms 2

Shay D

Elevation A, B & C

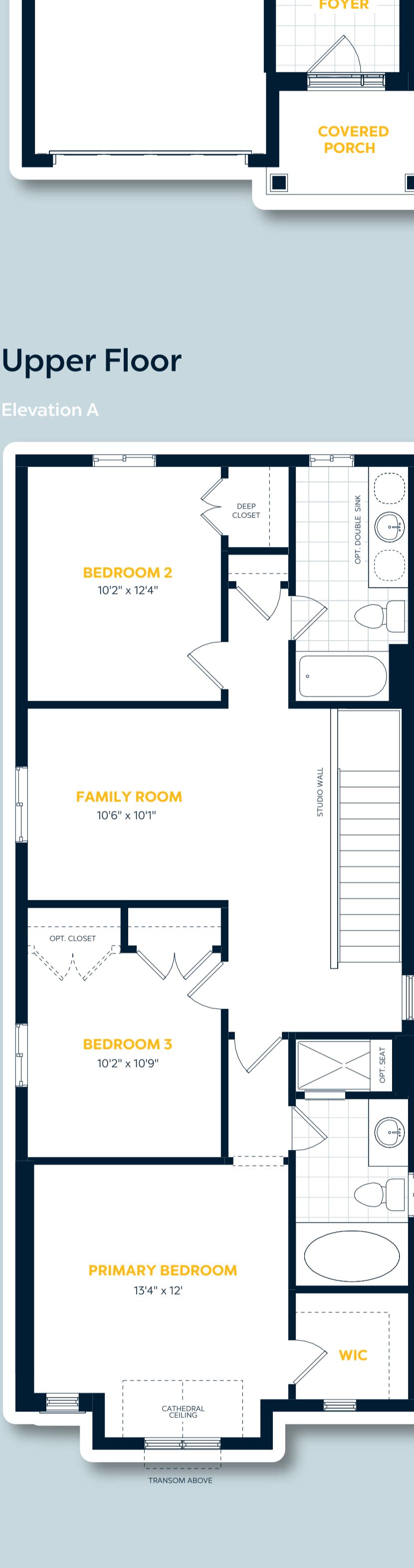
10

- 1 -



1

125



Basement Floor

11



The diagram shows a room with a central duct system. A dashed line forms a rectangle in the center of the room, with the label 'ERV' inside. Above the room, a dashed line forms a rectangle with the label 'FURN.'. In the bottom right corner of the room, there is a circled label 'HWT'.

A diagram of a trapezoidal channel. The channel has a stepped bottom, indicated by a dashed line. The channel is bounded by two vertical walls and a bottom wall. The right side shows a cross-section of the channel, with a dashed line representing the channel floor and a solid line representing the channel wall. The letters 'C' and 'R' are visible on the right side of the cross-section.

The Kyra

1,900 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

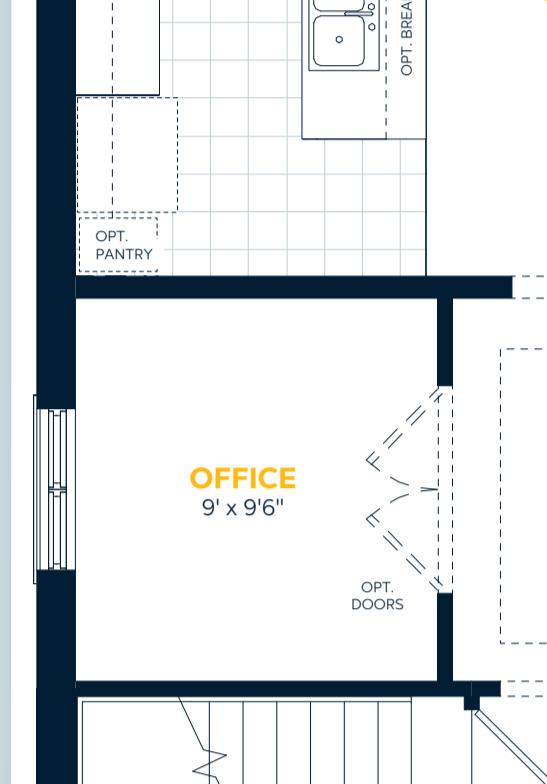
Avia Series | Mari

30'

Optional Double Closets in Foyer
Open Concept Kitchen and Great Room
Main Floor Office
Convenient Upper Floor Laundry
Upper Floor Family Room

