

THE NOVA SERIES

Two-Storey Detached Homes on 30ft Lots

Plan	SQFT	Price	Rebated Price ²
Orla A	1,700	\$846,089	\$769,990
Orla C	1,700	\$868,689	\$789,990
Mika A	1,700	\$874,339	\$794,990
Mika C	1,700	\$896,939	\$814,990

Private Community Fee: \$76.45/Month¹

SALES PROFESSIONAL

Jennifer Avelar
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2 Years **FREE Private Community Fees!**¹

\$0 Development Charges

\$0 Levies

\$0 Tarion Registration Fees

¹Estimated fee at project completion. ²Price 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).

THE AVIA SERIES

Two-Storey Detached Homes on 30ft Lots

Plan	SQFT	Price	Rebated Price ²
Alta C	1,700	\$891,289	\$809,990
Kade A	1,850	\$902,589	\$819,990
Kade C	1,850	\$925,189	\$839,990
Shay A	1,890	\$919,539	\$834,990
Kyra A	1,900	\$930,839	\$844,990
Dane A	2,000	\$930,839	\$844,990
Dane C	2,000	\$953,439	\$864,990
Theo A	2,100	\$970,389	\$879,990
Theo C	2,100	\$992,989	\$899,990
Hugh A	2,300	\$992,989	\$899,990
Hugh C	2,300	\$1,009,939	\$914,990
Bria A	2,400	\$1,009,939	\$914,990
Bria C	2,400	\$1,032,539	\$934,990

Private Community Fee: \$76.45/Month¹

SALES PROFESSIONAL

Jeryka McNally
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226-343-2766

2 Years **FREE Private Community Fees!**¹

\$0 Development Charges

\$0 Levies

\$0 Tarion Registration Fees

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DETACHED LOT PREMIUMS

Lot	Size	Features	Premium
5	30'	Extra Width and Depth	\$10,000
6	30'	Extra Width and Depth	\$20,000
14	40'	Pie-Shaped and Extra Width	\$40,000
16	40'	Pie-Shaped, Upgraded Exterior Elevation Material	\$65,000
17	40'	Pie-Shaped Look Out Lot, Upgraded Exterior Elevation Material	\$95,000
18	40'	Pie-Shaped Look Out Lot, Upgraded Exterior Elevation Material	\$95,000
21	40'	Walk Out Lot, Upgraded Exterior Elevation Material	\$50,000
22	40'	Walk Out Lot, Adjacent to Amenity Space, Upgraded Exterior Elevation Material	\$75,000

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See Sales Professional for details. 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 2026)

DEPOSIT STRUCTURE

	Urban Townhomes	2-Storey Townhomes	Detached Homes
Reservation	\$5,000	\$5,000	\$5,000
Firming	Balance to 2.5%	Balance to 2.5%	Balance to 2.5%
30 Days	2.5%	2.5%	2.5%
60 Days	1%	2.5%	2.5%
90 Days	1%	2.5%	2.5%
120 Days	1%	-	-
150 Days	1%	-	-
180 Days	1%	-	-
Total Deposit	10%	10%	10%

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 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. (January 2026)

THE AVIA SERIES

TWO-STOREY DETACHED HOMES ON 30ft WIDE 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)

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)

Distinctive Exteriors

- Window grilles on front (as per elevation)
- 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
- Upgraded window colour (as per exterior color package)

Gourmet Kitchens

- Custom cabinetry with soft close cabinet doors
- Ceramic floor tiles (as per plan)
- Quartz countertops
- 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 tank (rental)
- 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 24, 2025)

THE MIKA

1,850 SQ.FT.

