MARI

AT WILLIAMSBURG

THE CULMINATION SERIES

Two-Storey Detached Homes on 34ft Lots

Plan	Beds | Baths	Garage	SQFT	Price	Rebated Price[1]
Oxford 34 IV A	3 | 2.5	Oversized 1 Car	1,925	$998,537	**$904,900**
Oxford 34 IV B	3 | 2.5	Oversized 1 Car	1,925	$1,015,487	**$919,900**
Manchester 34 IV A	4 | 2.5	Oversized 1 Car	1,925	$998,537	**$904,900**
Manchester 34 IV B	4 | 2.5	Oversized 1 Car	1,925	$1,015,487	**$919,900**
Rockwell 34 IV A	3 | 2.5	Oversized 2 Car	2,050	$1,015,487	**$919,900**
Rockwell 34 IV B	3 | 2.5	Oversized 2 Car	2,050	$1,032,437	**$934,900**
Knight 34 IV A	3 | 2.5	2 Car	2,300	$1,077,637	**$974,900**
Knight 34 IV B	3 | 2.5	2 Car	2,300	$1,094,587	**$989,900**
Brockton 34 IV A	4 | 2.5	2 Car	2,350	$1,088,937	**$984,900**
Brockton 34 IV B	4 | 2.5	2 Car	2,350	$1,105,887	**$999,900**
Devon IV A	3* | 2.5	2 Car	2,450	$1,094,587	**$989,900**
Devon IV B	3* | 2.5	2 Car	2,450	$1,110,900	**$1,004,900**

*Optional additional bedroom 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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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 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)
- 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)