Elevations

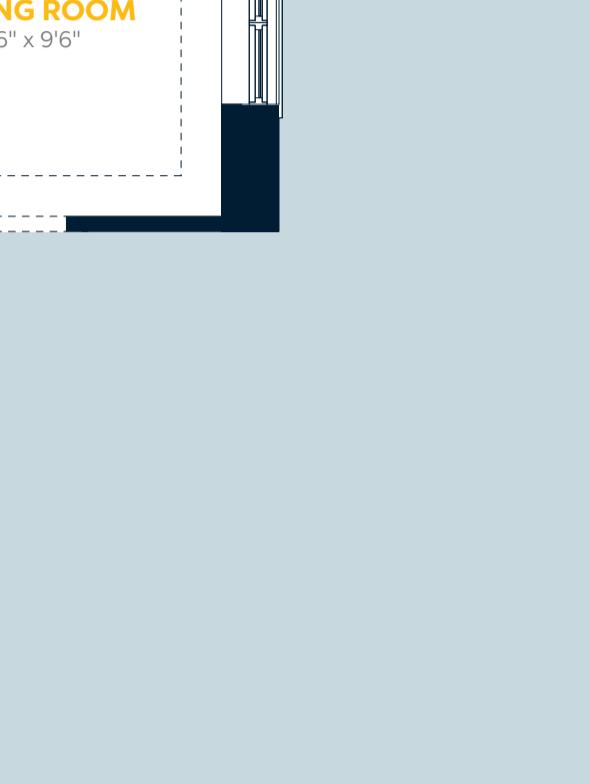
Kyra A



Kyra B

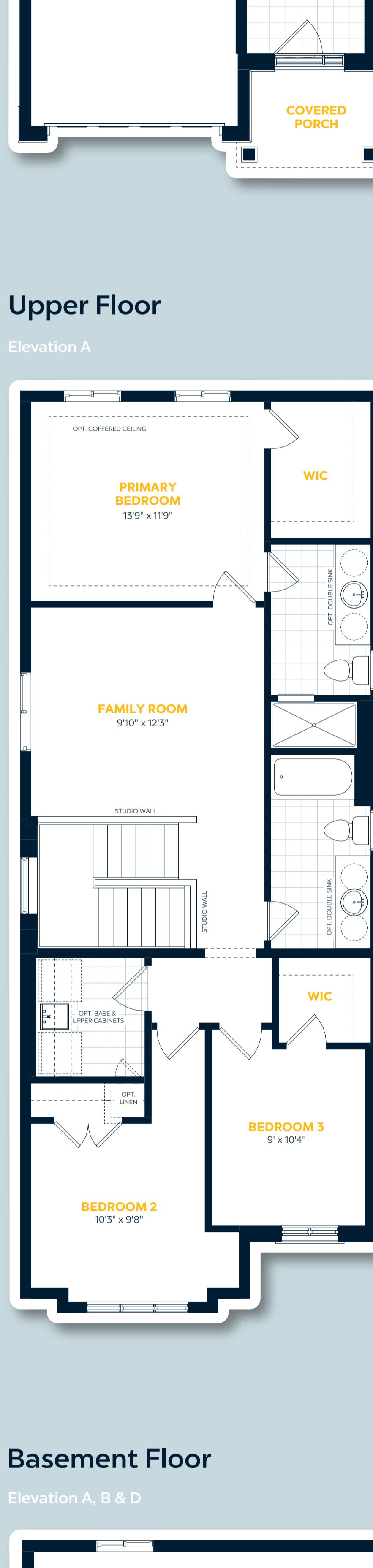


Kyra D



Main Floor

Elevation A & D



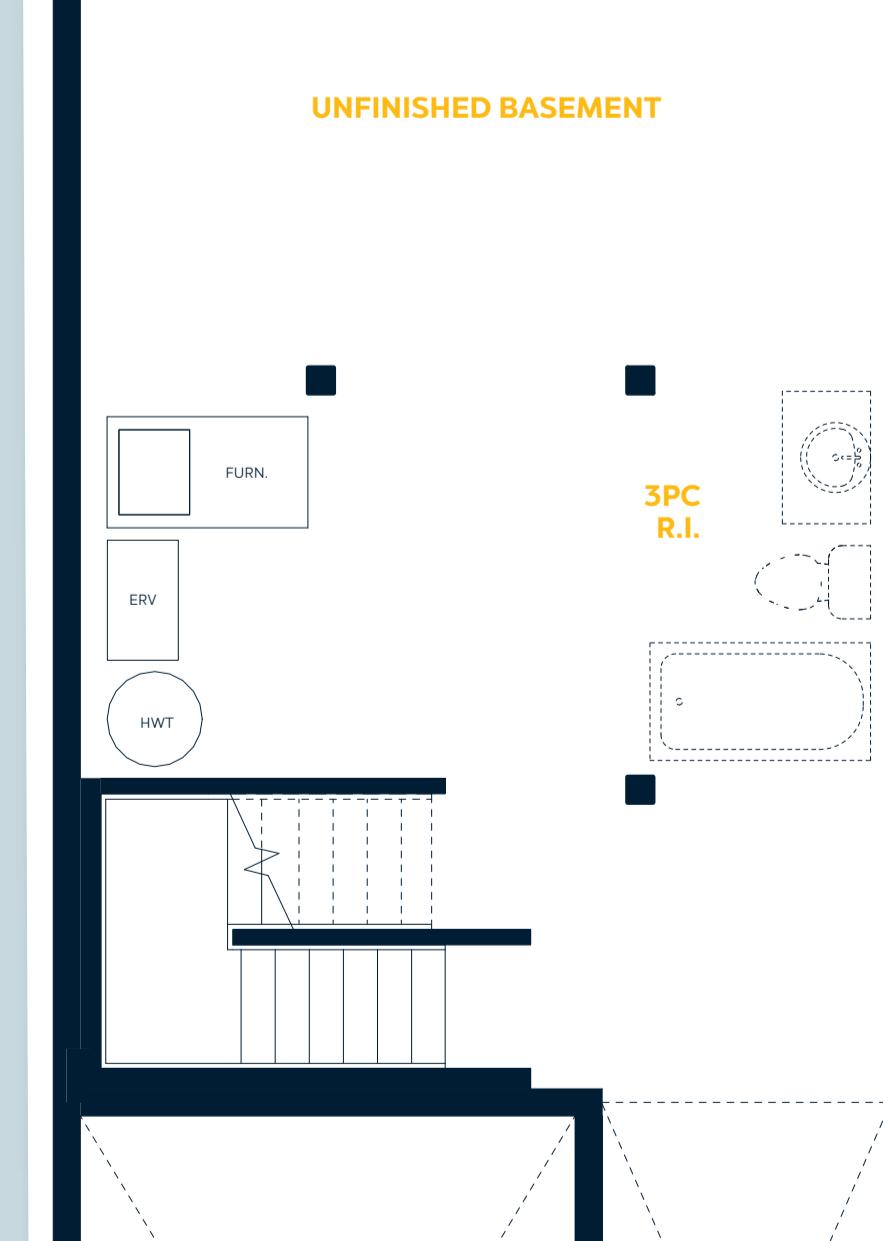
Elevation Variations

Elevation B
Dining Room Variation



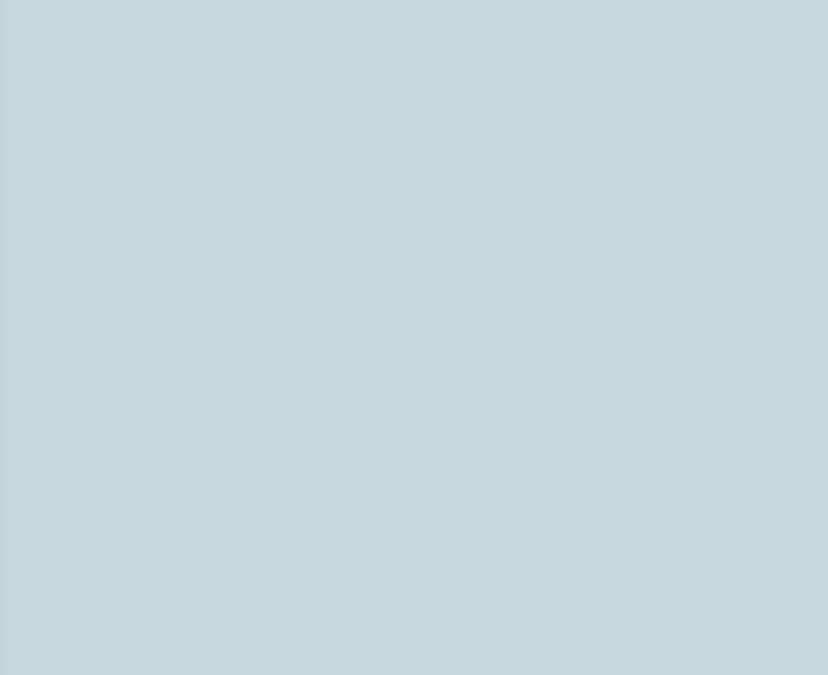
Upper Floor

Elevation A



Elevation Variations

Elevation B
Front Bedrooms Variation



Basement Floor

Elevation A, B & D

E&OE. All materials, specifications and floorplans are subject to change without notice. All house renderings are artist's usable floor space may vary from stated floor area. Some design may require upgraded lots. ©Fusion Homes 2023. Reproduction of this plan is strictly prohibited.

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The Dane

2,000 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

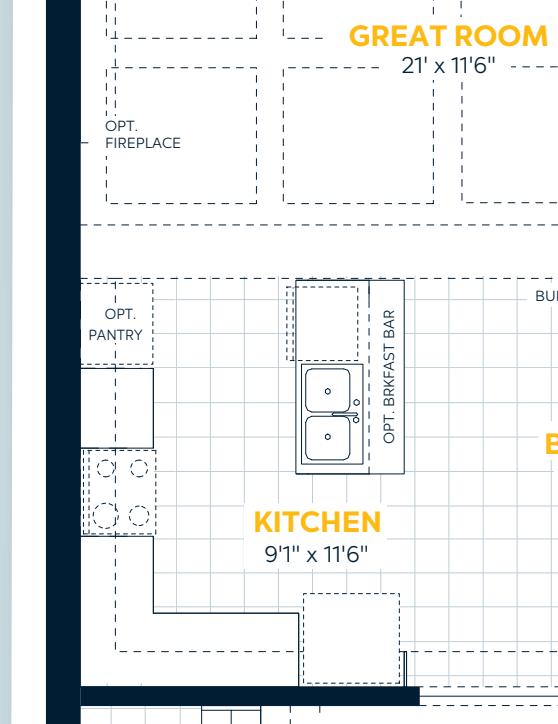
30'

Large Front Foyer with Double Closets
Open Concept Main Floor
Large Upper Floor Laundry Room
Walk-In Closets in Each Bedroom
Upper Floor Family Room