3 BEDROOM | 1.5 BATHROOM | 1 CAR GARAGE

ELEMENT SERIES | CADENCE

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

ELEVATIONS

MIKA A

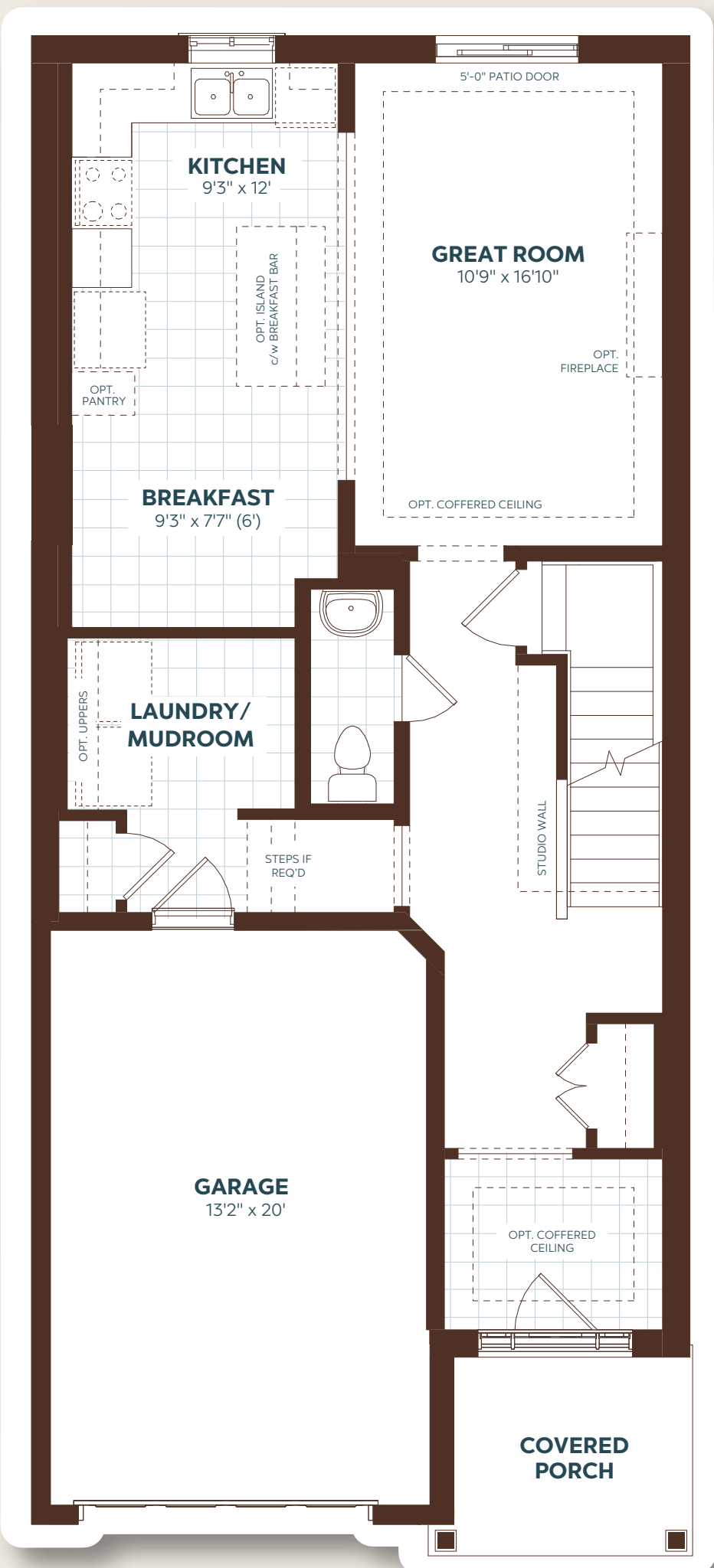


MIKA C



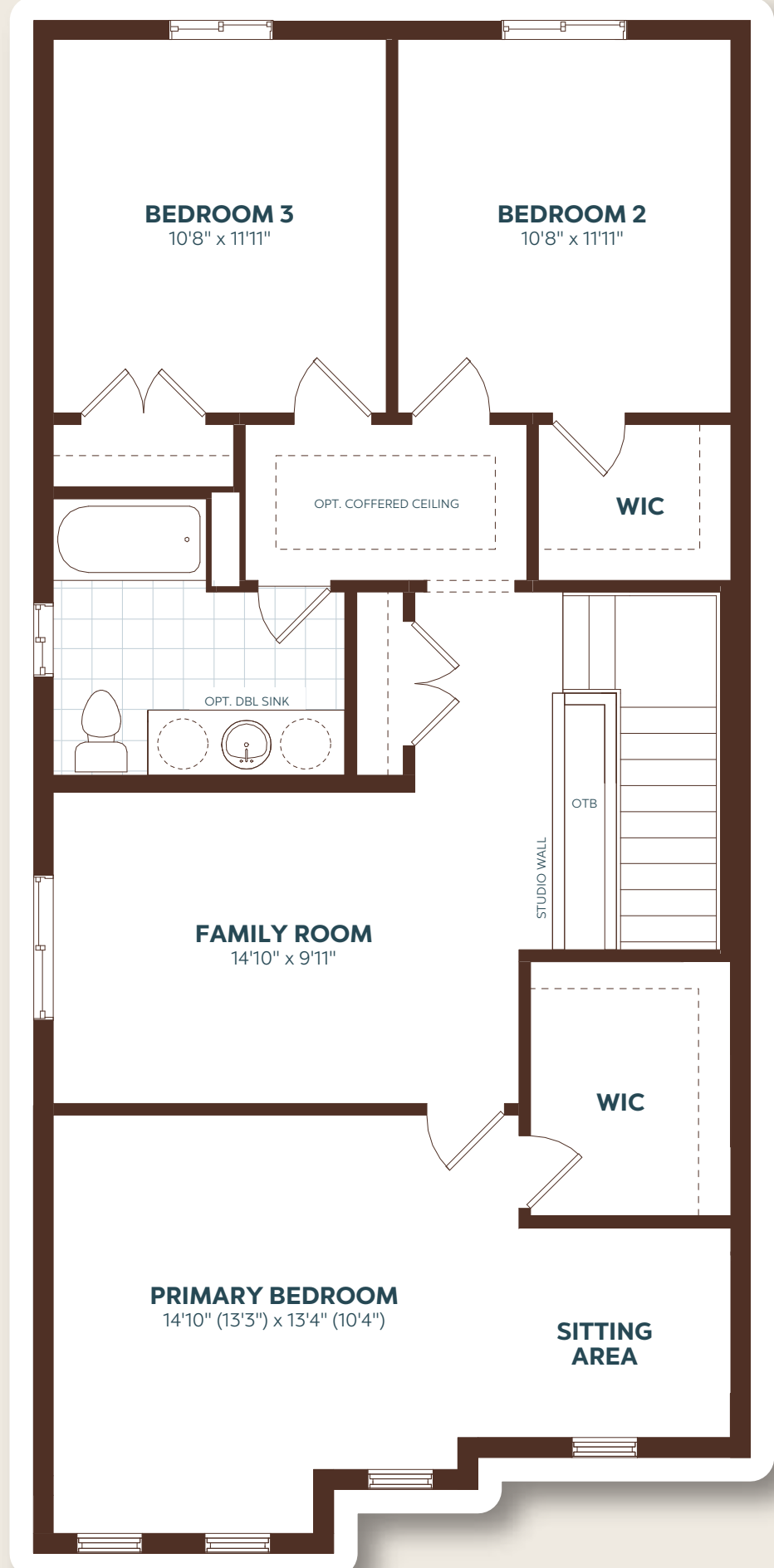
MAIN FLOOR

ELEVATION A & C



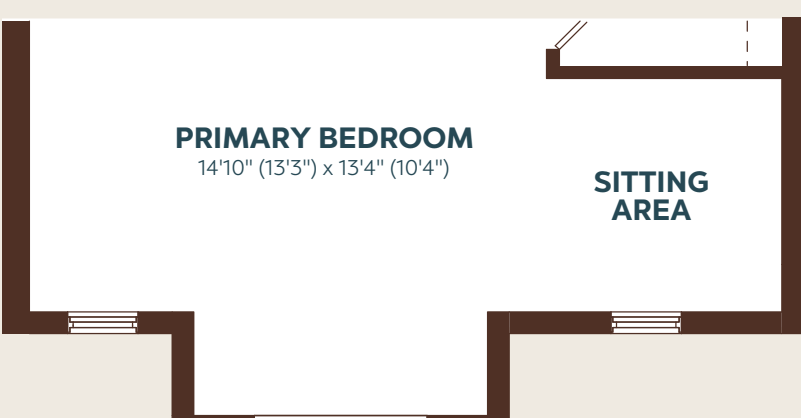
UPPER FLOOR

ELEVATION A



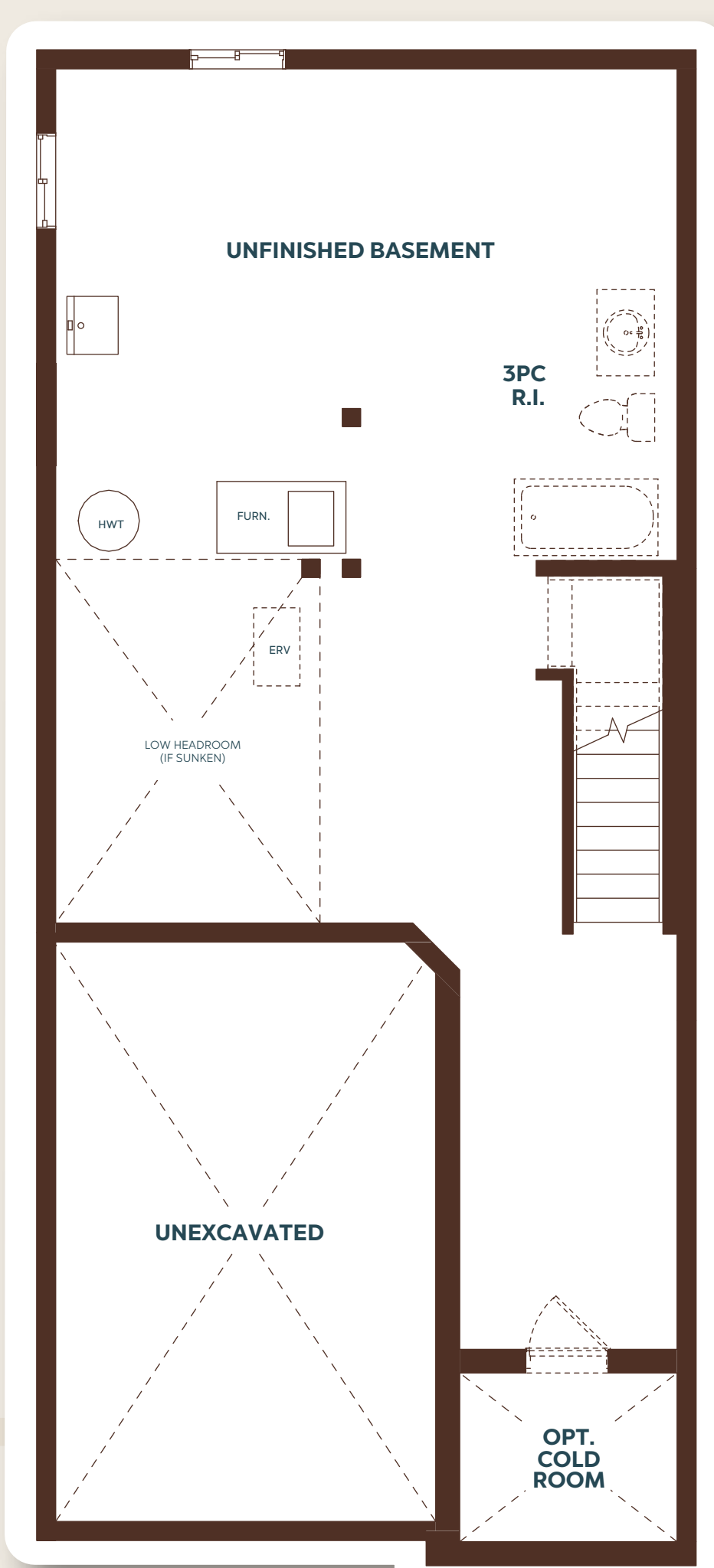
ELEVATION VARIATIONS

Elevation C
Primary Bedroom Variation



BASEMENT FLOOR

ELEVATION A & C



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.

THE ORLA

1,700 SQ.FT.