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



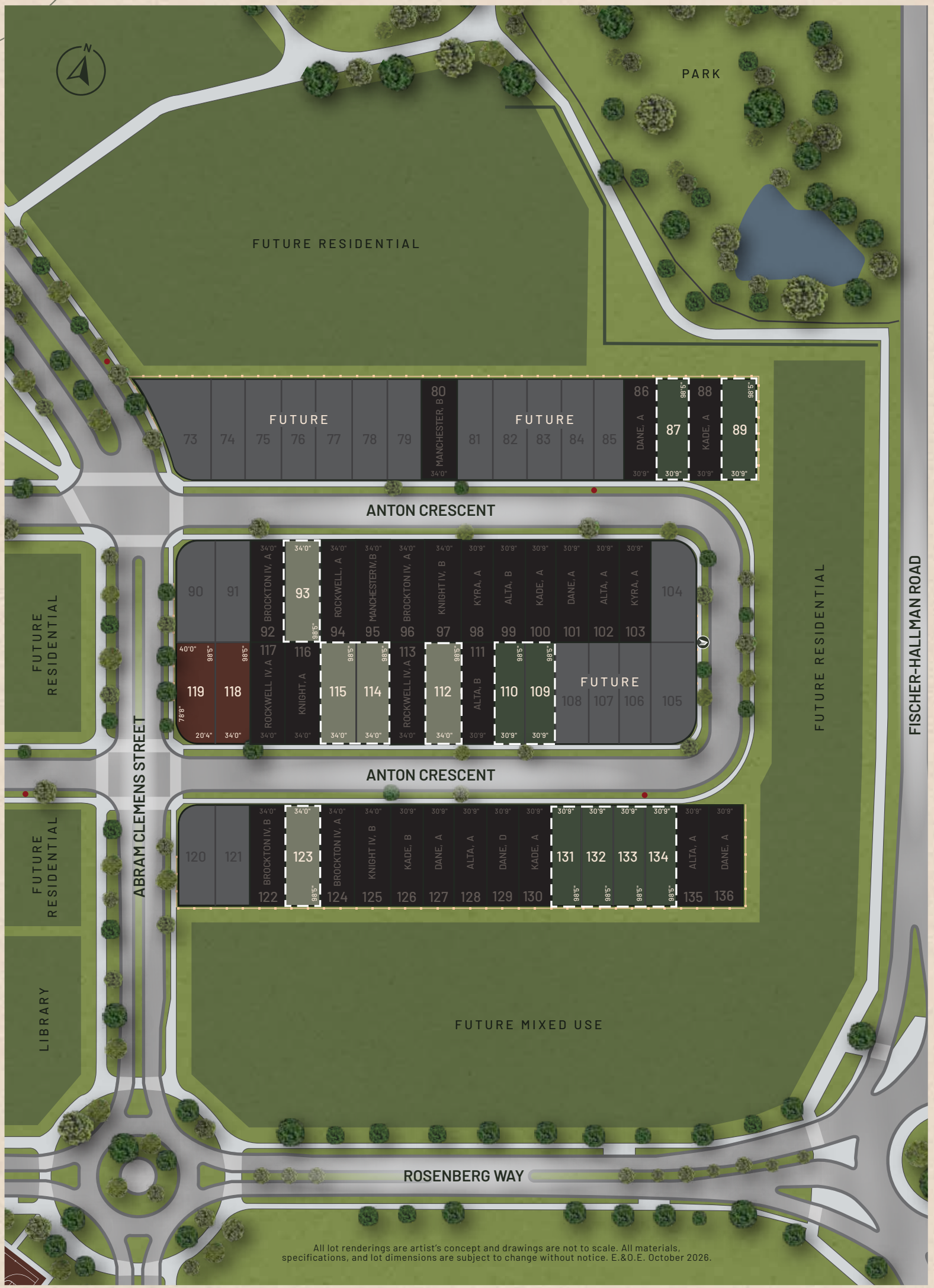
SALES CENTRE

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Kitchener

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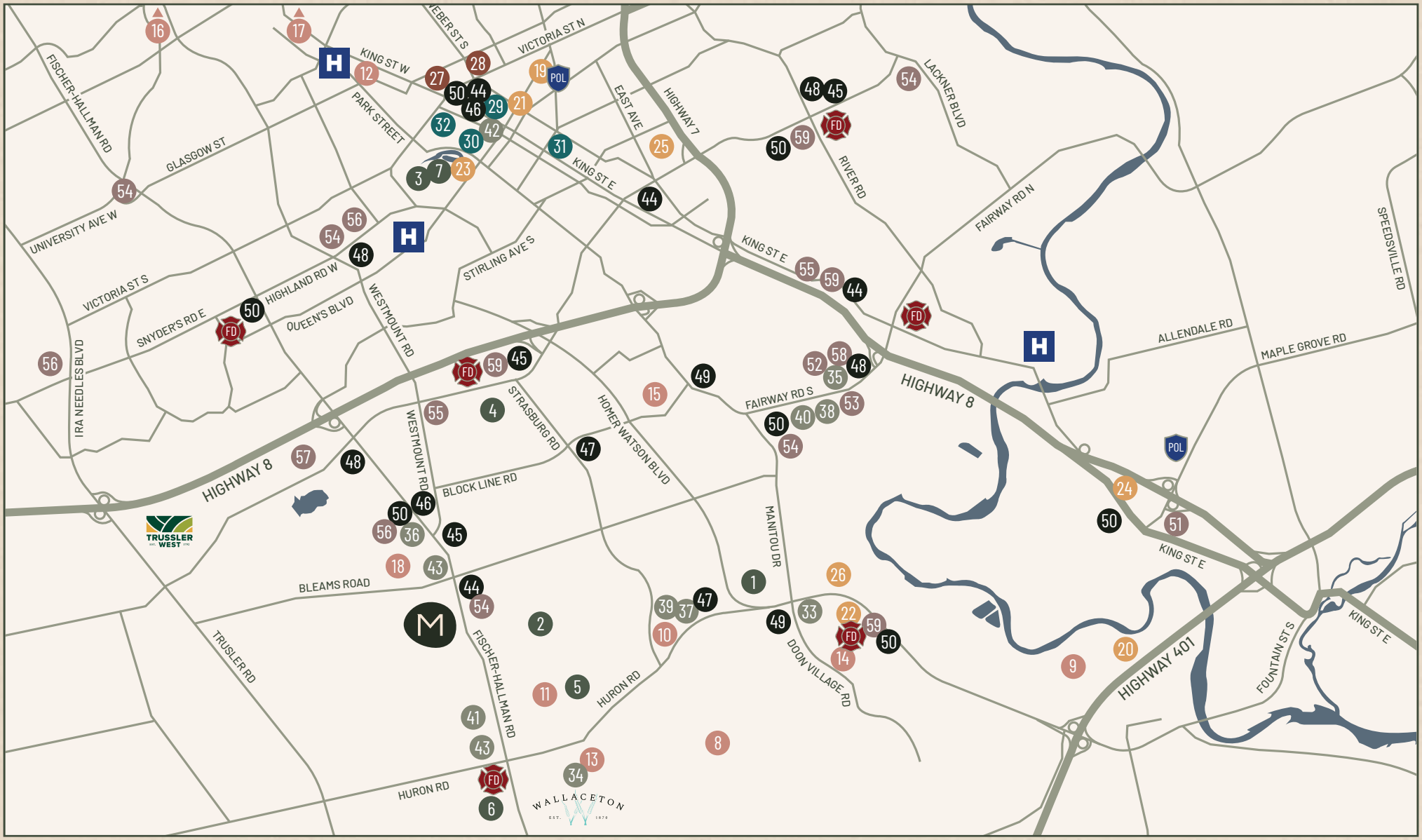


All lot renderings are artist's concept and drawings are not to scale. All materials, specifications, and lot dimensions are subject to change without notice. E.&O.E. October 2026.

