

MARI

AT WILLIAMSBURG

THE AVIA SERIES

Two-Storey Detached Homes on 30ft Lots

Plan	Beds Baths	Garage	SQFT	Price	Rebated Price ¹
Alta A	3 2.5	1 Car	1,700	\$885,537	\$804,900
Alta B	3 2.5	1 Car	1,700	\$896,837	\$814,900
Alta D	3 2.5	1 Car	1,700	\$908,137	\$824,900
Kade A	3* 2.5	1 Car	1,850	\$925,087	\$839,900
Kade B	3* 2.5	1 Car	1,850	\$936,387	\$849,900
Kade D	3* 2.5	1 Car	1,850	\$947,687	\$859,900
Shay A	3* 2.5	1 Car	1,890	\$936,387	\$849,900
Shay B	3* 2.5	1 Car	1,890	\$947,687	\$859,900
Shay D	3* 2.5	1 Car	1,890	\$958,987	\$869,900
Kyra A	3* 2.5	1 Car	1,900	\$936,387	\$849,900
Kyra B	3* 2.5	1 Car	1,900	\$947,687	\$859,900
Kyra D	3* 2.5	1 Car	1,900	\$958,987	\$869,900
Dane A	3* 2.5*	1 Car	2,000	\$953,337	\$864,900
Dane B	3* 2.5*	1 Car	2,000	\$964,637	\$874,900
Dane D	3* 2.5*	1 Car	2,000	\$975,937	\$884,900

*Optional additional bedroom and/or bathroom available.

SALES PROFESSIONAL

Brandy Lepold
519-362-7404

¹Price 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. See agreement of purchase and sale for further details. E. & O.E. (July 2026).

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DETACHED LOT PREMIUMS

Lot	Size	Features	Premium
86	30'	Lot Backing onto Greenspace	\$10,000
87	30'	Lot Backing onto Greenspace with Waterview	\$25,000

SALES PROFESSIONALS

Brandy Lepold
519-362-7404

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)

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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 (8 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

- 34FT LOTS
- 30FT LOTS
- MODEL HOME
- SOLD



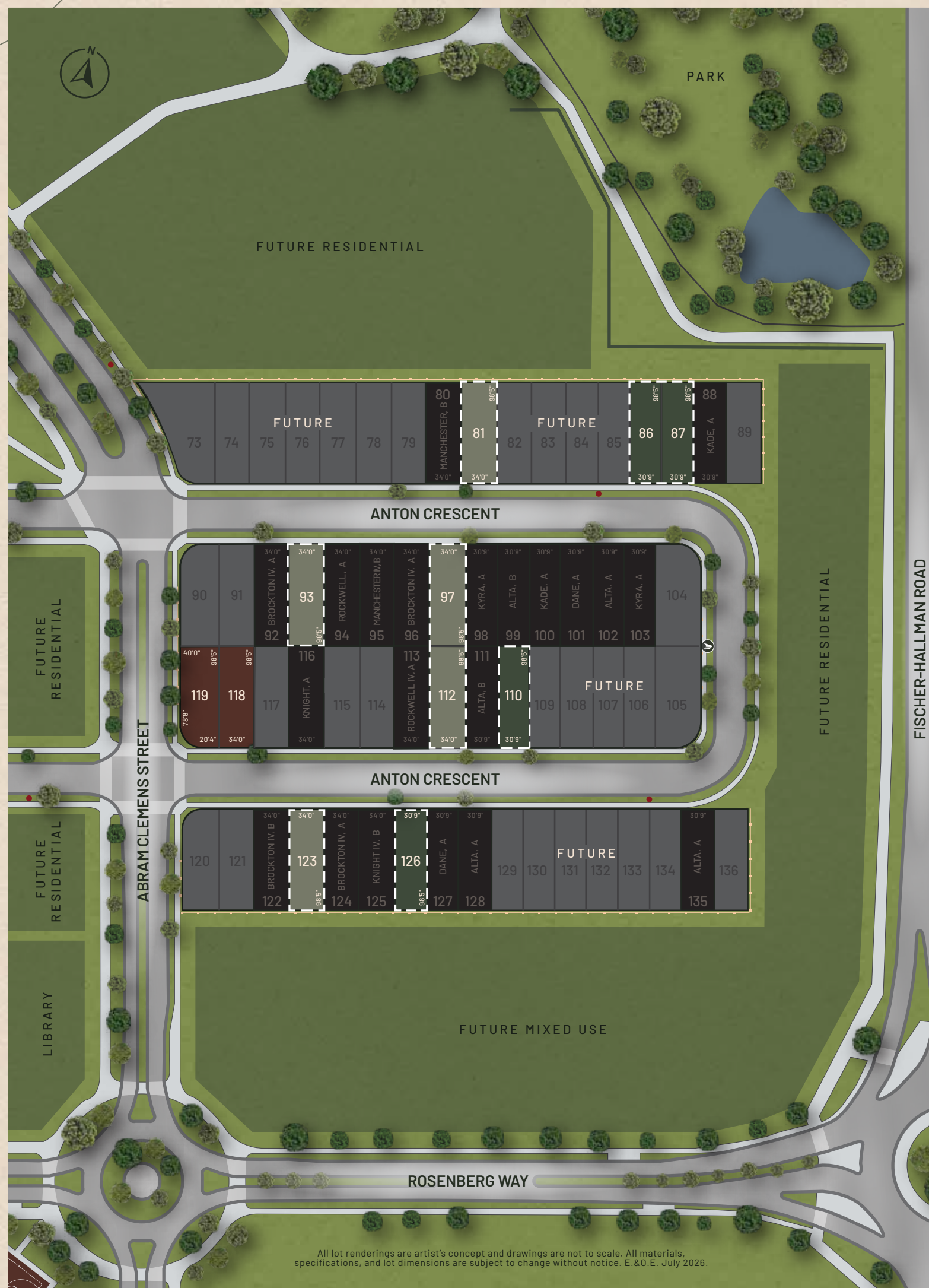
SALES CENTRE

505 Anton Crescent
Kitchener

Mon-Wed: 2-7pm
Sat-Sun: 12-5pm

226-499-6967
FUSIONHOMES.COM

FUSION
HOMES

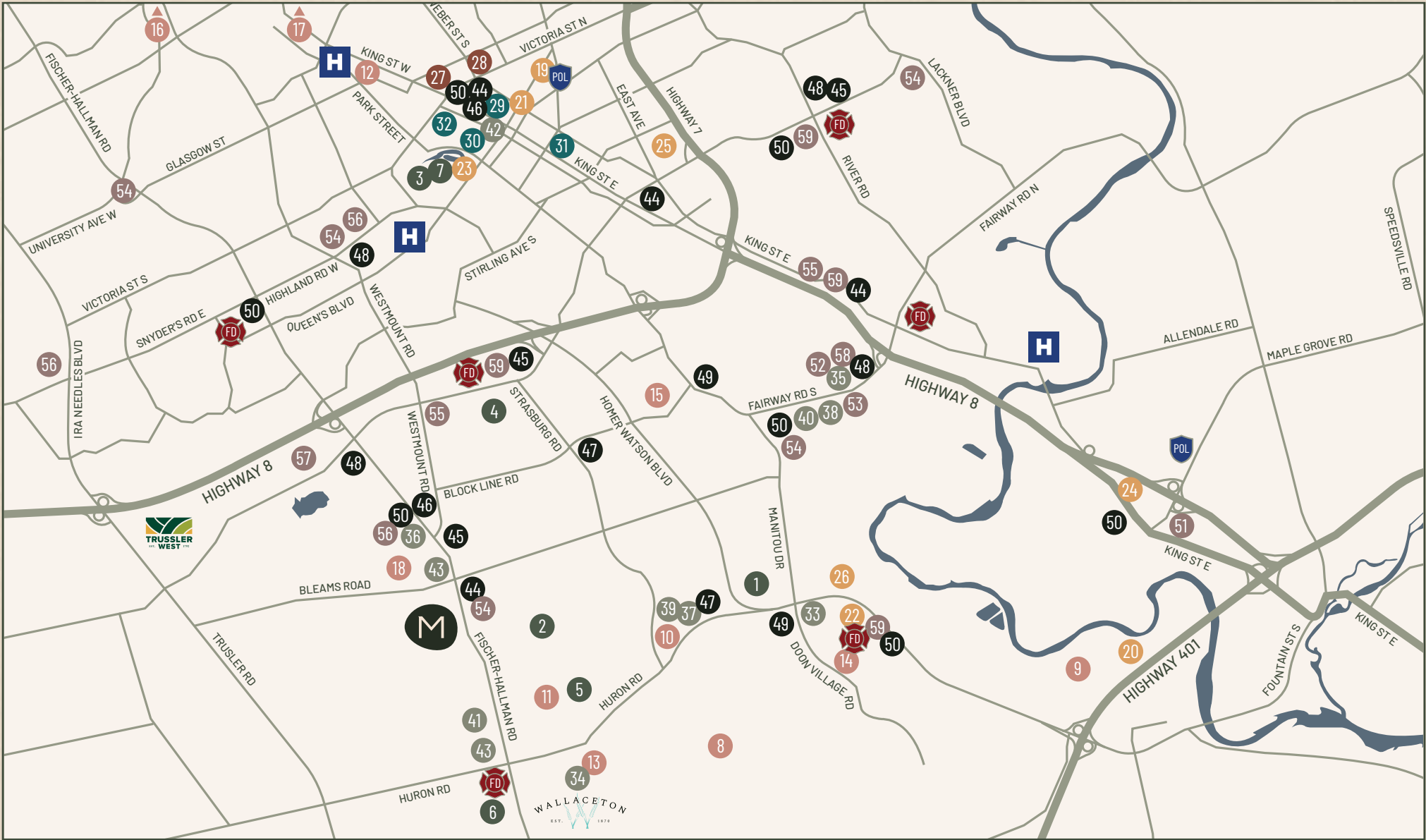


All lot renderings are artist's concept and drawings are not to scale. All materials, specifications, and lot dimensions are subject to change without notice. E.&O.E. July 2026.