3 BEDROOM | 1.5 BATHROOM | 1 CAR GARAGE

ELEMENT SERIES | CADENCE

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

ELEVATIONS

ORLA A

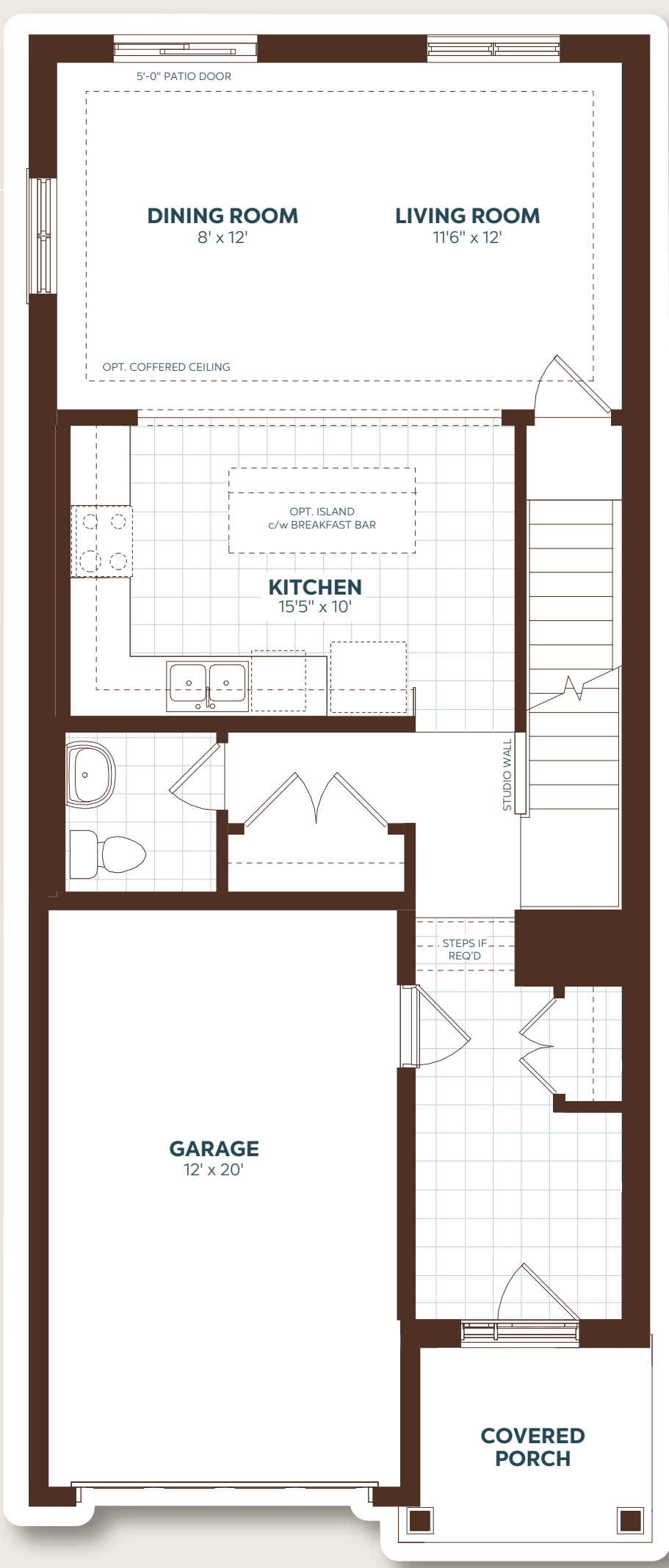


ORLA C



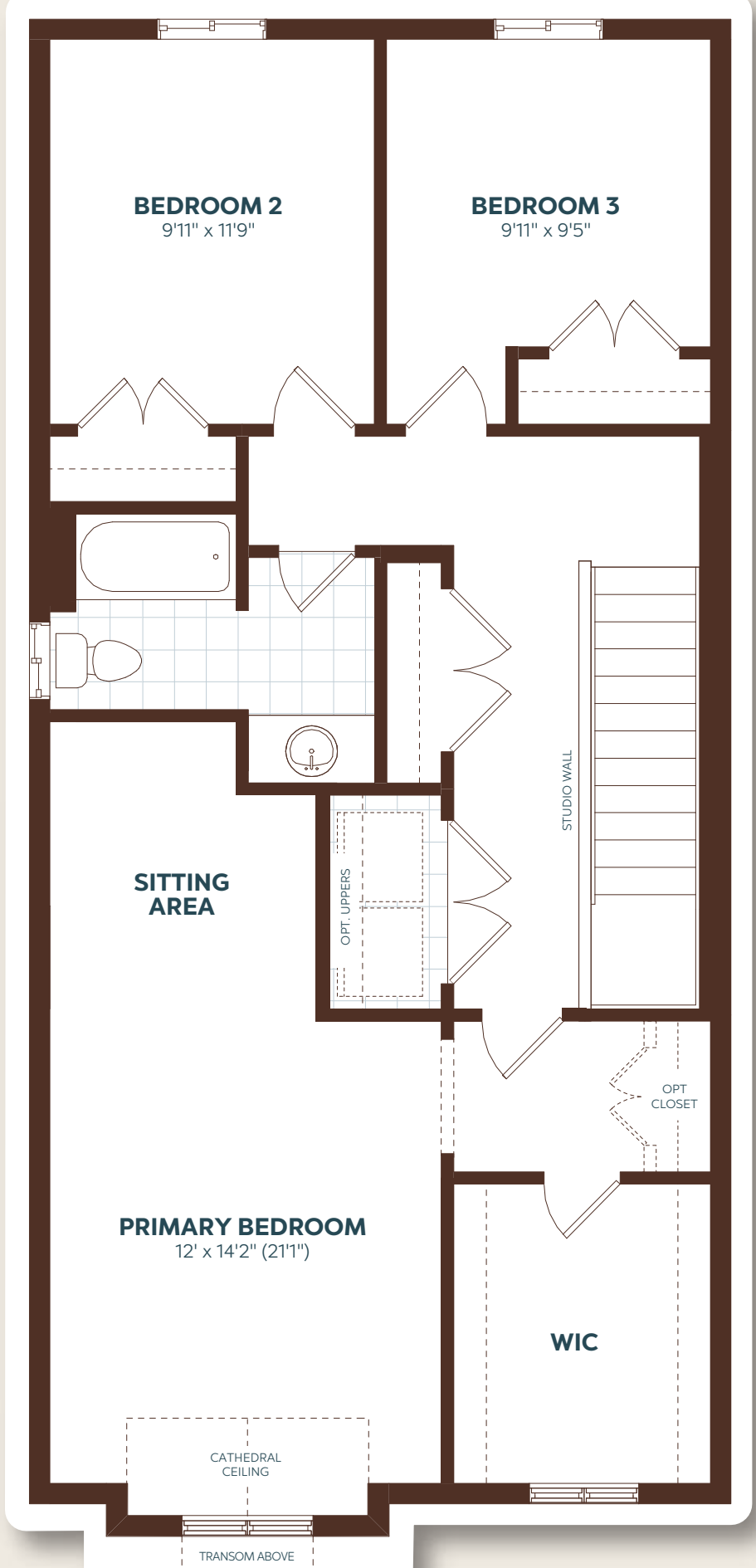
MAIN FLOOR

ELEVATION A & C



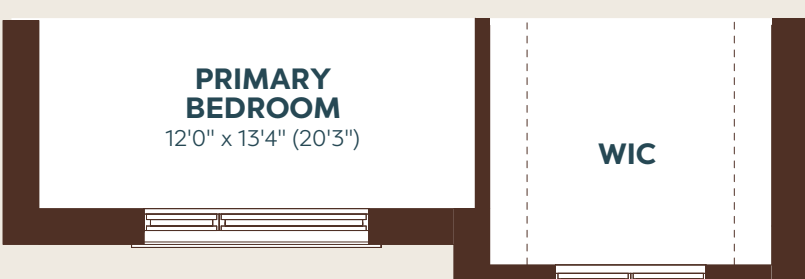
UPPER FLOOR

ELEVATION A



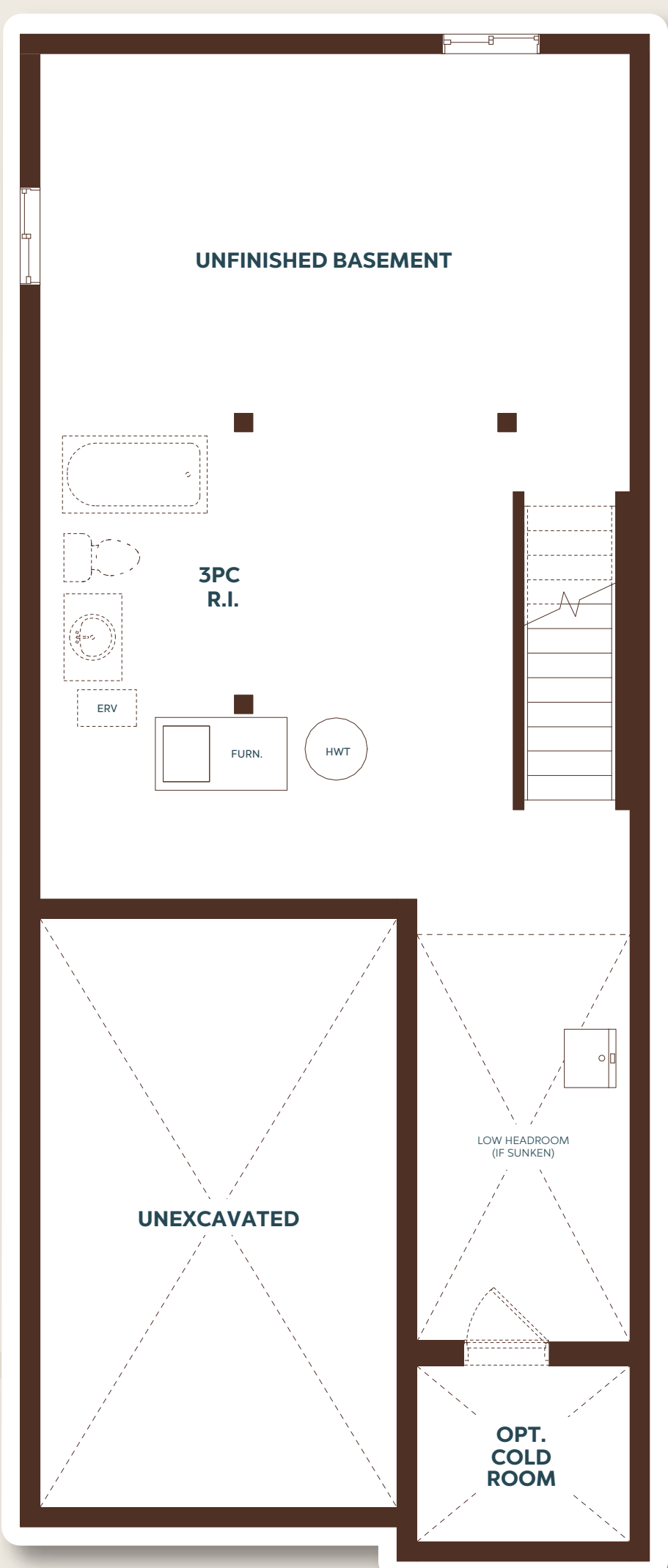
ELEVATION VARIATIONS

Elevation C
Primary Bedroom Variation



BASEMENT FLOOR

ELEVATION A & C



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THE ALTA

1,700 SQ.FT.