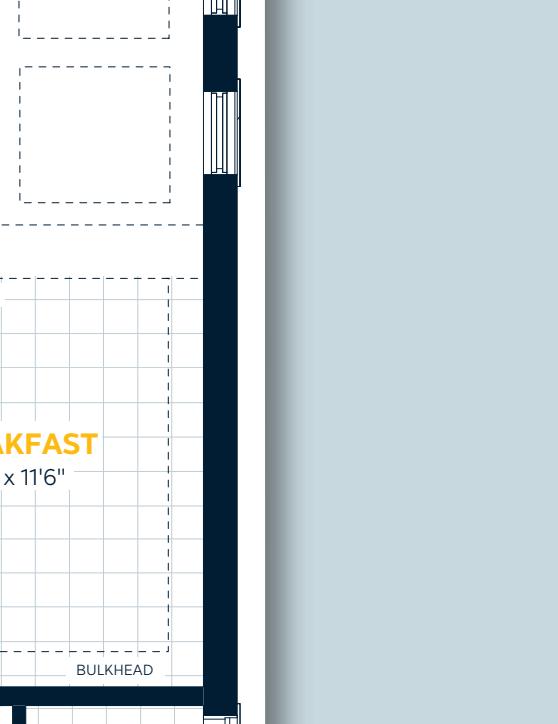
Avia Series | Mari

Elevations

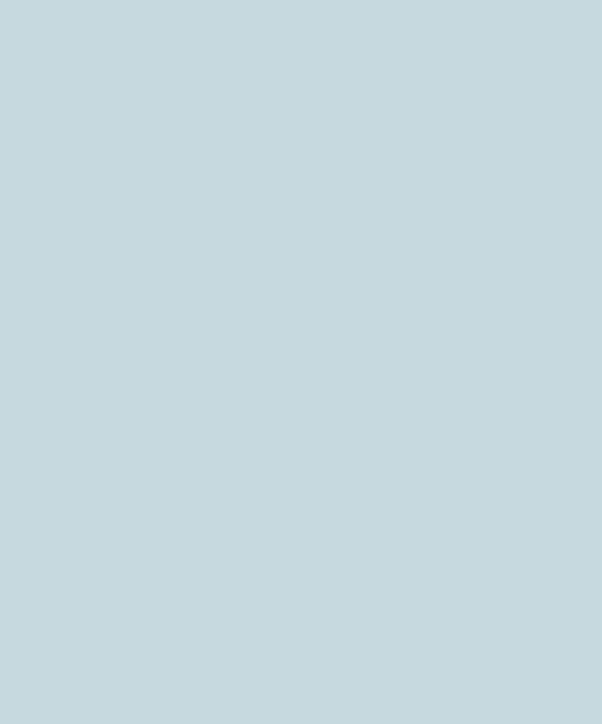
Dane A



Dane B

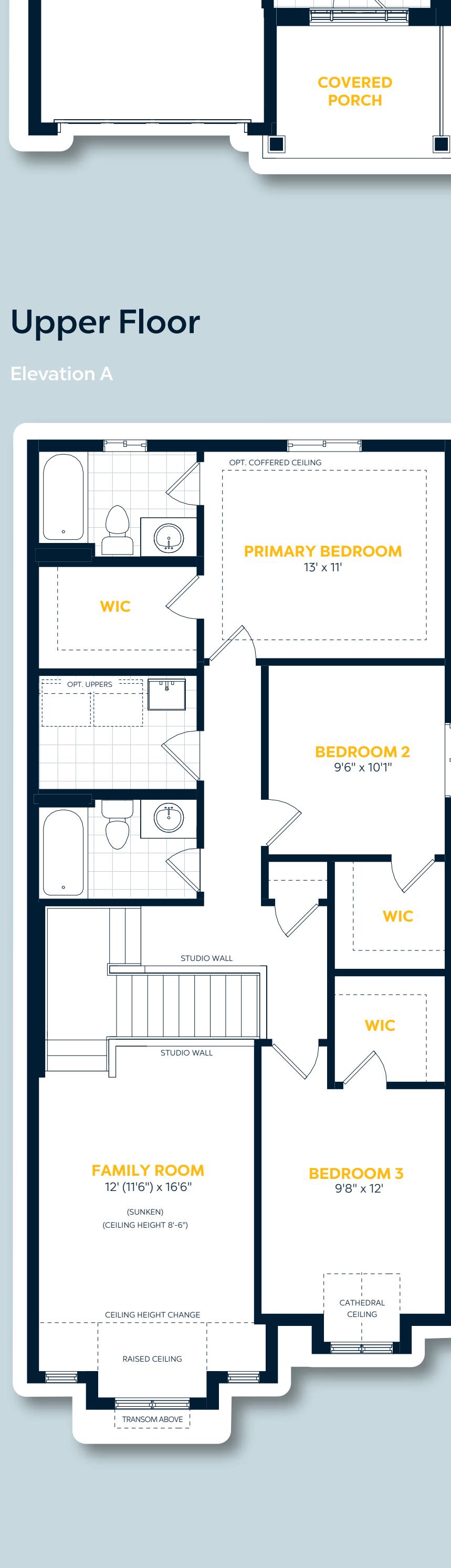


Dane D



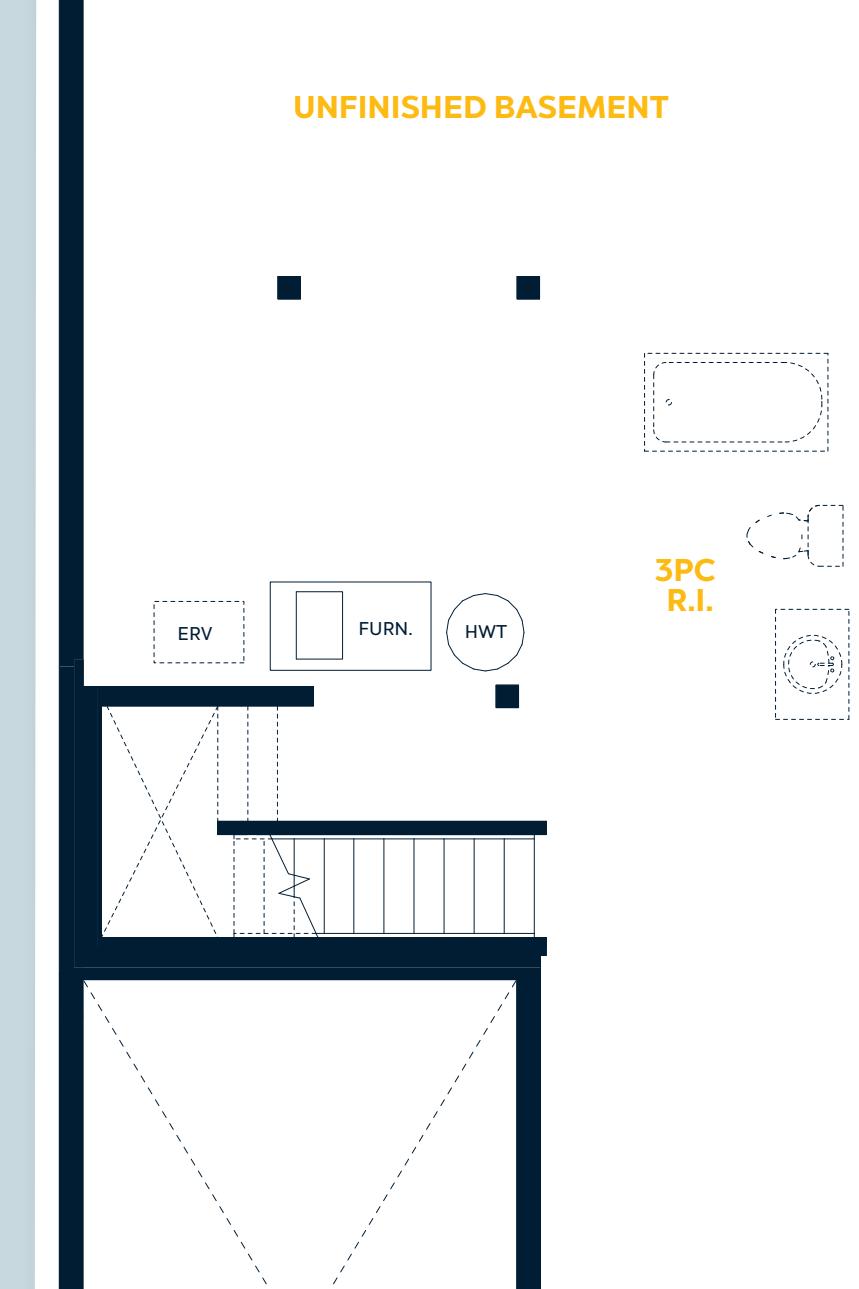
Main Floor

Elevation A, B & D



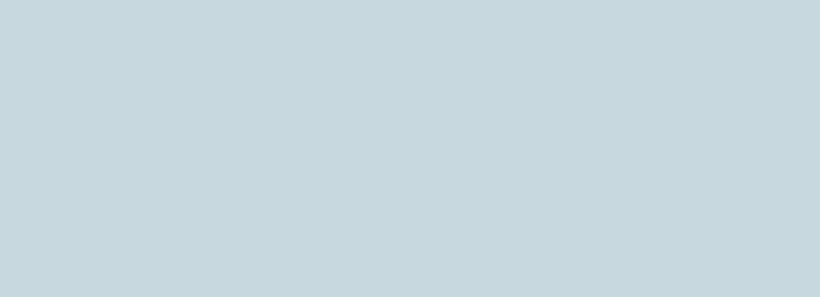
Upper Floor

Elevation A

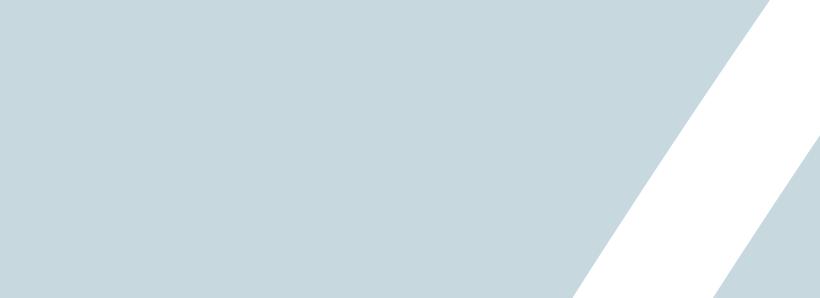


Elevation Variations

Elevation B
Family Room and Bedroom 3 Variation



Elevation D
Family Room and Bedroom 3 Variation



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The Rockwell IV

2,050 sq.ft.

3 Bedroom | 2.5 Bathroom | Oversized 2 Car Garage

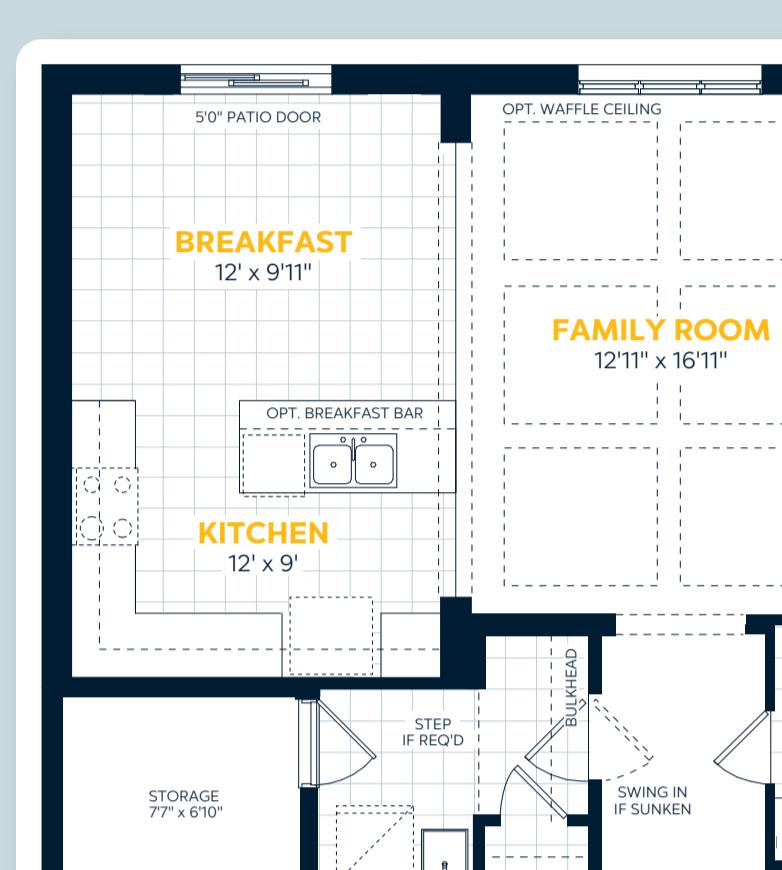
Culmination Series | Mari

34'