MARI

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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



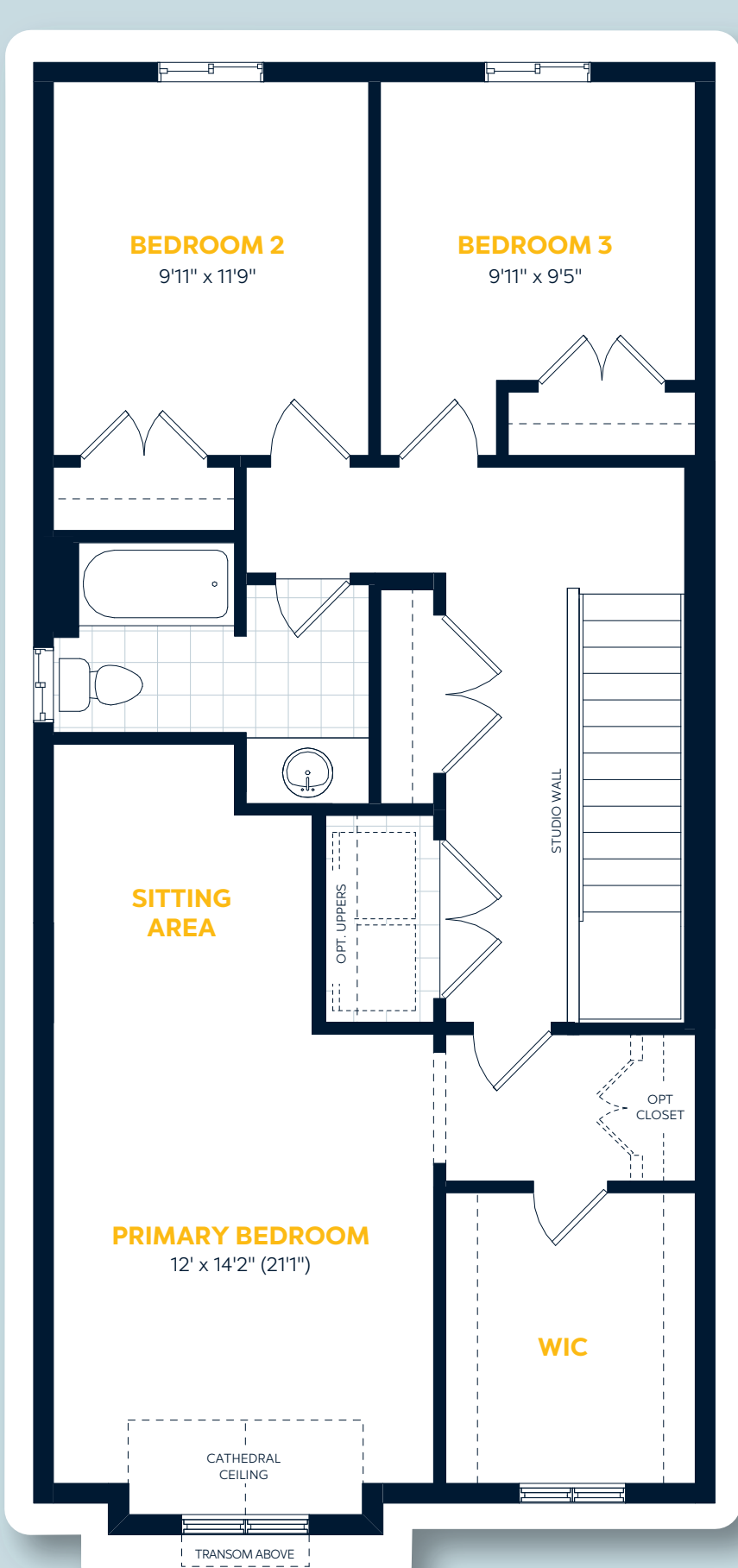
Main Floor

Elevation A



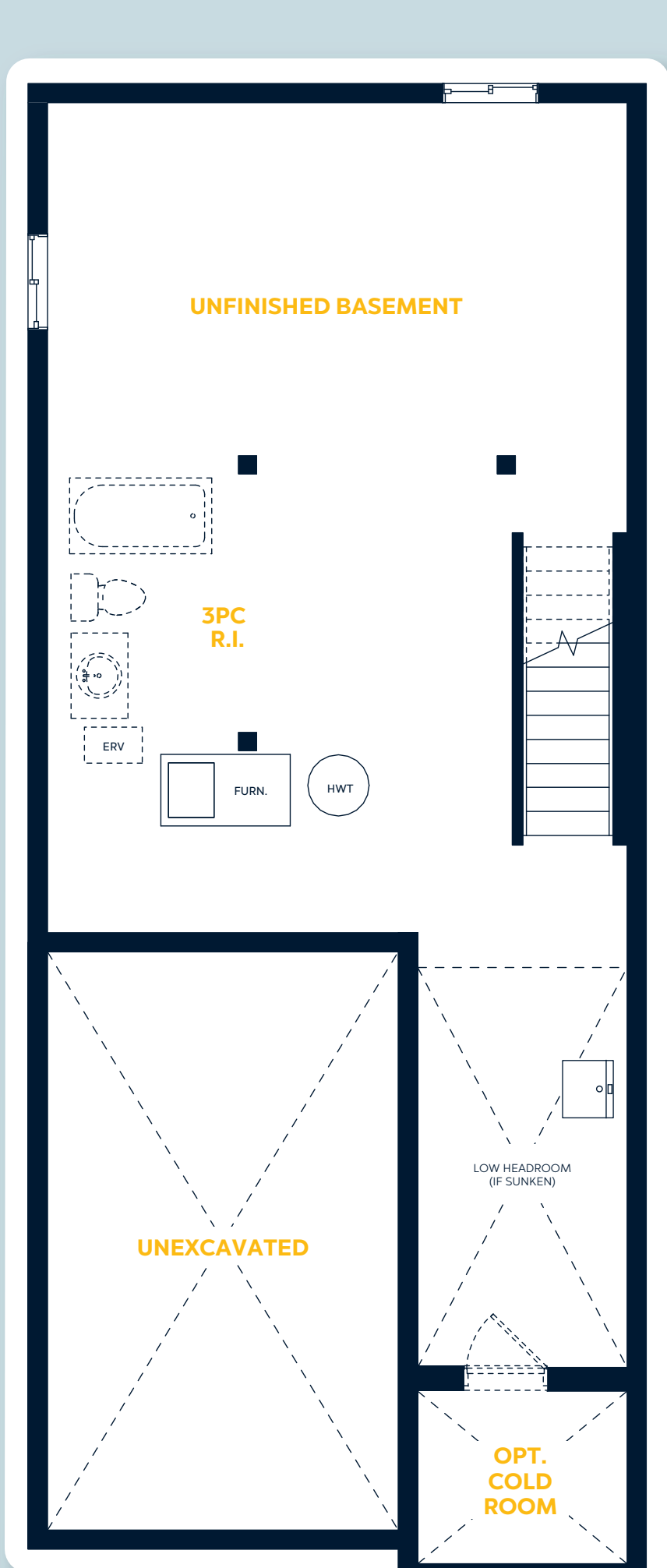
Upper Floor

Elevation A



Basement Floor

Elevation A



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 2025. Reproduction of this plan is strictly prohibited.

