

MARI

AT WILLIAMSBURG

The Avia Collection

Two-Storey Detached Homes on 30ft Lots

Plan	Sq.Ft.	Elevation A
Alta	1,700	\$929,900
Kade	1,850	\$969,900
Dane	2,000	\$999,900

Plus! Receive a Bonus of **\$10,000 in free upgrades!**

Sales Professional

Brandy Lepold
519-362-7404

Deposit Structure

July to August 2025 Closing

\$5,000 at reservation
Balance to 5% at firming

Total Deposit: 5%

September to October 2025 Closings

\$5,000 at reservation
Balance to 5% at firming
0.5% in 30 days
0.5% in 90 days

Total Deposit: 6%

November to December 2025 Closings

\$5,000 at reservation
Balance to 5% at firming
1% in 30 days
1% in 90 days

Total Deposit: 7%

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 2025).

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The Culmination Series

Two-Storey Detached Homes on 34ft Lots

Plan	Sq.Ft.	Elevation A	Elevation B
Oxford 34 IV	1,925	\$999,900	\$1,019,900
Manchester 34 IV	1,925	\$999,900	\$1,019,900
Rockwell 34 IV	2,050	\$1,034,900	\$1,054,900
Knight 34 IV	2,300	\$1,104,900	\$1,124,900
Brockton 34 IV Mari	2,350	\$1,124,900	\$1,144,900

Plus! Receive a Bonus of **\$10,000 in free upgrades!**

Sales Professional

Brandy Lepold
519-362-7404

Deposit Structure

July to August 2025 Closing	September to October 2025 Closings	November to December 2025 Closings
\$5,000 at reservation Balance to 5% at firming	\$5,000 at reservation Balance to 5% at firming 0.5% in 30 days 0.5% in 90 days	\$5,000 at reservation Balance to 5% at firming 1% in 30 days 1% in 90 days
Total Deposit: 5%	Total Deposit: 6%	Total Deposit: 7%

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 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)

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
- 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. (January 17, 2025)

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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

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



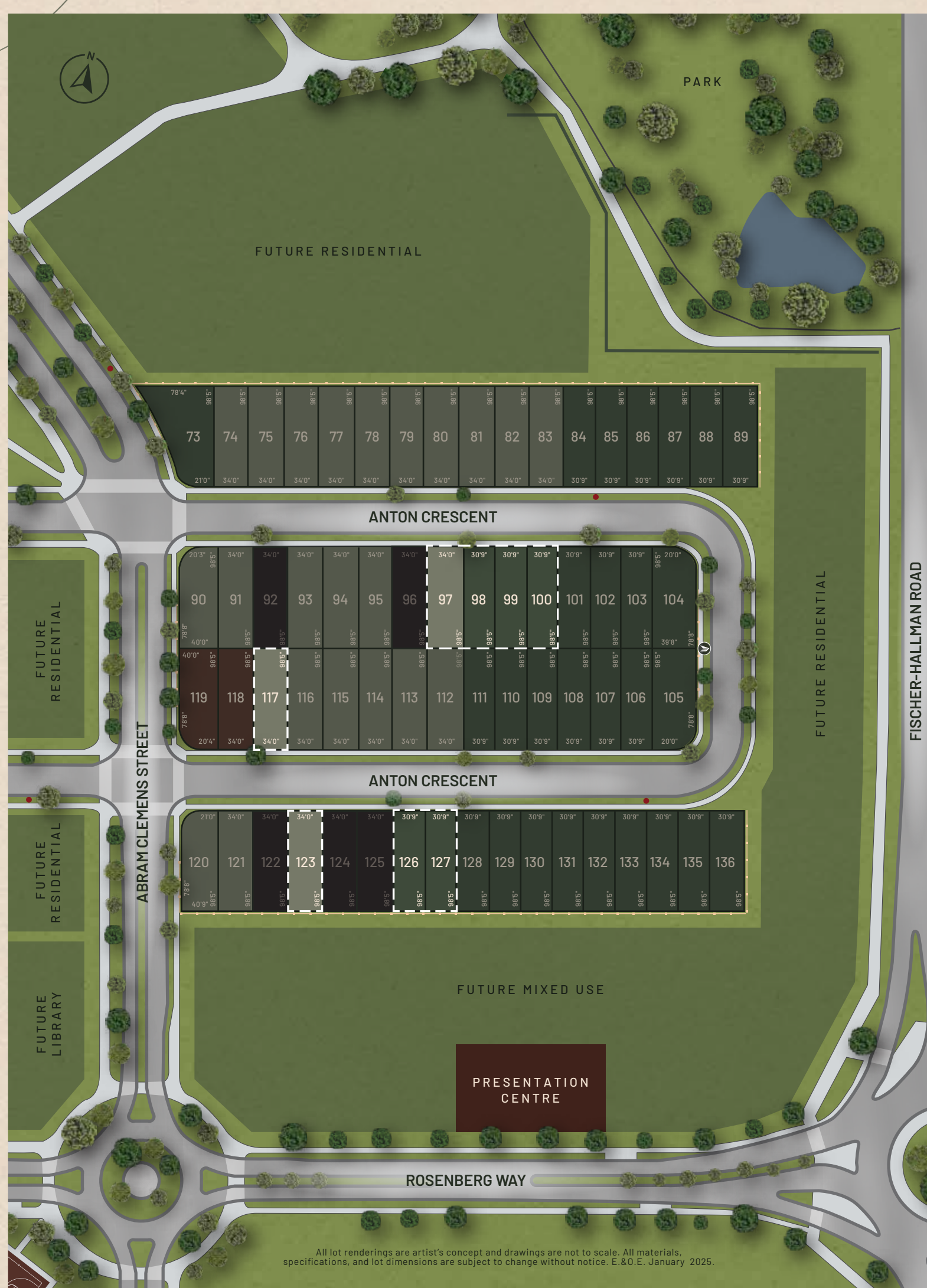
SALES CENTRE

1362 Fischer-Hallman Road
Kitchener

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

519-362-7404
FUSIONHOMES.COM

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HOMES

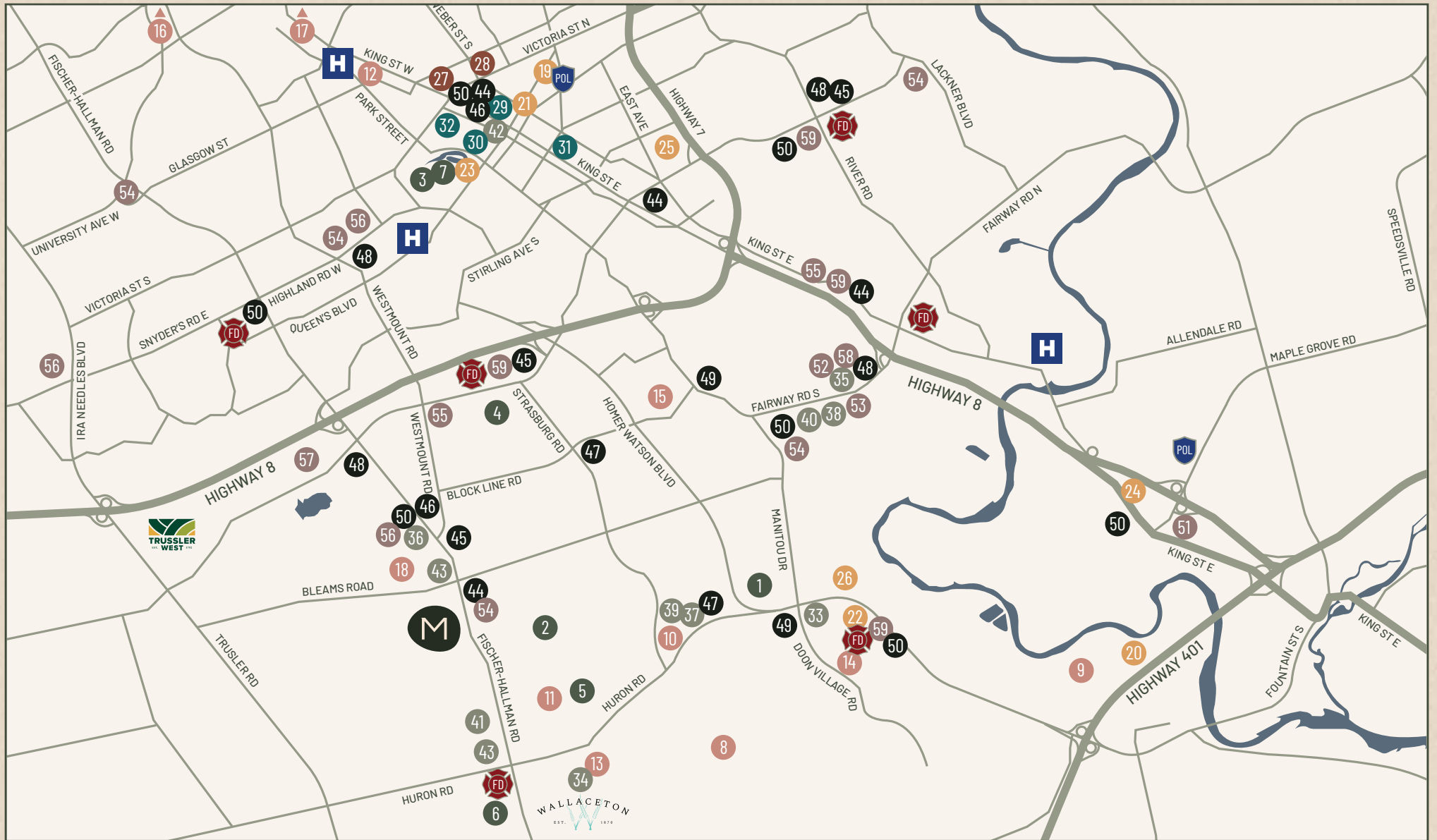


All lot renderings are artist's concept and drawings are not to scale. All materials, specifications, and lot dimensions are subject to change without notice. E.&O.E. January 2025.

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 Sobeyes
- 57 Sunrise Shopping Centre
- 58 Walmart
- 59 Zehrs

FUSION
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The Rockwell IV

2,050 sq.ft.

3 Bedroom | 2.5 Bathroom | Oversized 2 Car Garage

34'