3 BEDROOM | 2.5 BATHROOM | ONE-CAR GARAGE

ELEMENT SERIES | CADENCE

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

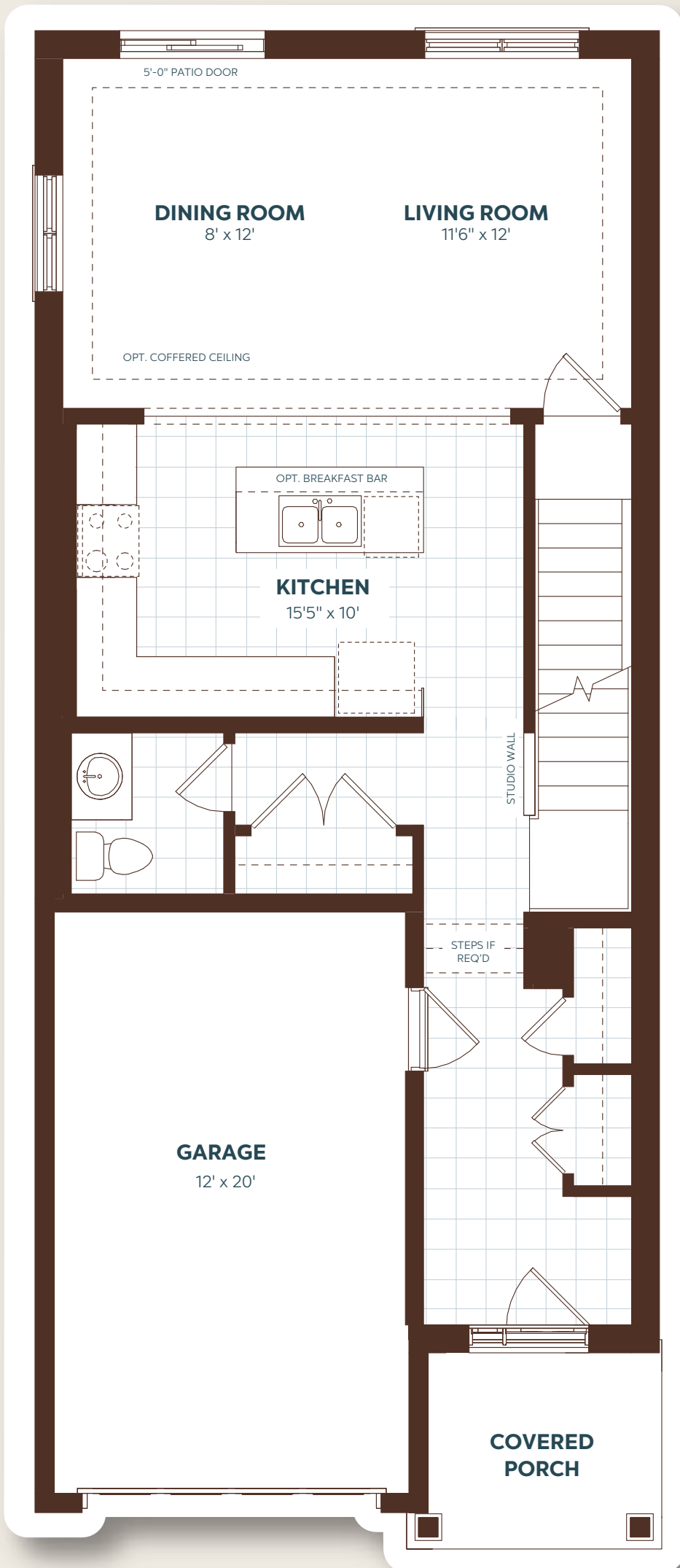


ALTA C



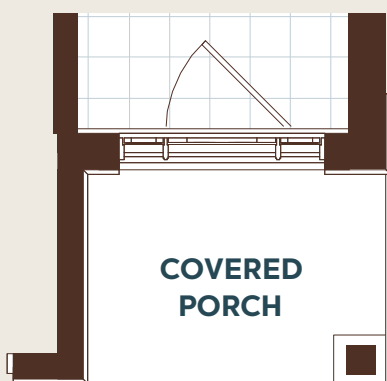
MAIN FLOOR

ELEVATION A



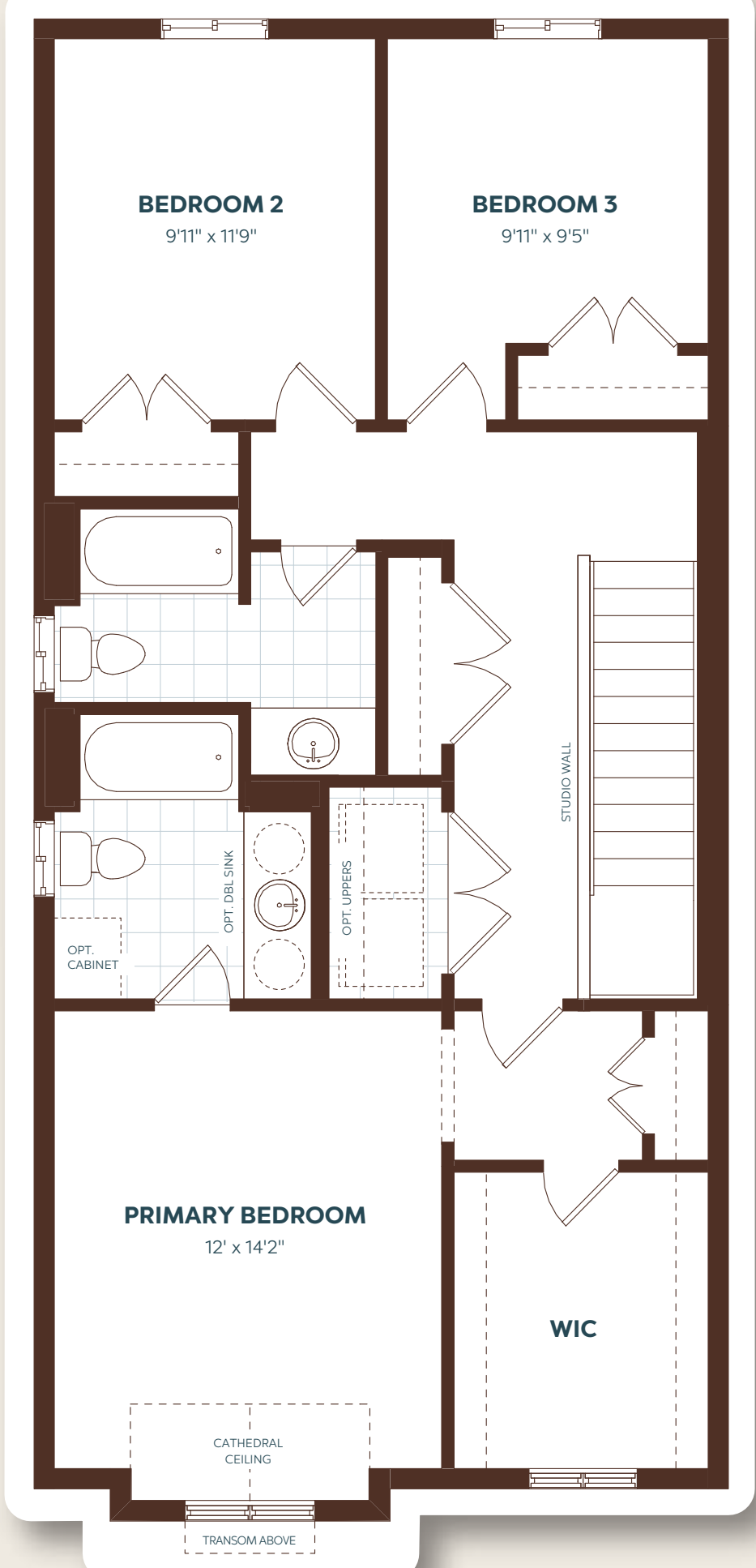
ELEVATION VARIATIONS

Elevation C
Covered Porch and
Front Door Variation



UPPER FLOOR

ELEVATION A



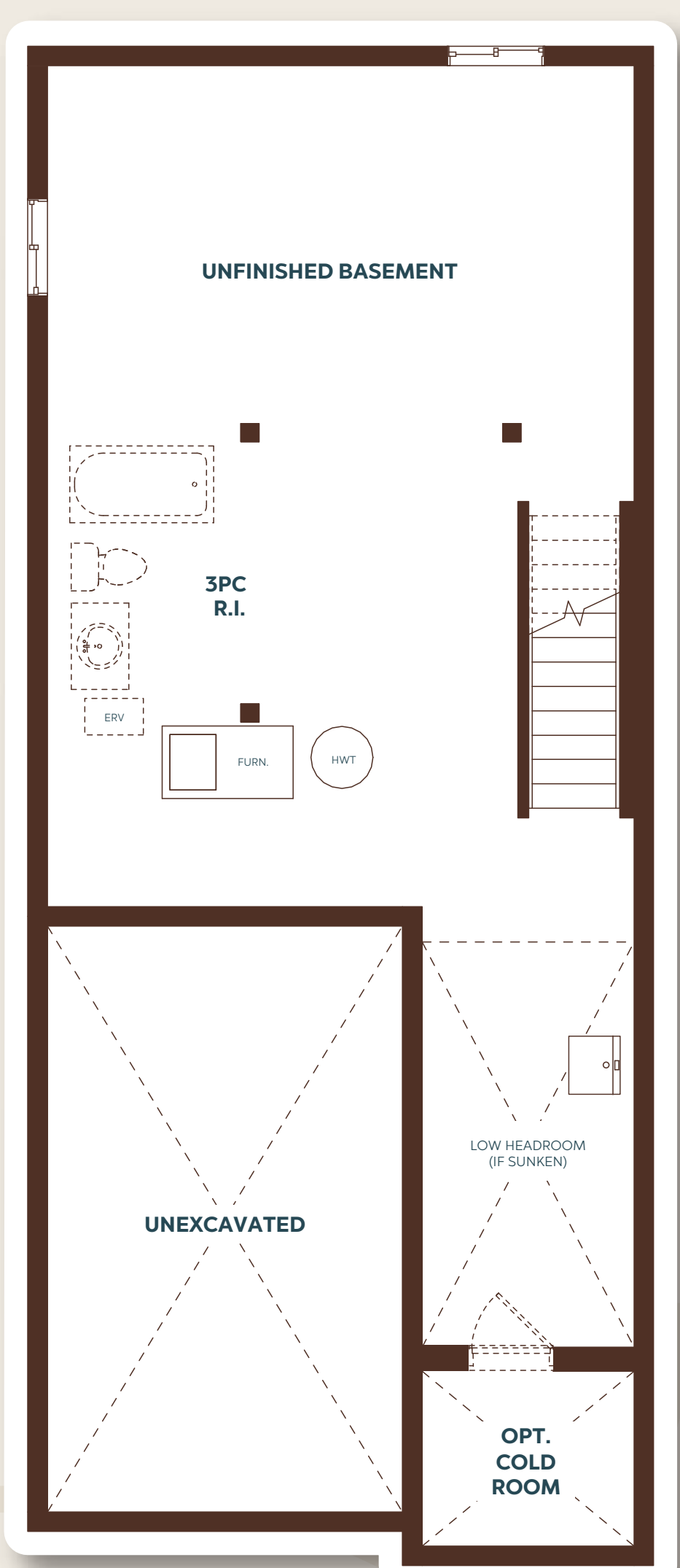
ELEVATION VARIATIONS

Elevation C
Primary Bedroom Variation



BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



THE HUGH

2,300 SQ.FT.

4 BEDROOM | 2.5 BATHROOM | ONE-CAR GARAGE

ELEMENT SERIES | CADENCE

30'

- Open Concept Main Floor
- Optional Walk-In Pantry
- Convenient Upper Floor Laundry
- Walk-In Closets in Each Bedroom
- Oversized Primary Walk-In Closet