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

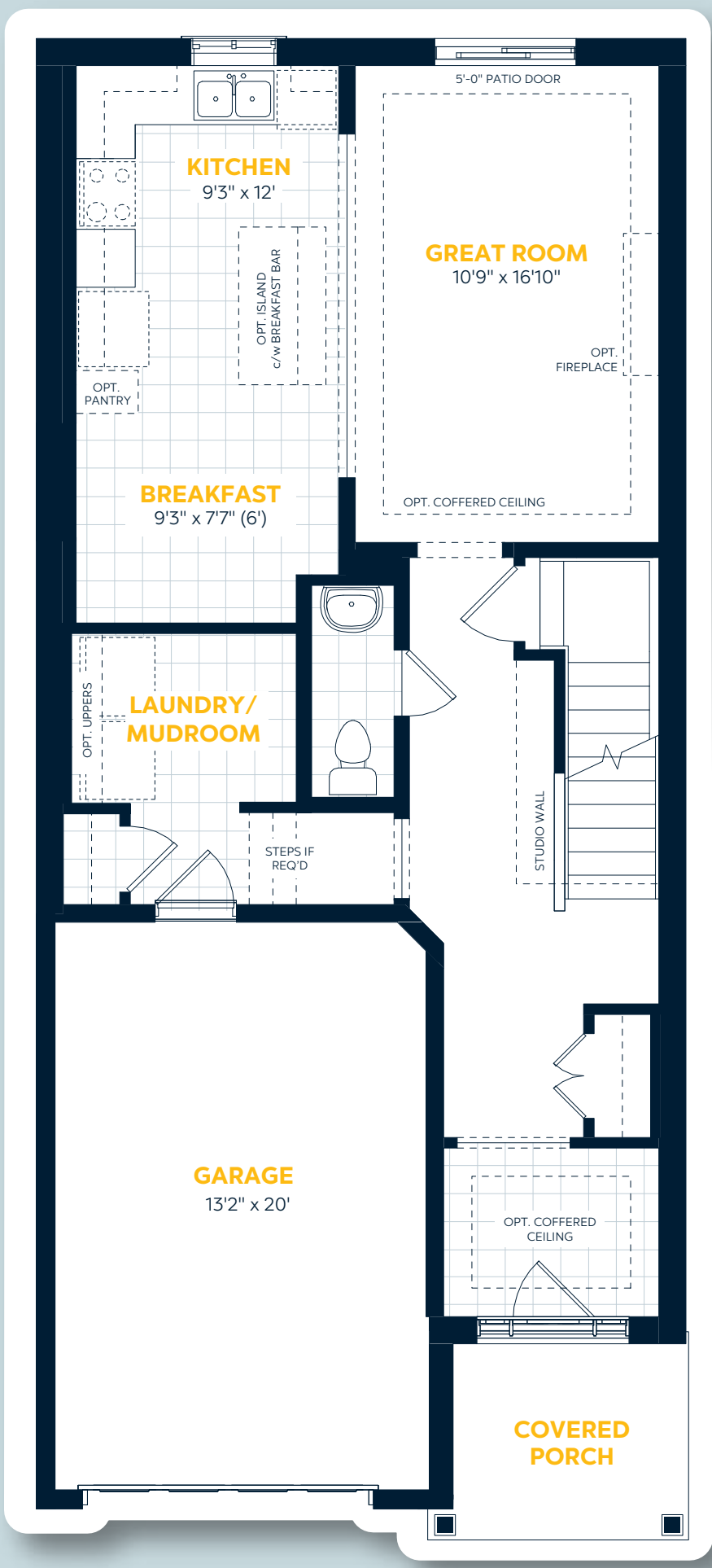
Elevation

Mika A



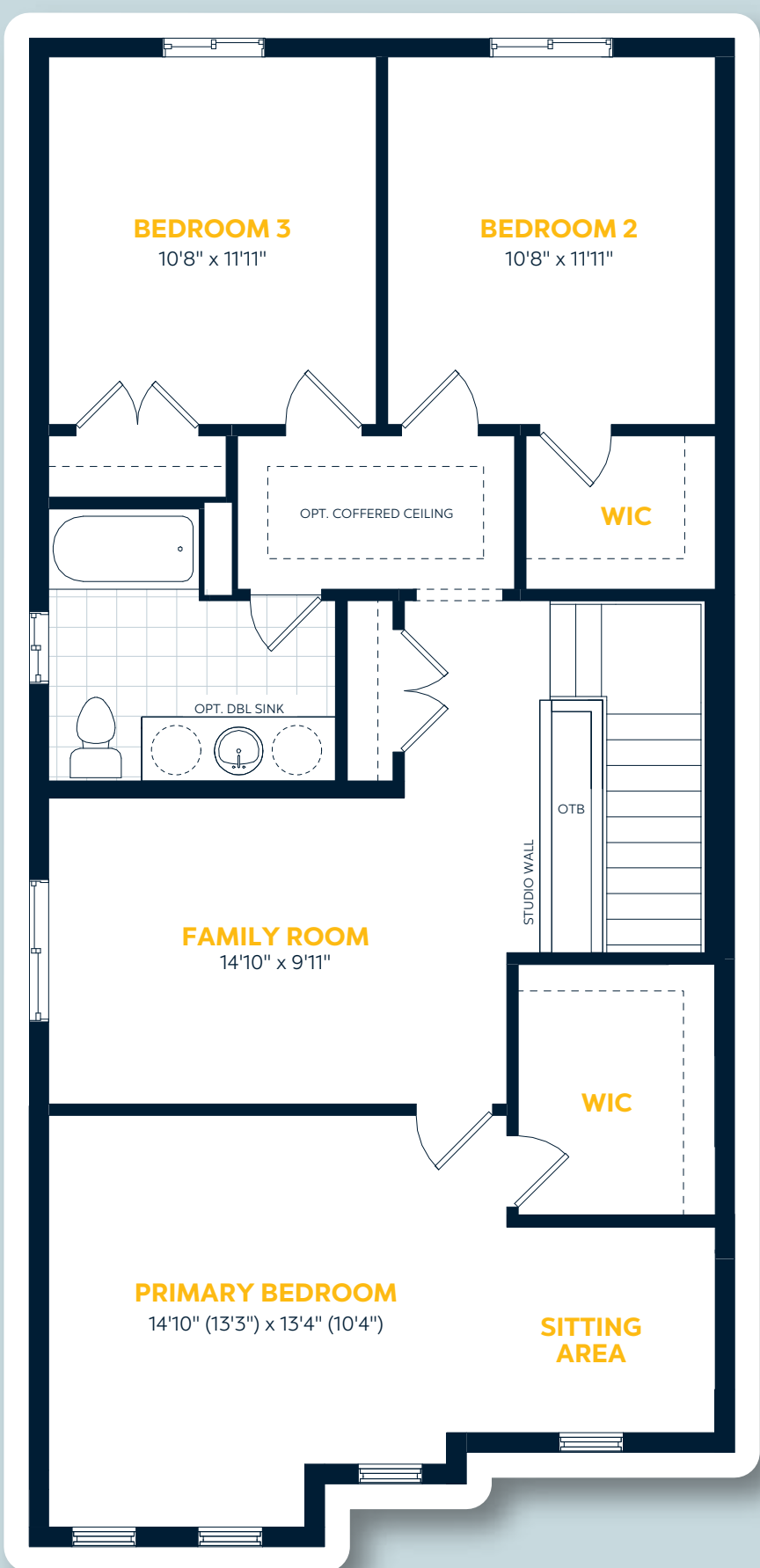
Main Floor

Elevation A



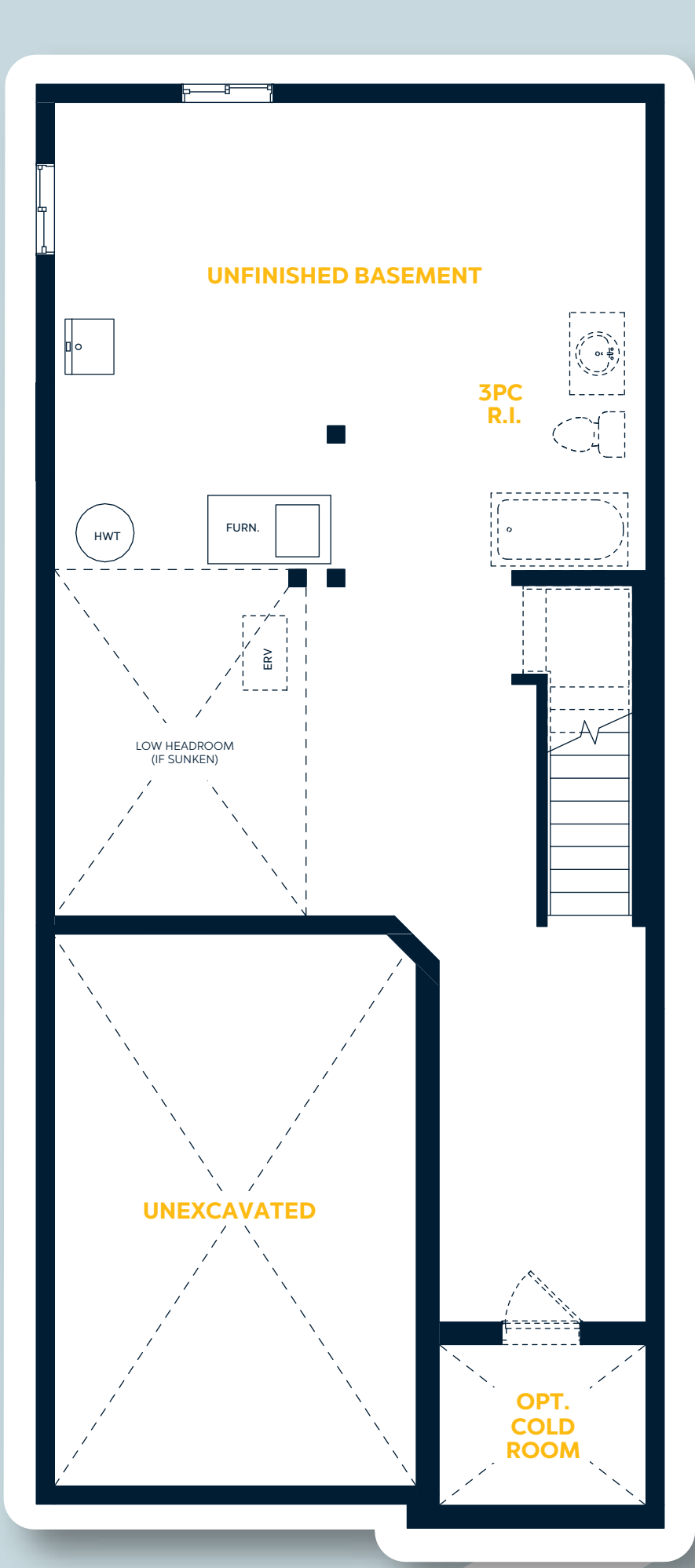
Upper Floor

Elevation A



Basement Floor

Elevation A



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

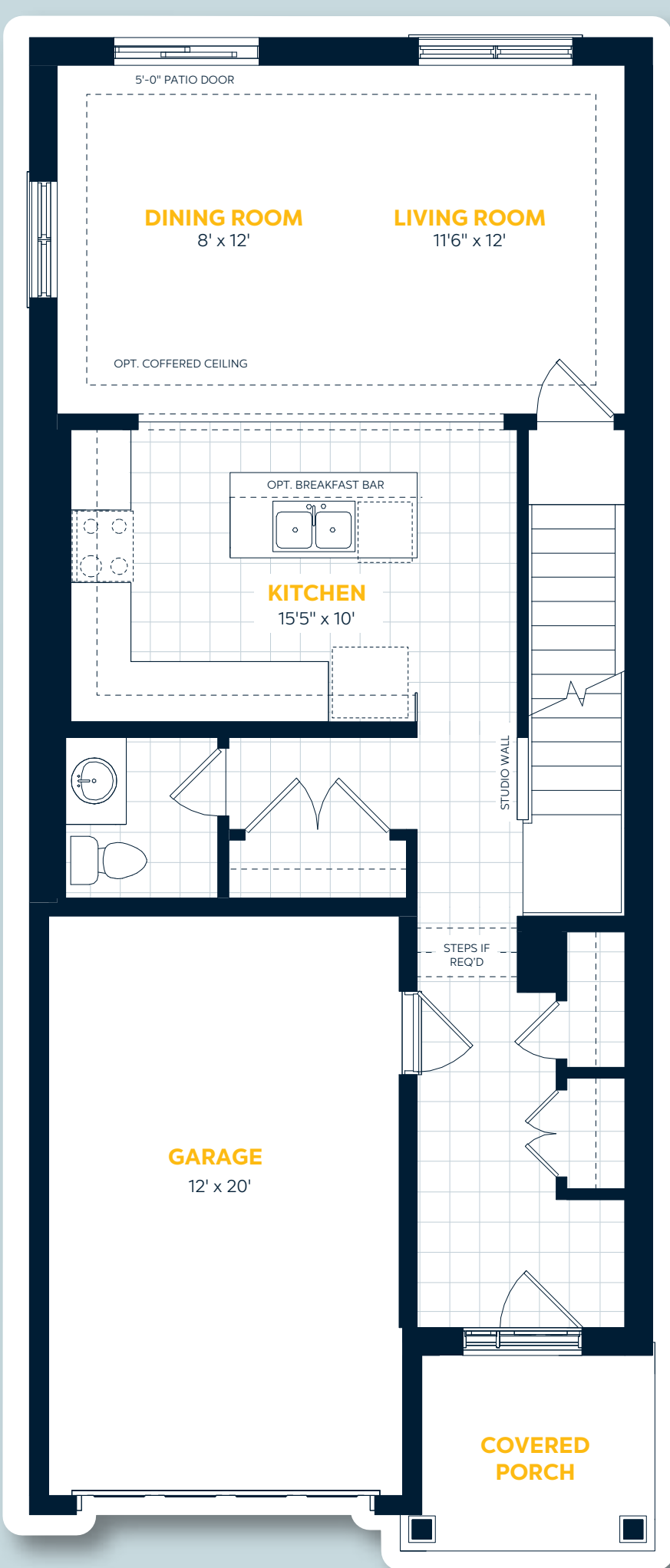


Alta D



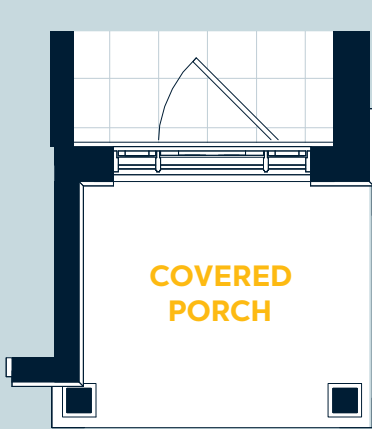
Main Floor

Elevation A