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

Culmination Series | Mari

Elevations

Rockwell IV A

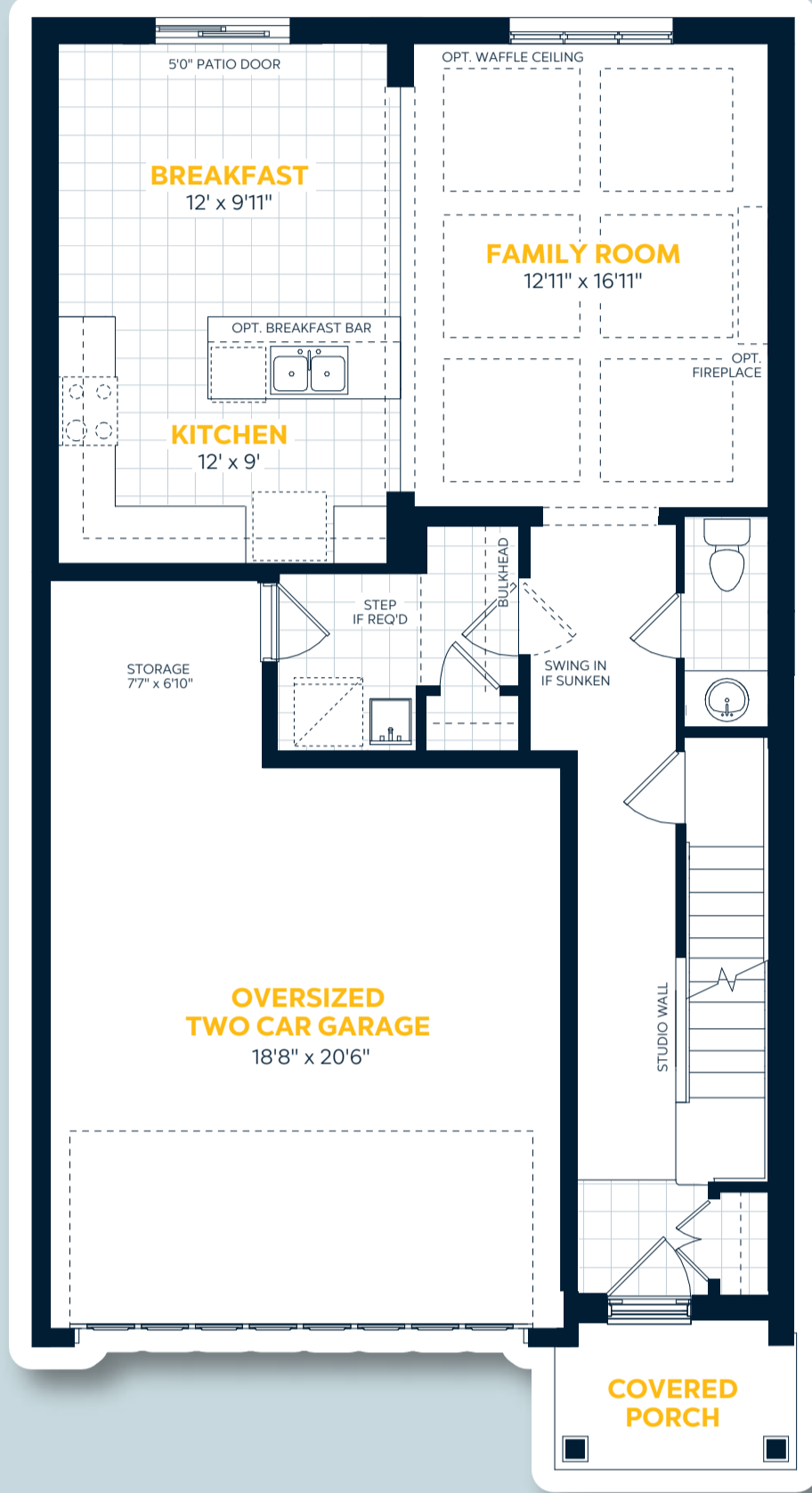


Rockwell IV B



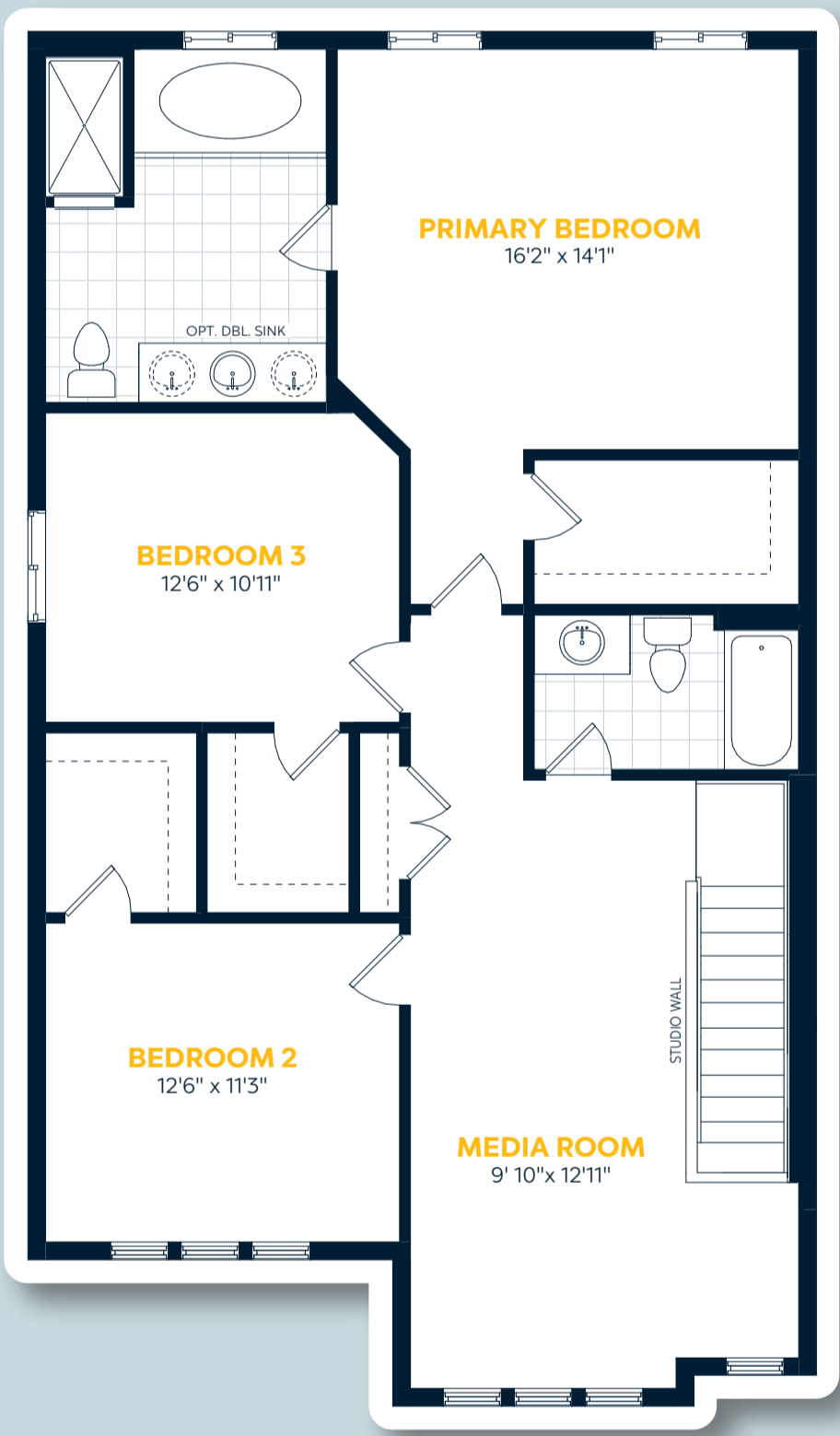
Main Floor

Elevation A & B



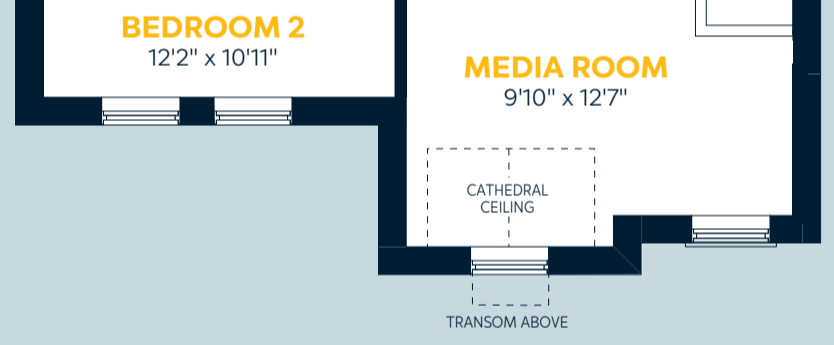
Upper Floor

Elevation A



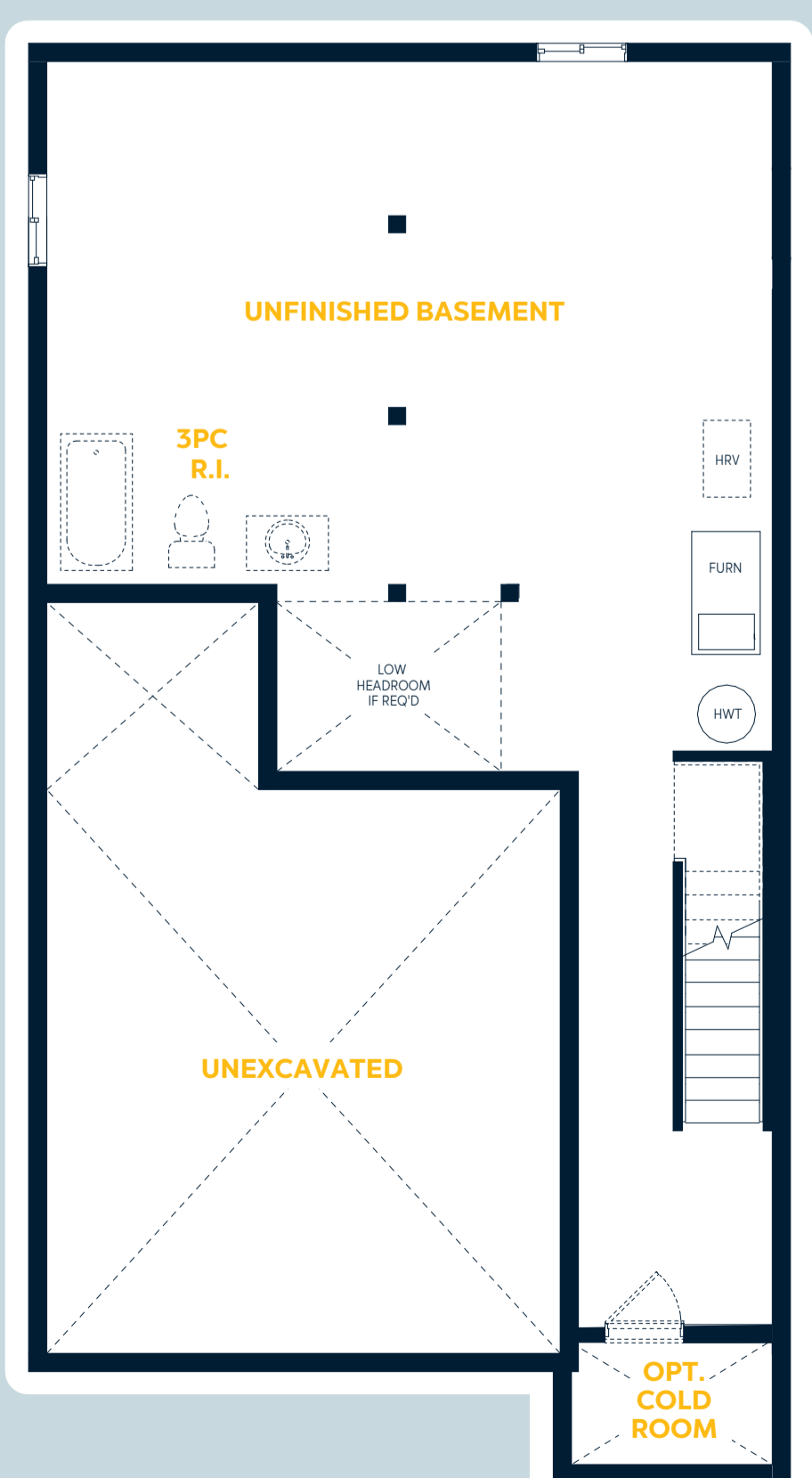
Elevation Variations

Elevation B
Bedroom 2 / Media Room Variation



Basement Floor

Elevation A & B



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 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



