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	$896,837	**$814,900**
Alta B	3 | 2.5	1 Car	1,700	$908,137	**$824,900**
Alta D	3 | 2.5	1 Car	1,700	$919,437	**$834,900**
Kade A	3* | 2.5	1 Car	1,850	$936,387	**$849,900**
Kade B	3* | 2.5	1 Car	1,850	$947,687	**$859,900**
Kade D	3* | 2.5	1 Car	1,850	$958,987	**$869,900**
Shay A	3* | 2.5	1 Car	1,890	$947,687	**$859,900**
Shay B	3* | 2.5	1 Car	1,890	$958,987	**$869,900**
Shay D	3* | 2.5	1 Car	1,890	$970,287	**$879,900**
Kyra A	3* | 2.5	1 Car	1,900	$947,687	**$859,900**
Kyra B	3* | 2.5	1 Car	1,900	$958,987	**$869,900**
Kyra D	3* | 2.5	1 Car	1,900	$970,287	**$879,900**
Dane A	3* | 2.5*	1 Car	2,000	$964,637	**$874,900**
Dane B	3* | 2.5*	1 Car	2,000	$975,937	**$884,900**
Dane D	3* | 2.5*	1 Car	2,000	$987,237	**$894,900**

*Optional additional bedroom and/or bathroom available.

SALES PROFESSIONAL
Brandy Lepold
519-362-7404

[1]Price 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. (August 2026).

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DETACHED LOT PREMIUMS

Lot	Size	Features	Premium
87	30’	Lot Backing onto Greenspace with Waterview	$25,000
89	30’	Lot Backing onto Greenspace with Waterview	$25,000

SALES PROFESSIONALS

Brandy Lepold
519-362-7404

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. (September 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 (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 ¾" 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