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 Primori

1,925 sq.ft.

4 Bedroom | 1.5 Bathroom | Oversized 1 Car Garage

Culmination Series | Mari

34'

Open Concept Main Floor
Open-To-Above Main Hall Entrance
Convenient Main Floor Powder Room
Large Primary Bedroom with Sitting Area
Optional Primary Bedroom Ensuite Designer Option

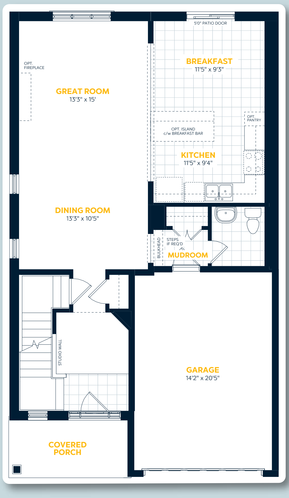
Elevation

Primori A



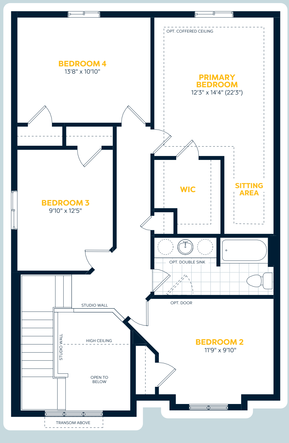
Main Floor

Elevation A



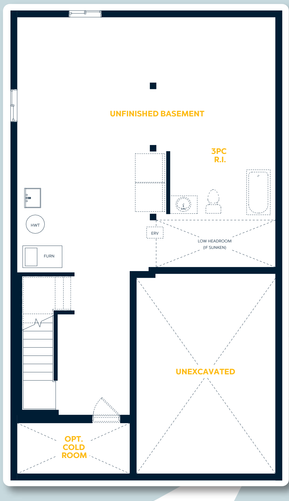
Upper Floor

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 2026. Reproduction of this plan is strictly prohibited.

FUSION HOMES

love the journey

The Naveen

2,050 sq.ft.

3 Bedroom | 1.5 Bathroom | 2 Car Garage

Culmination Series | Mari

34'

- Open Concept Main Floor
- Convenient Main Floor Powder Room
- Large Laundry Room
- Upper Floor Family Room
- Walk-In Closets In All Bedrooms