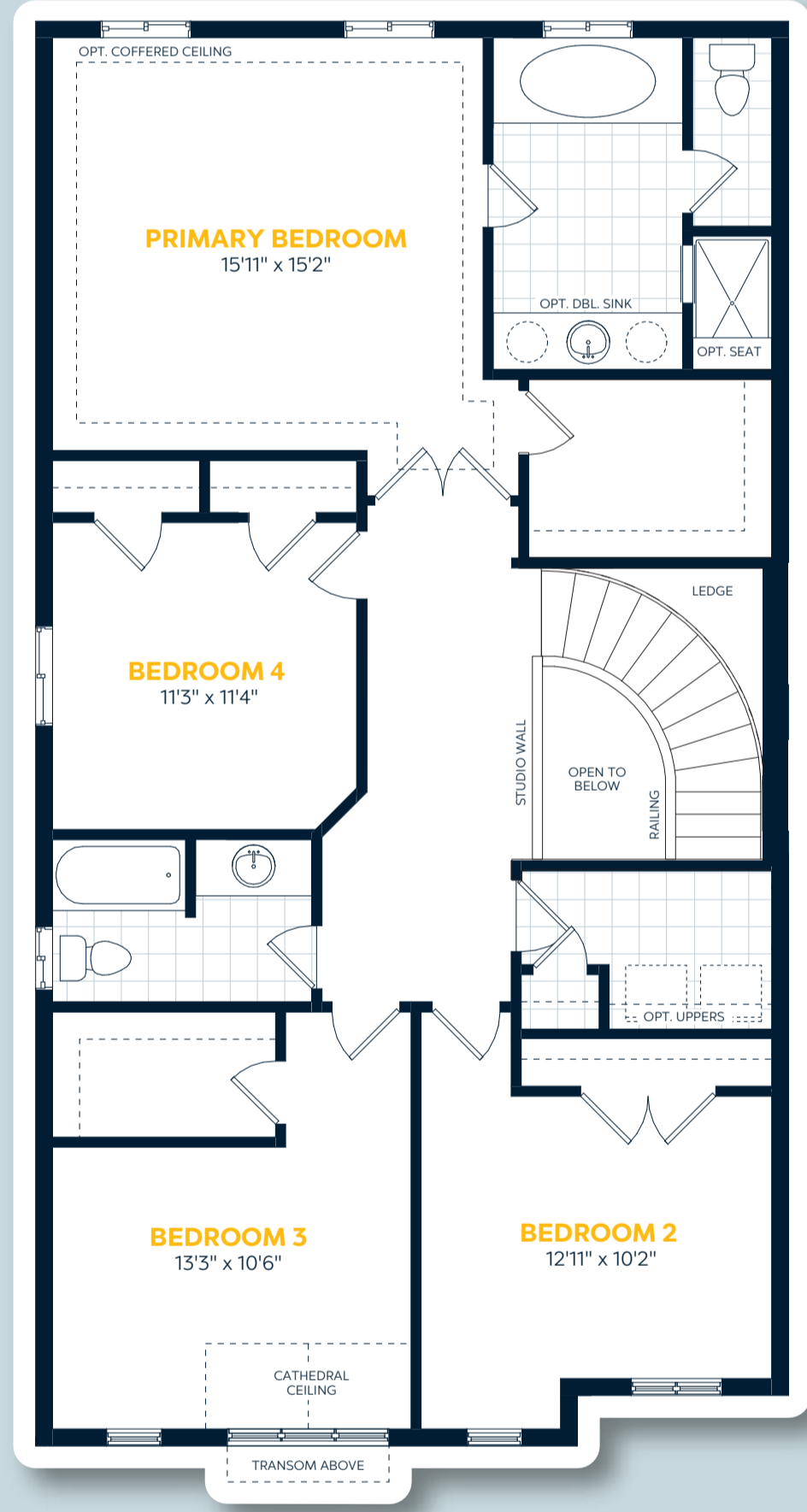
Main Floor

Elevation A



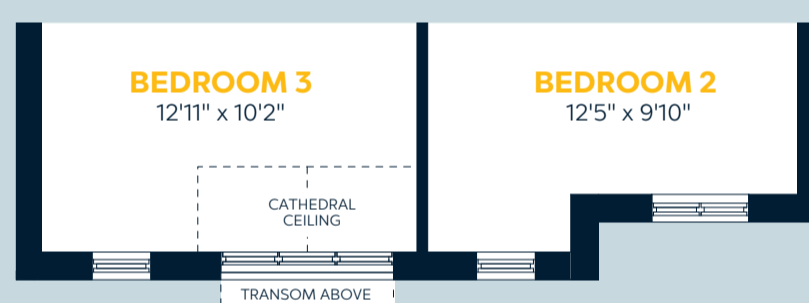
Upper Floor

Elevation A



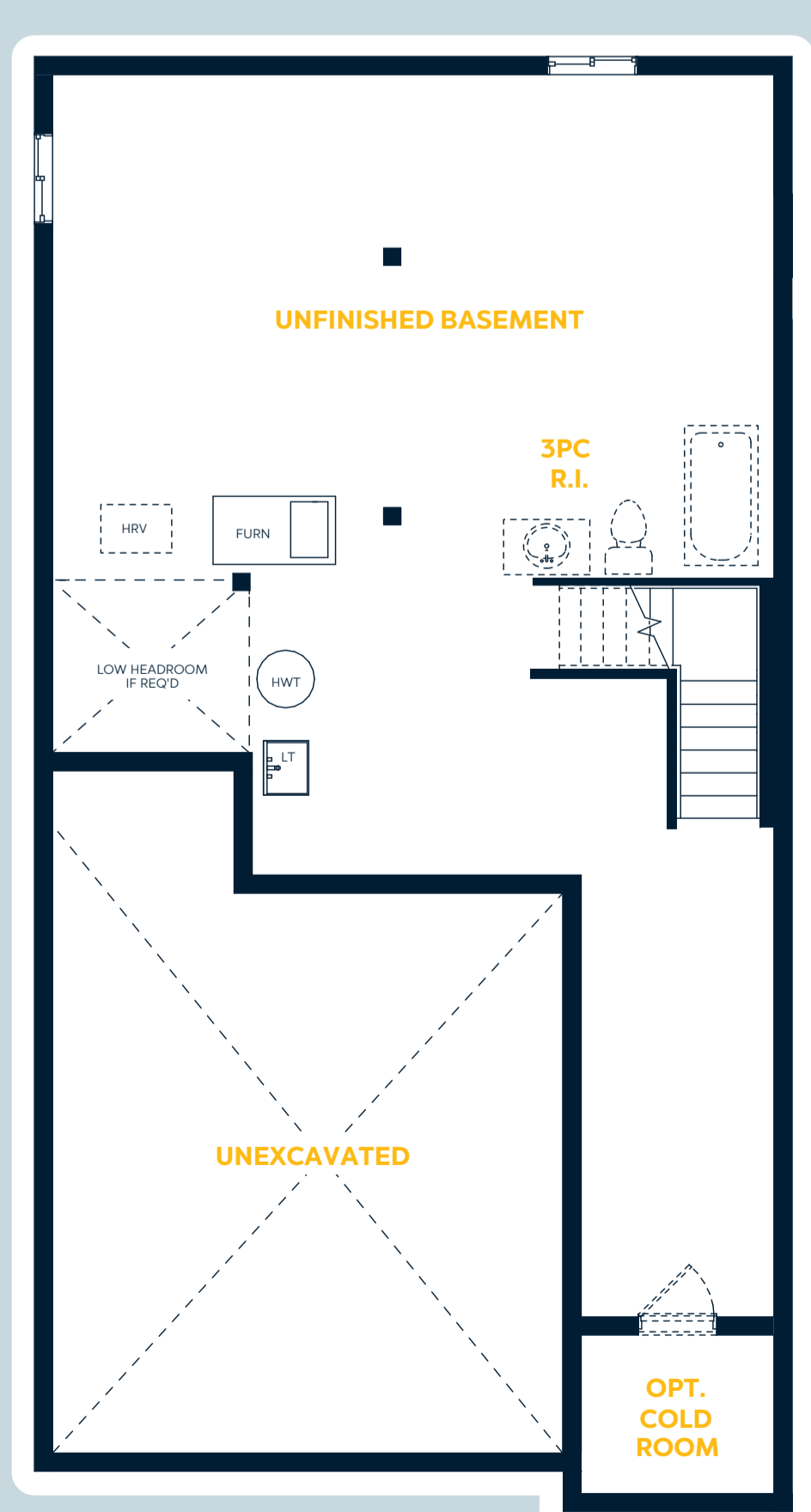
Elevation Variations

Elevation B
Front Bedrooms Variation



Basement Floor

Elevation A



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The Knight IV

2,300 sq.ft.