ELEVATIONS

HUGH A

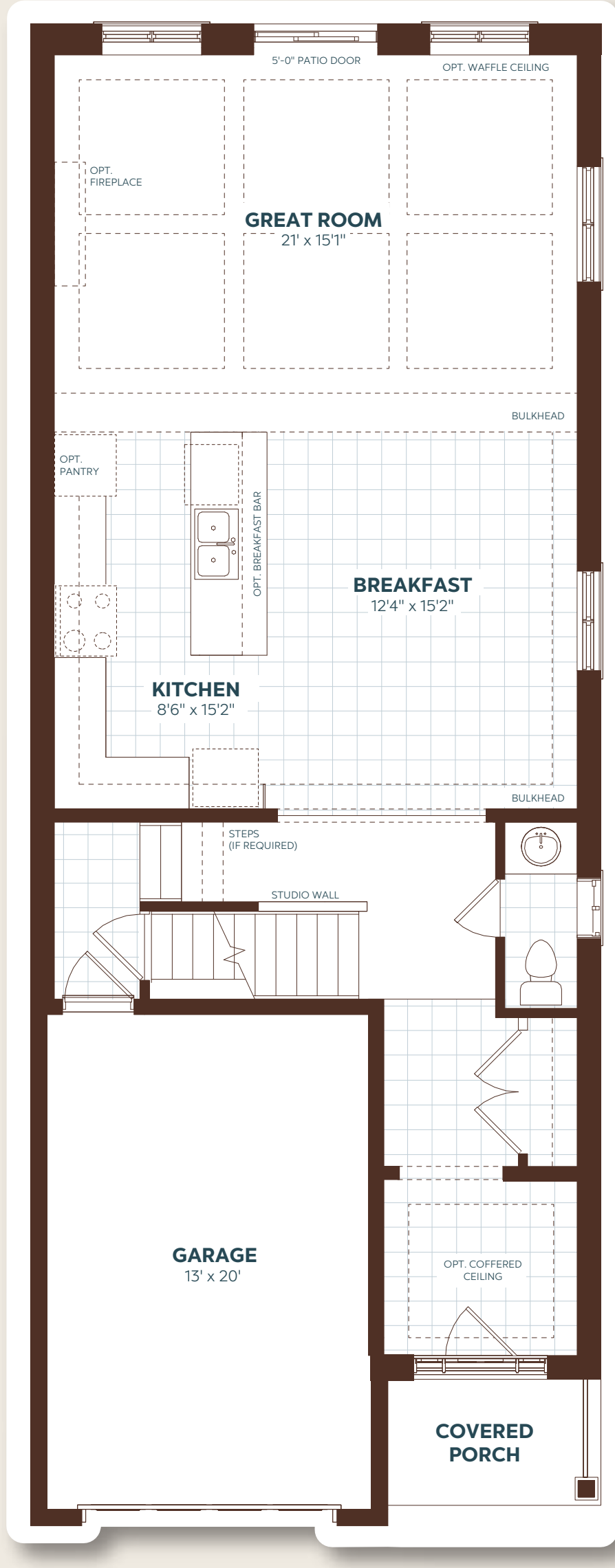


HUGH C



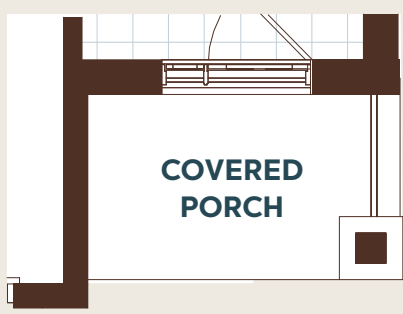
MAIN FLOOR

ELEVATION A



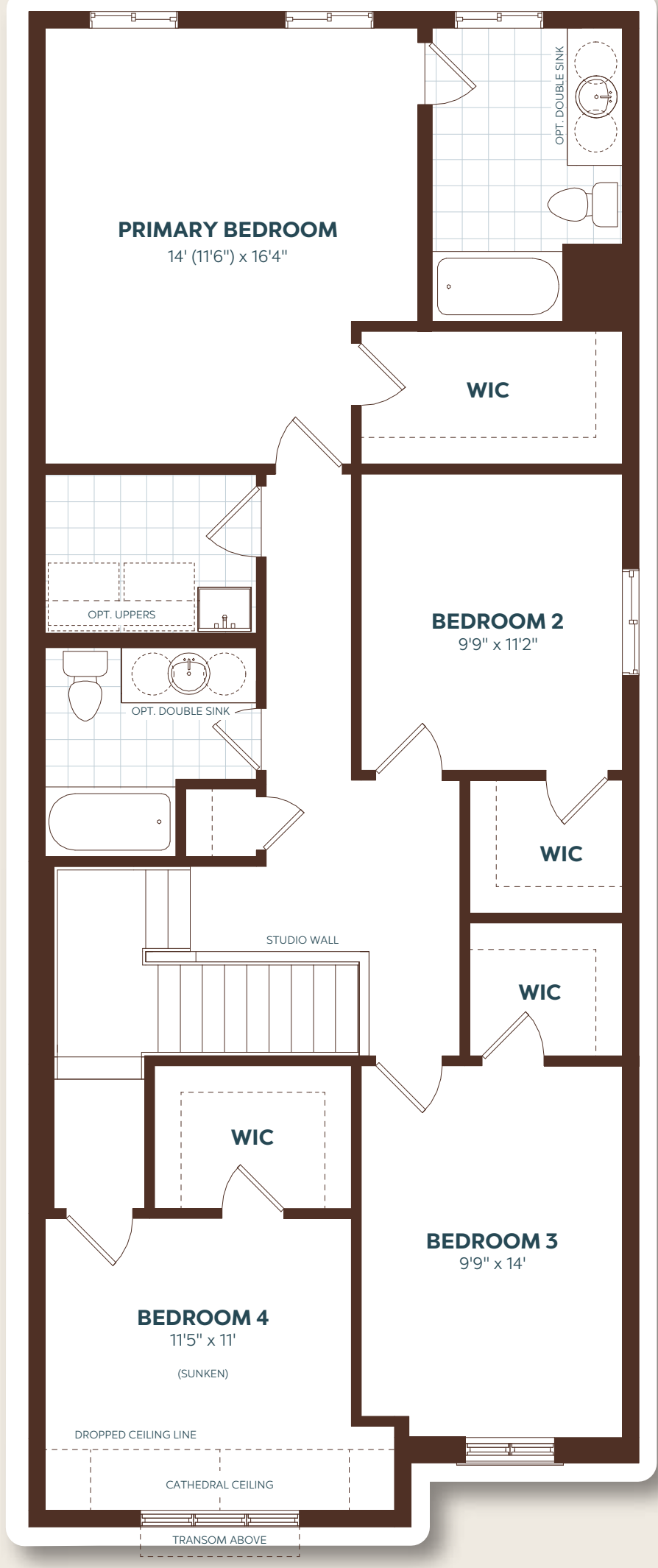
ELEVATION VARIATIONS

Elevation C
Covered Porch and Front Door Variation



UPPER FLOOR

ELEVATION A



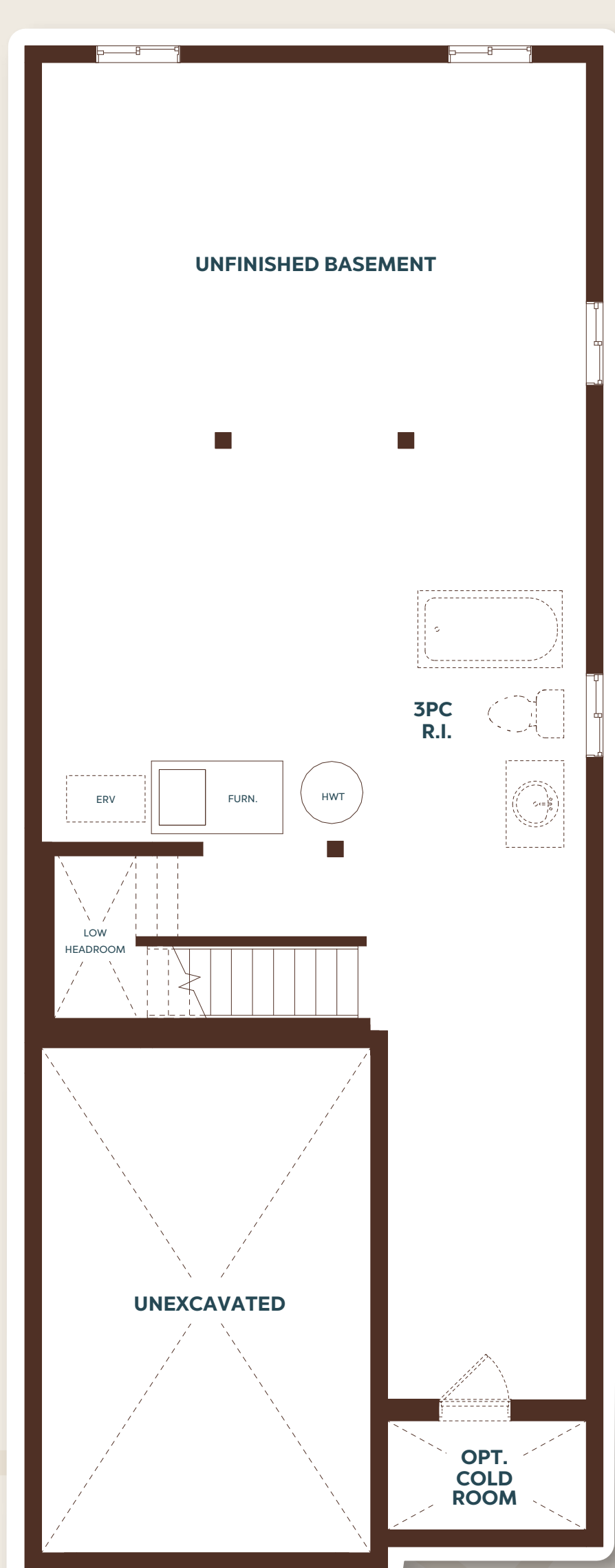
ELEVATION VARIATIONS

Elevation C
Front Bedrooms Variation



BASEMENT FLOOR

ELEVATION A



THE
KADE

1,850 SQ.FT.

3 BEDROOM | 2.5 BATHROOM | ONE-CAR GARAGE

ELEMENT SERIES | CADENCE

30'

- Open Concept Main Floor
- Optional Walk-In Pantry
- Large Laundry Room & Mud Room
- Upper Floor Family Room
- Optional Fourth Bedroom

