



THE RADIANCE COLLECTION
Semi-Detached Homes

Plan	Beds Baths	Garage	SQFT	Price	Rebated Price ¹
Amber A	3 2.5	One-Car	1,350	\$614,439	\$564,990
Amber B	3 2.5	One-Car	1,350	\$625,739	\$574,990
Amber C	3 2.5	One-Car	1,350	\$637,039	\$584,990
Cardinal A	3 2.5	One-Car	1,510	\$637,039	\$584,990
Cardinal B	3 2.5	One-Car	1,510	\$648,339	\$594,990
Cardinal C	3 2.5	One-Car	1,510	\$659,639	\$604,990
Sapphire A	3 2.5	One-Car	1,760	\$659,639	\$604,990
Sapphire B	3 2.5	One-Car	1,760	\$670,939	\$614,990
Sapphire C	3 2.5	One-Car	1,760	\$682,239	\$624,990

SALES PROFESSIONAL
Brenda Kearley
bkearley@fusionhomes.com
226-343-2554

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).



Priority Closing Homes

Lot and Features	SQ.FT.	Price
<u>Lot 280-2: Cardinal A2 (Right Side)</u> 1701 Dunkirk Ave <i>(Professionally Designed Home)</i>	1,510	\$618,900.00

Over \$38,300 in upgrades including:

- Central air conditioning
- Humidifier
- Waterline for fridge
- Potlights in kitchen
- Upgraded oak railing package on main staircase
- Fridge build-out with two gable ends
- Upgraded ceramic tile in kitchen, breakfast area, mud room, foyer, powder room, primary ensuite, and main bath
- Upgraded stone countertops in kitchen, powder room, and primary ensuite
- Flush breakfast bar on kitchen island
- Upgraded backsplash in kitchen
- Two-toned kitchen cabinets
- Upgraded laminate flooring in great room

<u>Lot 290-2: Sapphire A2 (Right Side)</u> 1693 Dunkirk Ave <i>(Professionally Designed Home)</i>	1,760	\$637,900.00
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Over \$39,600 in upgrades including:

- Central air conditioning
- Waterline for fridge
- Flush breakfast bar on kitchen island
- Potlights in kitchen
- Upgraded oak railing package on main staircase
- Upgraded interior door hardware throughout
- Fridge build-out with two gable ends
- Upgraded matte black kitchen faucet
- Upgraded ceramic flooring in kitchen, breakfast area, mudroom, main hallway, foyer, pantry, powder room, primary ensuite
- Upgraded laminate flooring in great room
- Upgraded stone countertops in kitchen, powder room, primary ensuite, and main bath
- Flush breakfast bar with upgraded stone countertop
- Upgraded kitchen backsplash

Sales Professional

Brenda Kearley
226-343-2554

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. (July 2026).

FUSION
HOMES



DEPOSIT STRUCTURE

Standard

\$5,000 at Signing
Balance to 5% in 30 Days
1% in 60 Days
1% in 90 Days
Balance to 10% in 120 Days

Total Deposit: 10%

First Time Homebuyer Exclusive

\$5,000 at Signing
Balance to 5% in 30 Days
-
-
-

Total Deposit: 5%

Unrivaled Warranty: **2x Industry Standard**

Premium Quality Standards And Inclusions

Speak To A Sales Professional For More Details On Standard Inclusions

No Hidden Fees

\$0 Development Fees

\$0 Levies

\$0 Tarion Registration Fees

SALES PROFESSIONAL

Brenda Kearley
bkearley@fusionhomes.com
226-343-2554

SALES OFFICE

220 Cardinal Drive, Woodstock ON
Mon – Wed 2PM – 7PM
Sat & Sun 12PM – 5PM

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. (May 2026)

FUSION
HOMES



THE RADIANCE COLLECTION

Semi-Detached Homes

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)
- Central air conditioning included

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

- 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)
- Rectangular Address Stone

Sophisticated Finishes

- 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
- 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

All prices include G.S.T./H.S.T. where applicable.

Prices and features subject to change without notice E & O.E. (August 2026)

FUSION
HOMES

The Cardinal A, TIF-01-2802

1701 Dunkirk Ave, Woodstock

TIDRA



Additional Inclusions

- Central Air Conditioner
- Humidifier
- Waterline to Fridge
- Laundry Tub in Basement
- Three LED Pot Lights in Kitchen
- Oak Studio Railing Package
- Matte Black Interior Door Hardware
- 24" Fridge Cabinet Build-Out with Two Gable Ends

- Two-Tone Kitchen Cabinetry
- Stone Countertops in Kitchen and Bathrooms
- Tile Backsplash in Kitchen
- Carpet-Free Main Floor

Actual colours may vary on screen and/or when printed. Complete selection of colours and materials are from builder's samples. Specifications subject to change without notice E. & O.E.