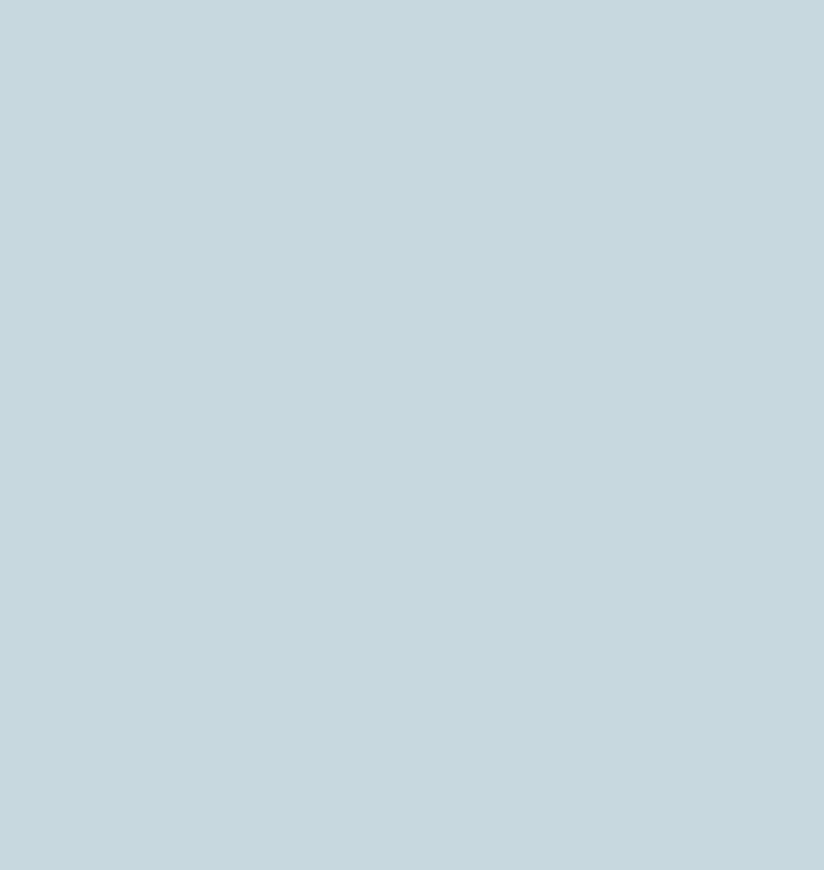
Large Foyer Closet
Additional Storage Area in Garage
Upper Floor Media Room
Walk-In Closets in All Bedrooms

Elevations

Rockwell IV A

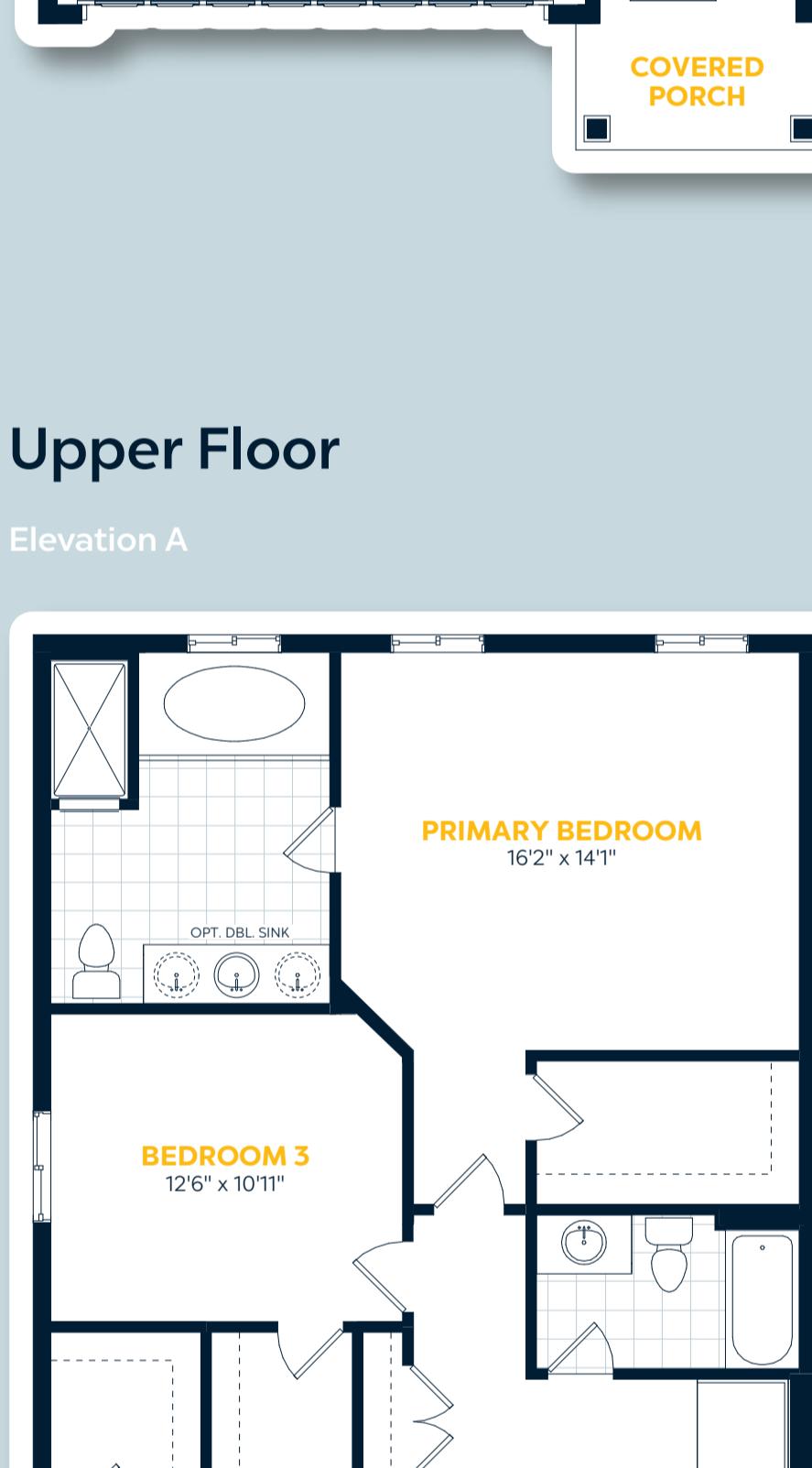


Rockwell IV B



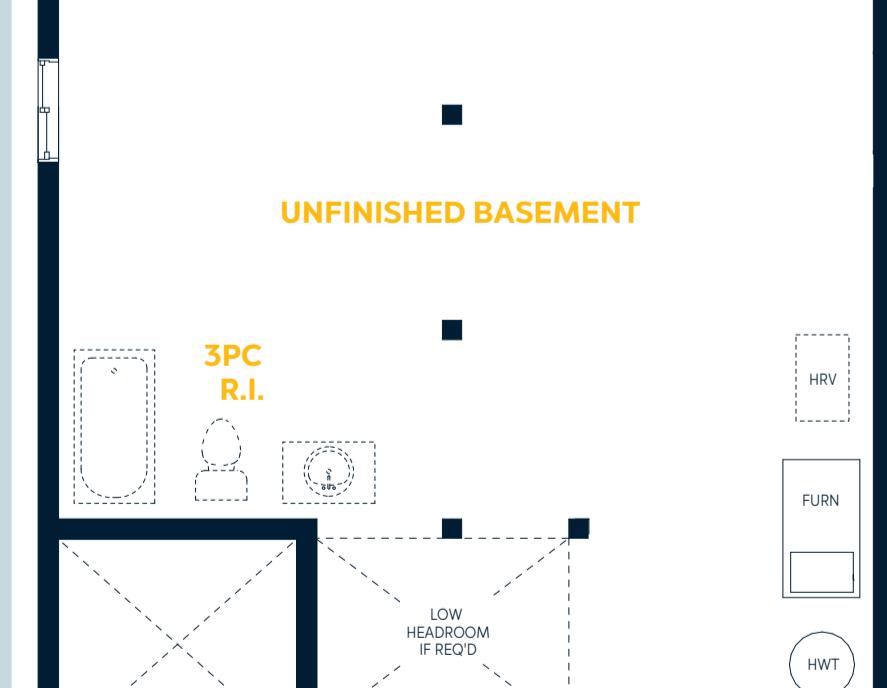
Main Floor

Elevation A & B

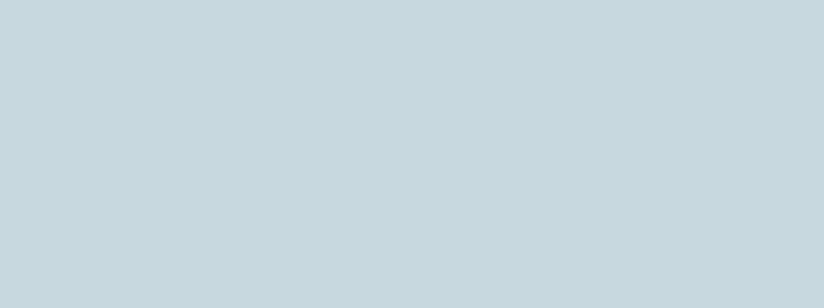


Upper Floor

Elevation A

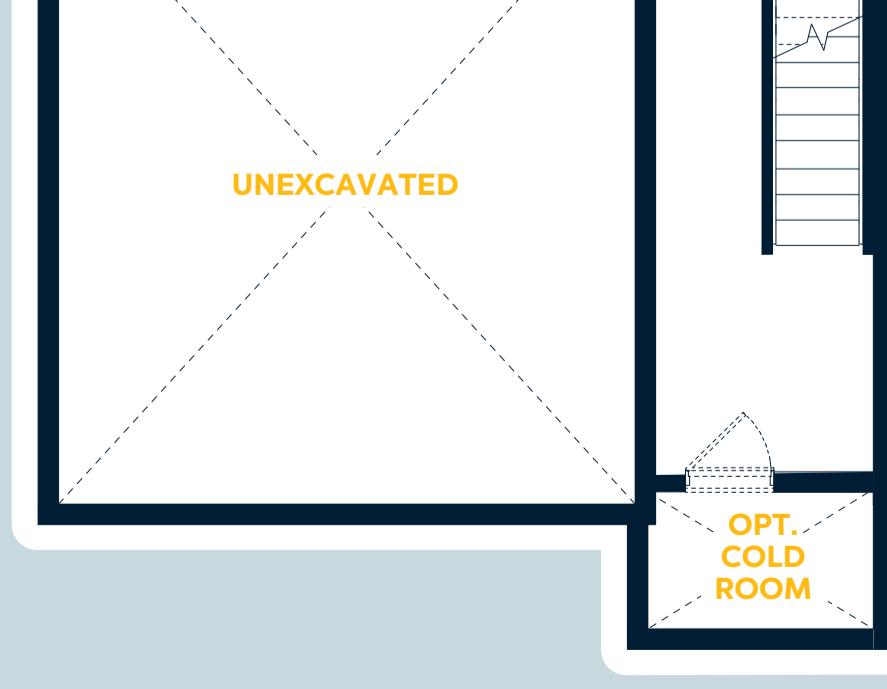


Elevation Variations

Elevation B
Bedroom 2 / Media Room Variation

Basement Floor

Elevation A & B



F&C: All materials, specifications, All house and floorplans are artist's concept. All floorplans are approximate dimensions. Actual designs may vary from stated floor area. © Fusion Homes 2025. Reproduction of this plan is strictly prohibited.