3 Bedroom | 2.5 Bathroom | 2 Car Garage

Culmination Series | Mari

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

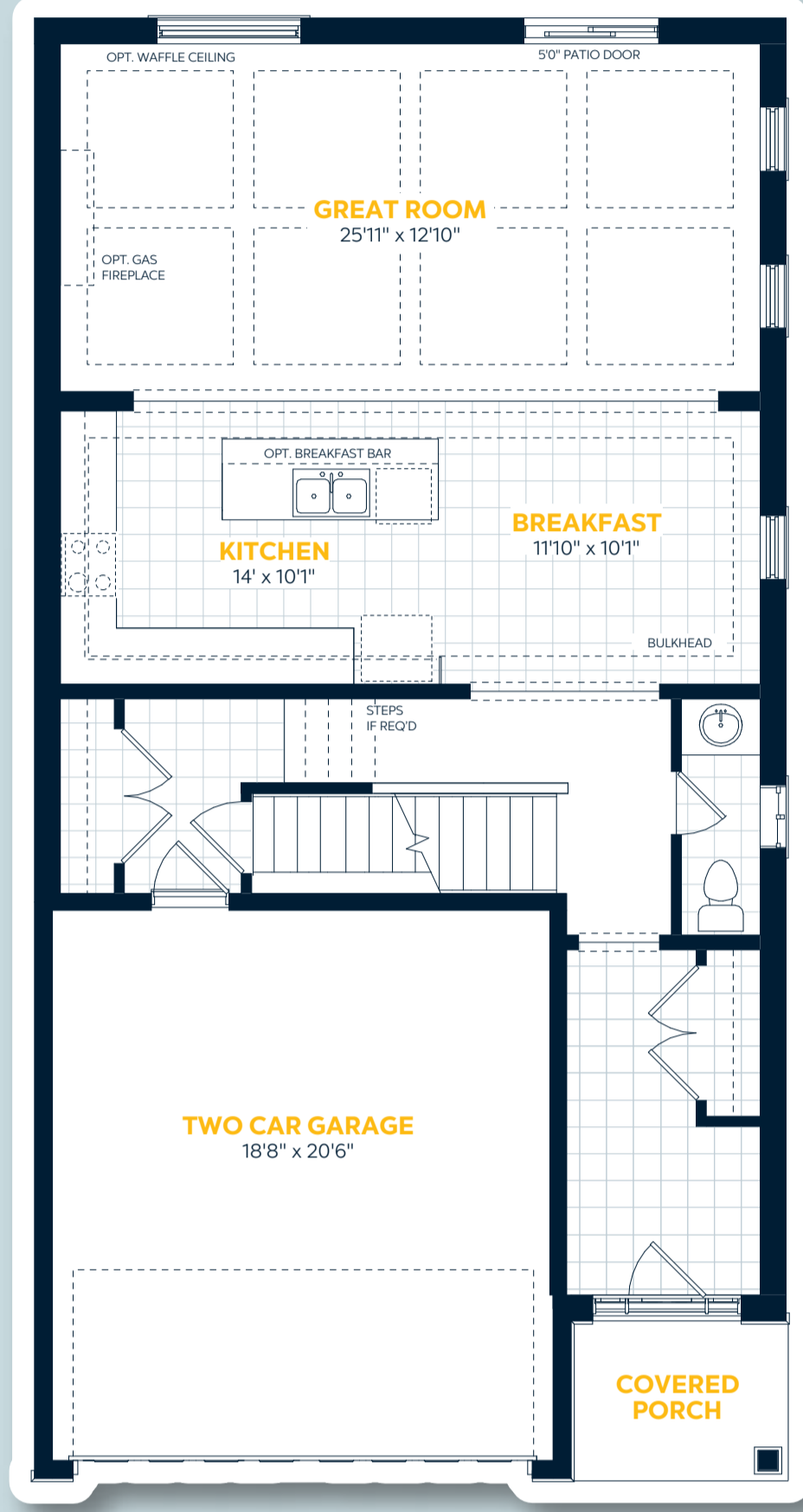


Knight IV B



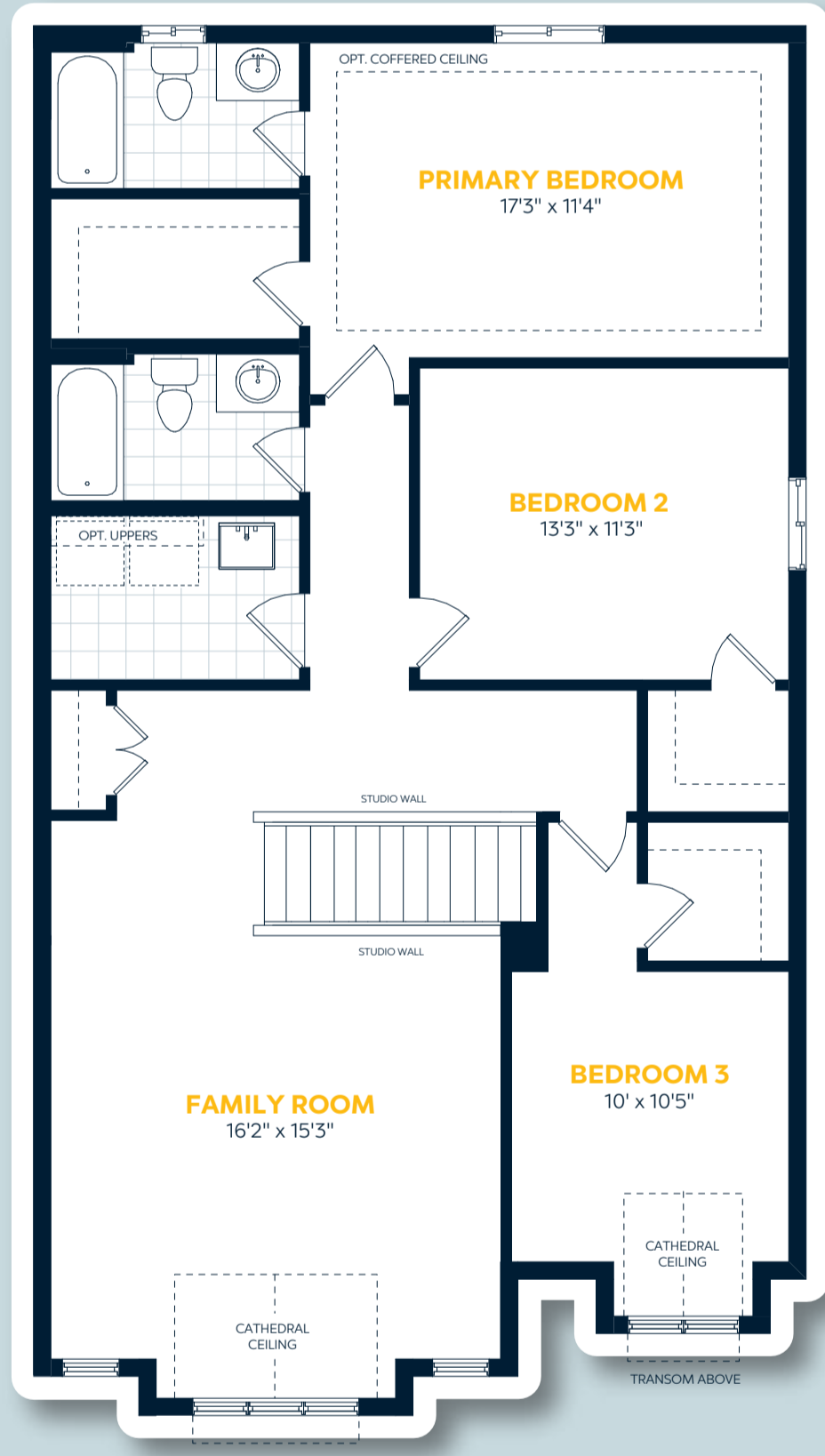
Main Floor

Elevation A



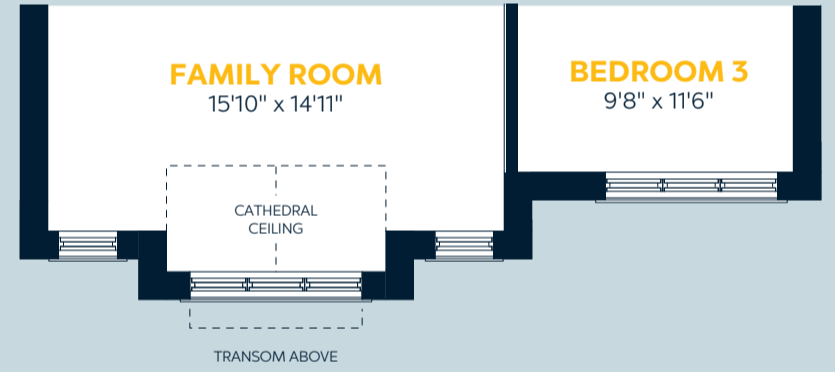
Upper Floor

Elevation A



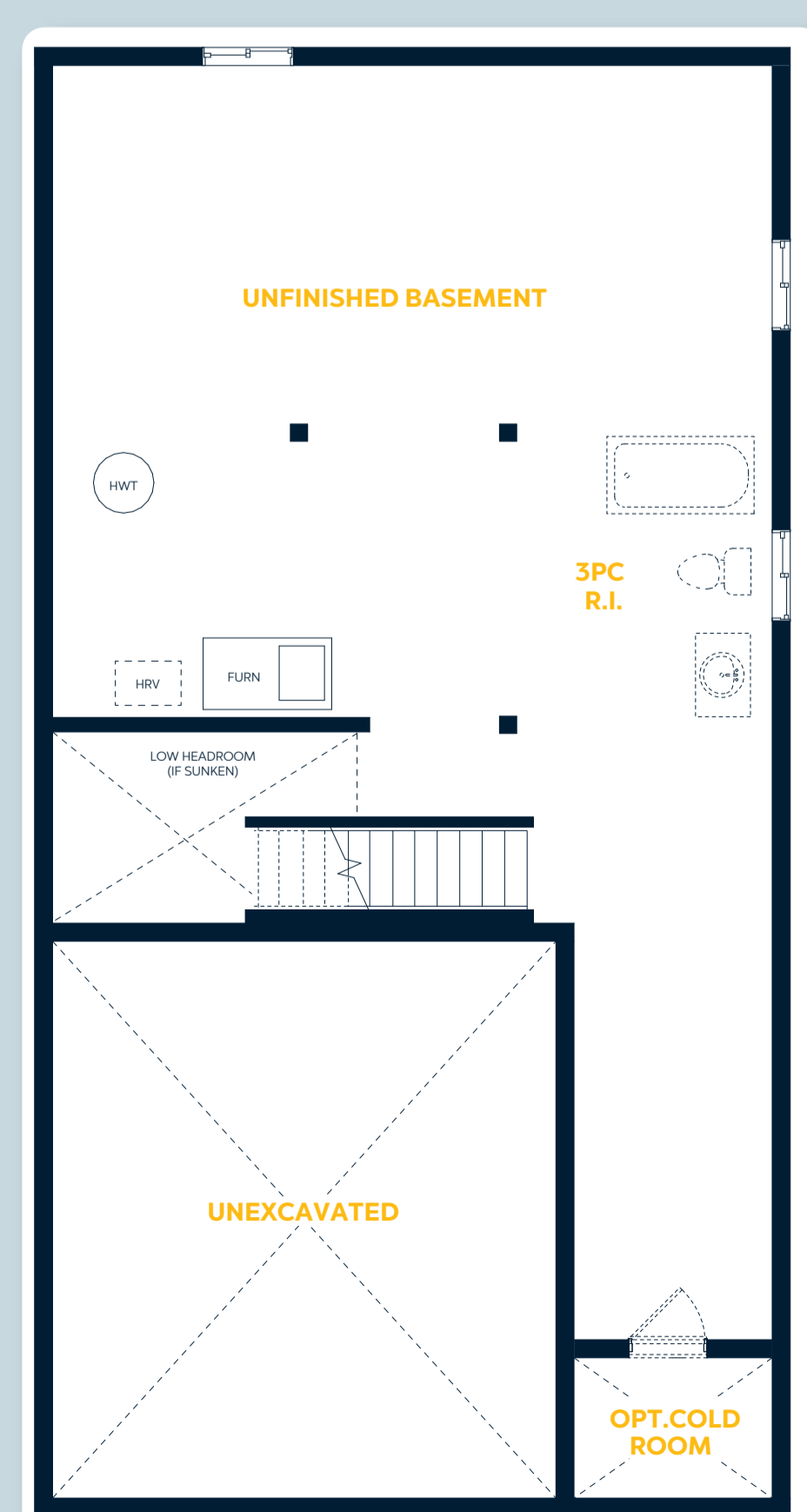
Elevation Variations

Elevation B
Front Bedroom Variation



Basement Floor

Elevation A



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The 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