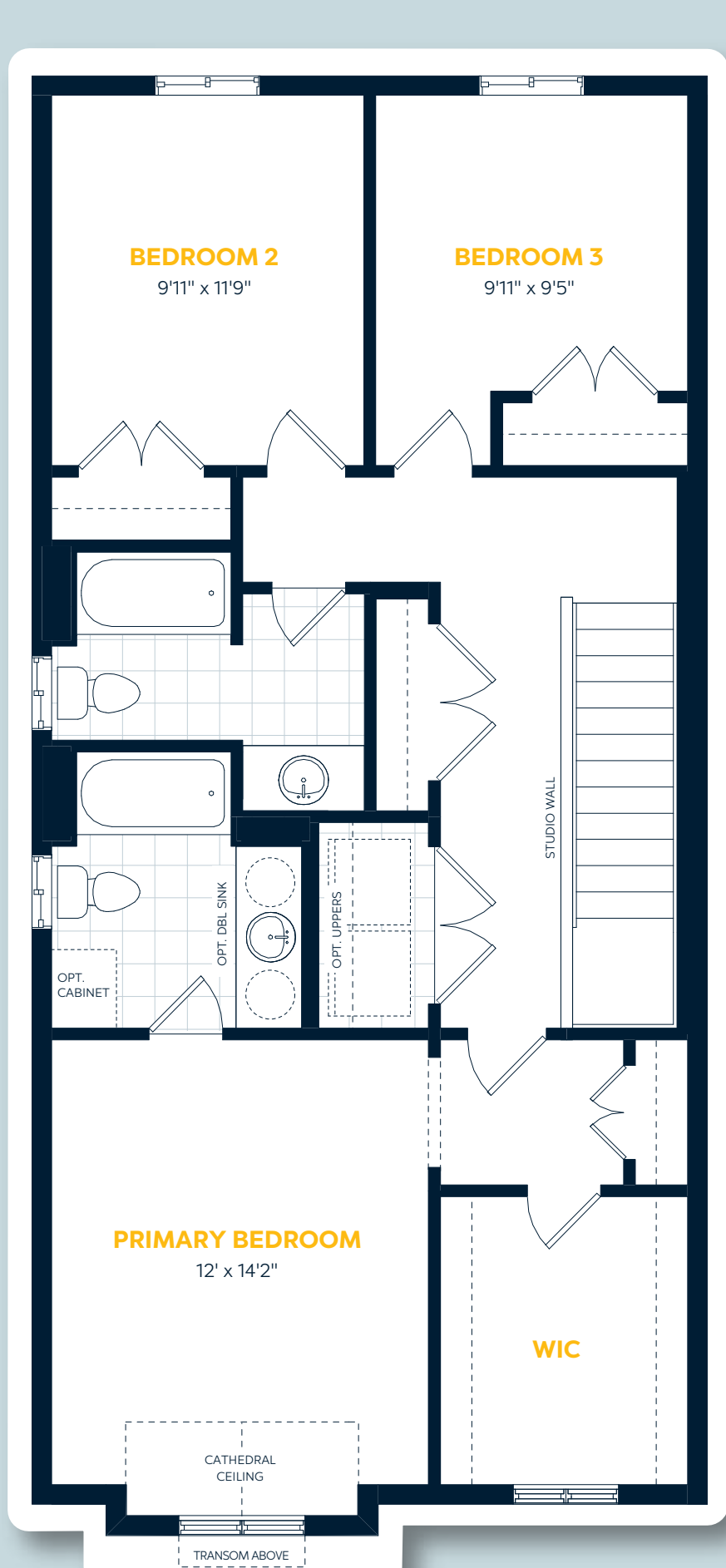
Elevation Variations

Elevation B & D
Front Door Variation



Upper Floor

Elevation A

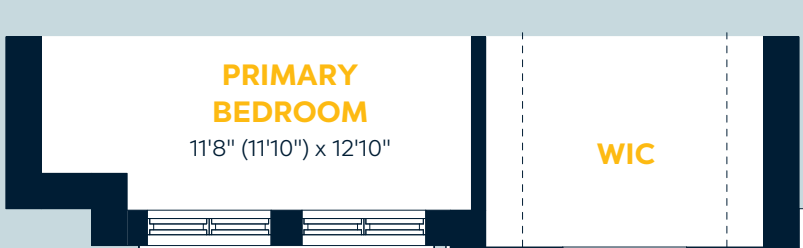


Elevation Variations

Elevation B
Primary Bedroom Variation

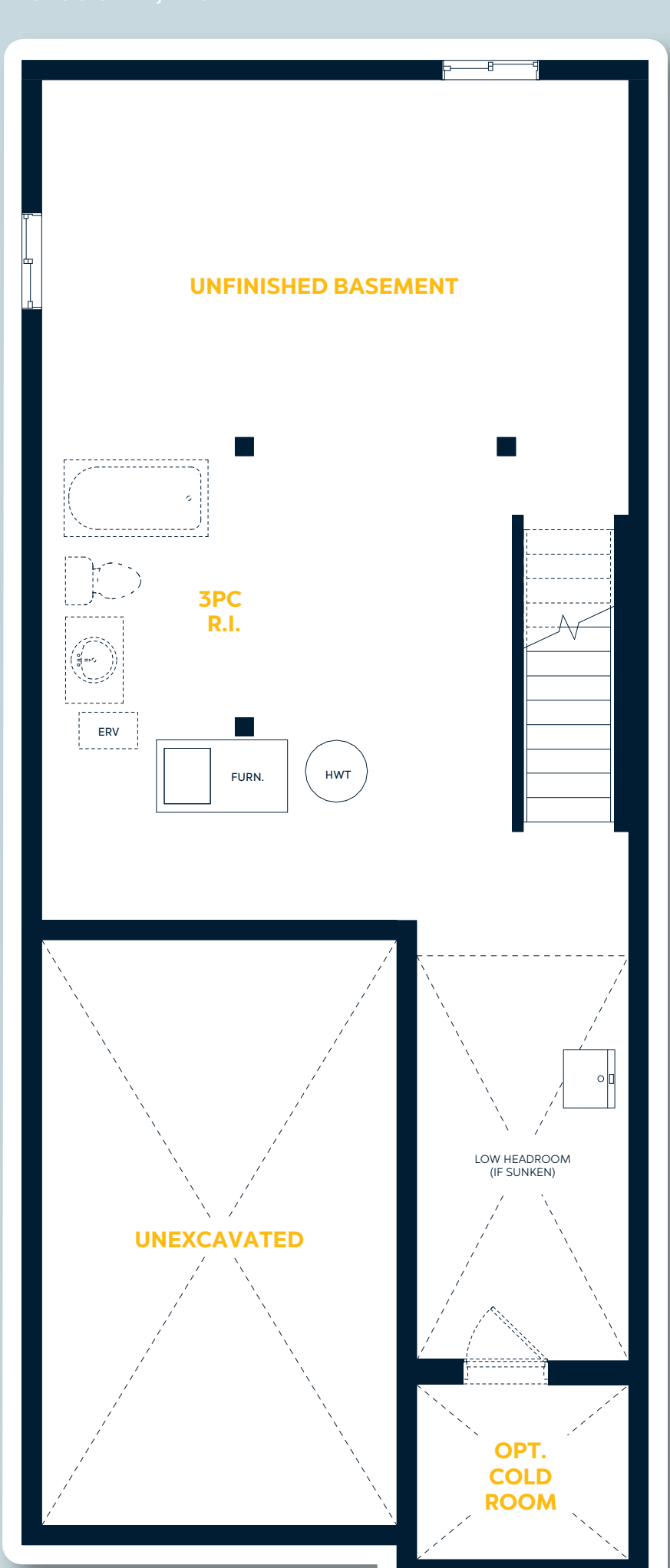


Elevation D
Primary Bedroom Variation



Basement Floor

Elevation A, B & D



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

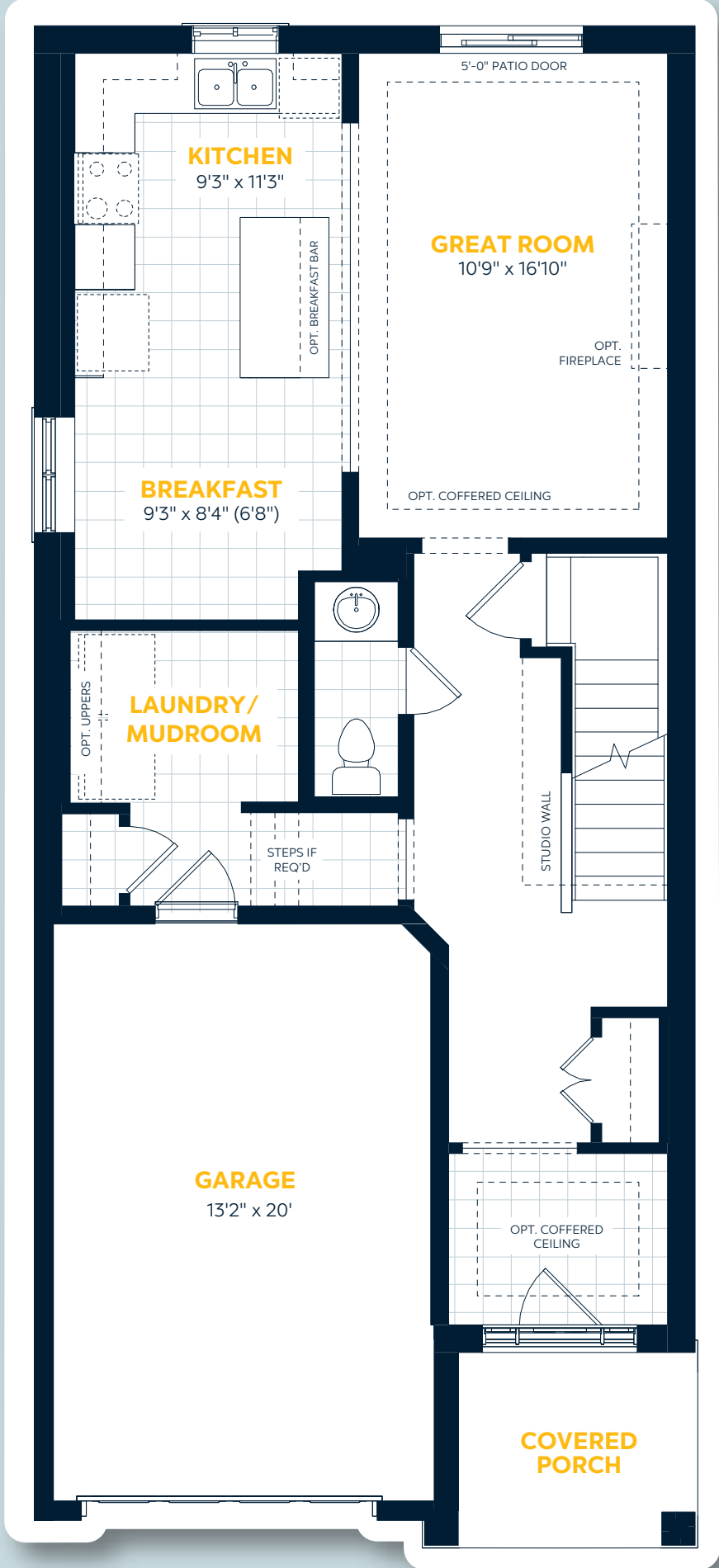


Kade D