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The Brockton IV

2,350 sq.ft.

4 Bedroom | 2.5 Bathroom | Oversized 2 Car Garage

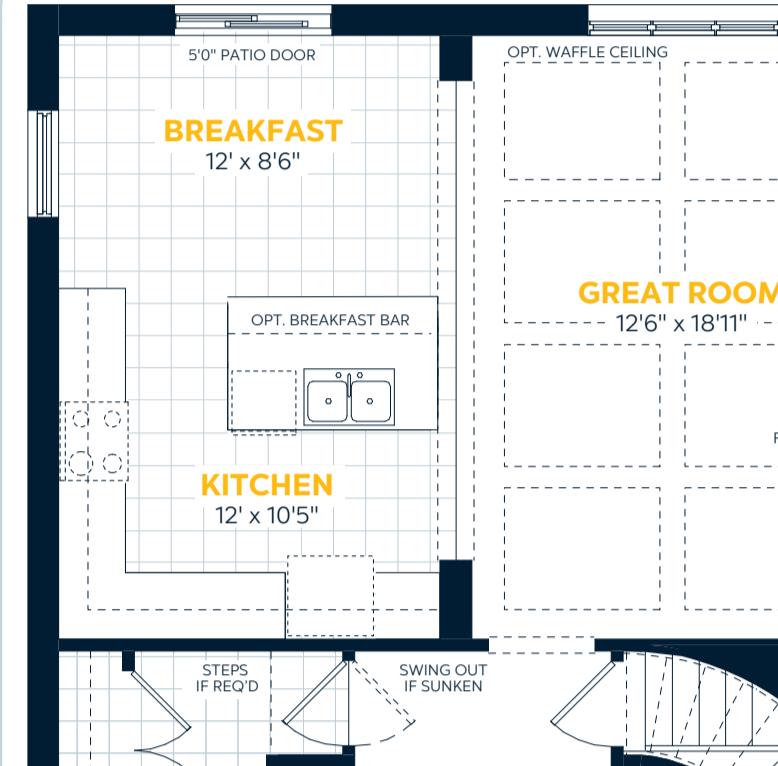
Culmination Series | Mari

34'

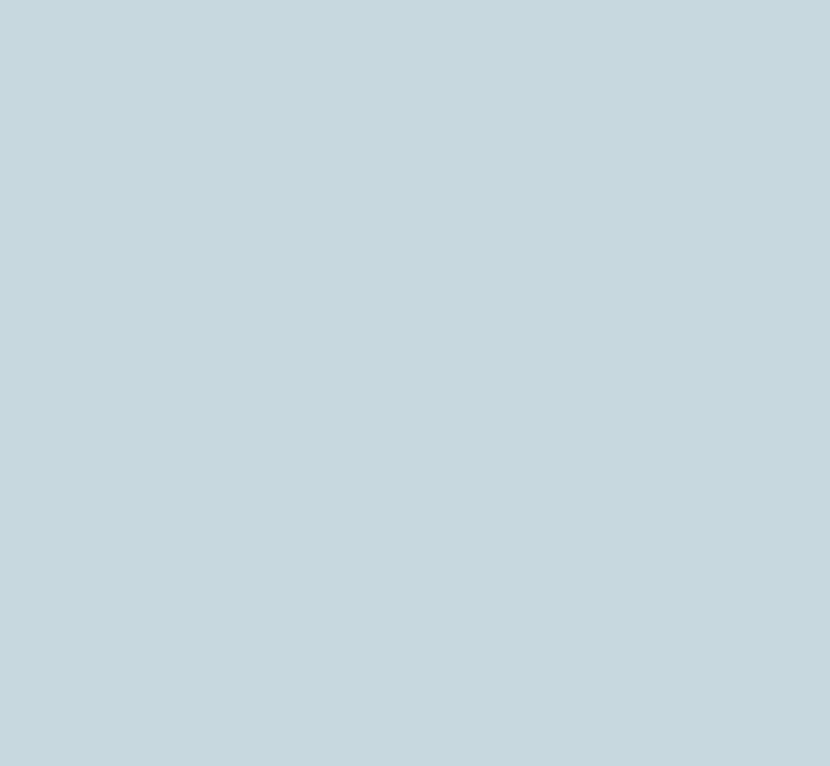
Large Foyer with Optional Coffered Detailing
Open-Concept Main Floor with Great Room Open to Large Kitchen
Grand Curved Staircase
Four Spacious Bedrooms each with Oversized Closets
Convenient Upstairs Laundry Room
Additional Storage Space in Garage