FUSION
HOMES

Floorplan 1,760 sq. ft.

TUDRA



Included Finishes

Flooring

- 1) Kitchen, Breakfast, Mudroom, Foyer and Powder Room
 - Torino Avorio Ceramic Tile, 12" x 24"
- 2) Great Room
 - Torlys Rivera Laminate in Cassis Oak
- 3) Laundry Room and Main Bathroom
 - Colisco Desert Ceramic Tile, 13" x 13"
- 4) Stairs, Upper Hallway, Primary Bedroom, Bedroom 2 and Bedroom 3
 - Tyresse Pro Peak Point Carpet in Beige Clay
- 5) Primary Ensuite and Primary Ensuite Tub Deck
 - Colisco Pearl Ceramic Tile, 12" x 24"

Cabinetry

- 6) Kitchen Perimeter
 - Chantilly Lace Slab MDF Cabinetry
- 7) Kitchen Island, Primary Ensuite, and Power Room
 - Black Oak Slab Cabinetry
- 8) Main Bathroom
 - Kendall Charcoal Slab MDF Cabinetry

Tile

- 9) Primary Ensuite Shower and Main Bathroom Tub/Shower
 - Soho Canvas White Ceramic Tile, 8" x 16"
- 10) Kitchen Backsplash
 - Arctic White, Glossy, 3" x 12"

Doors

- 11) Interior Doors
 - Door Hardware, Matte Black Lever

Faucets

- 12) Kitchen
 - Moen Sleek in Chrome

Countertop

- 13) Kitchen and Powder Room
 - Quartz Silestone Siberian Frost
- 14) Primary Ensuite
 - Quartz Hanstone Tofino
- 15) Main Bathroom
 - Quartz Hanstone Revie

Paint

- 16) Throughout
 - Sherwin-Williams Snowbound SW 7004

FUSION
HOMES

The Sapphire A, TIF-01-2902

1693 Dunkirk Ave, Woodstock

TIDRA



Additional Inclusions

- Central Air Conditioner
- Waterline to Fridge
- Three LED Pot Lights in Kitchen
- Oak Studio Railing Package
- Matte Black Interior Door Hardware
- 24" Fridge Cabinet Build-Out with Two Gable Ends
- Stone Countertops in Kitchen and Bathrooms
- Tile Backsplash in Kitchen
- Carpet-Free Main Floor
- Moen Align Matte Black Kitchen Faucet

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FUSION
HOMES

Floorplan 1,760 sq. ft.

TUDRA



Included Finishes

Flooring

- 1) Kitchen, Breakfast, Mudroom, Main Hallway, Foyer, Pantry and Powder Room
 - Torino Avorio Ceramic Tile, 12" x 24"
- 2) Great Room
 - Torlys Rivera Laminate in Sanremo Oak
- 3) Laundry Room & Main Bathroom
 - Lumino Dune Ceramic Tile, 13" x 13"
- 3) Primary Ensuite & Primary Ensuite Tub Deck
 - Lumino Dune Ceramic Tile, 12" x 24"
- 4) Sitting Area, Upper Hallway, Primary Bedroom and WIC, Bedroom 2 and Bedroom 3
 - Tyresse Pro Peak Point Carpet in Beige Clay

Cabinetry

- 5) Kitchen and Primary Ensuite
 - Chantilly Lace Slab MDF Cabinetry
- 6) Power Room
 - Black Oak Slab Cabinetry
- 7) Main Bathroom
 - Revere Pewter Slab MDF Cabinetry

Tiles

- 8) Primary Ensuite Shower and Main Bathroom Tub/Shower
 - Soho Canvas White Ceramic Tile, 8" x 16"
- 9) Kitchen Backsplash
 - Teramoda Stone, Glossy, 3" x 12"

Doors

- 10) Interior Doors
 - Door Hardware, Matte Black Lever

Faucets

- 11) Kitchen
 - Moen Align in Matte Black

Countertop

- 12) Kitchen and Powder Room
 - Quartz Hanstone Revie
- 13) Primary Ensuite
 - Quartz Hanstone Calacatta Venato
- 14) Main Bathroom
 - Quartz Hanstone Antello