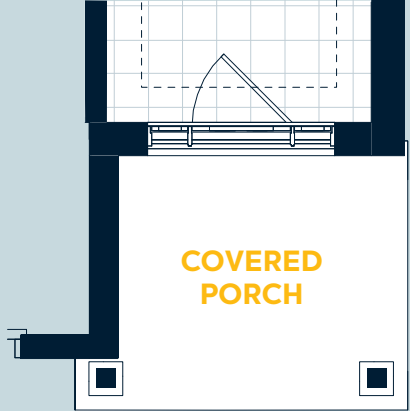
Main Floor

Elevation A



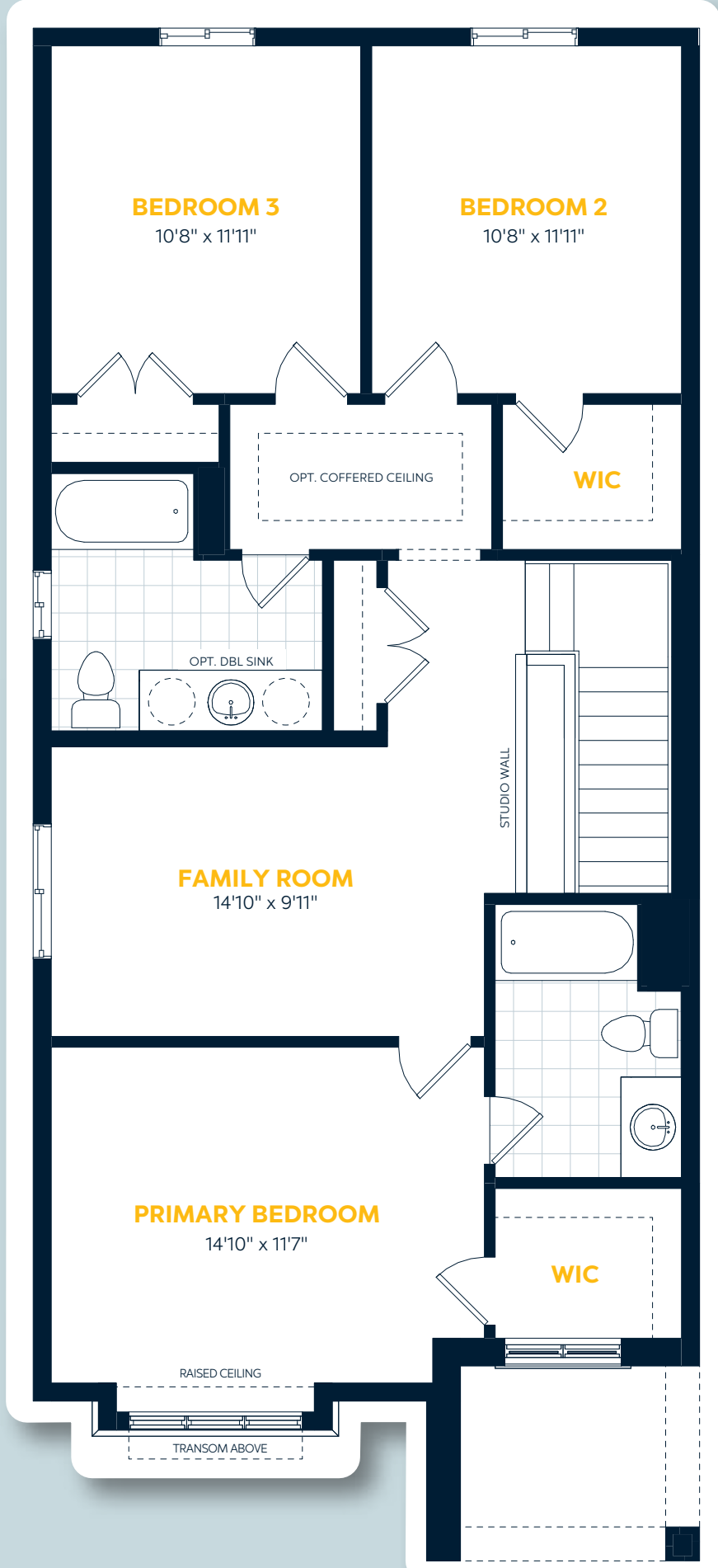
Elevation Variations

Elevation B & D
Covered Porch Variation



Upper Floor

Elevation A



Elevation B
Primary Bedroom Variation

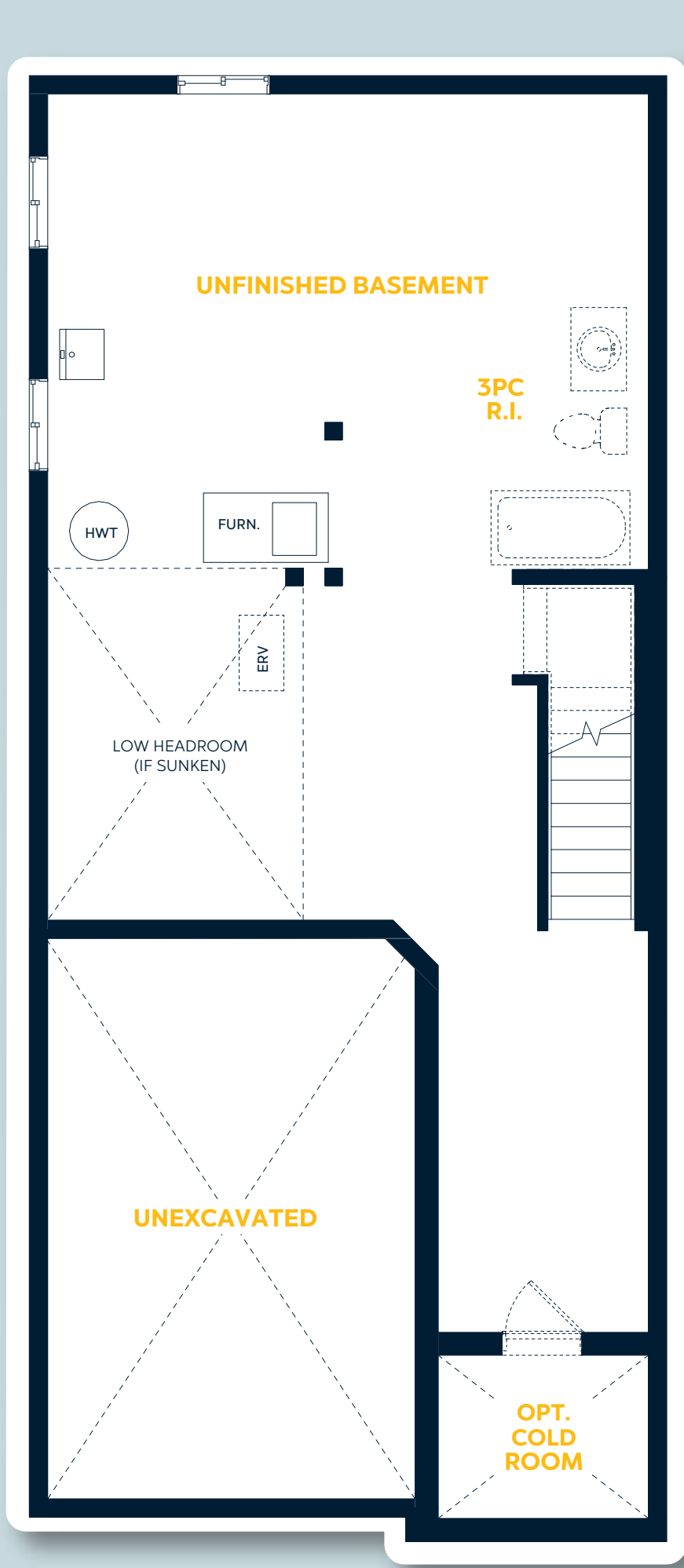


Elevation D
Primary Bedroom Variation



Basement Floor

Elevation A, B & D



The Shay

1,890 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Avia Series | Mari

30'