Elevations

Brockton IV A

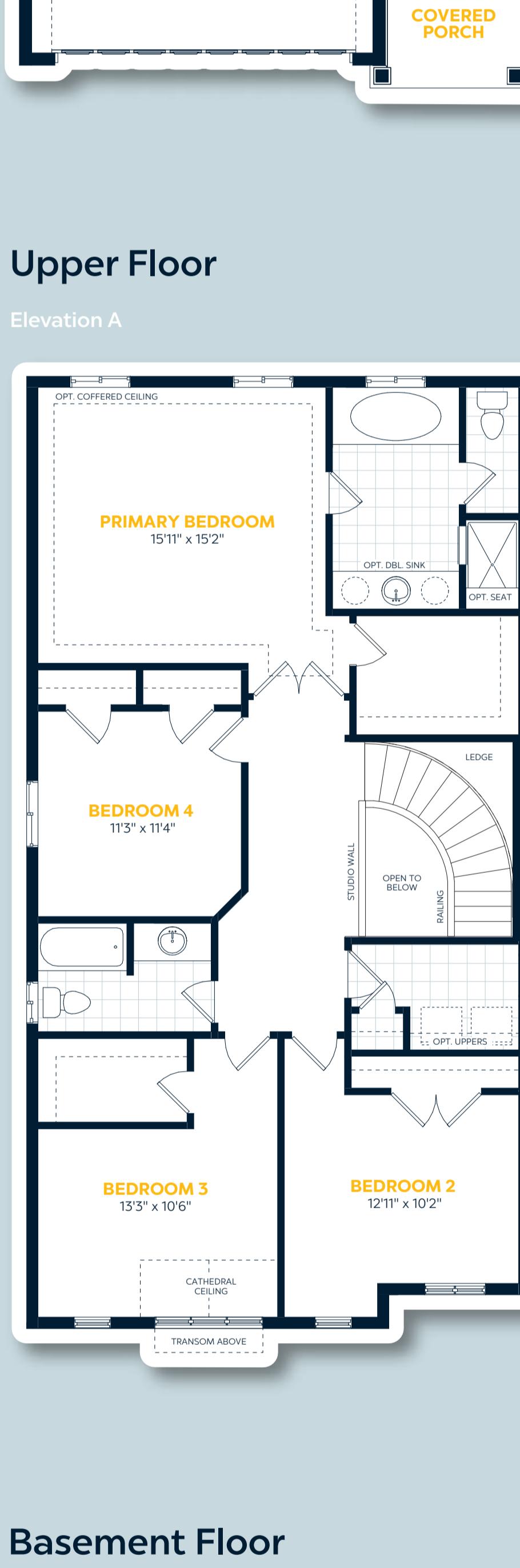


Brockton IV B



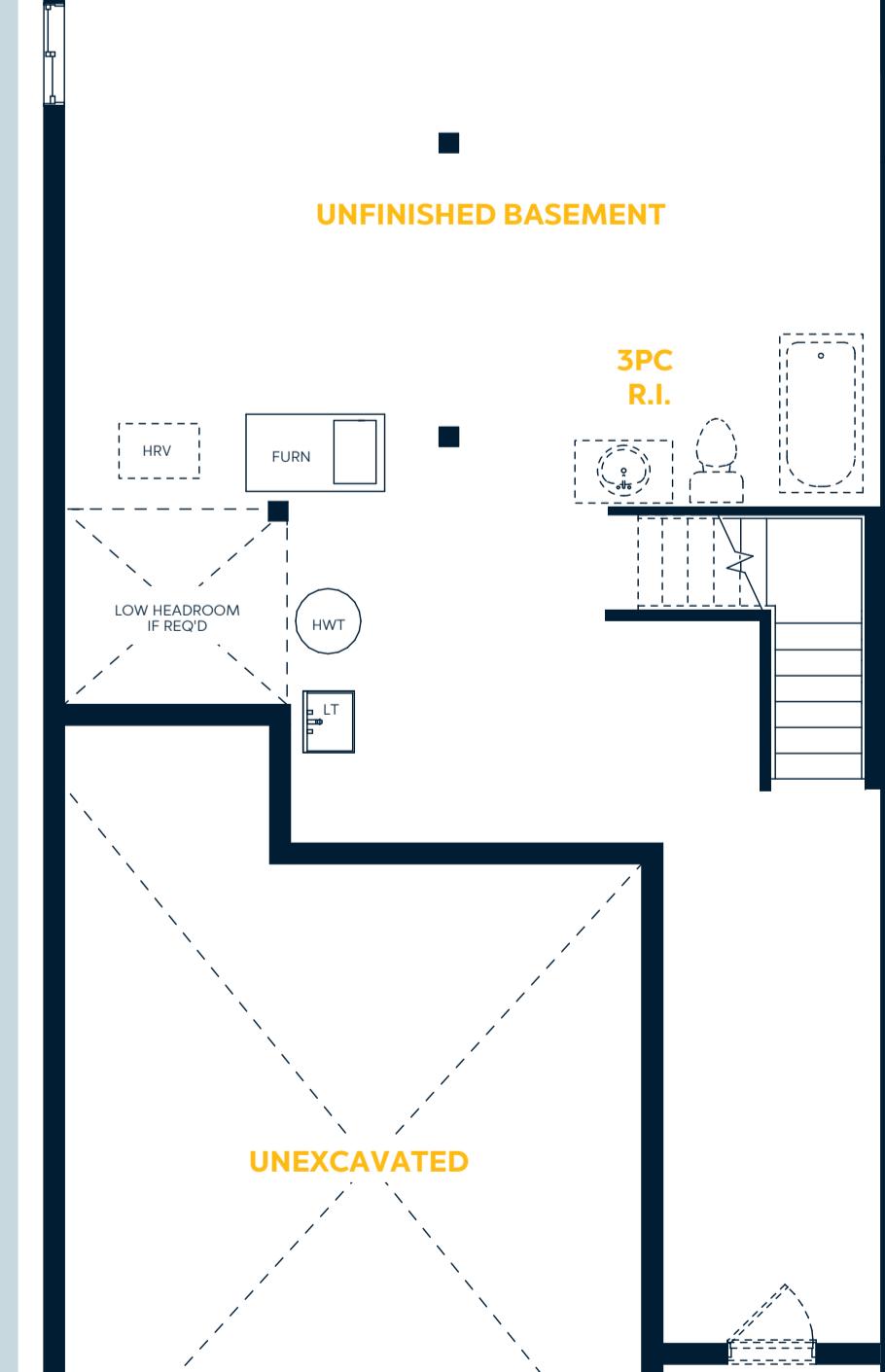
Main Floor

Elevation A

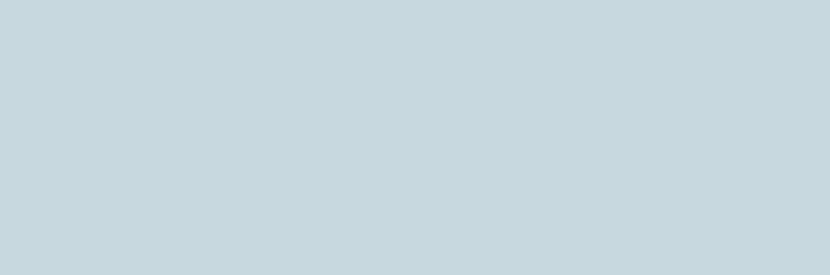


Upper Floor

Elevation A



Elevation Variations

Elevation B
Front Bedrooms Variation

Basement Floor

Elevation A



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Knight IV

2,300 sq.ft.

3 Bedroom | 2.5 Bathroom | 2

Culmination Series | Mari

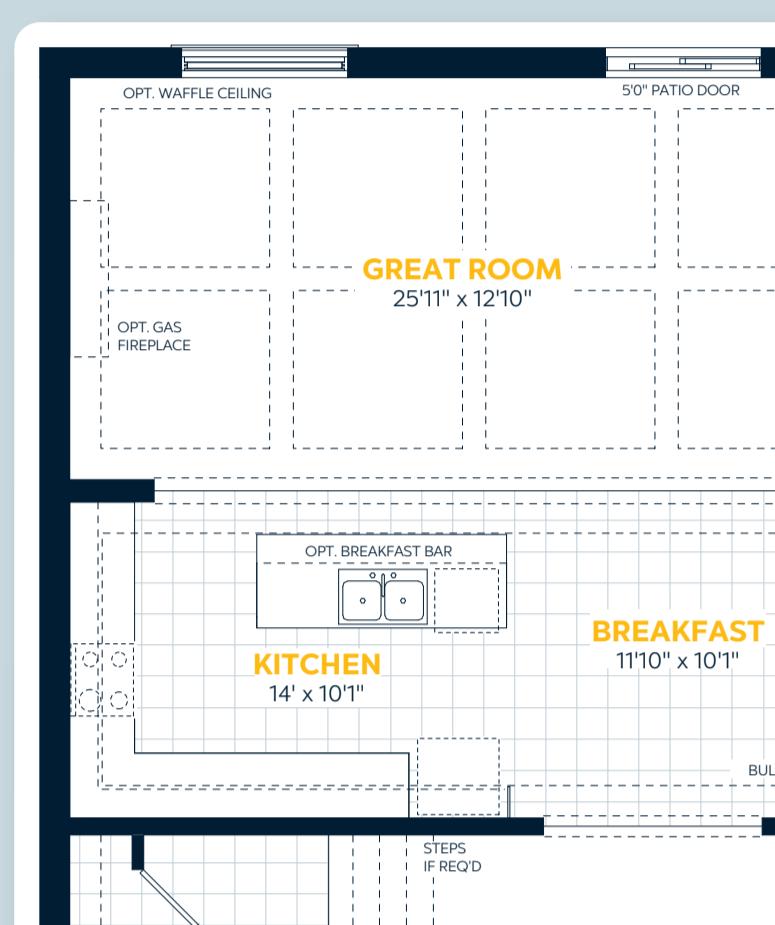
Elevations

A close-up photograph of a wooden gable end, showing the triangular shape and the horizontal siding. The sky is visible in the background.