ELEVATIONS

KADE A

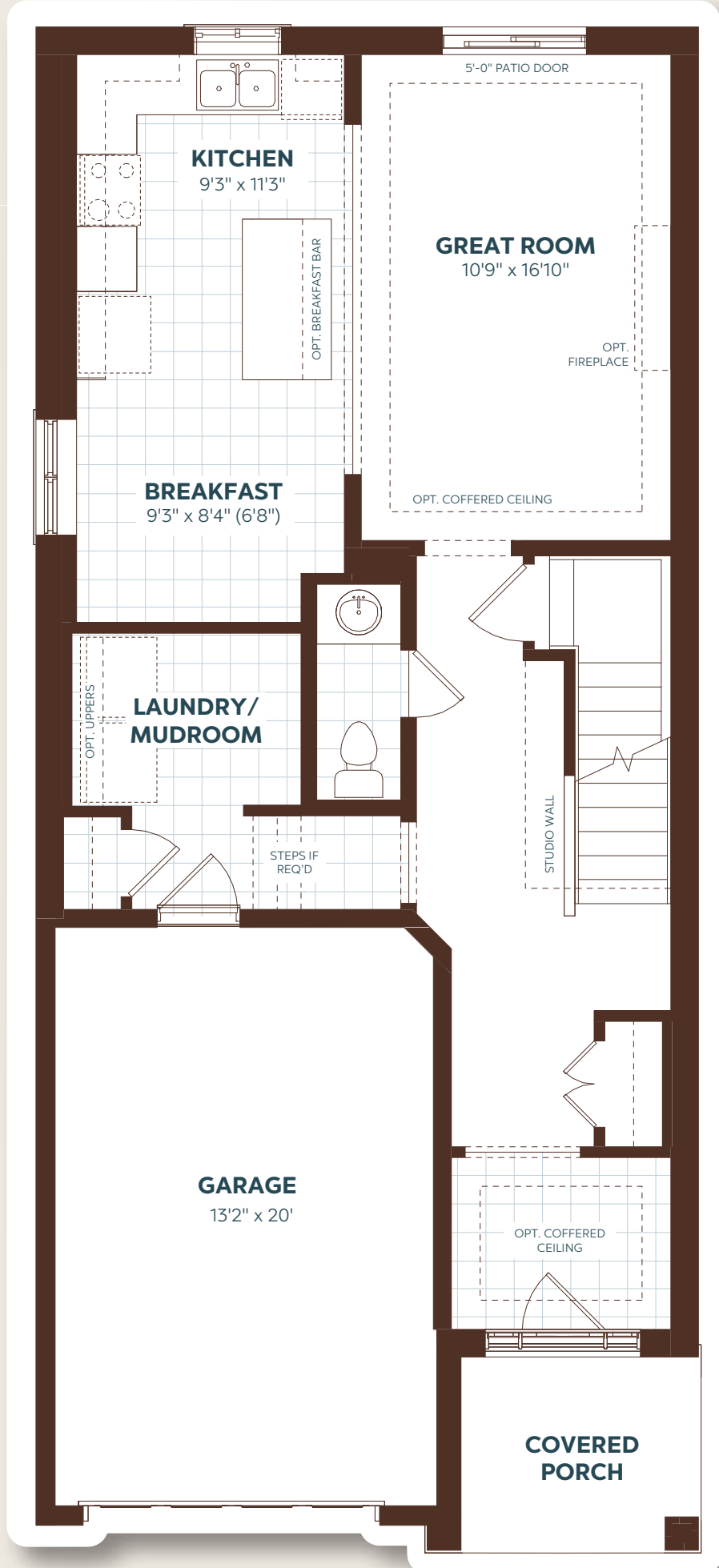


KADE C



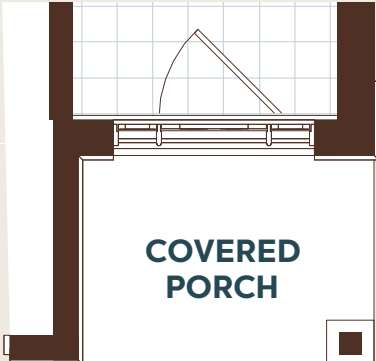
MAIN FLOOR

ELEVATION A



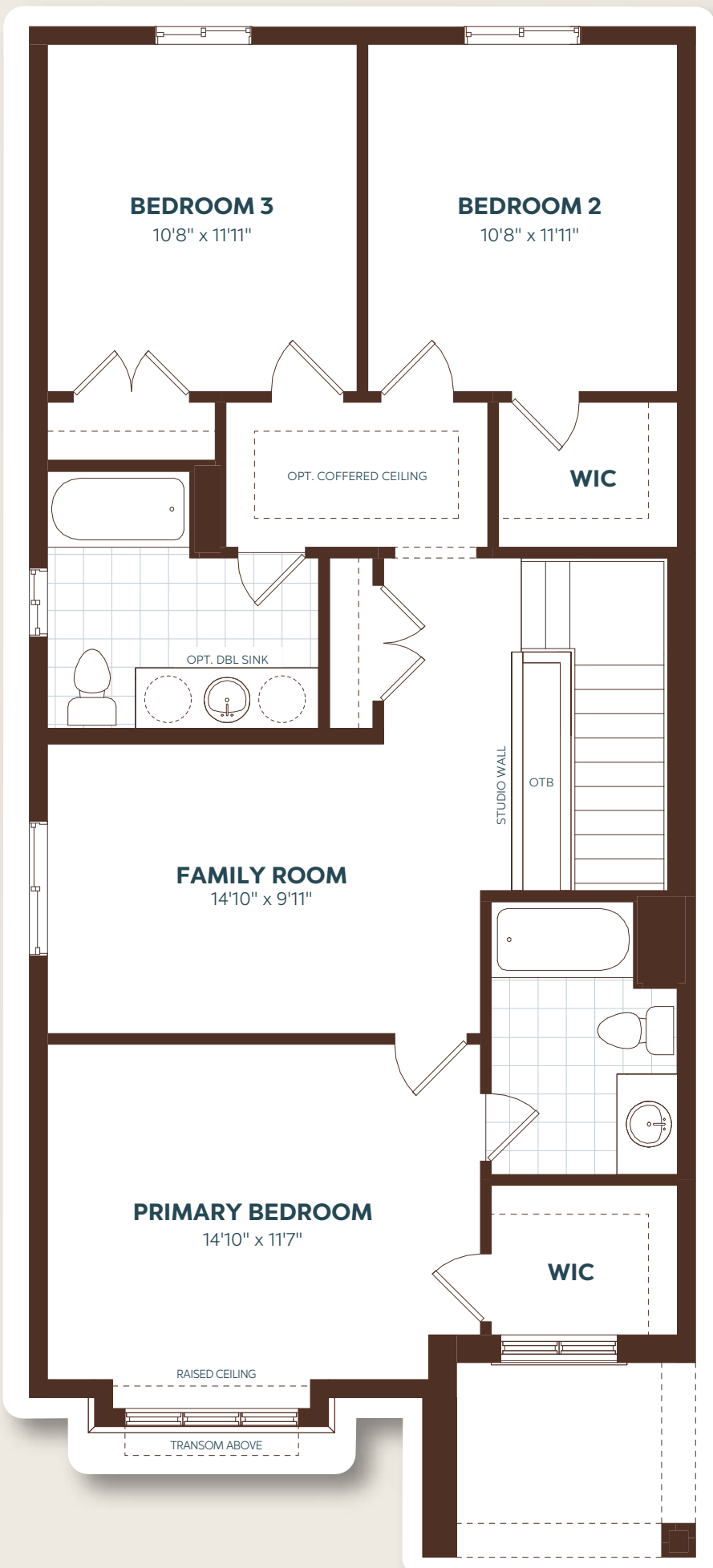
ELEVATION VARIATIONS

Elevation C
Covered Porch Variation



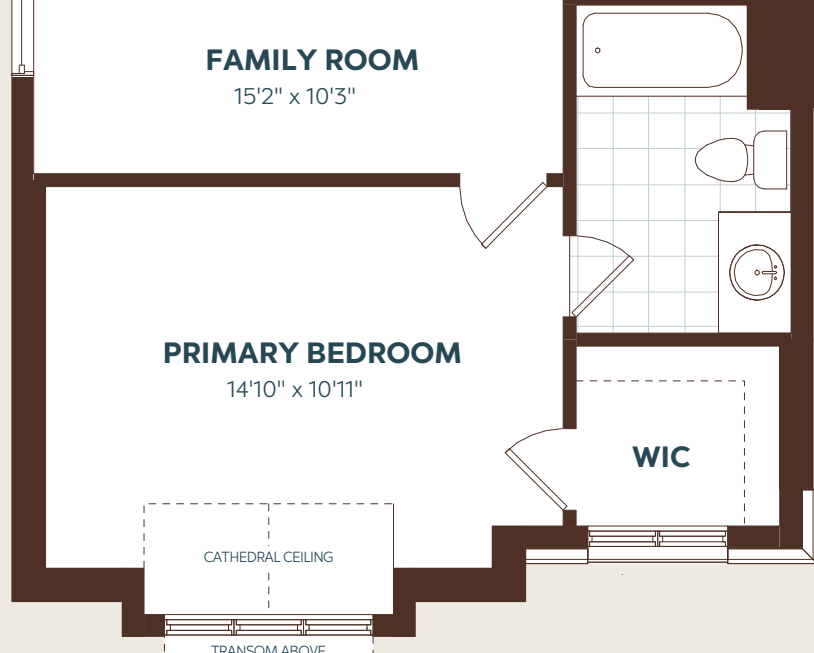
UPPER FLOOR

ELEVATION A



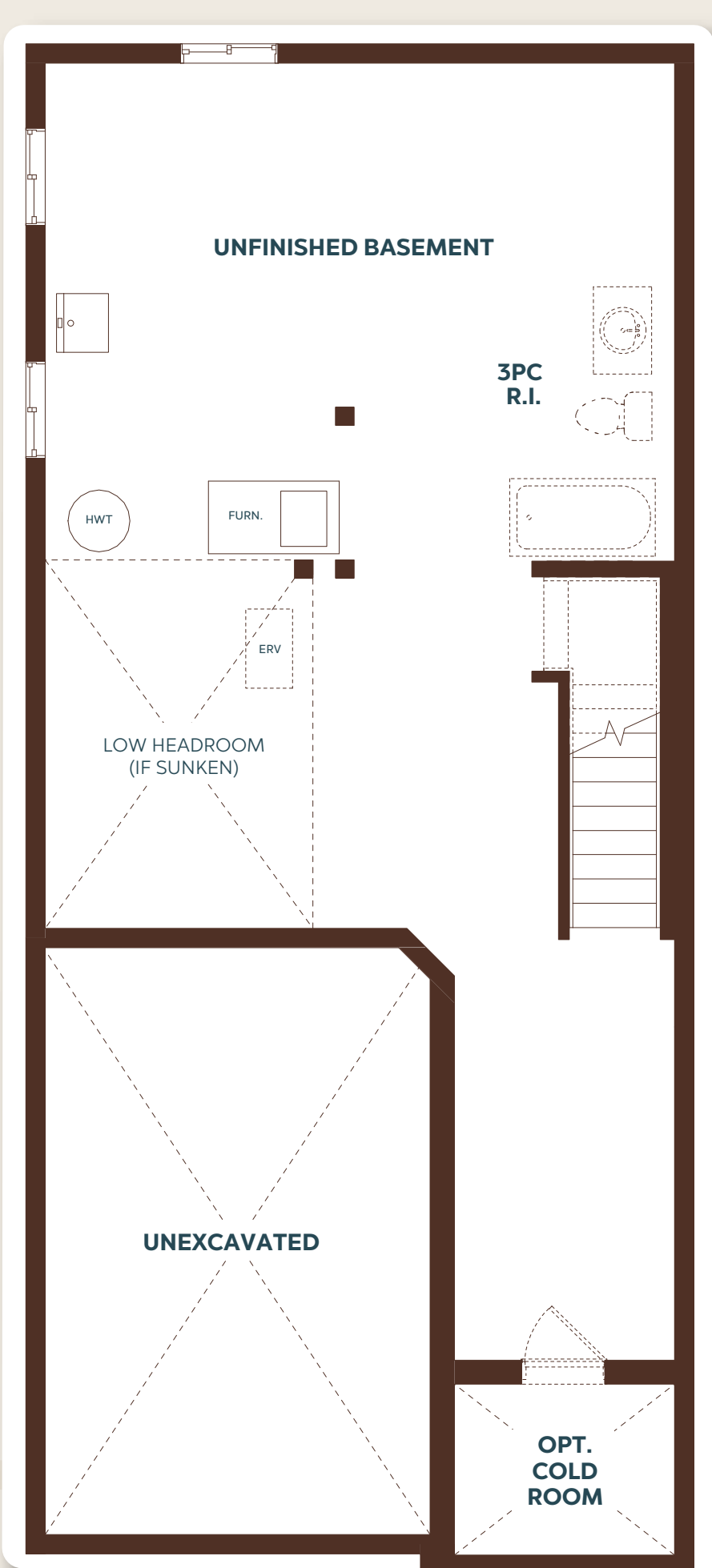
ELEVATION VARIATIONS

Elevation C
Primary Bedroom and Family Room Variation



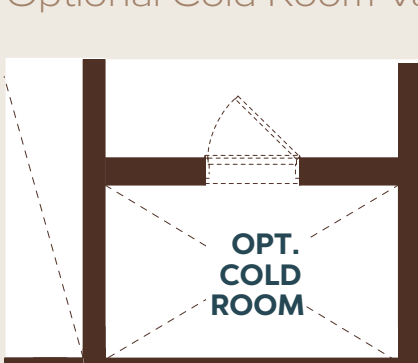
BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



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THE THEO

2,100 SQ.FT.

3 BEDROOM | 2.5 BATHROOM | ONE-CAR GARAGE

ELEMENT SERIES | CADENCE

30'

- Open Concept Main Floor
- Main Floor Laundry and Mud Room
- Optional Walk-In Pantry
- Upper Floor Family Room
- Oversized Primary Walk-In Closet