- Open Concept Main Floor
- Main Floor Laundry and Mud Room
- Upper Floor Family Room
- Large Primary Walk-In Closet
- Increased Closet Space in Bedrooms 2 & 3

Elevations

Shay A



Shay B

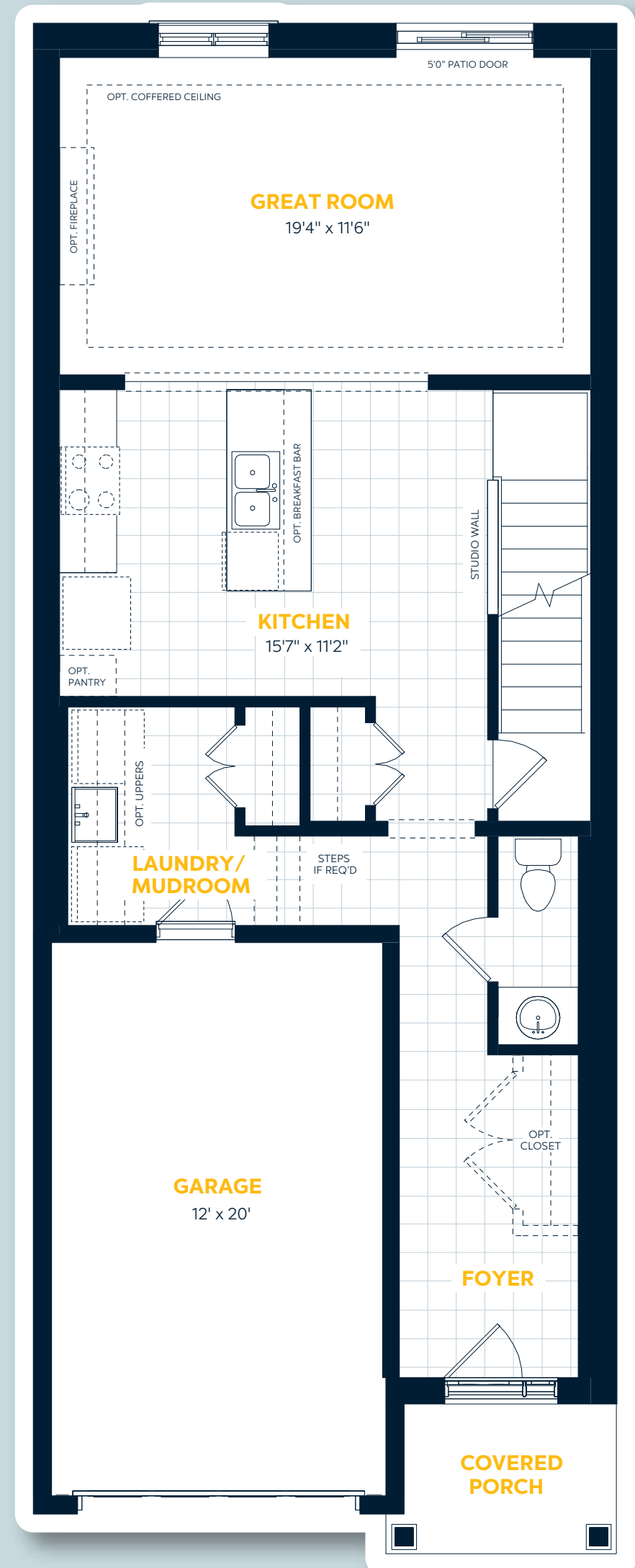


Shay D



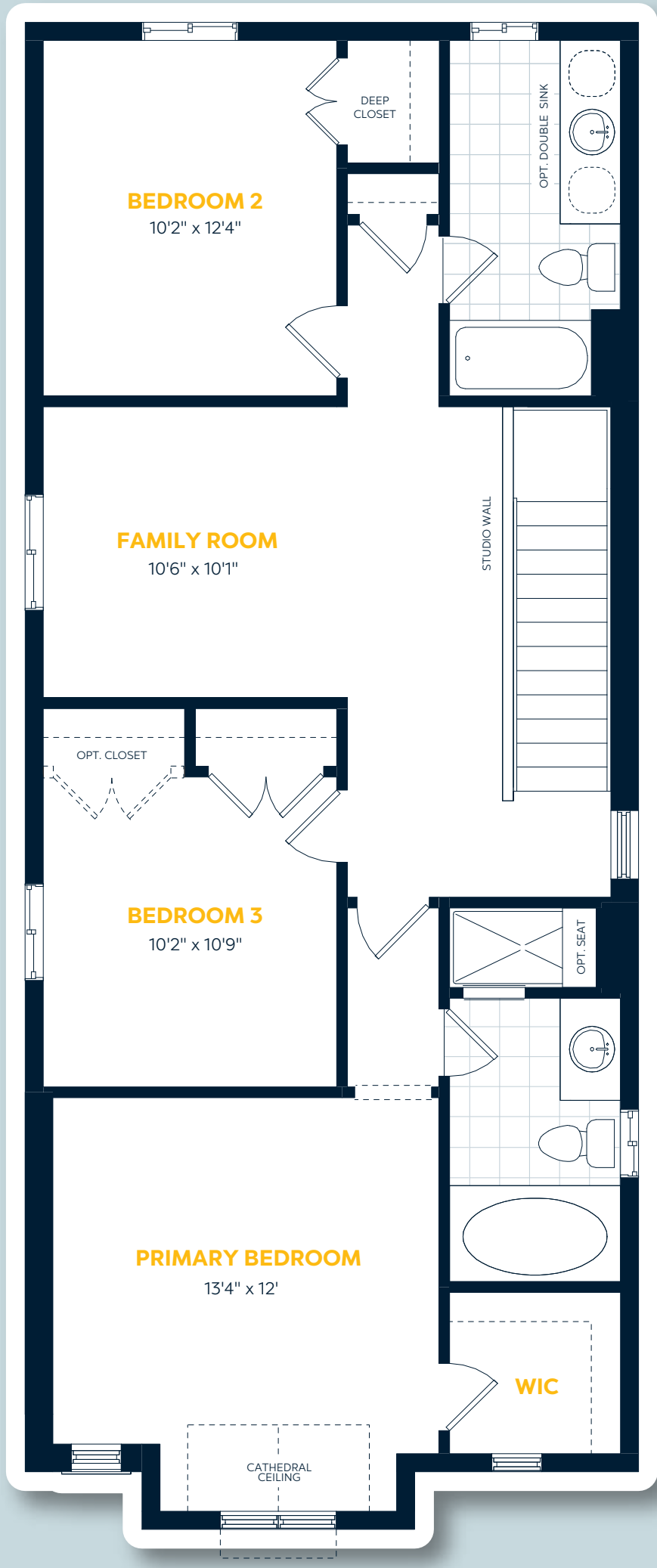
Main Floor

Elevation A, B & D



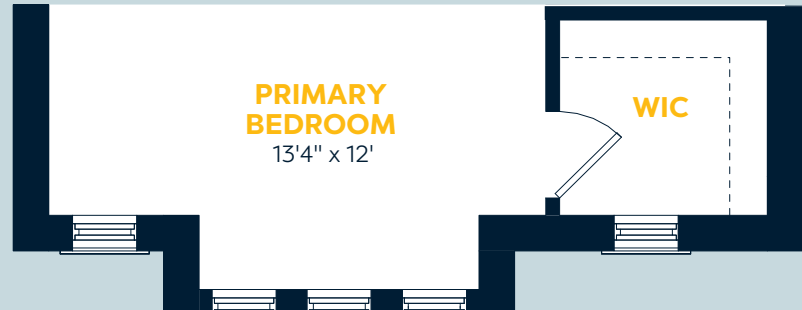
Upper Floor

Elevation A



Elevation Variations

Elevation B
Primary Bedroom Variation

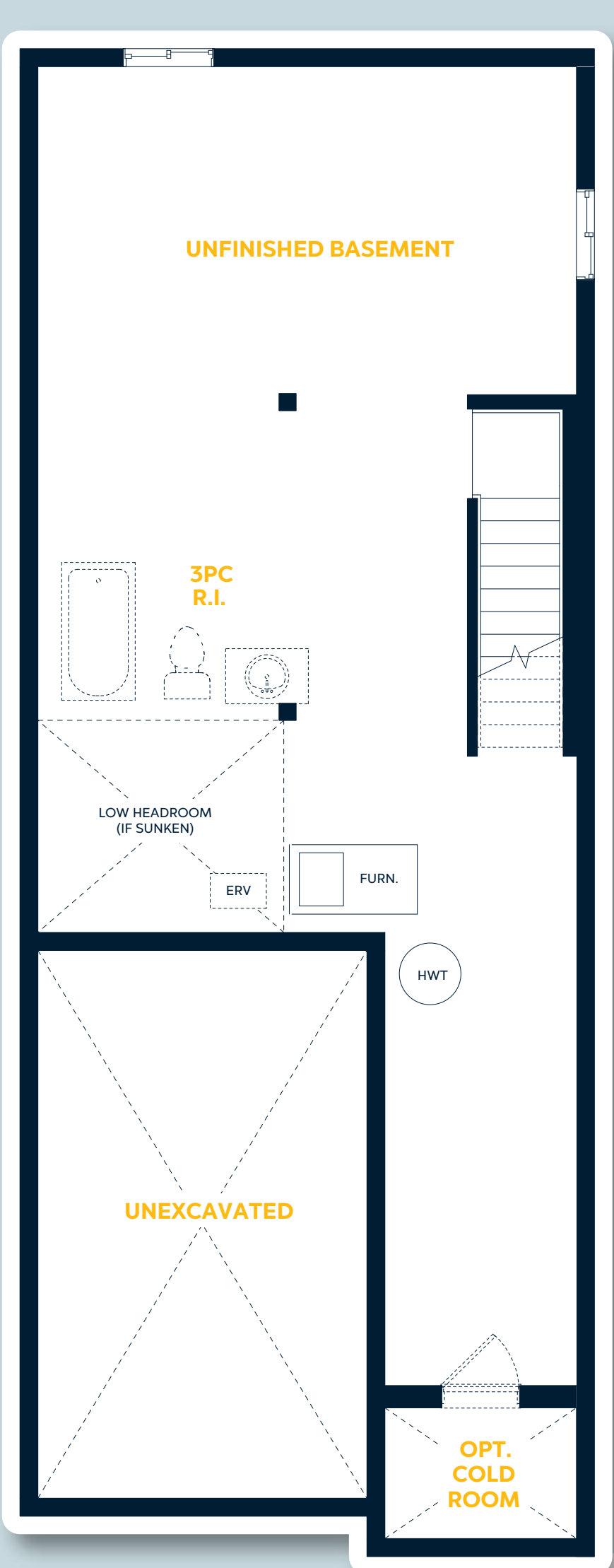


Elevation D
Primary Bedroom Variation



Basement Floor

Elevation A, B & D



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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