Paint

- 15) Throughout
 - Sherwin-Williams Snowbound SW 7004

FUSION
HOMES

The Sapphire

1,760 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Radiance Collection | Tidra

Semi

Open Concept Main Floor
Galley-Style Modern Kitchen Layout
Walk-In Pantry
Upper Floor Laundry
Giant Walk-In Closet (Primary Bedroom)

Elevations

Sapphire A



Sapphire B

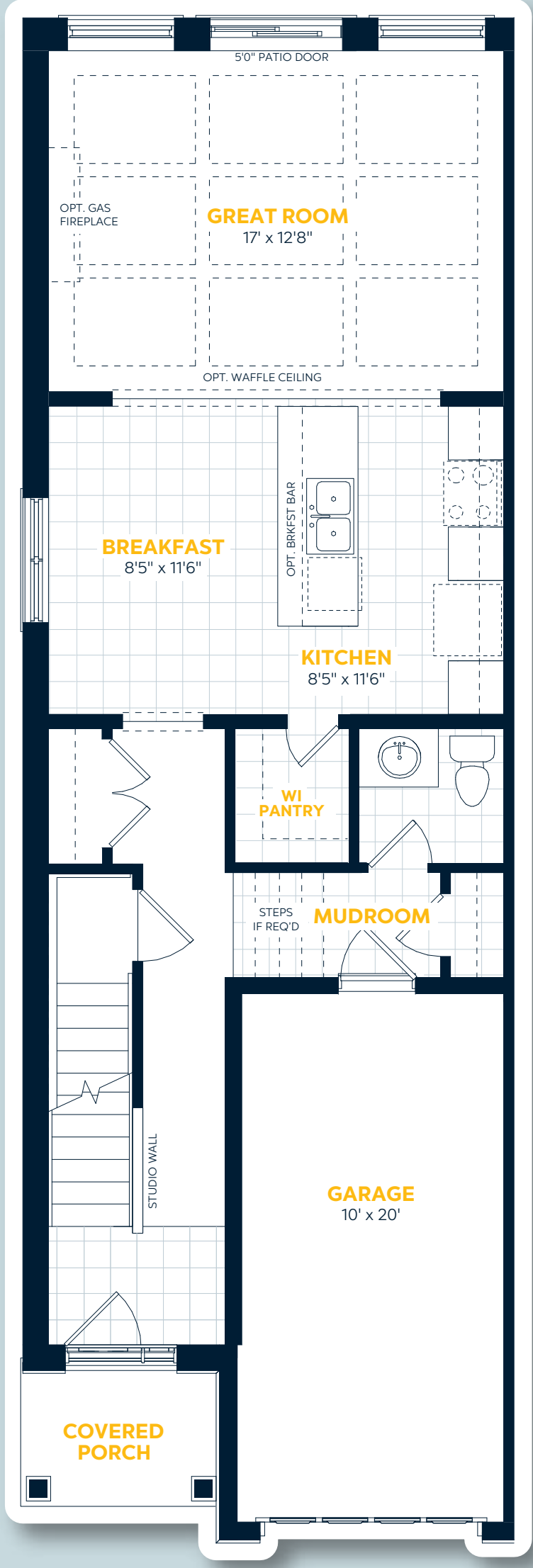


Sapphire C



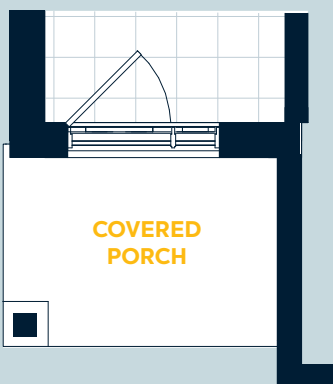
Main Floor

Elevation A



Elevation Variations

Elevation B1, B2*
Covered Porch Variation



Elevation C1, C2*
Portico Variation



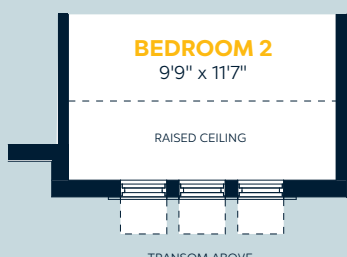
Upper Floor

Elevation A