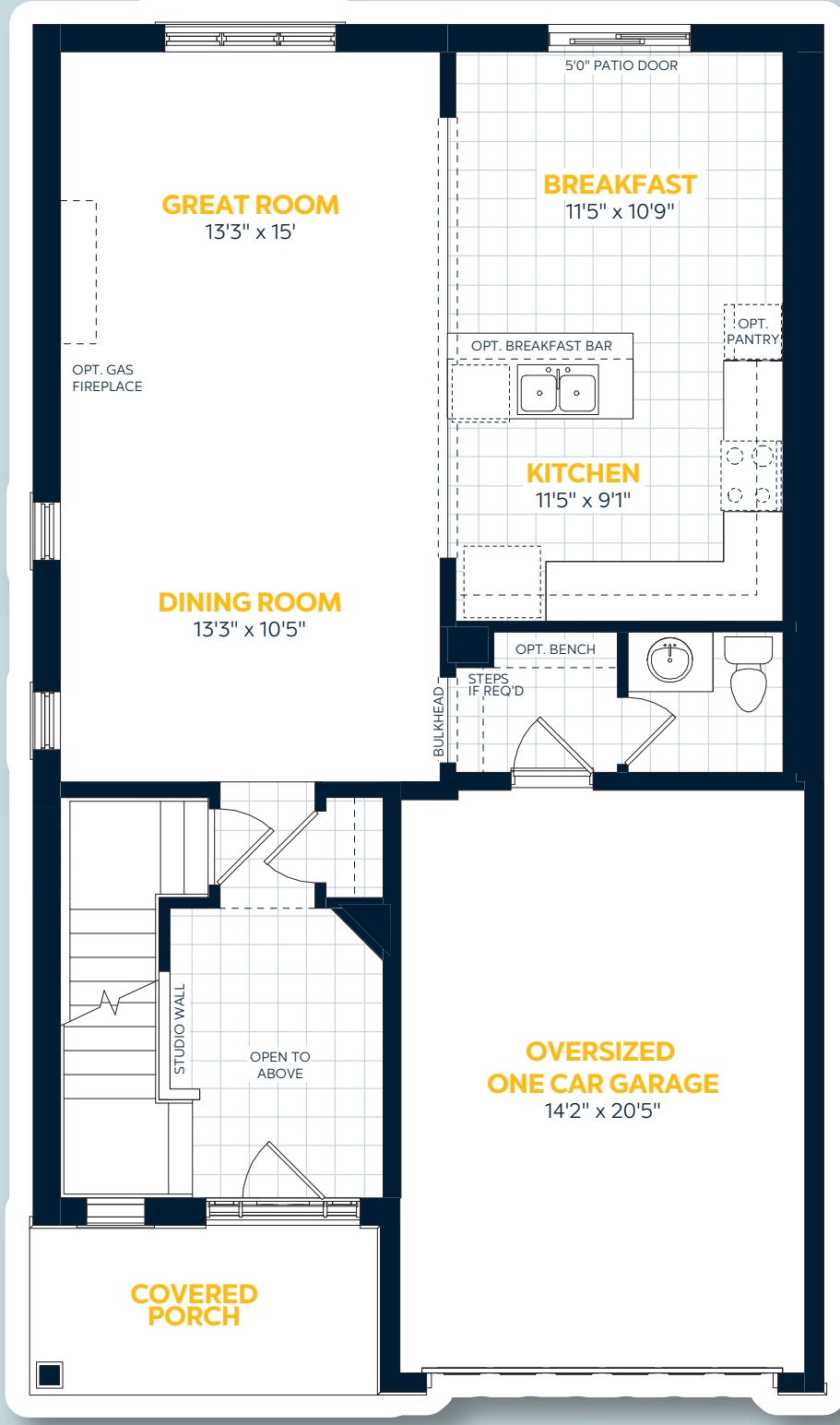


Manchester IV B



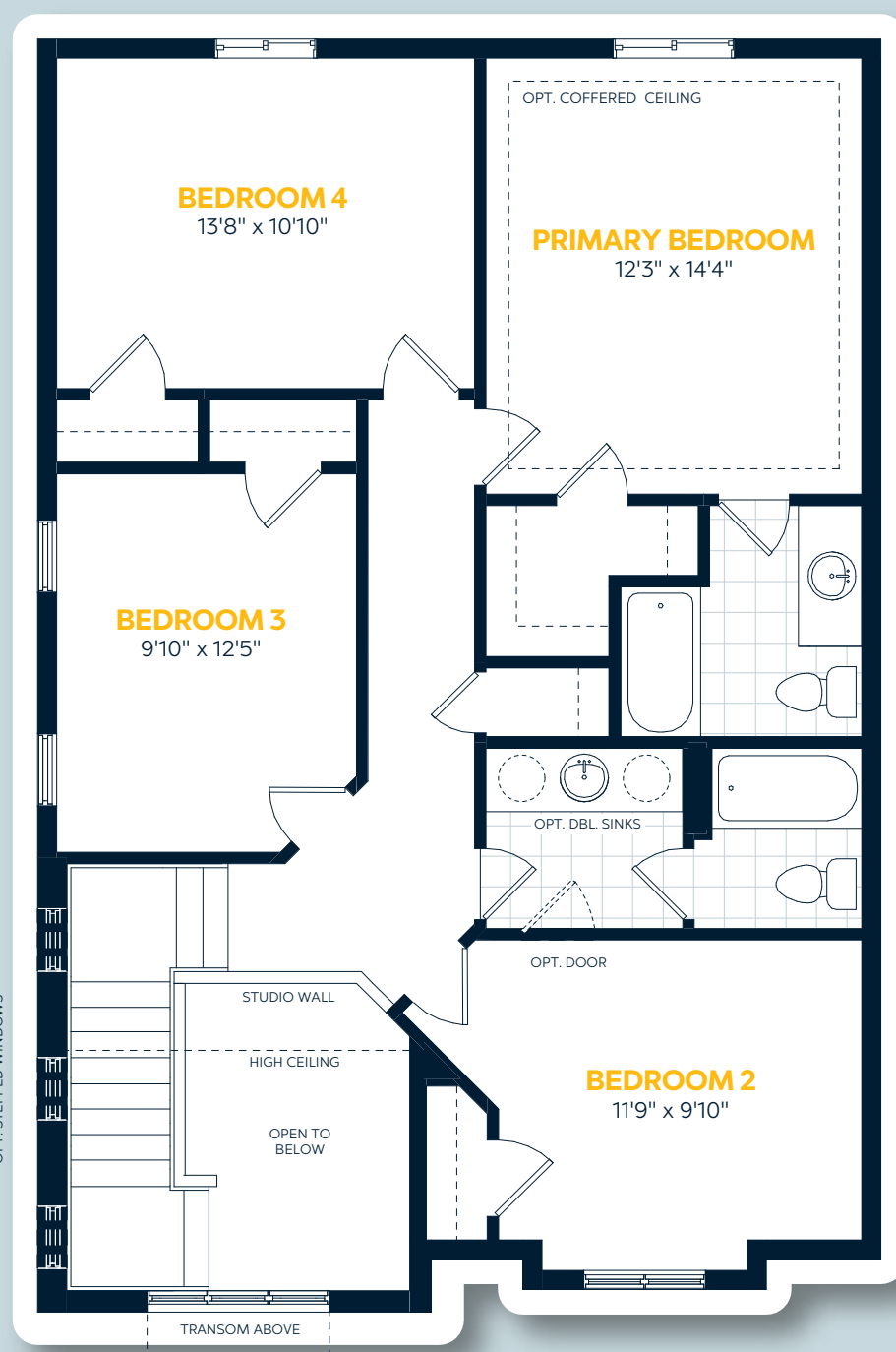
Main Floor

Elevation A & B



Upper Floor

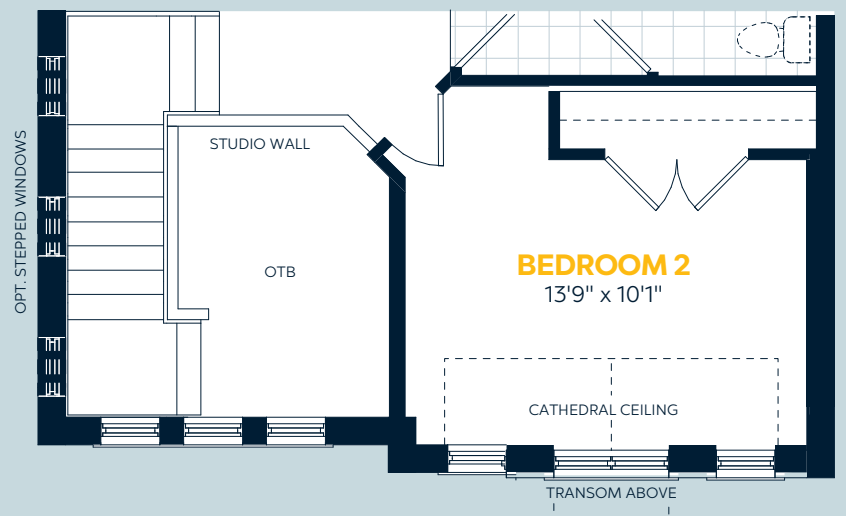
Elevation A



Elevation Variations

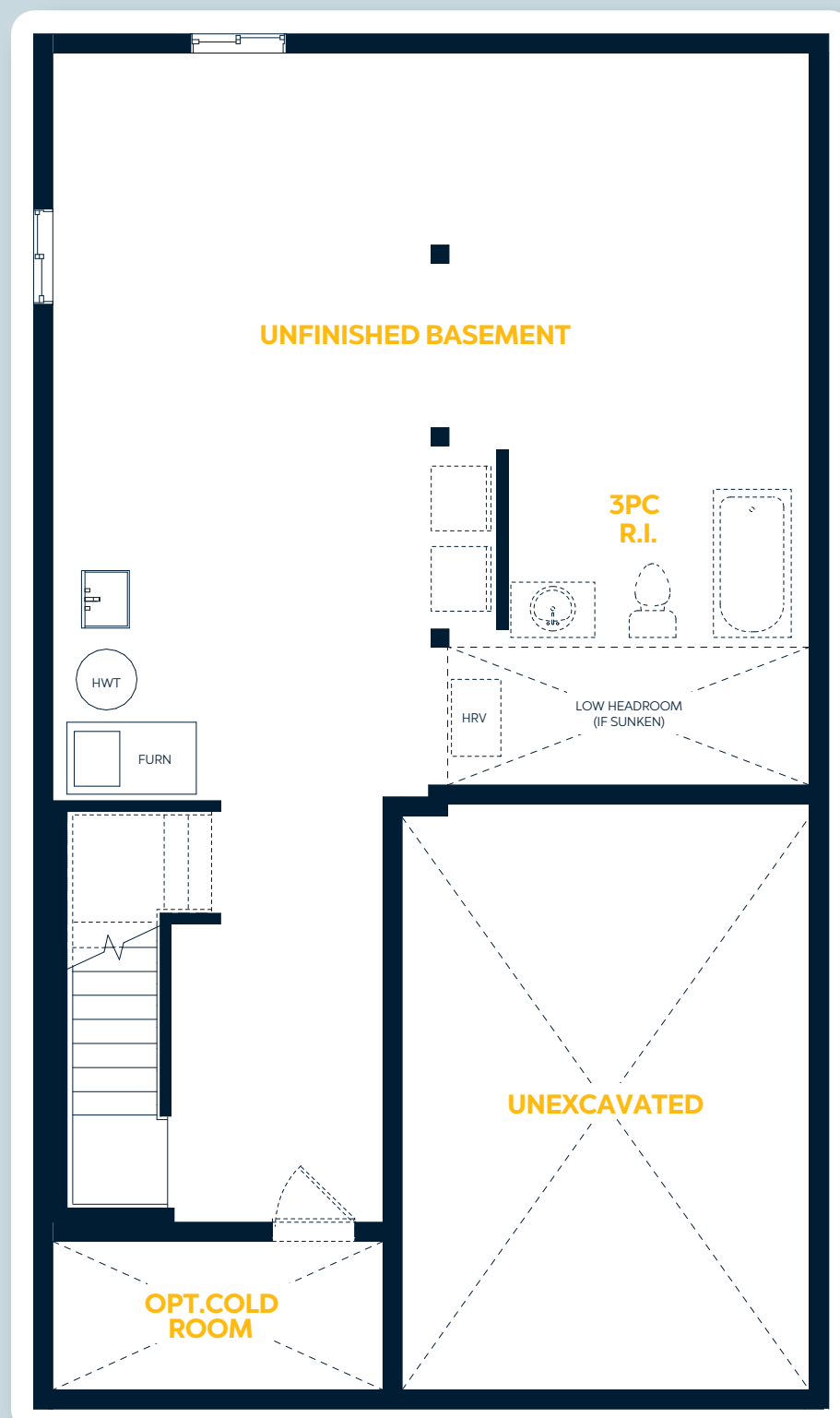
Elevation B

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

Elevations

Oxford IV A

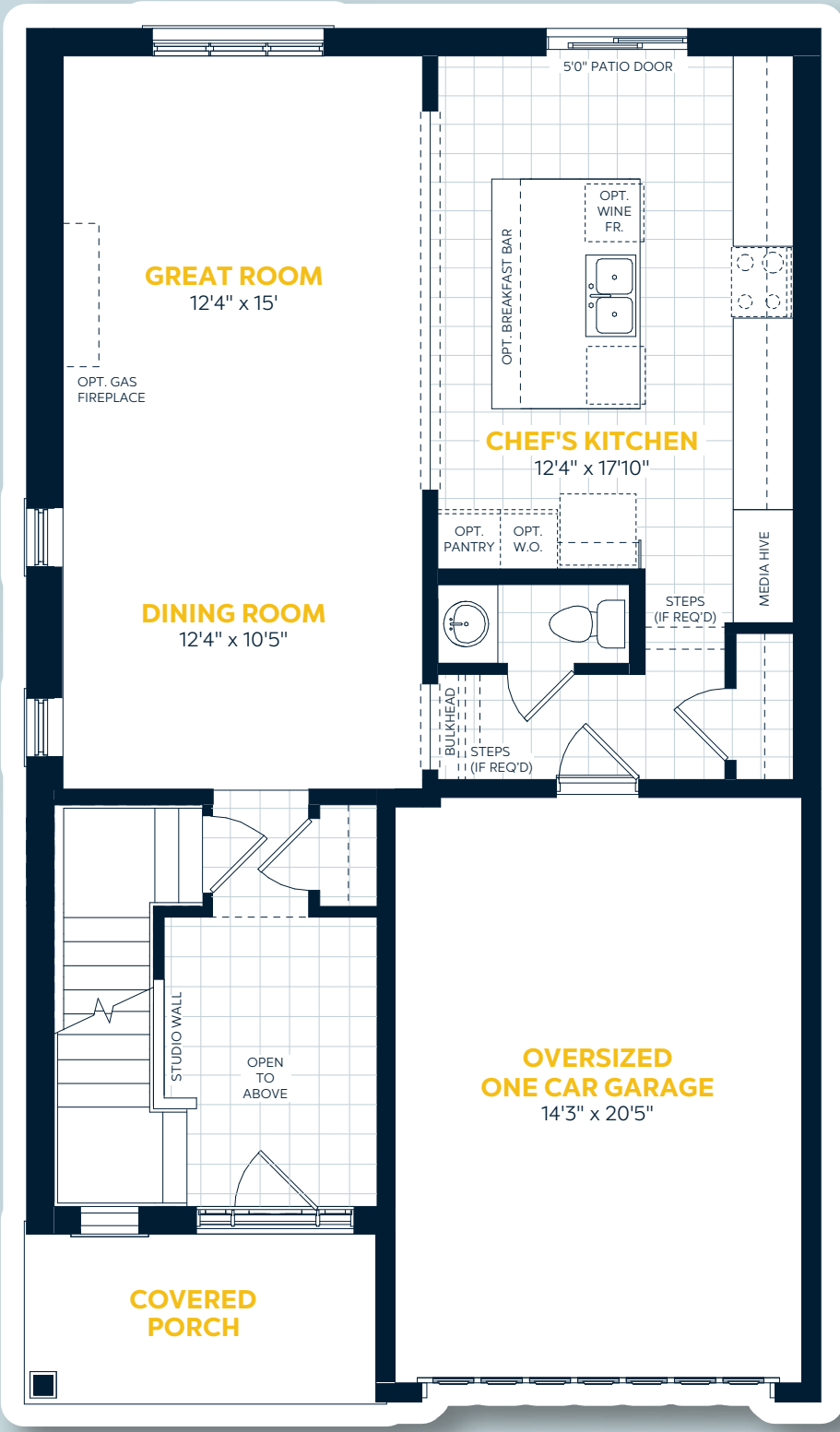


Oxford IV B



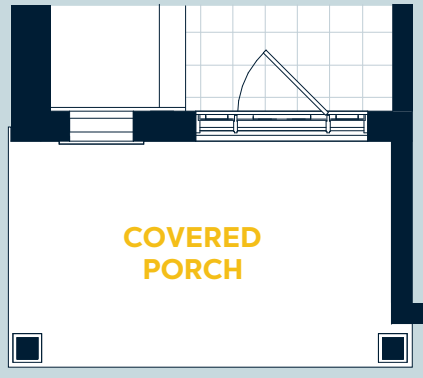
Main Floor

Elevation A



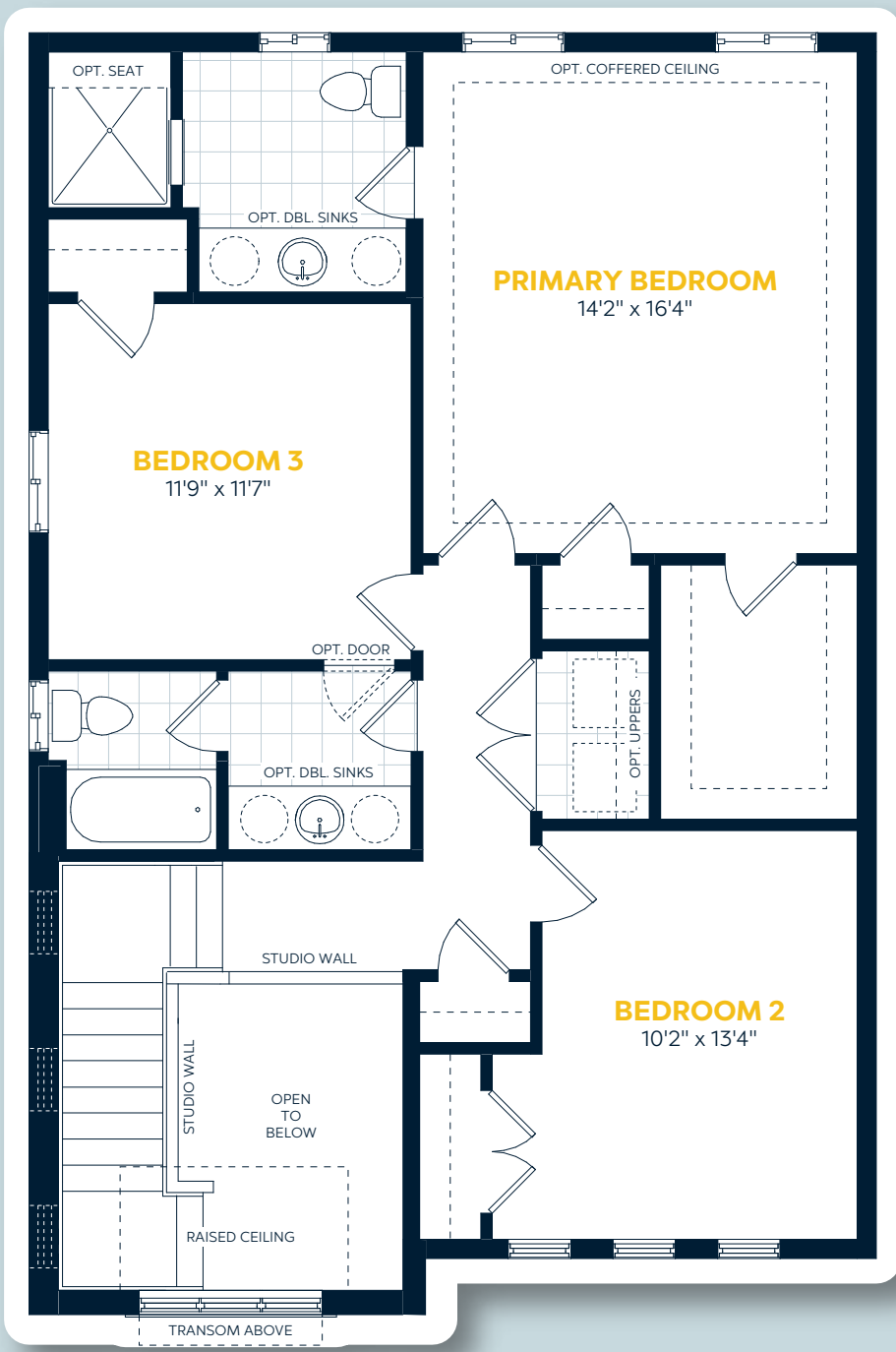
Elevation Variations

Elevation B
 Covered Porch Variation



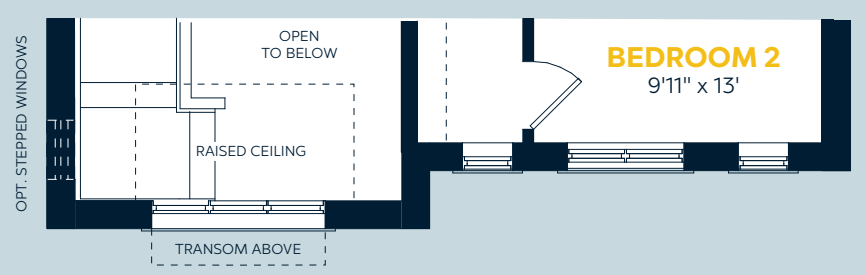
Upper Floor

Elevation A



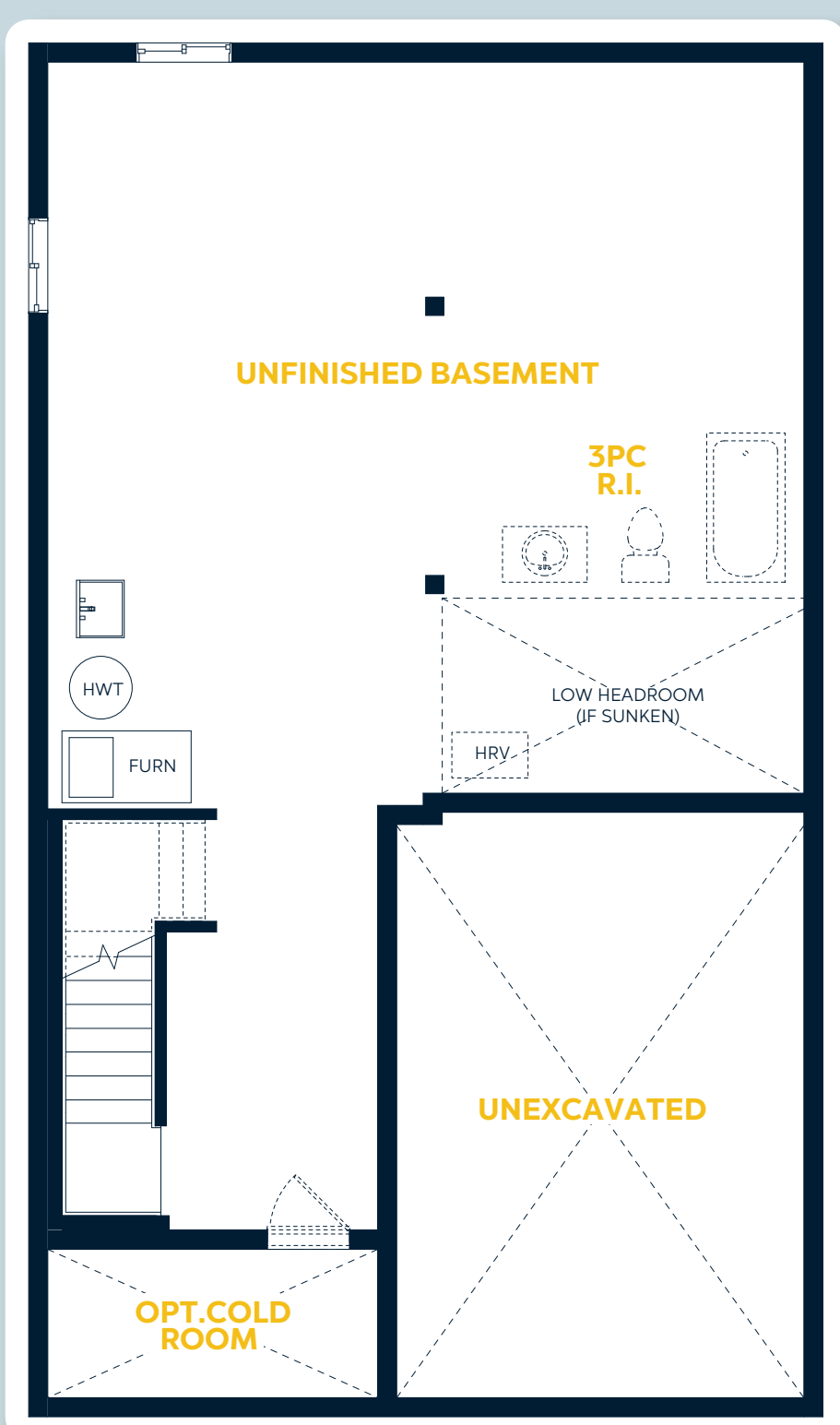