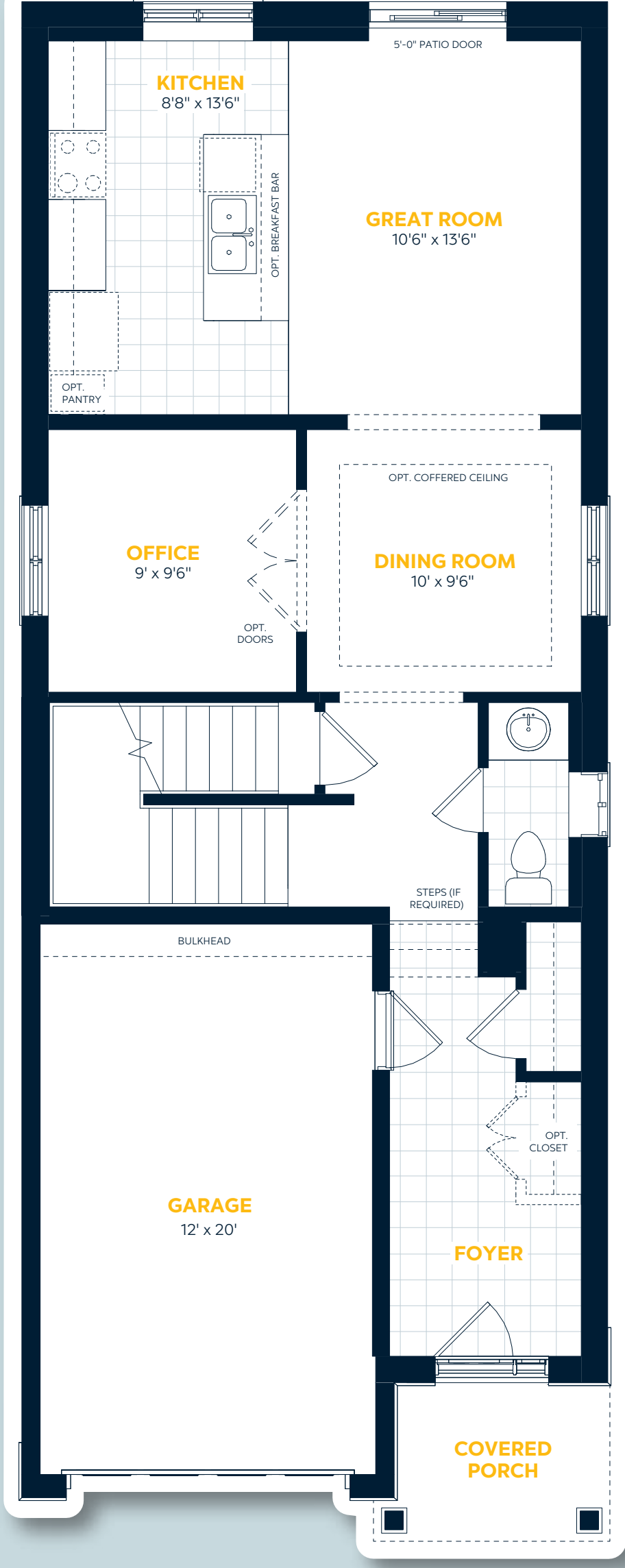


Kyra D



Main Floor

Elevation A & D



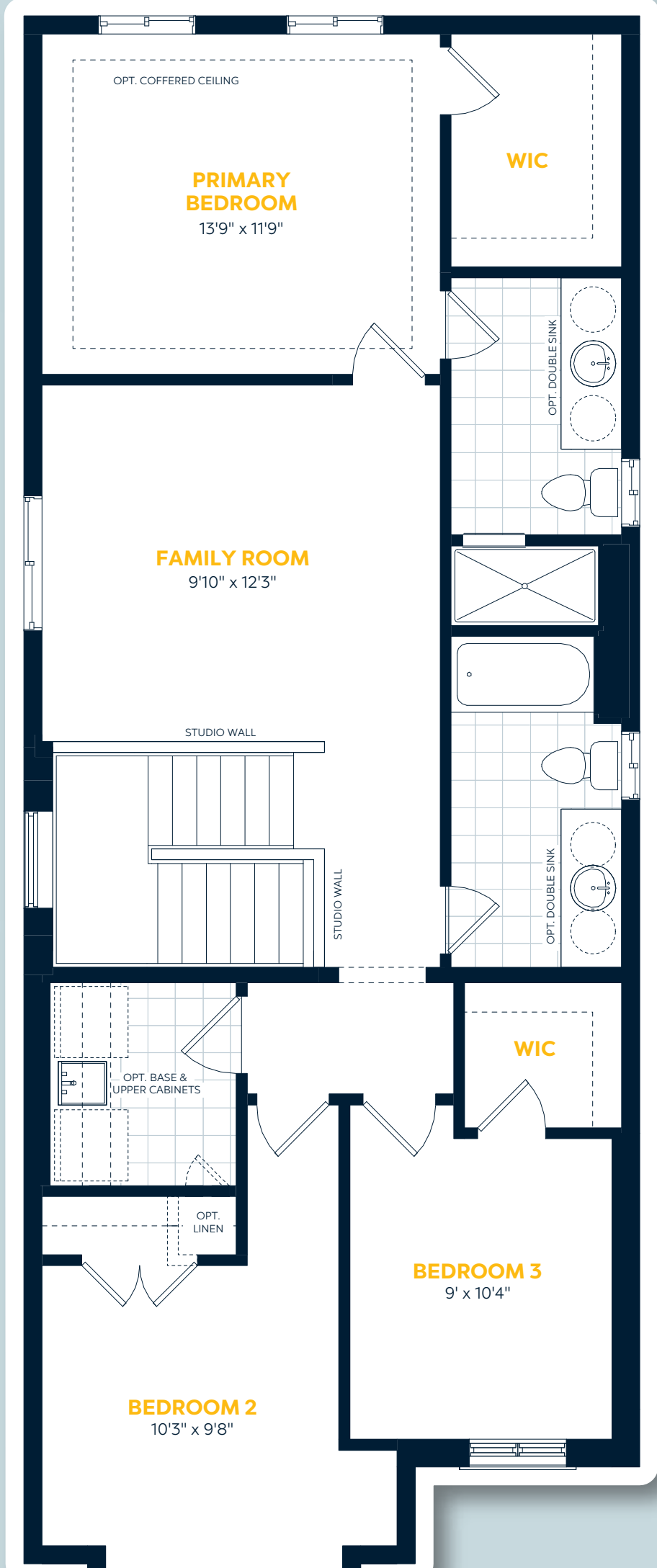
Elevation Variations

Elevation B
Dining Room Variation



Upper Floor

Elevation A



Elevation Variations

Elevation B
Front Bedrooms Variation

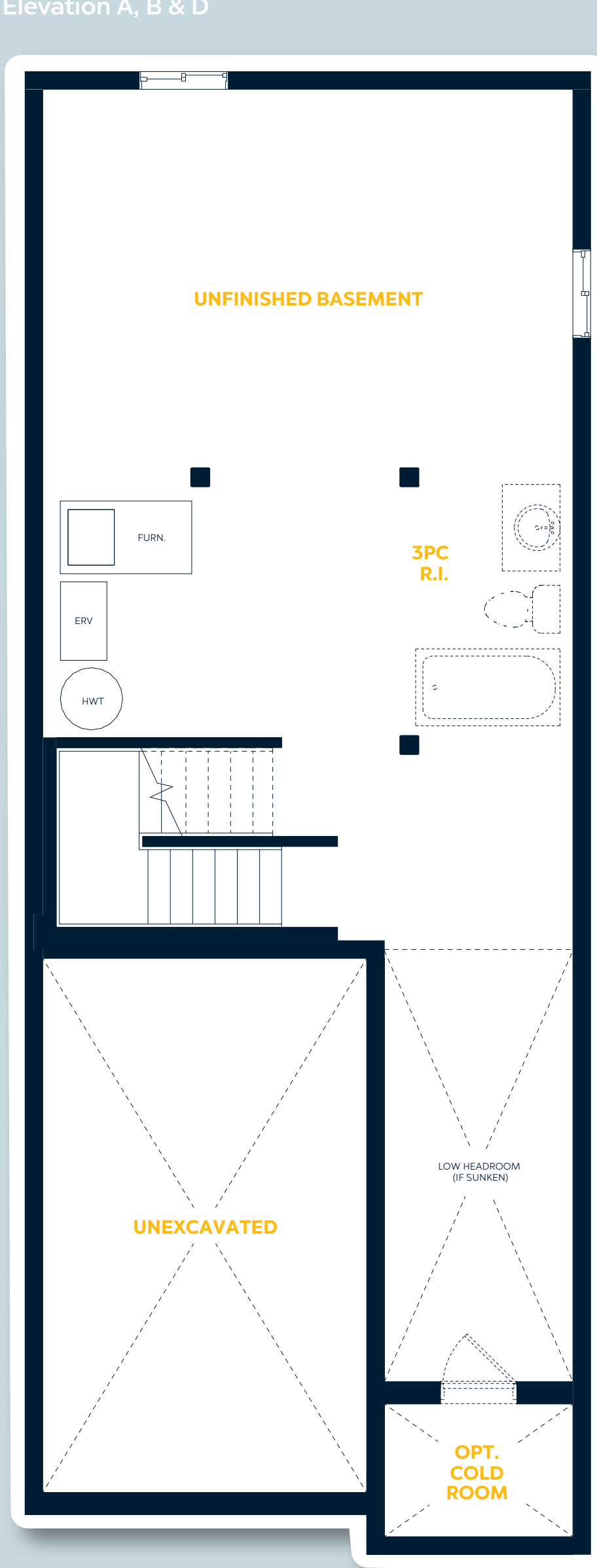


Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A, B & D



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The Dane

2,000 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