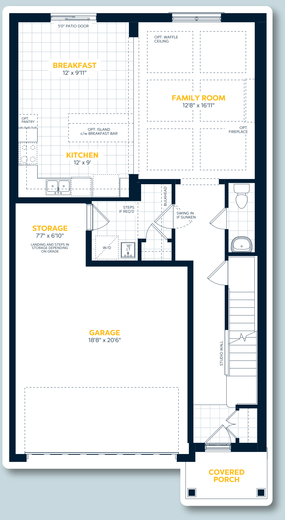
Elevation

Naveen A



Main Floor

Elevation A



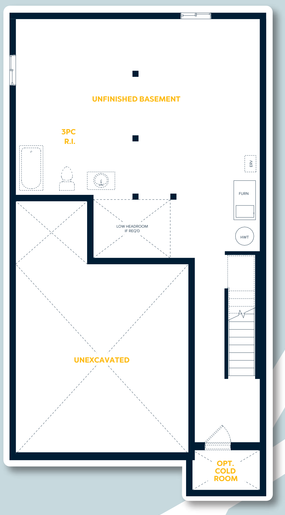
Upper Floor

Elevation A



Basement Floor

Elevation A



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FUSION HOMES

love the journey

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 Kitchen

Large Chef's Kitchen with an Abundance of Cabinetry

Bright Open-to-Above Foyer

Convenient Upper Floor Laundry

Elevations

Oxford IV A

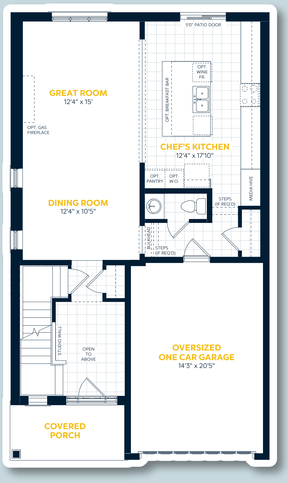


Oxford IV B



Main Floor

Elevation A



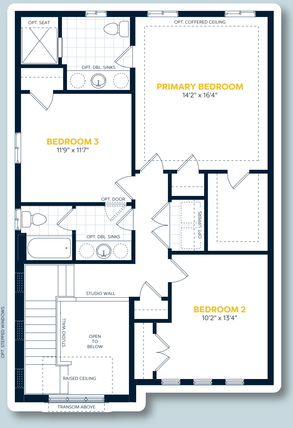
Elevation Variations

Elevation B
Covered Porch Variation



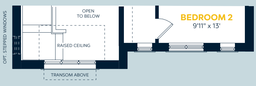
Upper Floor

Elevation A



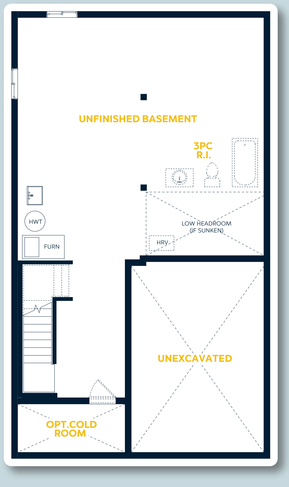
Elevation Variations

Elevation B
Bedroom 2 Variation



Basement Floor

Elevation A



Elevation Variations

Elevation B
Opt. Cold Room Variation



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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

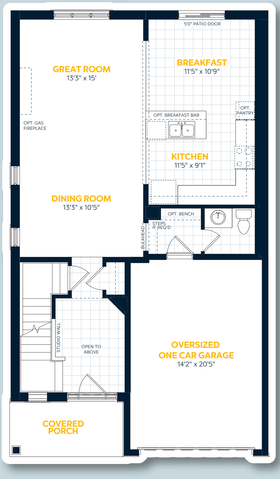


Manchester IV B



Main Floor

Elevation A & B



Upper Floor

Elevation A



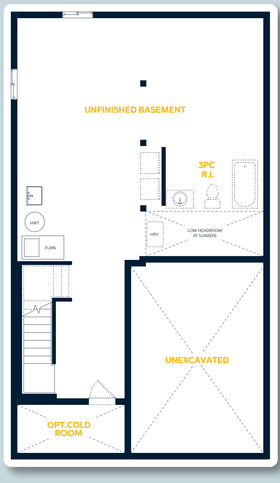
Elevation Variations

Elevation B
Front Windows and Bedroom 2 Variation



Basement Floor

Elevation A & B



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The 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

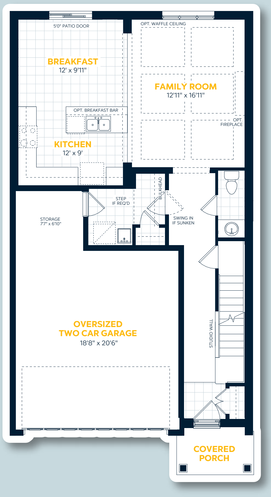


Rockwell IV B



Main Floor

Elevation A & B



Upper Floor

Elevation A



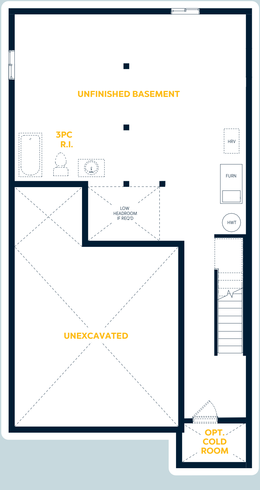
Elevation Variations

Elevation B
Bedroom 2 / Media Room Variation



Basement Floor

Elevation A & B



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The Knight IV

2,300 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Culmination Series

34'

- Large Closets on Main Floor (Foyer and Mudroom)
- Oversized Kitchen Island
- Large Great Room
- Upper Floor Family Room
- Convenient Upper Floor Laundry