Elevation Variations

Elevation B
 Bedroom 2 Variation



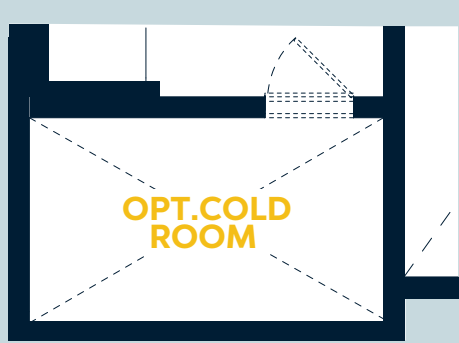
Basement Floor

Elevation A



Elevation Variations

Elevation B
 Opt. Cold Room Variation



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FRONT ELEVATION

FUSION
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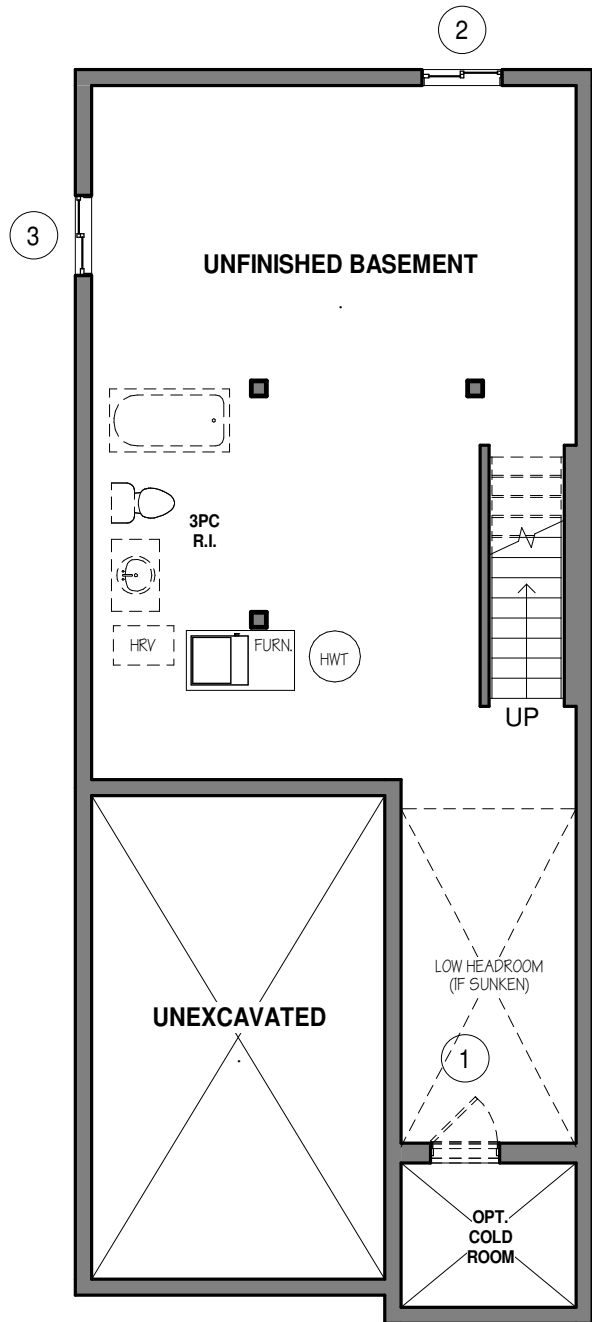
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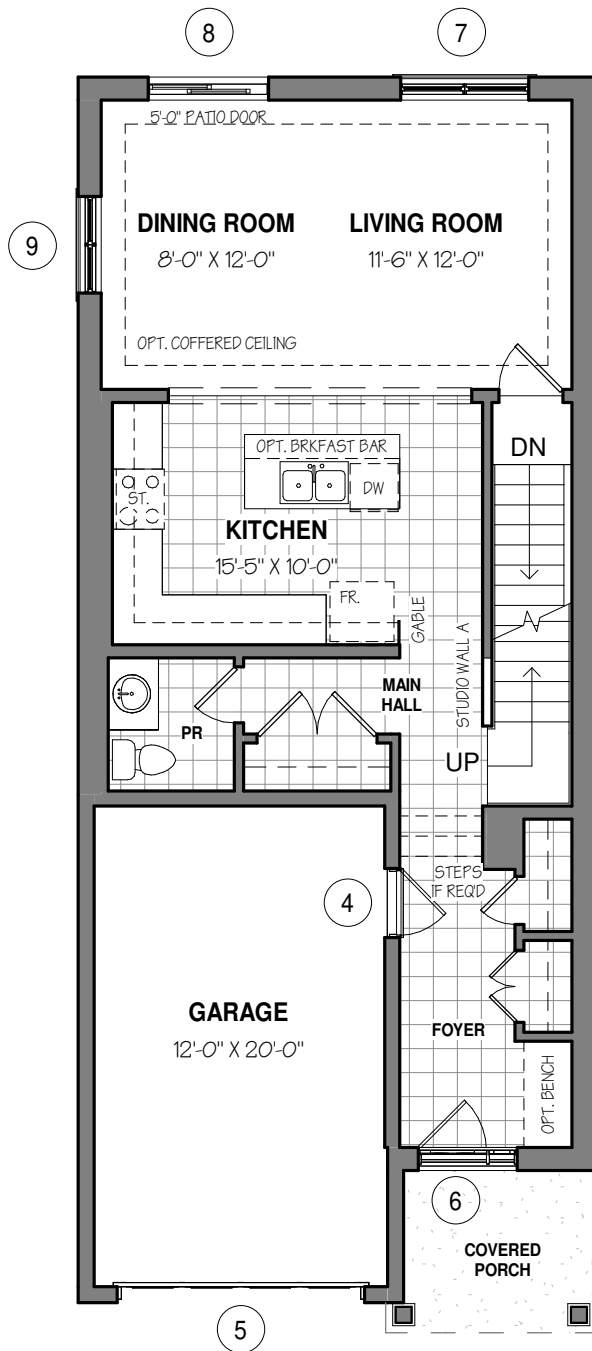
ALTA A

12.12.2024

1700 SQ.FT.



BASEMENT PLAN



MAIN FLOOR PLAN

MAIN FLOOR AREA

785 SF

FUSION
HOMES

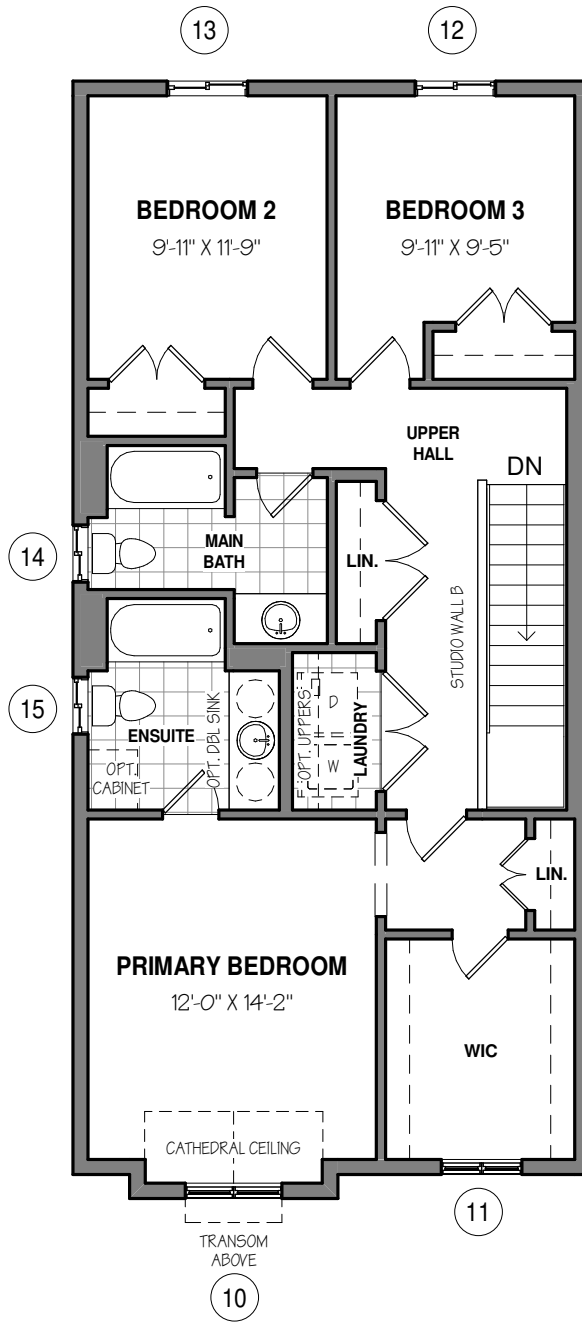
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ALTA A