ELEVATIONS

THEO A

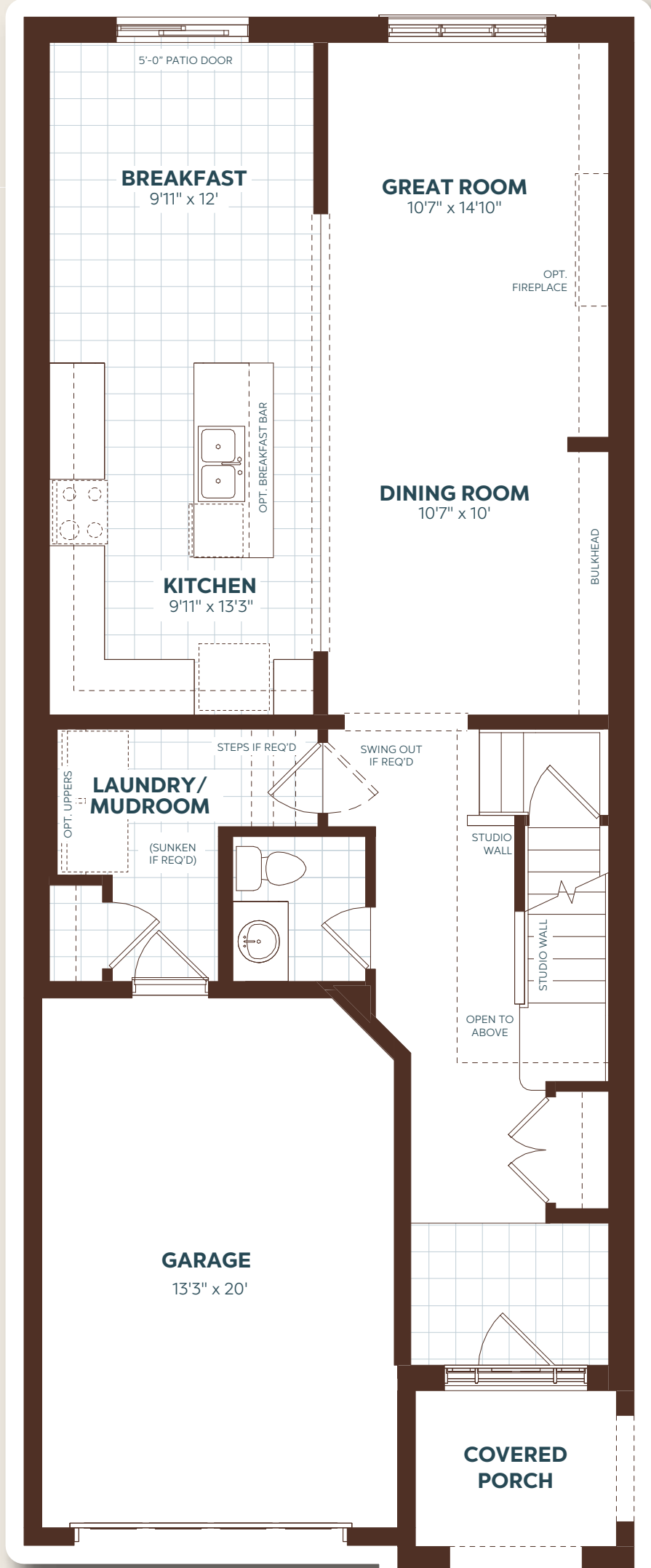


THEO C



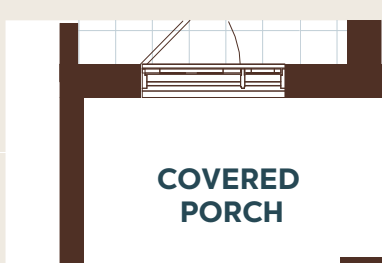
MAIN FLOOR

ELEVATION A



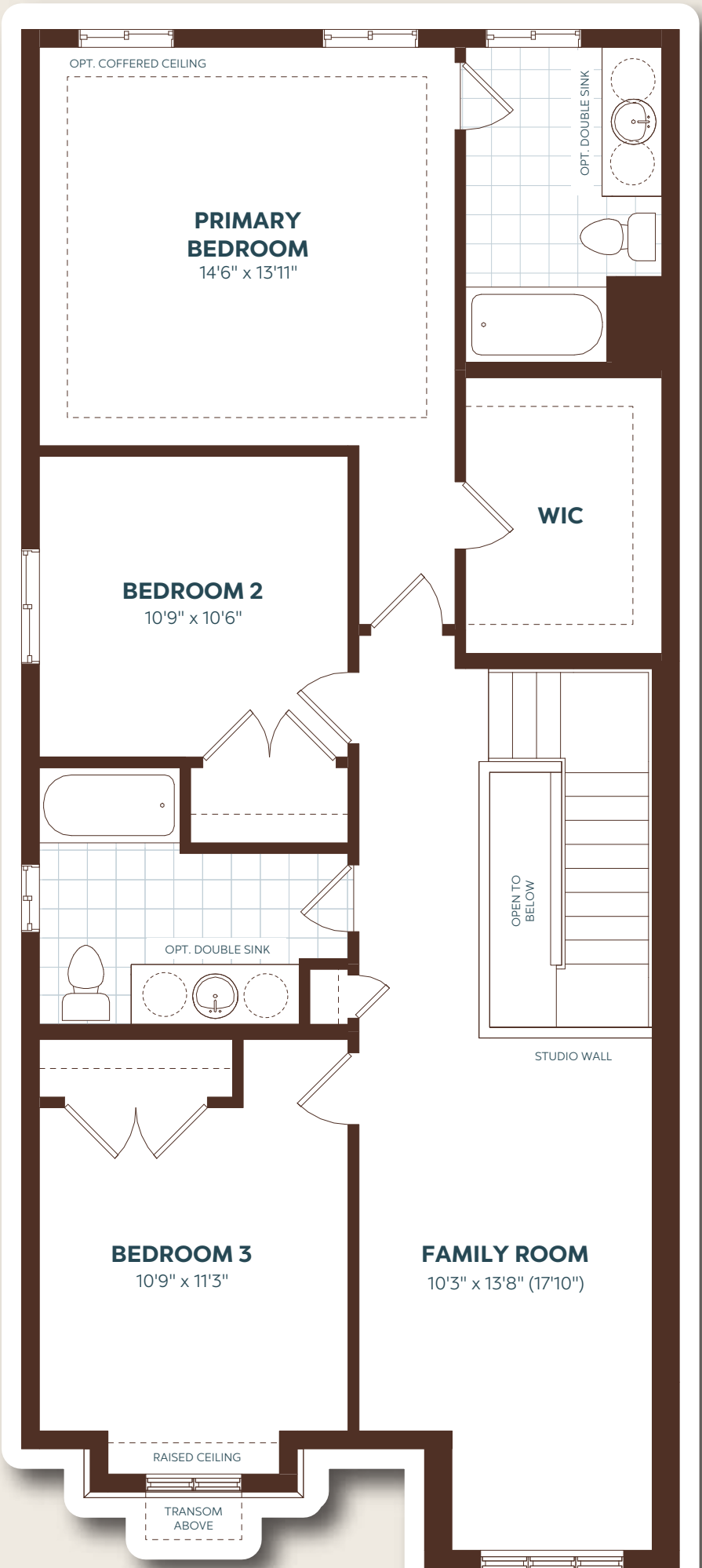
ELEVATION VARIATIONS

Elevation C
Covered Porch and Front Door Variation



UPPER FLOOR

ELEVATION A



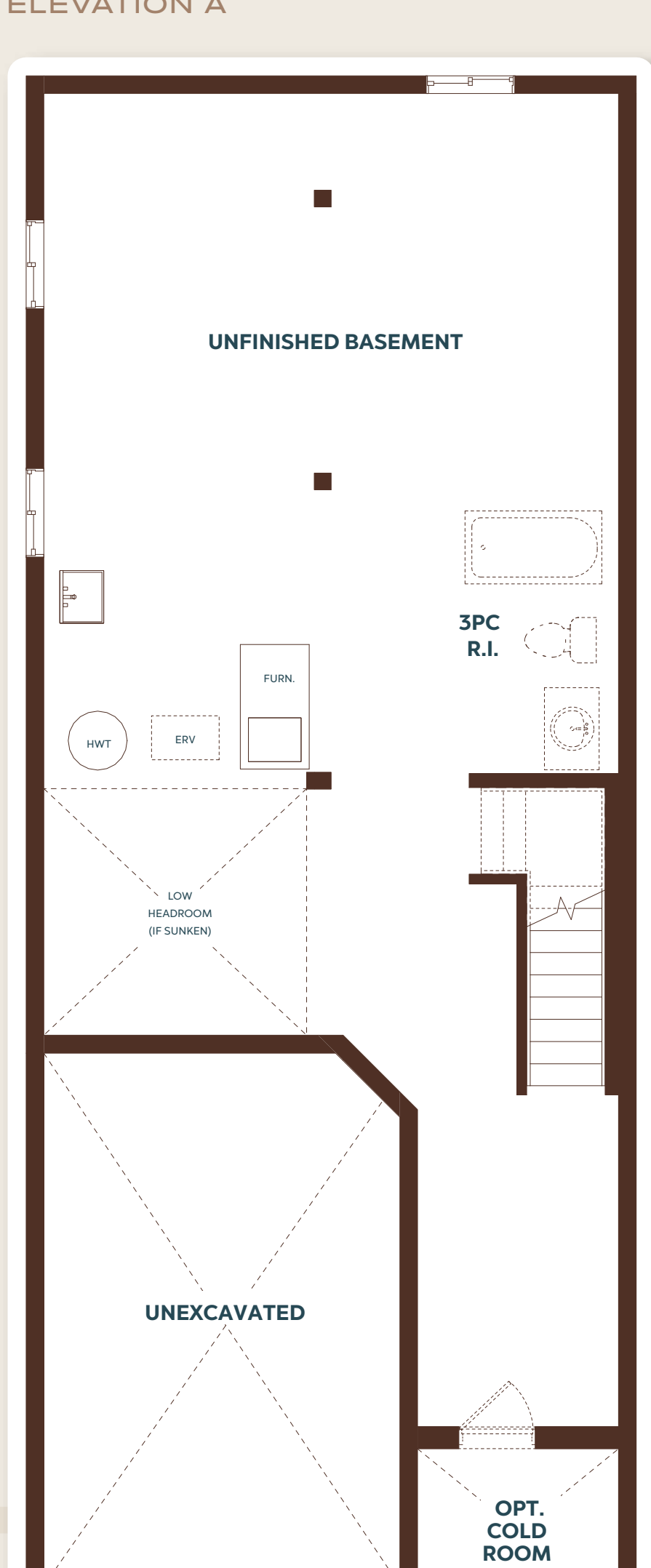
ELEVATION VARIATIONS

Elevation C
Bedroom 3 and Family Room Variation



BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



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