Avia Series | Mari

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

Elevations

Dane A



Dane B

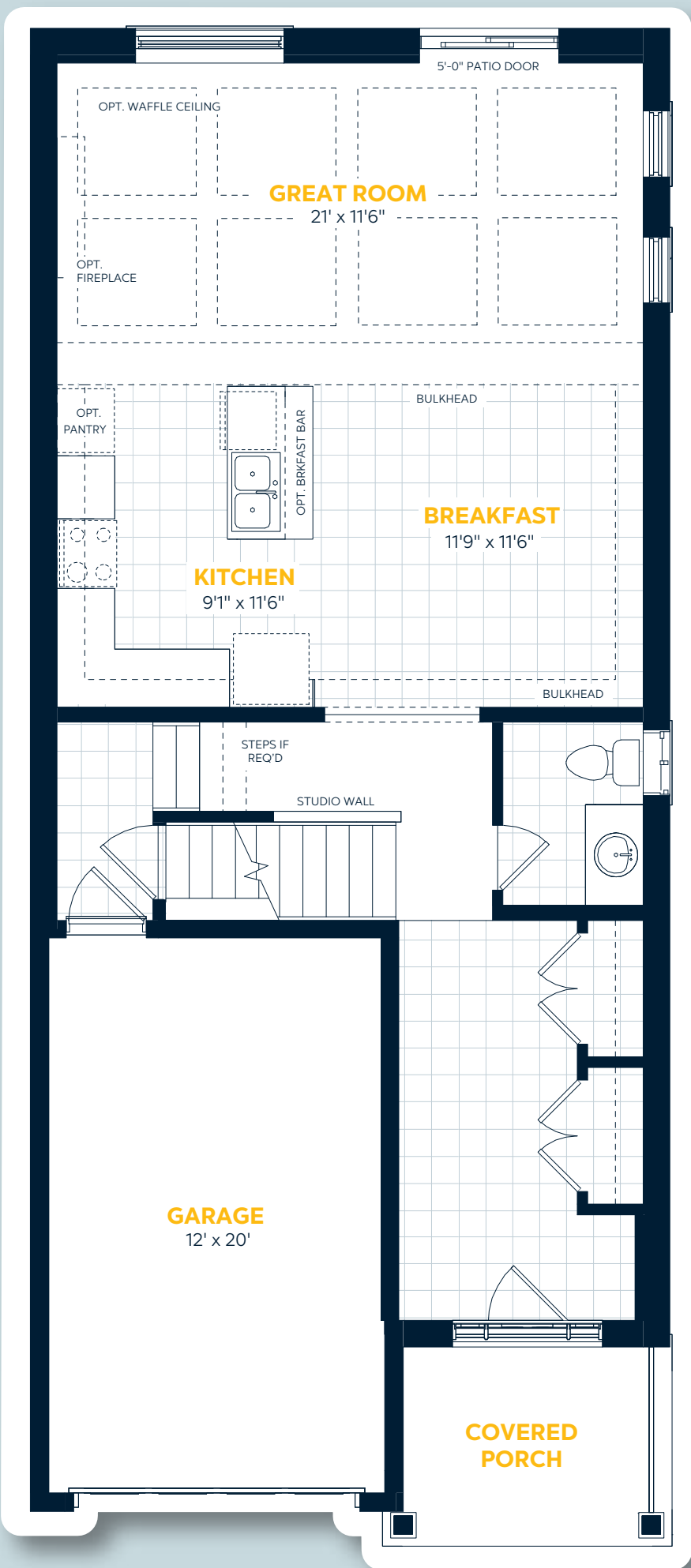


Dane D



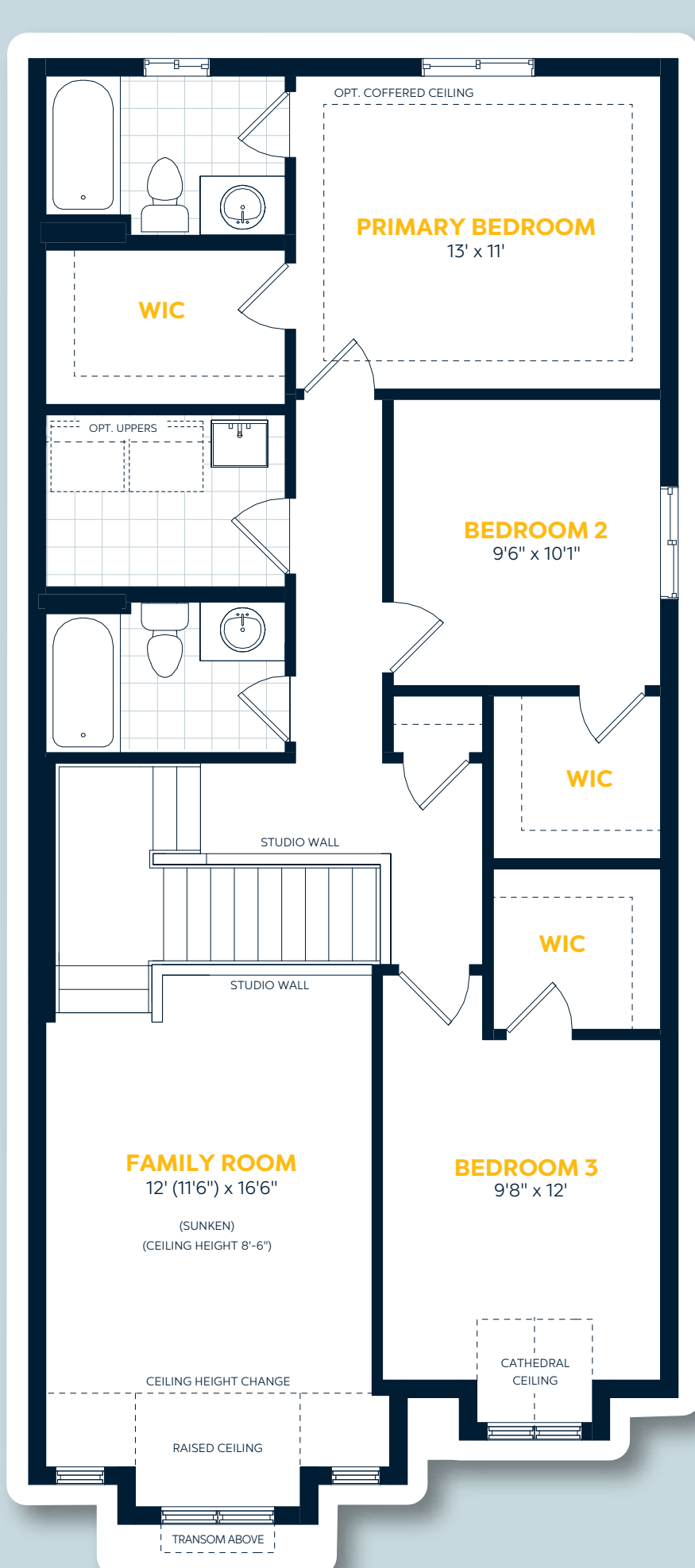
Main Floor

Elevation A, B & D



Upper Floor

Elevation A

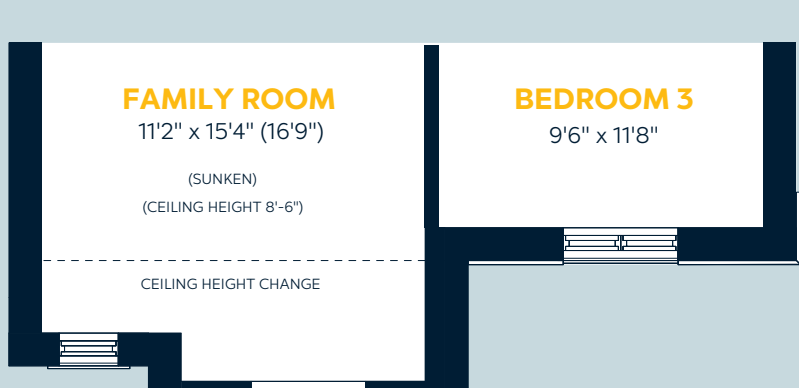


Elevation Variations

Elevation B
Family Room and Bedroom 3 Variation



Elevation D
Family Room and Bedroom 3 Variation



Basement Floor

Elevation A, B & D