12.12.2024

1700 SQ.FT.



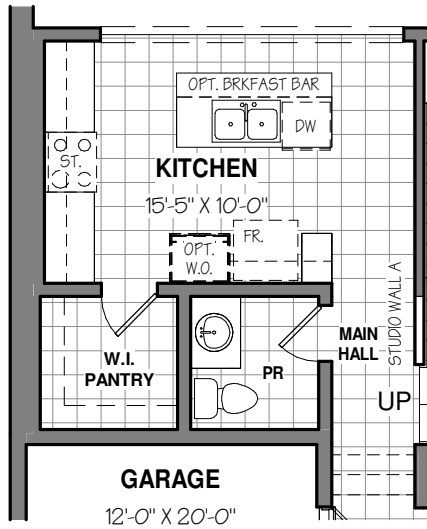
UPPER FLOOR PLAN

UPPER FLOOR AREA

929 SF

DESIGNER OPTIONS

OPTION 1 - KITCHEN w/ WALK IN PANTRY



MAIN FLOOR PLAN



FRONT ELEVATION

FUSION
HOMES

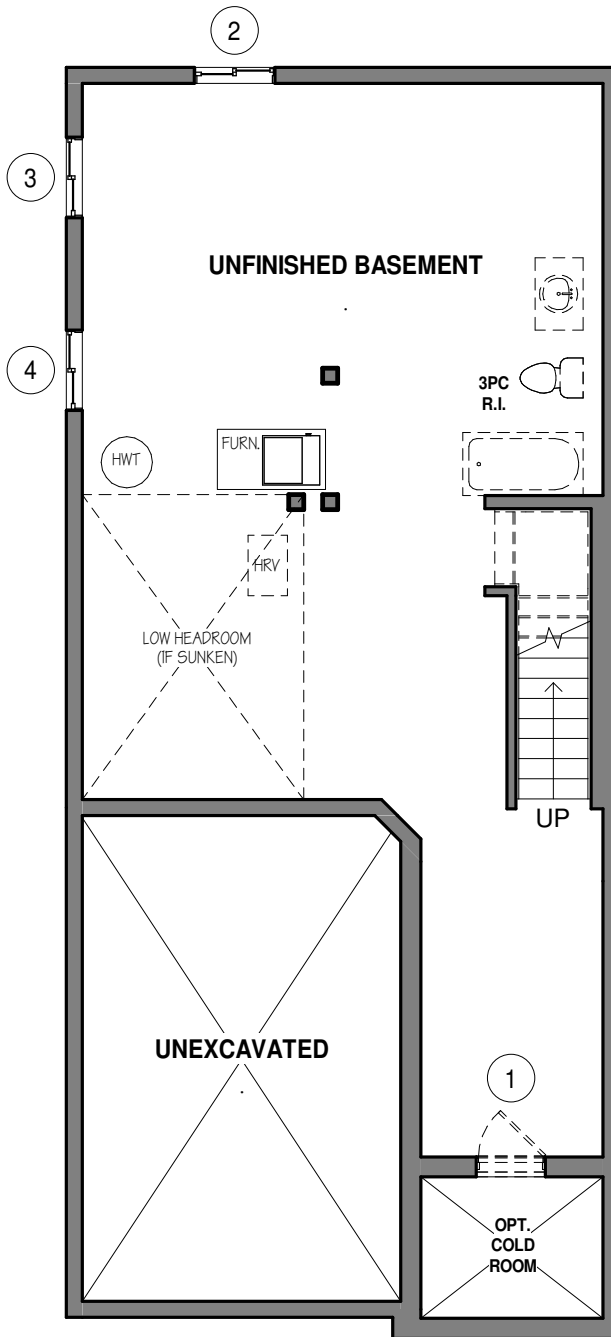
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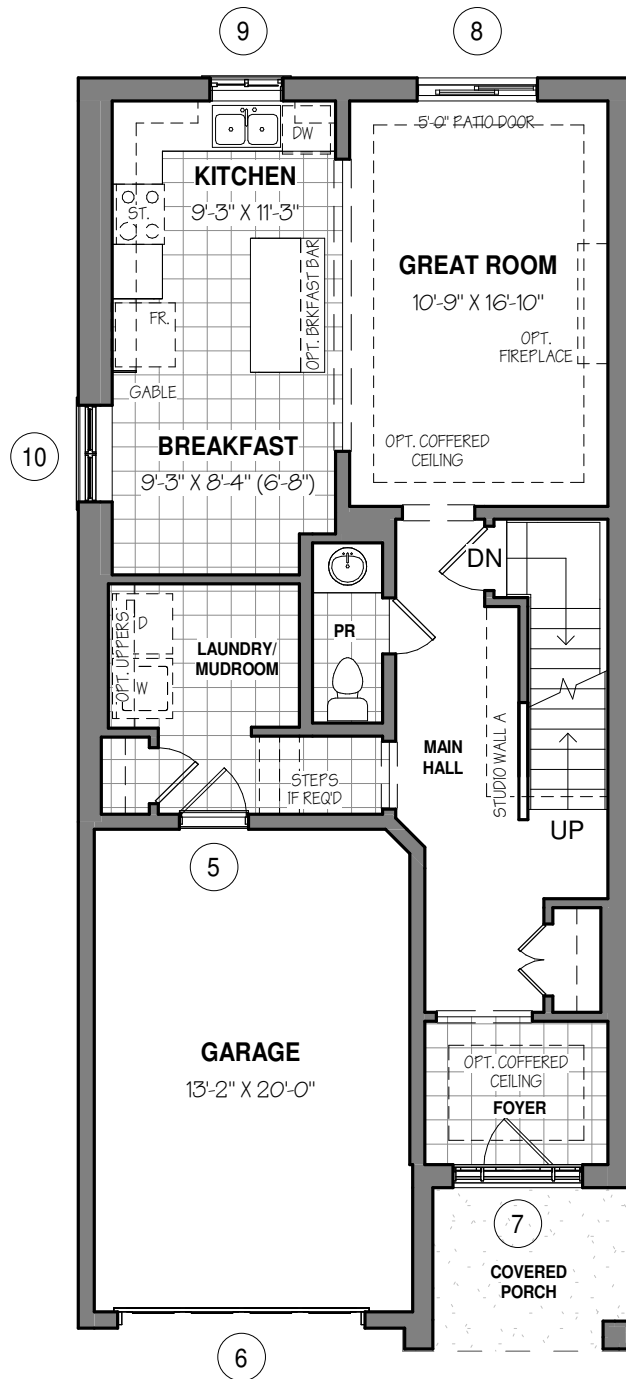
KADE A

12.12.2024

1850 SQ.FT.



BASEMENT PLAN



MAIN FLOOR PLAN

MAIN FLOOR AREA

853 SF

FUSION
HOMES

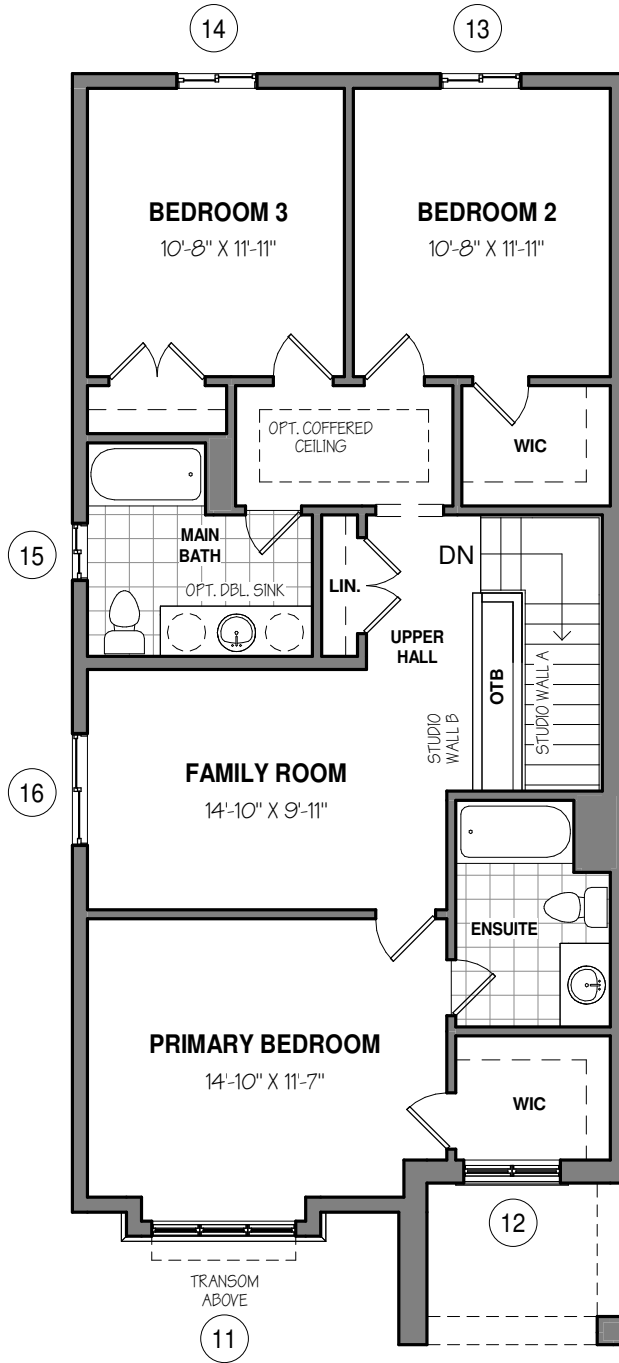
Reproduction of this plan is strictly prohibited. All materials, specifications, and floor plans are subject to change without notice E. & O.E. All house renderings are artist's concepts. All floor plans are approximate dimensions. Actual useable floor space may vary from stated floor area. Some designs may require upgraded lots.

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KADE A

12.12.2024

1850 SQ.FT.



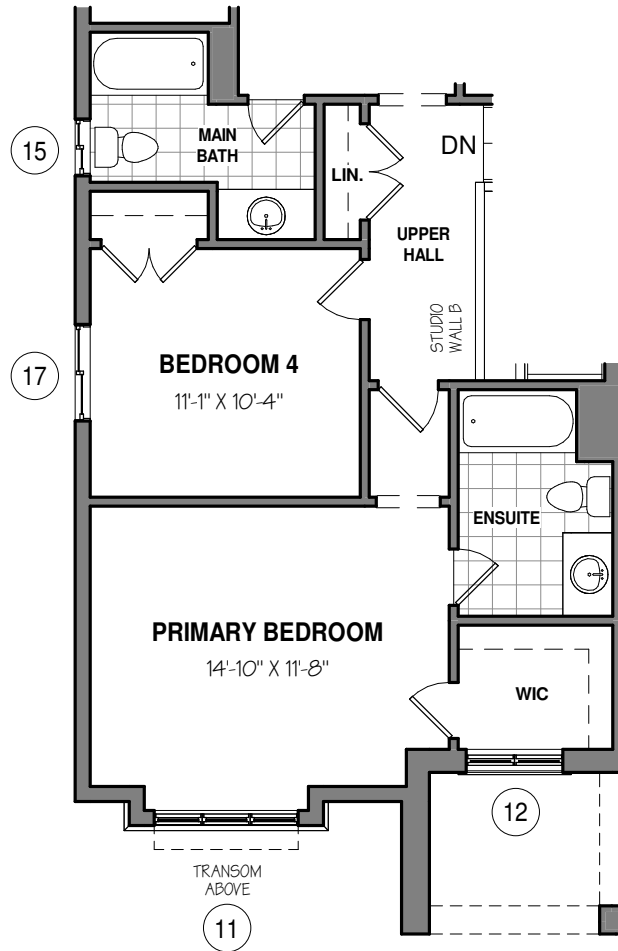
UPPER FLOOR PLAN

UPPER FLOOR AREA

1019 SF

DESIGNER OPTIONS

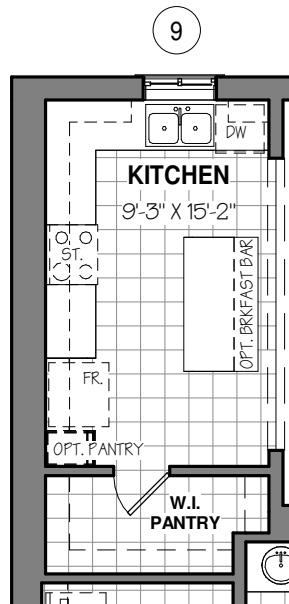
OPTION 1 - 4 BEDROOM PLAN



UPPER FLOOR

DESIGNER OPTIONS

OPTION 2 - CHEF'S KITCHEN



MAIN FLOOR PLAN



FRONT ELEVATION

FUSION
HOMES

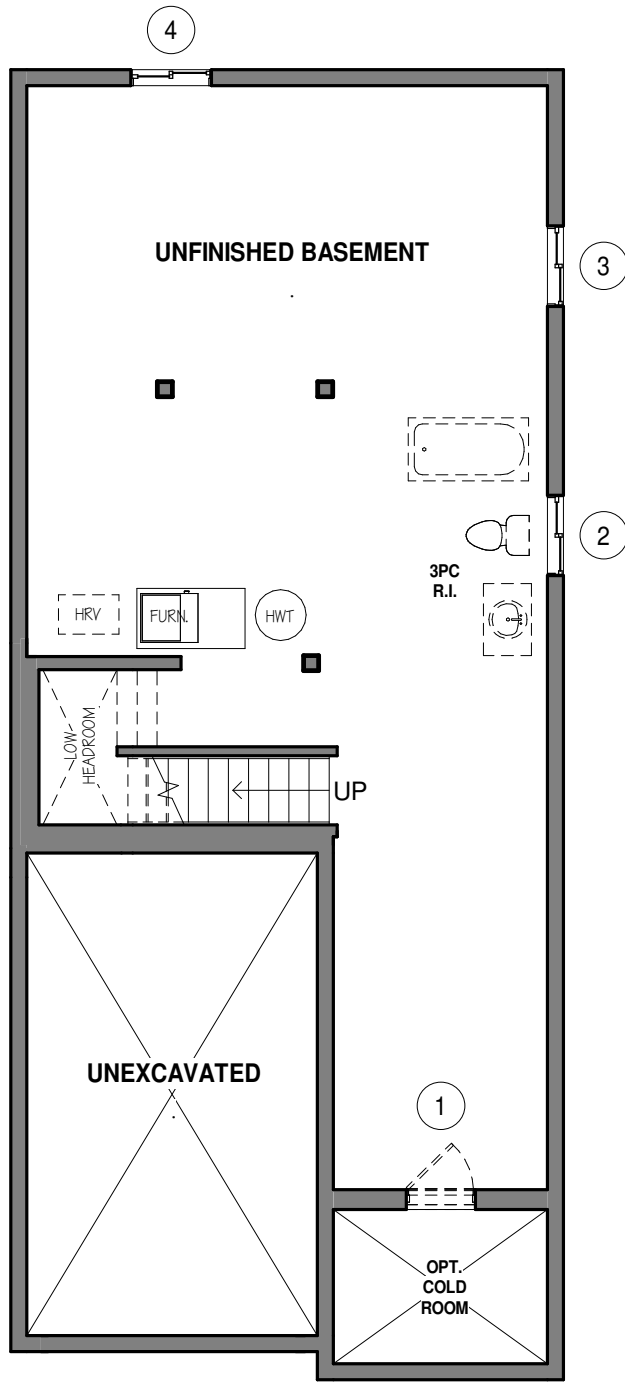
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Fusion Homes ©