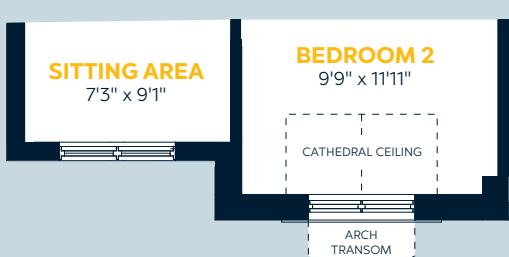


Elevation Variations

Elevation A2*
Bedroom 2 Variation



Elevation B1
Front Variation



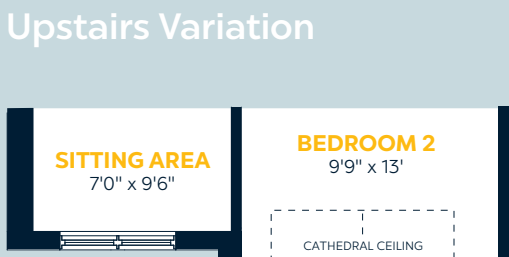
Elevation B2*
Front Variation



Elevation C1
Front Variation

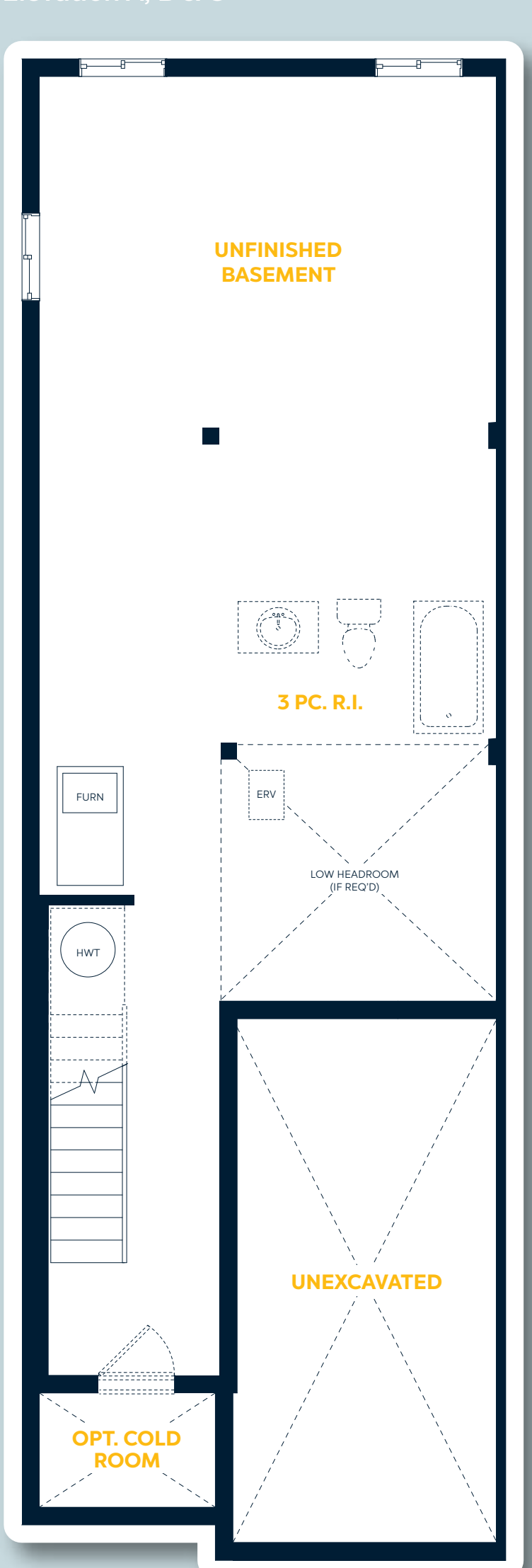


Elevation C2*
Upstairs Variation



Basement Floor

Elevation A, B & C



* A2, B2 & C2 (if applicable) are shown mirrored for comparison purposes. Consult a sales professional for orientation details for any specific lot.

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 Amber

1,350 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Radiance Collection | Tidra