Great Family Ro

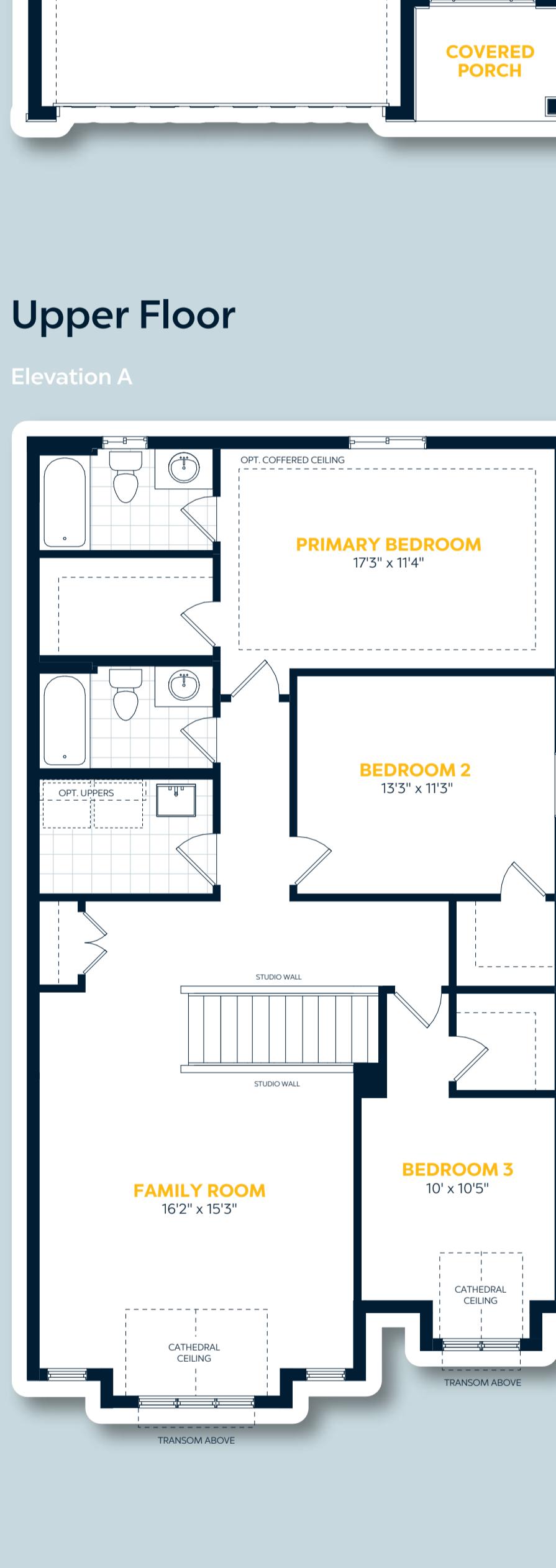
Digitized by srujanika@gmail.com

Main Features

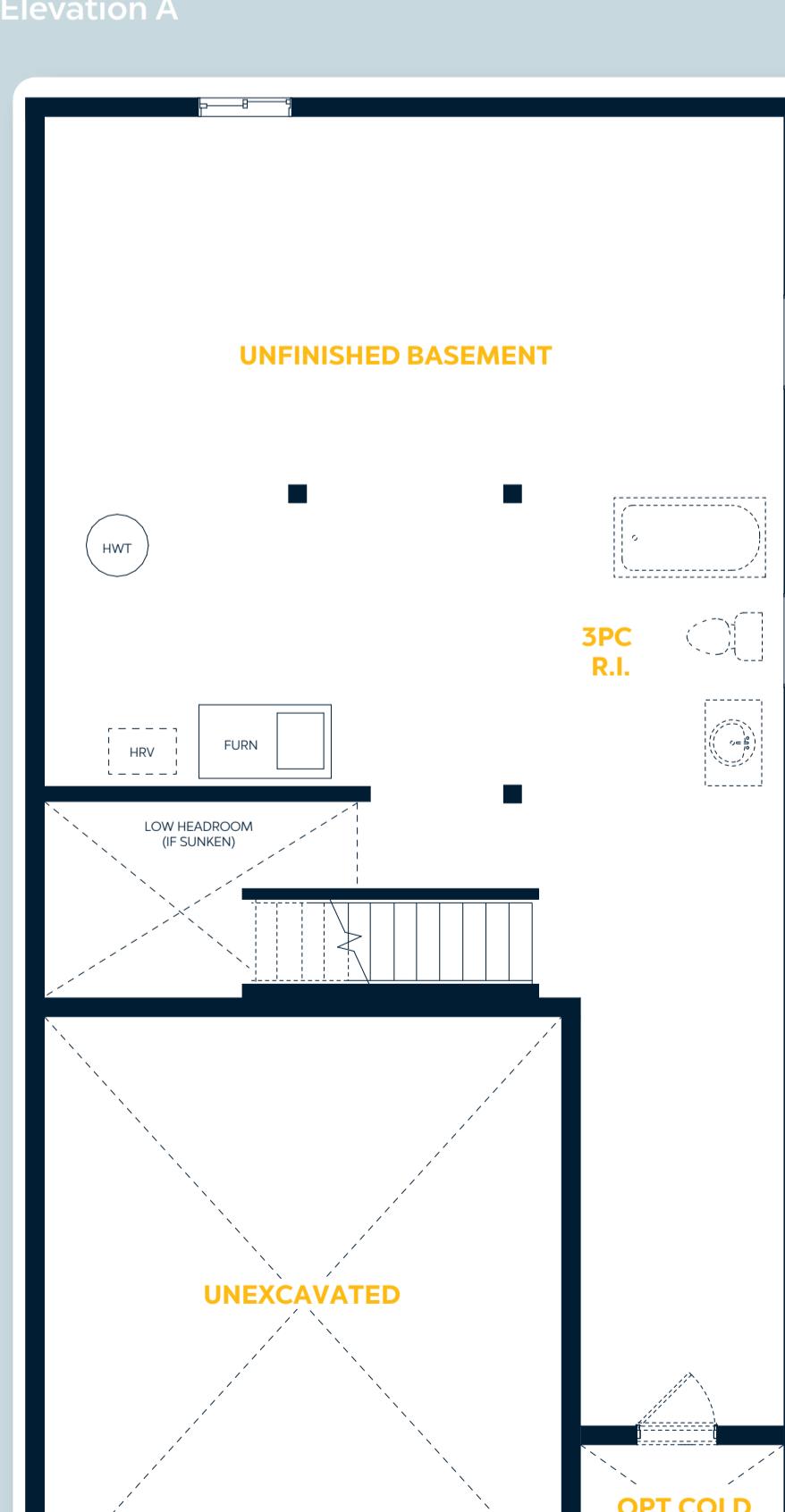


TWO CAR
1818

1



Basem



A large black rectangular area with dashed diagonal lines extending from its corners, set against a light blue background.

The Manchester IV

1,925 sq.ft.

4 Bedroom | 2.5 Bathroom | Oversized 1 Car Garage

Culmination Series | Mari

34'

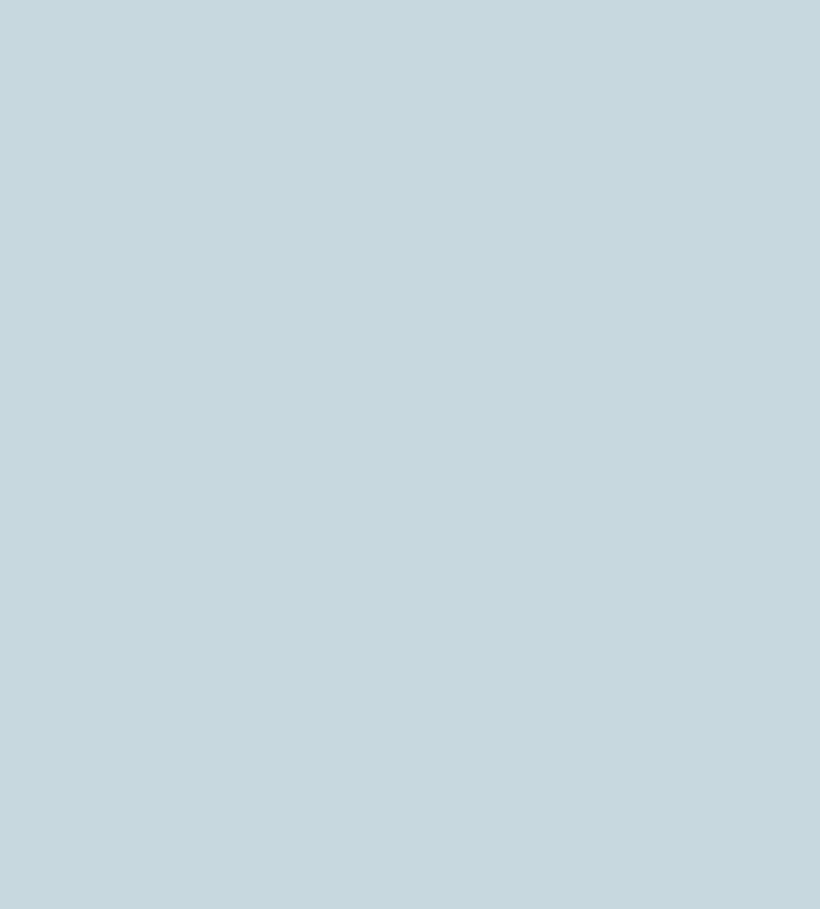
Four Spacious Bedrooms
Open-Concept Main Floor with Great Room Open to Kitchen
Convenient Mud Room with Optional Built-In Seating
Bright Open-to-Above Foyer
Two Eating Areas

Elevations

Manchester IV A



Manchester IV B



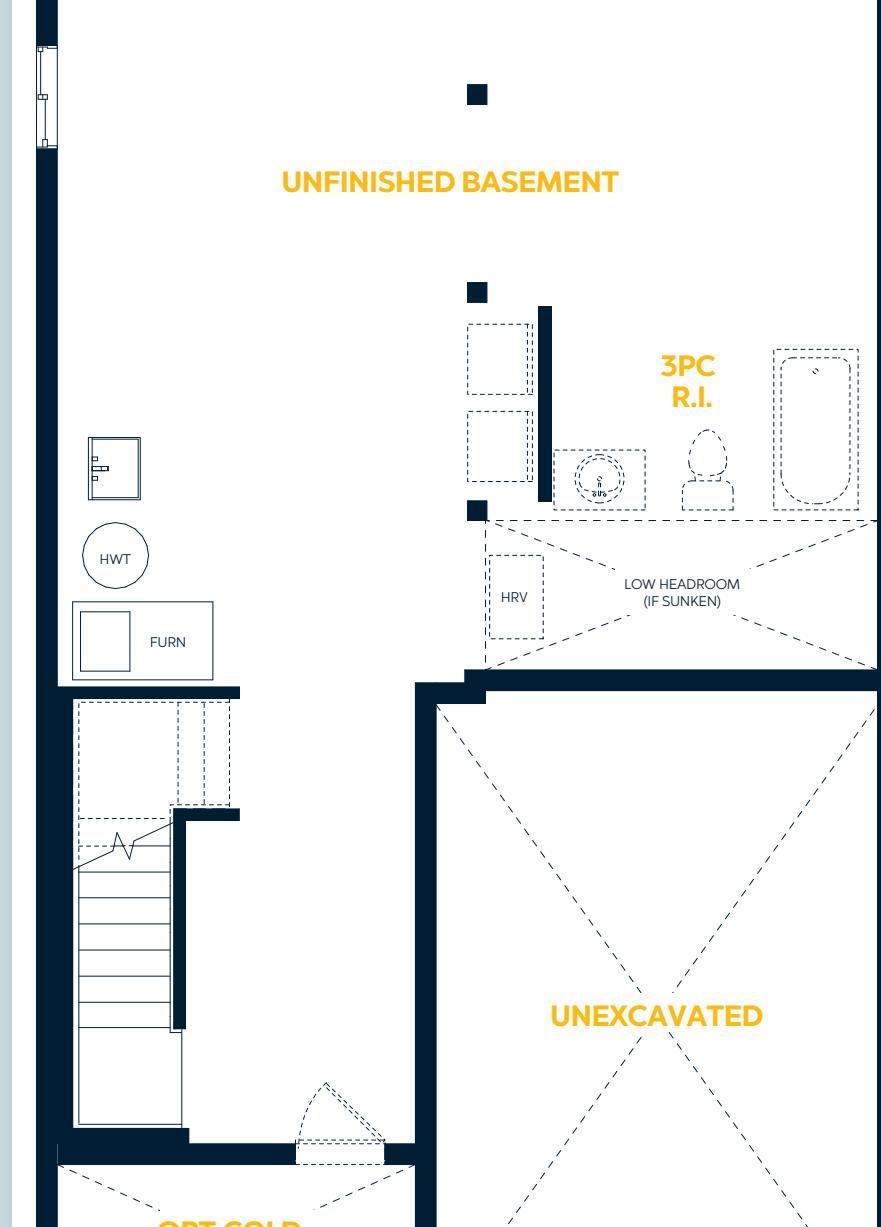
Main Floor

Elevation A & B

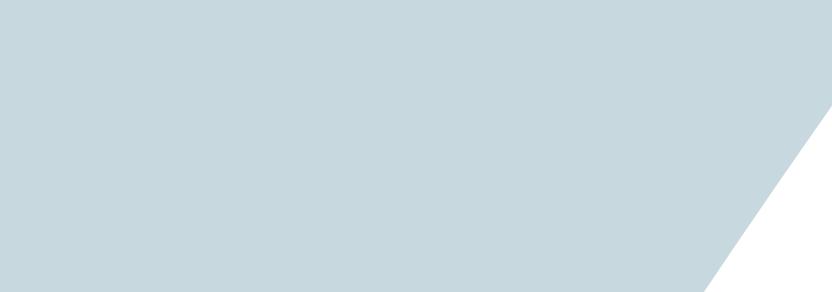


Upper Floor

Elevation A



Elevation Variations

Elevation B
Front Windows and Bedroom 2 Variation

Basement Floor

Elevation A & B



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The Oxford IV

1,925 sq.ft.