Elevations

Knight IV A

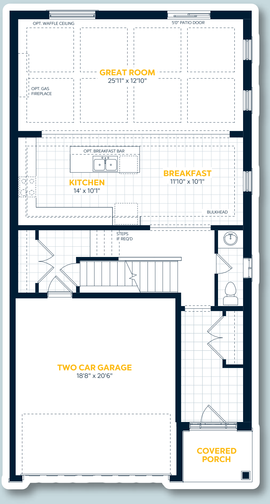


Knight IV B



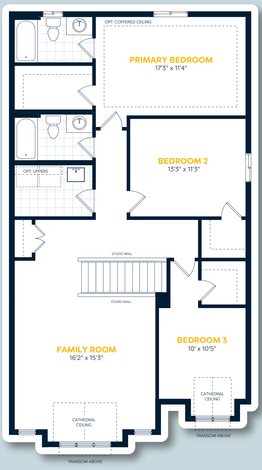
Main Floor

Elevation A



Upper Floor

Elevation A



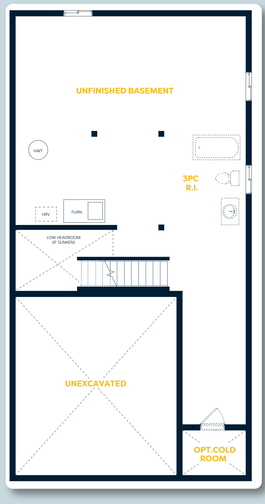
Elevation Variations

Elevation B
Front Bedroom Variation



Basement Floor

Elevation A



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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

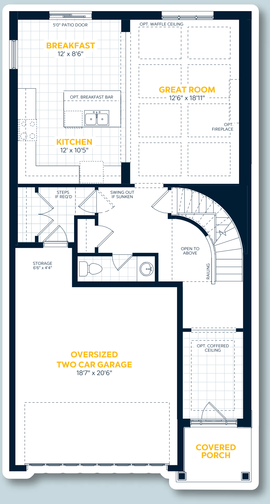


Brockton IV B



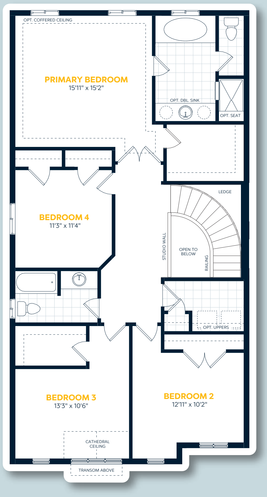
Main Floor

Elevation A



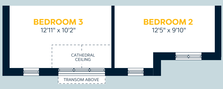
Upper Floor

Elevation A



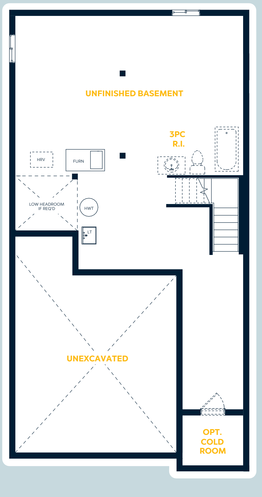
Elevation Variations

Elevation B
Front Bedrooms Variation



Basement Floor

Elevation A



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The Devon

2,450 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Culmination Series | Mari

34'

Optional Double Closets in Foyer
Open Concept Main Floor
Large Walk-In Closet Off of Main Floor Mudroom
Oversized Walk-In Closet in Primary Bedroom
Upper Floor Family Room and Laundry Room

Elevations

Devon A

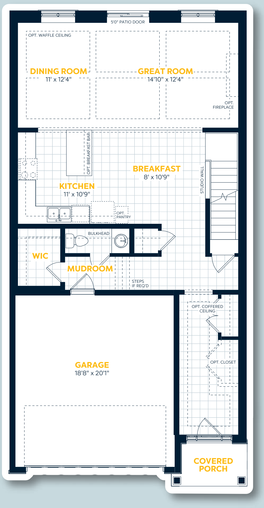


Devon B



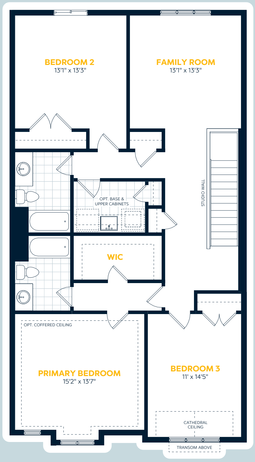
Main Floor

Elevation A & B



Upper Floor

Elevation A



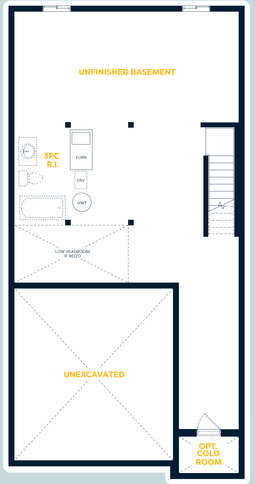
Elevation Variations

Elevation B
Front Bedrooms Variation



Basement Floor

Elevation A & B



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