Semi

Open Concept Main Floor
Modern Kitchen Layout with Island
Upper Floor Laundry

Elevations

Amber A



Amber B

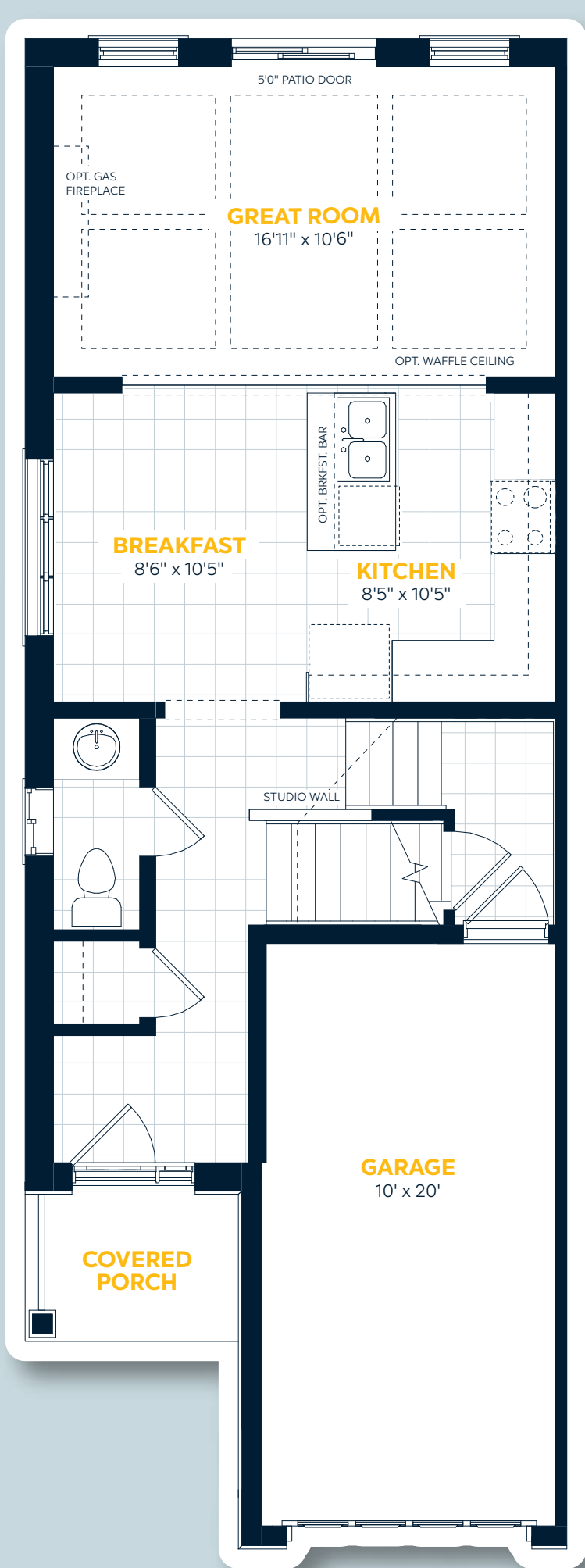


Amber C



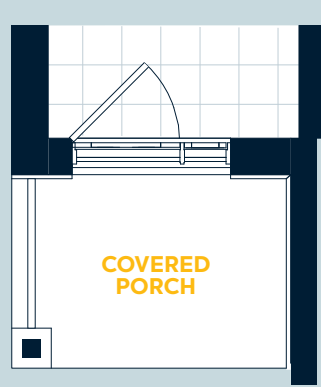
Main Floor

Elevation A



Elevation Variations

Elevation B1, B2*, C1, C2*
Covered Porch Variation



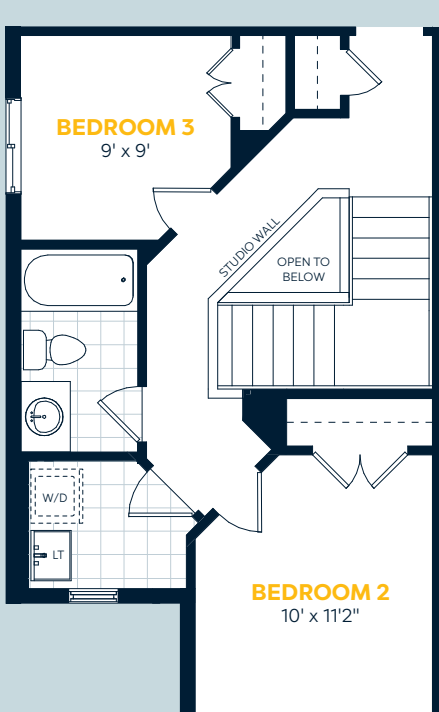
Upper Floor

Elevation A

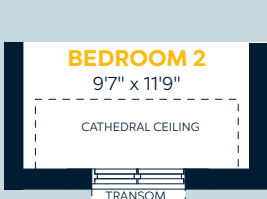


Elevation Variations

Elevation A2*, B2*, C2*
Bedroom 2, Upstairs Bath, and
Hallway Linen Closet Variation