3 Bedroom | 2.5 Bathroom | Oversized 1 Car Garage

Culmination Series | Mari

34'

Open-Concept Main Floor with Great Room
Open to KitchenLarge Chef's Kitchen with an
Abundance of Cabinetry

Bright Open-to-Above Foyer

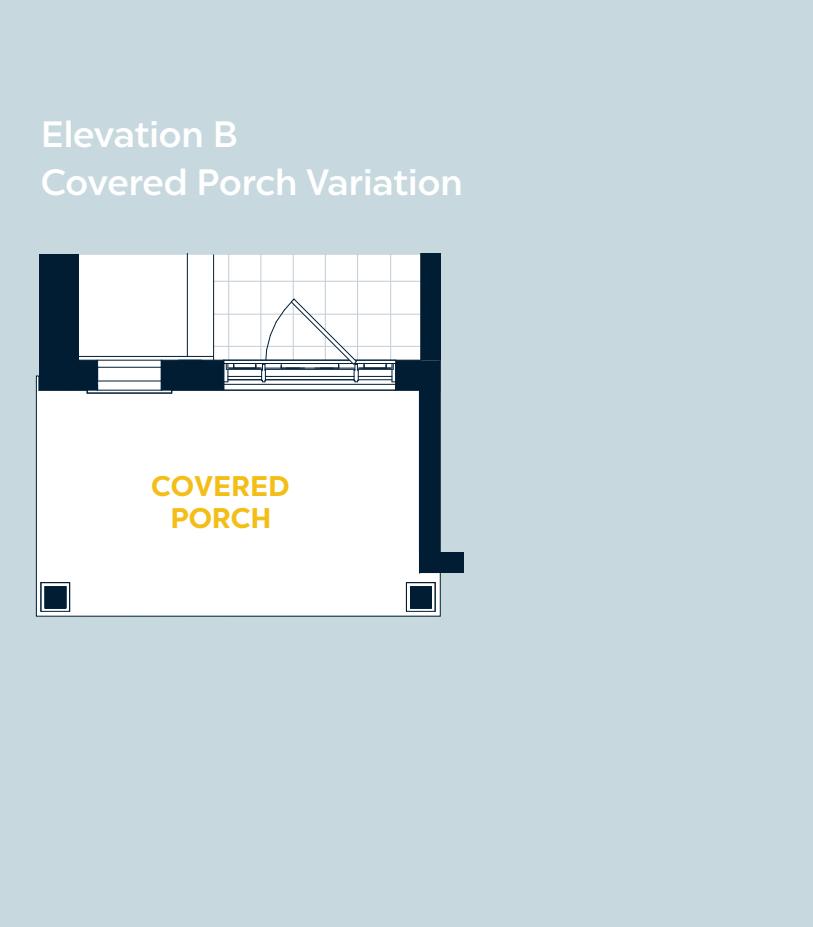
Convenient Upper Floor Laundry

Elevations

Oxford IV A



Oxford IV B

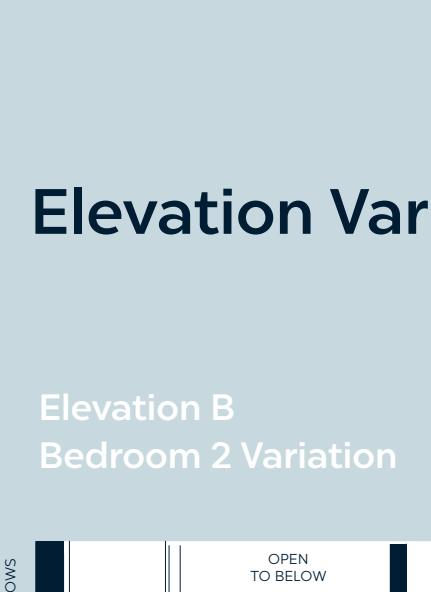


Main Floor

Elevation A

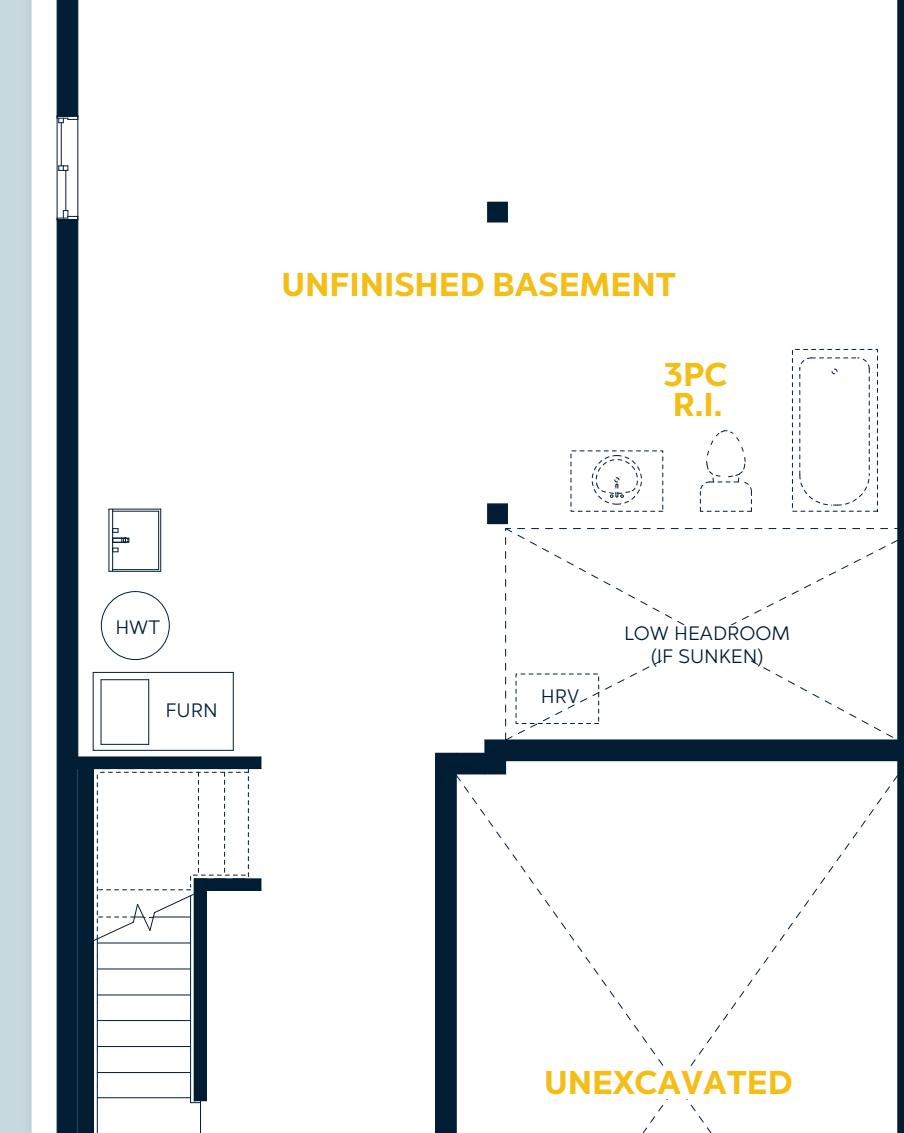


Elevation Variations

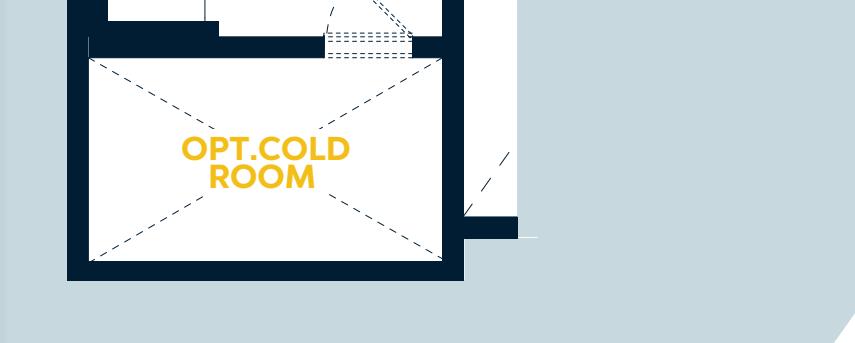
Elevation B
Covered Porch Variation

Upper Floor

Elevation A

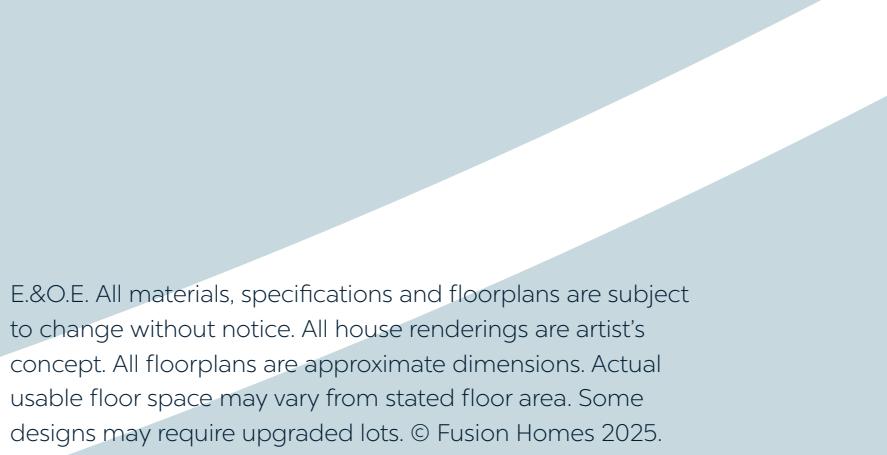


Elevation Variations

Elevation B
Bedroom 2 Variation

Basement Floor

Elevation A



Elevation Variations

Elevation B
Opt. Cold Room Variation

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