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



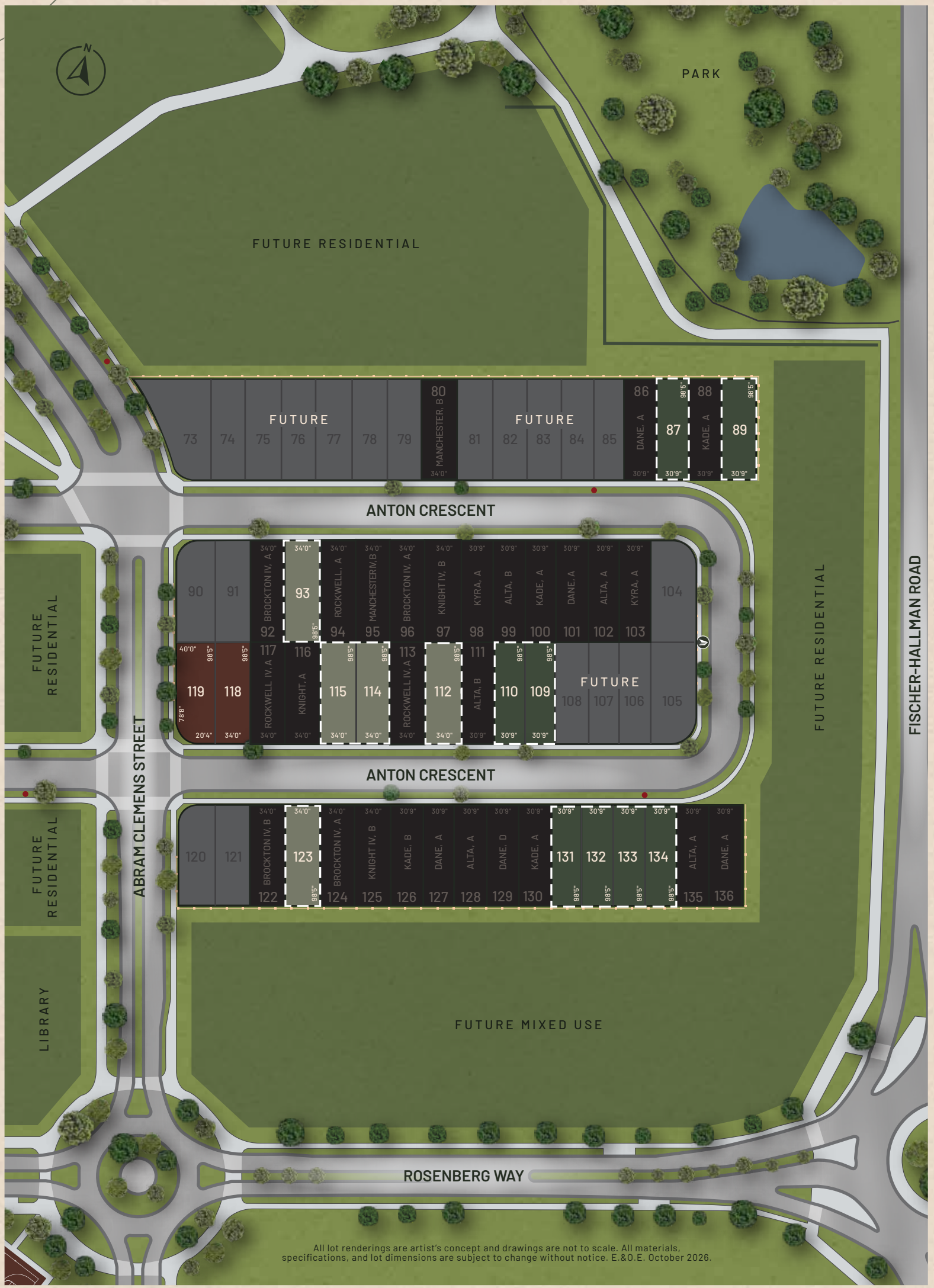
SALES CENTRE

505 Anton Crescent
Kitchener

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

226-499-6967
FUSIONHOMES.COM

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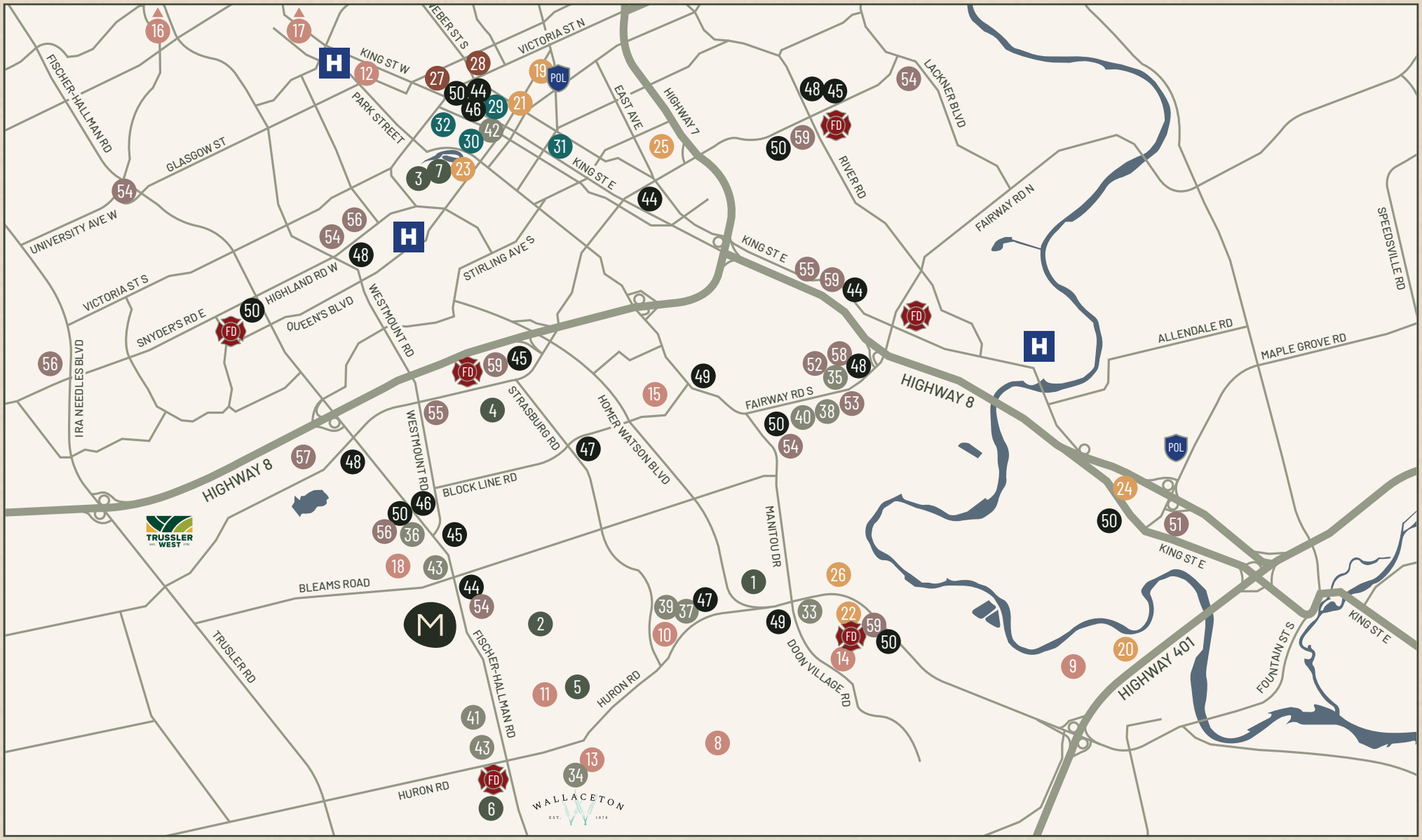