Elevation B1
Bedroom 2 Variation

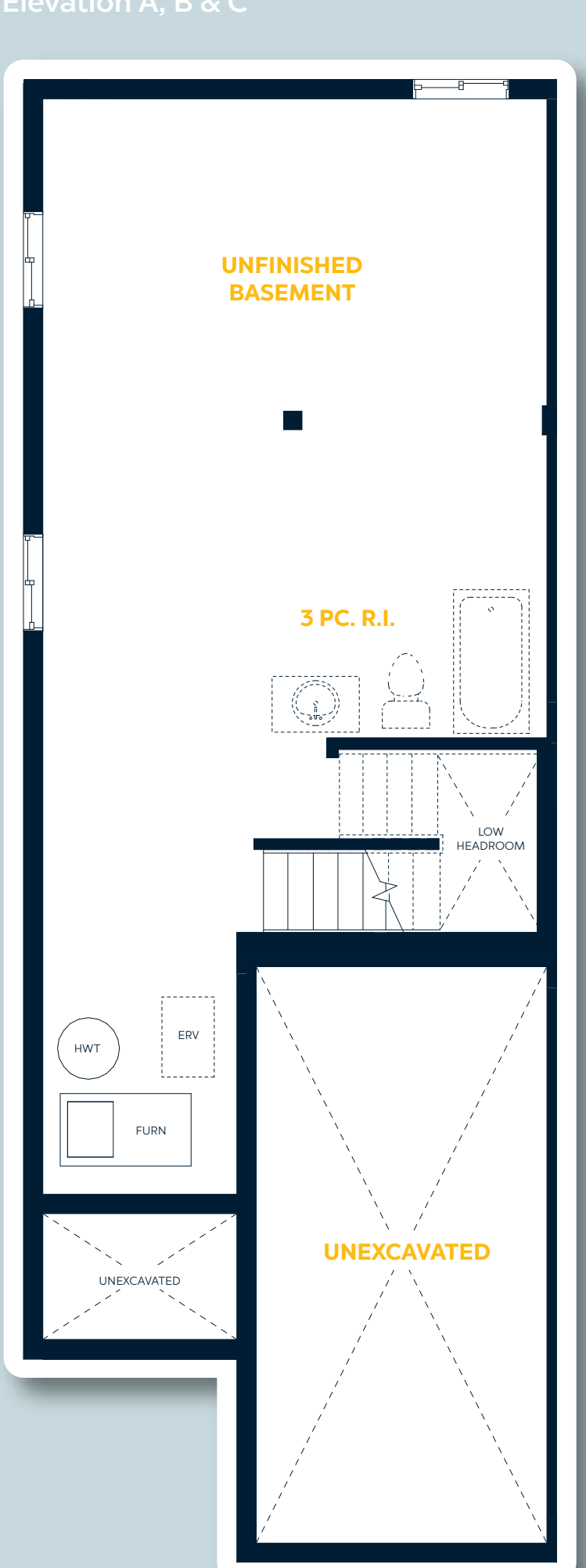


Left: Elevation C1
Right: Elevation C2*
Bedroom 2 Variation



Basement Floor

Elevation A, B & C



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The Cardinal

1,510 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Radiance Collection | Tidra

Semi

Upper Floor Laundry
Walk-in Closets in All Bedrooms
Window in Garage to Add Light