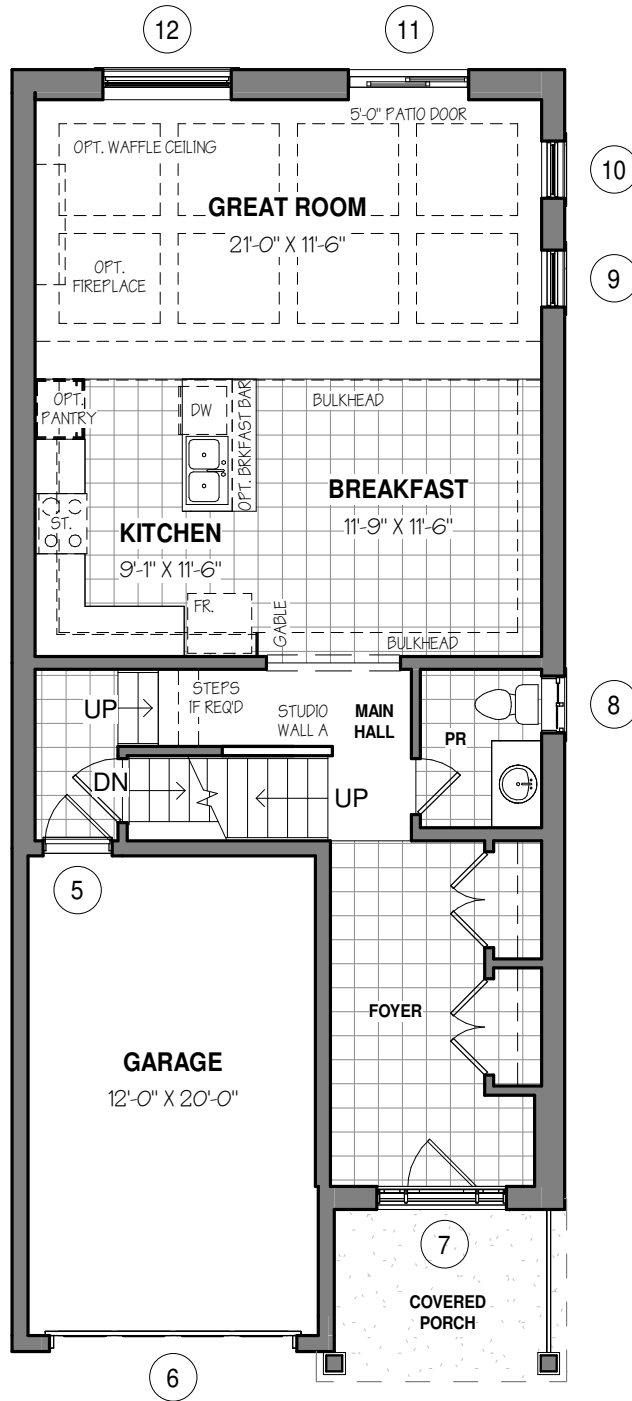
DANE A

12.12.2024

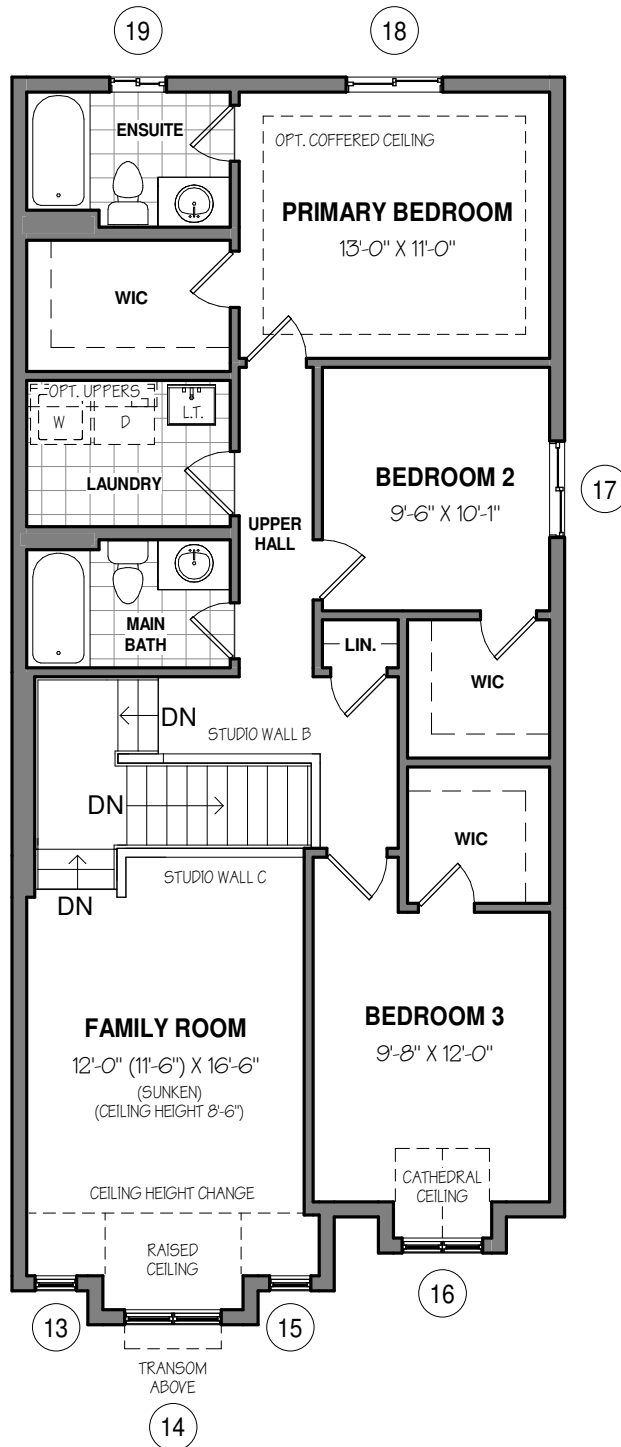
2000 SQ.FT.



BASEMENT PLAN



MAIN FLOOR PLAN
 MAIN FLOOR AREA 903 SF



UPPER FLOOR PLAN

UPPER FLOOR AREA

1079 SF



Reproduction of this plan is strictly prohibited. All materials, specifications, and floor plans are subject to change without notice E. & O.E. All house renderings are artist's concepts. All floor plans are approximate dimensions. Actual useable floor space may vary from stated floor area. Some designs may require upgraded lots.

Fusion Homes ©

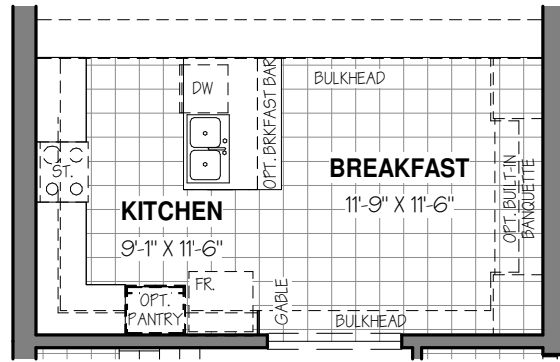
DANE A

12.12.2024

2000 SQ.FT.

DESIGNER OPTIONS

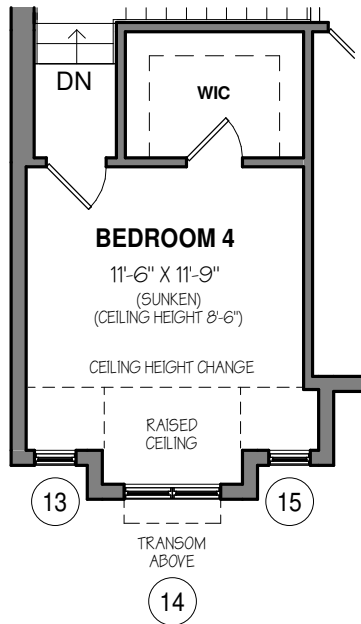
OPTION 1 - CHEF'S KITCHEN



MAIN FLOOR PLAN

DESIGNER OPTIONS

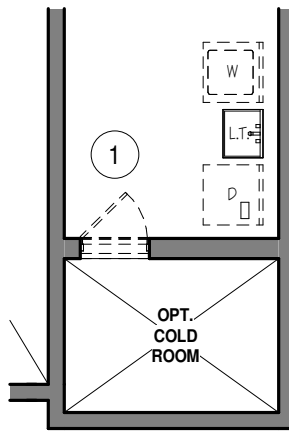
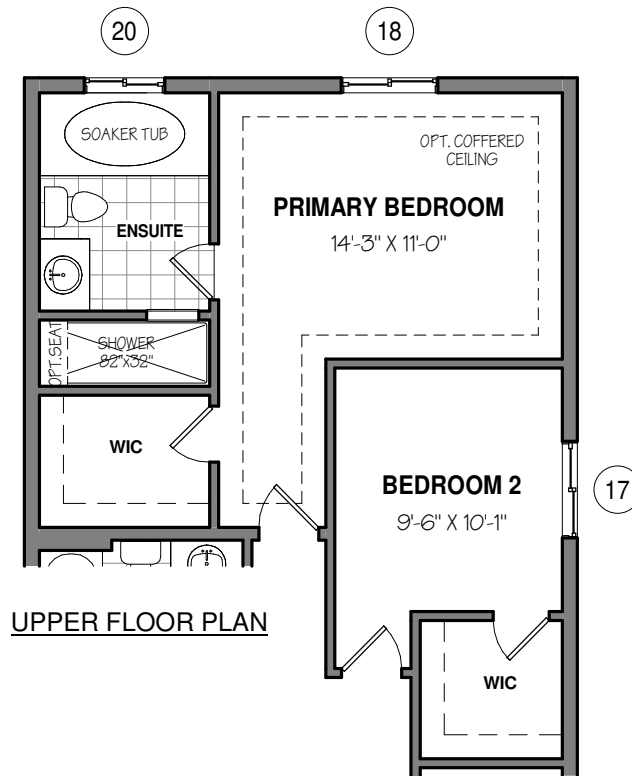
OPTION 2 - 4 BEDROOM w/ WALK IN CLOSET



UPPER FLOOR PLAN

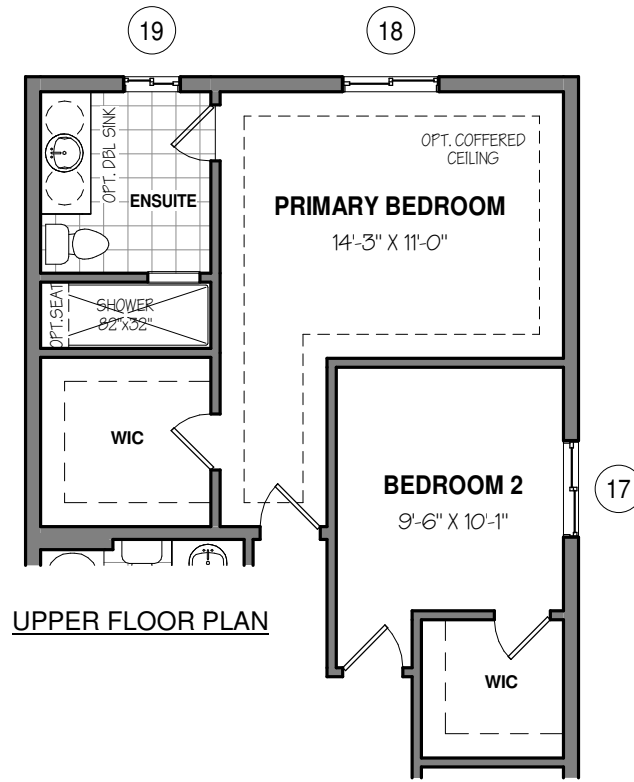
DESIGNER OPTIONS

OPTION 3 - 4PC LUXURY ENSUITE

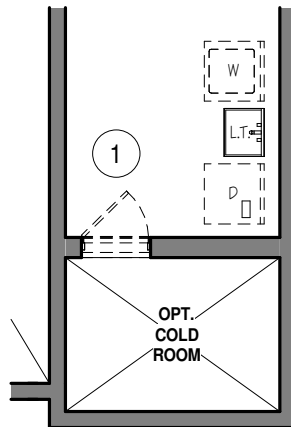


DESIGNER OPTIONS

OPTION 4 - 3PC LUXURY ENSUITE



UPPER FLOOR PLAN



BASEMENT PLAN