All lot renderings are artist's concept and drawings are not to scale. All materials, specifications, and lot dimensions are subject to change without notice. E.&O.E. October 2026.

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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

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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



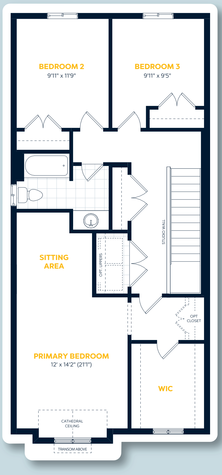
Main Floor

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

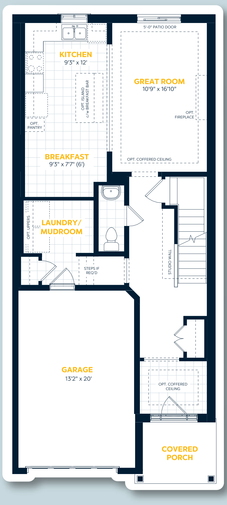
Elevation

Mika A



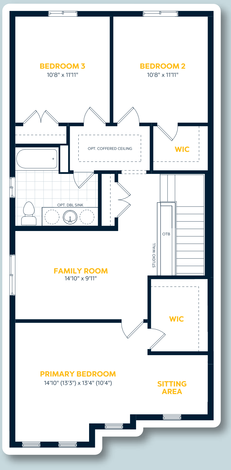
Main Floor

Elevation A



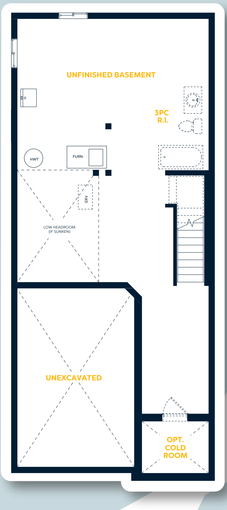
Upper Floor

Elevation A



Basement Floor

Elevation A



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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



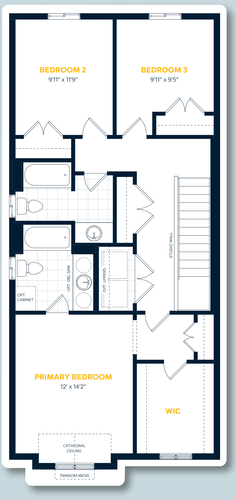
Elevation Variations

Elevation B & D
Front Door Variation



Upper Floor

Elevation A



Elevation Variations

Elevation B
Primary Bedroom Variation

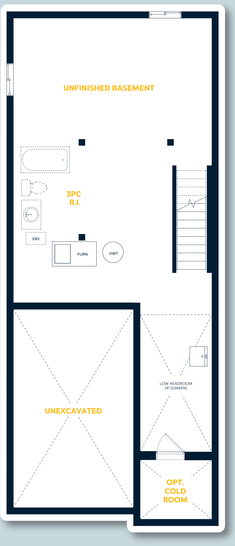


Elevation D
Primary Bedroom Variation



Basement Floor

Elevation A, B & D



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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