Elevations

Cardinal A



Cardinal B



Cardinal C



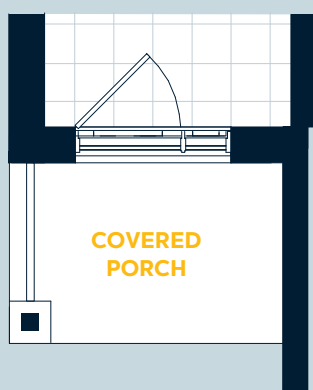
Main Floor

Elevation A

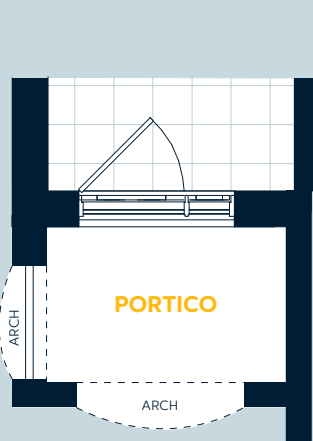


Elevation Variations

Elevation B1, B2*
Covered Porch Variation

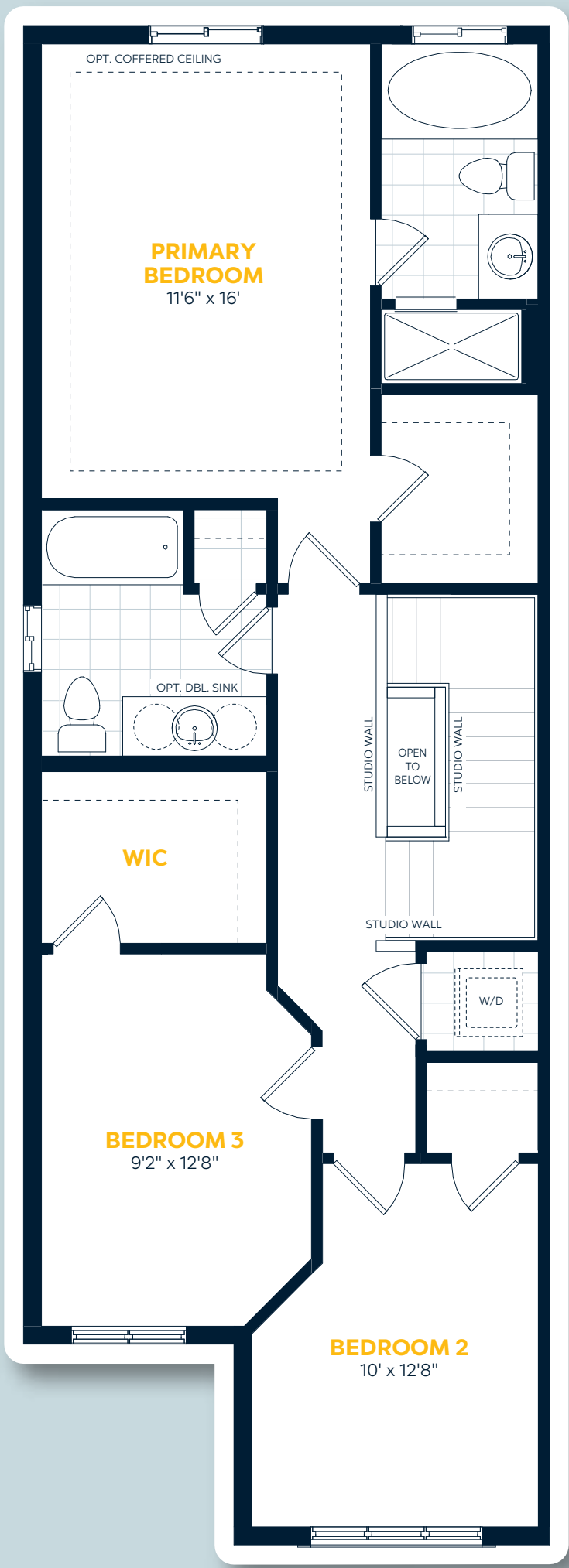


Elevation C1, C2*
Portico Variation



Upper Floor

Elevation A



Elevation Variations

Left: Elevation B1
Right: Elevation B2*
Bedroom 2 Variation

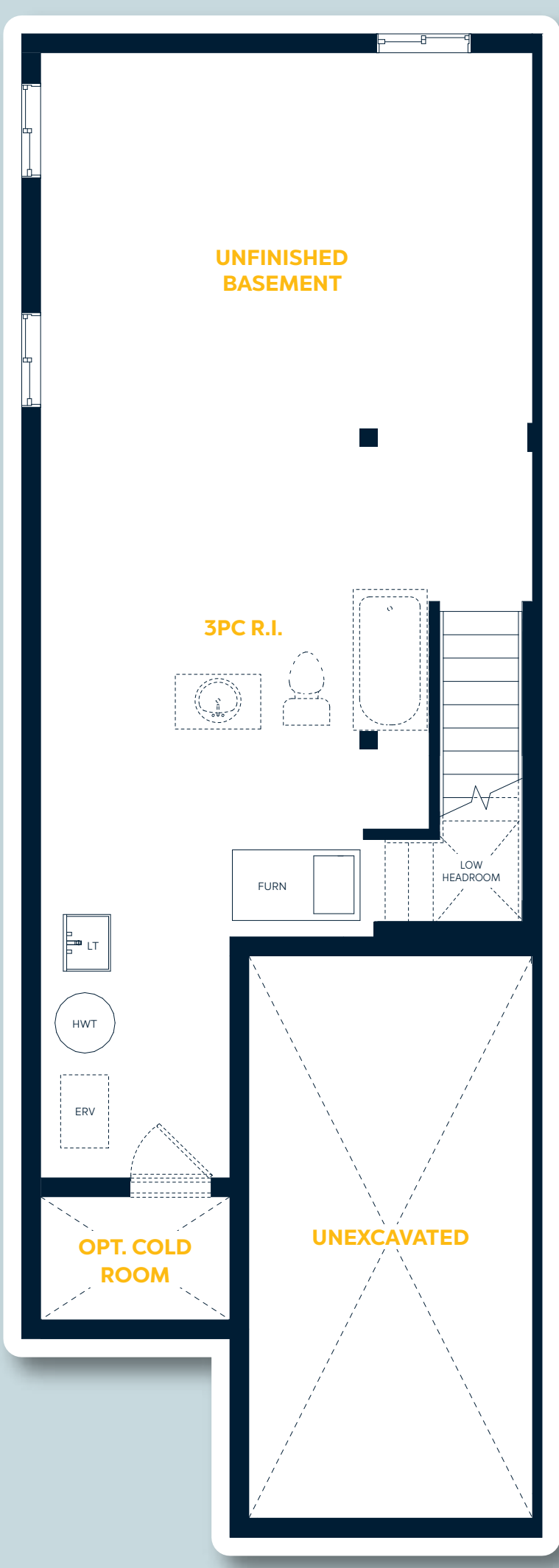


Left: Elevation C1
Right: Elevation C2*
Bedroom 2 Variation



Basement Floor

Elevation A, B & C



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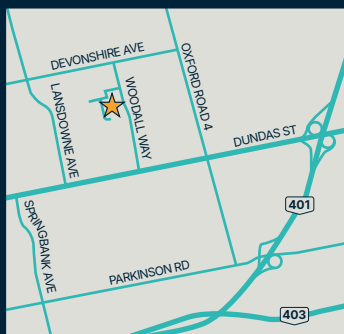
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TIDRA

THE PULL OF HOME

- 30FT LOTS
- 34FT LOTS
- 36FT LOTS
- SEMIS
- TOWNHOMES
- SOLD

CITY LOCATION



NEIGHBOURHOOD



SALES OFFICE

220 Cardinal Drive, Woodstock
Mon-Wed: 2pm-7pm
Sat & Sun: 12pm-5pm

MODEL HOME

1644 Dunkirk Ave, Woodstock
By Appointment Only

226-499-7617

tidra@fusionhomes.com



COMMERCIAL

All lot renderings are artist's concepts and drawing is not to scale. All materials, specifications and lot dimensions are subject to change without notice. E. & O. E.

FUSION
HOMES



SHOPPING

- 1 Sobeys
- 2 Zehrs Markets
- 3 LCBO
- 4 PetSmart
- 5 Winners
- 6 Staples
- 7 Walmart Supercentre
- 8 Canadian Tire
- 9 SmartCentres Woodstock
- 10 Home Depot

DINING

- 1 Wendy's
- 2 McDonald's
- 3 Starbucks
- 4 SixThirtyNine
- 5 Chuck's Roadhouse Bar & Grill
- 6 Charles Dickens Pub
- 7 Finkle Street Tap & Grill
- 8 Boston Pizza
- 9 Montana's BBQ & Bar

BANKING

- 1 RBC Royal Bank
- 2 Scotiabank
- 3 TD Canada Trust
- 4 BMO
- 5 CIBC
- 6 Meridian Credit Union
- 7 Libro Credit Union

RECREATION

- 1 Cowan Fields
- 2 Roth Park
- 3 Pittcock Conservation Area
- 4 Cowan Park Sportsplex
- 5 GoodLife Fitness
- 6 Woodstock Public Library
- 7 Southside Park
- 8 Southside Aquatic Centre
- 9 Fit4Less
- 10 Woodstock District Community Complex
- 11 Creekside Golf Club

WORSHIP

- 1 Holy Trinity
- 2 Covenant Christian Reformed
- 3 St. David's United
- 4 Gurudwara Sri Guru Singh Sabha

SCHOOLS

- 1 École élémentaire catholique Sainte-Marguerite-Bourgeoys
- 2 St. Michael's Catholic Elementary School
- 3 Springbank Public School
- 4 Algonquin Public School
- 5 Huron Park Secondary School
- 6 Winchester Street Public School
- 7 Roch Carrier French Immersion Public School
- 8 College Avenue Secondary School
- 9 Oliver Stephens Public School
- 10 St. Mary's Catholic High School
- 11 Fanshawe College - Woodstock