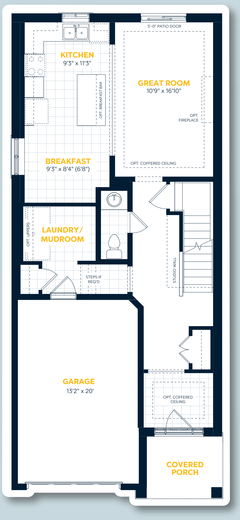


Kade D



Main Floor

Elevation A



Elevation Variations

Elevation B & D
Covered Porch Variation



Upper Floor

Elevation A



Elevation Variations

Elevation B
Primary Bedroom Variation

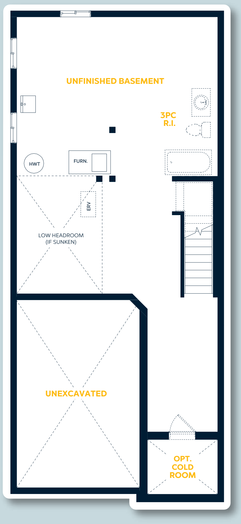


Elevation D
Primary Bedroom Variation



Basement Floor

Elevation A, B & D



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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

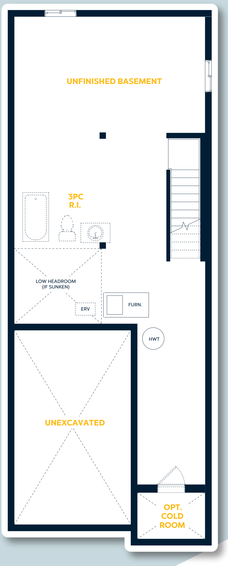


Elevation D
Primary Bedroom Variation



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

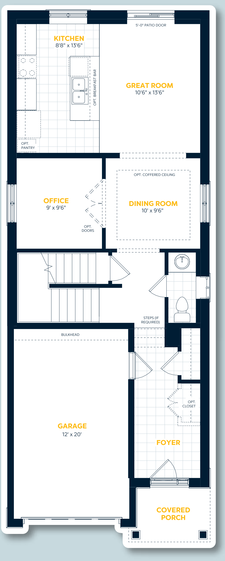


Kyra D



Main Floor

Elevation A & D



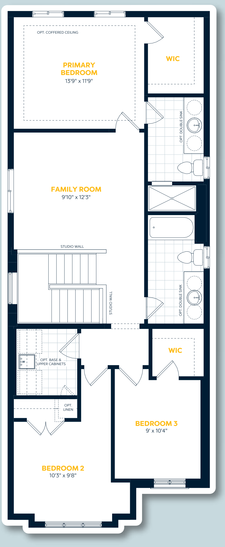
Elevation Variations

Elevation B
Dining Room Variation



Upper Floor

Elevation A



Elevation Variations

Elevation B
Front Bedrooms Variation

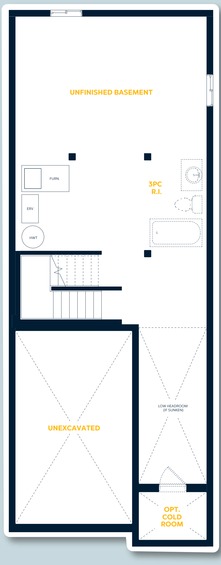


Elevation D
Front Bedrooms Variation



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

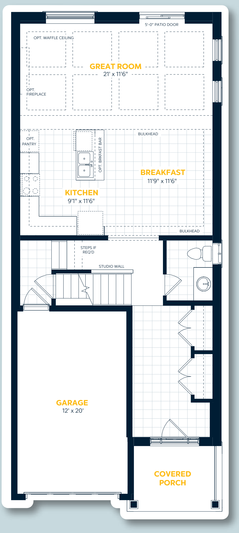


Dane D



Main Floor

Elevation A, B & D



Upper Floor

Elevation A



Elevation Variations

Elevation B
Family Room and Bedroom 3 Variation

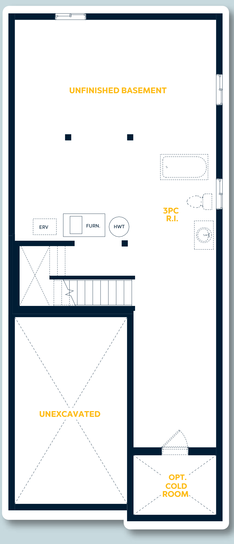


Elevation D
Family Room and Bedroom 3 Variation



Basement Floor

Elevation A, B & D



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