

THE VITAE SERIES

Two-Storey Detached Homes on 40ft Lots

Plan	Bed Bath	SQFT	Price	Rebated Price ²
Rahi A	3* 2.5	2,350	\$1,150,990	\$1,044,990
Rahi C	3* 2.5	2,350	\$1,180,990	\$1,074,990
Able A	3* 2.5	2,550	\$1,170,990	\$1,064,990
Able C	3* 2.5	2,550	\$1,210,990	\$1,104,990
Hail II A	3* 2.5	2,650	\$1,190,990	\$1,084,990
Hail II C	3* 2.5	2,650	\$1,220,990	\$1,114,990
Dawn A	4 3.5	2,950	\$1,240,990	\$1,134,990
Dawn C	4 3.5	2,950	\$1,260,900	\$1,154,900
Vega A	4 3.5	3,300	\$1,270,990	\$1,164,990
Vega C	4 3.5	3,300	\$1,300,990	\$1,194,990

*Optional additional bedroom and/or bathroom available.

Private Community Fee: \$76.45/Month¹

SALES PROFESSIONAL

Nemanja Beader
nem@psrbrokerage.com
905-577-7477

Matthew Randazzo
matthew@srteamrealty.com
905-902-3170

Arif Manji
arif@psrbrokerage.com
416-731-5477

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. (September 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%

SALES PROFESSIONAL

Nemanja Beader
nem@psrbrokerage.com
905-577-7477

Matthew Randazzo
matthew@srteamrealty.com
905-902-3170

Arif Manji
arif@psrbrokerage.com
416-731-5477

SALES OFFICE

155 Guelph Avenue, Cambridge ON
cadence@fusionhomes.com

Hours:
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. (September 2026)

DETACHED LOT PREMIUMS

Lot	Size	Features	Premium
6	30'	Extra Width and Depth	\$20,000
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
19	40'	Walkout Lot, Upgraded Exterior Elevation Material	\$55,000
20	40'	Walkout Lot, Upgraded Exterior Elevation Material	\$40,000
21	40'	Walkout Lot, Upgraded Exterior Elevation Material	\$50,000
22	40'	Walkout Lot with Park View, Upgraded Exterior Elevation Material	\$75,000

SALES PROFESSIONAL

Nemanja Beader
nem@psrbrokerage.com
905-577-7477

Matthew Randazzo
matthew@srteamrealty.com
905-902-3170

Arif Manji
arif@psrbrokerage.com
416-731-5477

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. (September 2026)

THE VITAE SERIES

TWO-STOREY DETACHED HOMES ON 40ft 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)
- 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)

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
- 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 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 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
ABLE

2,550 SQ.FT.

3 BEDROOM | 2.5 BATHROOM | 2 CAR GARAGE

VITAE SERIES | CADENCE

40'

- Designer Options Available to Customize Floorplan
- Spacious Foyer with Closet
 - Large Dining and Great Room
 - Upper Floor Family Room
 - Spacious Primary Suite
 - Walk-In Closets in All Bedrooms

ELEVATIONS

ABLE A

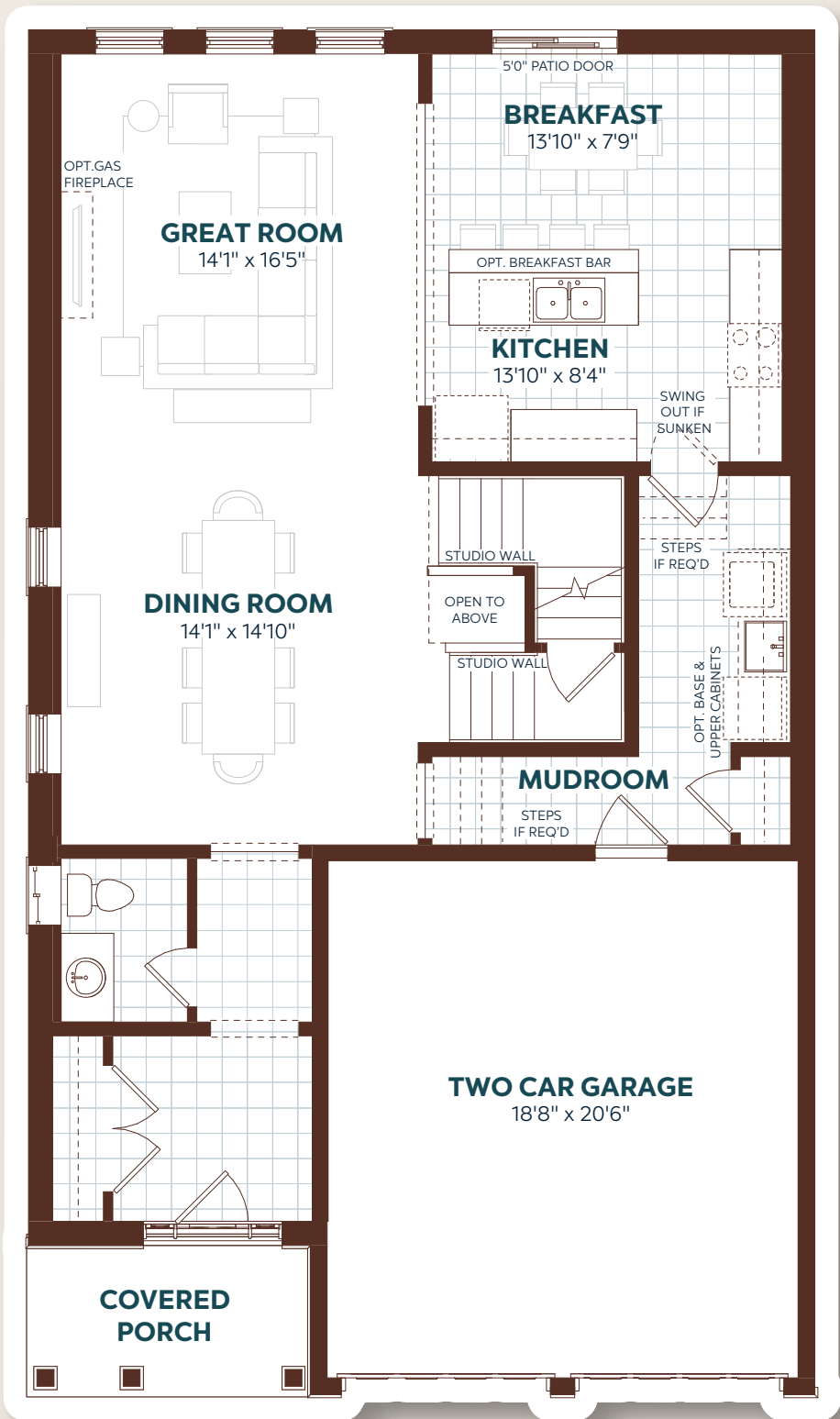


ABLE C



MAIN FLOOR

ELEVATION A



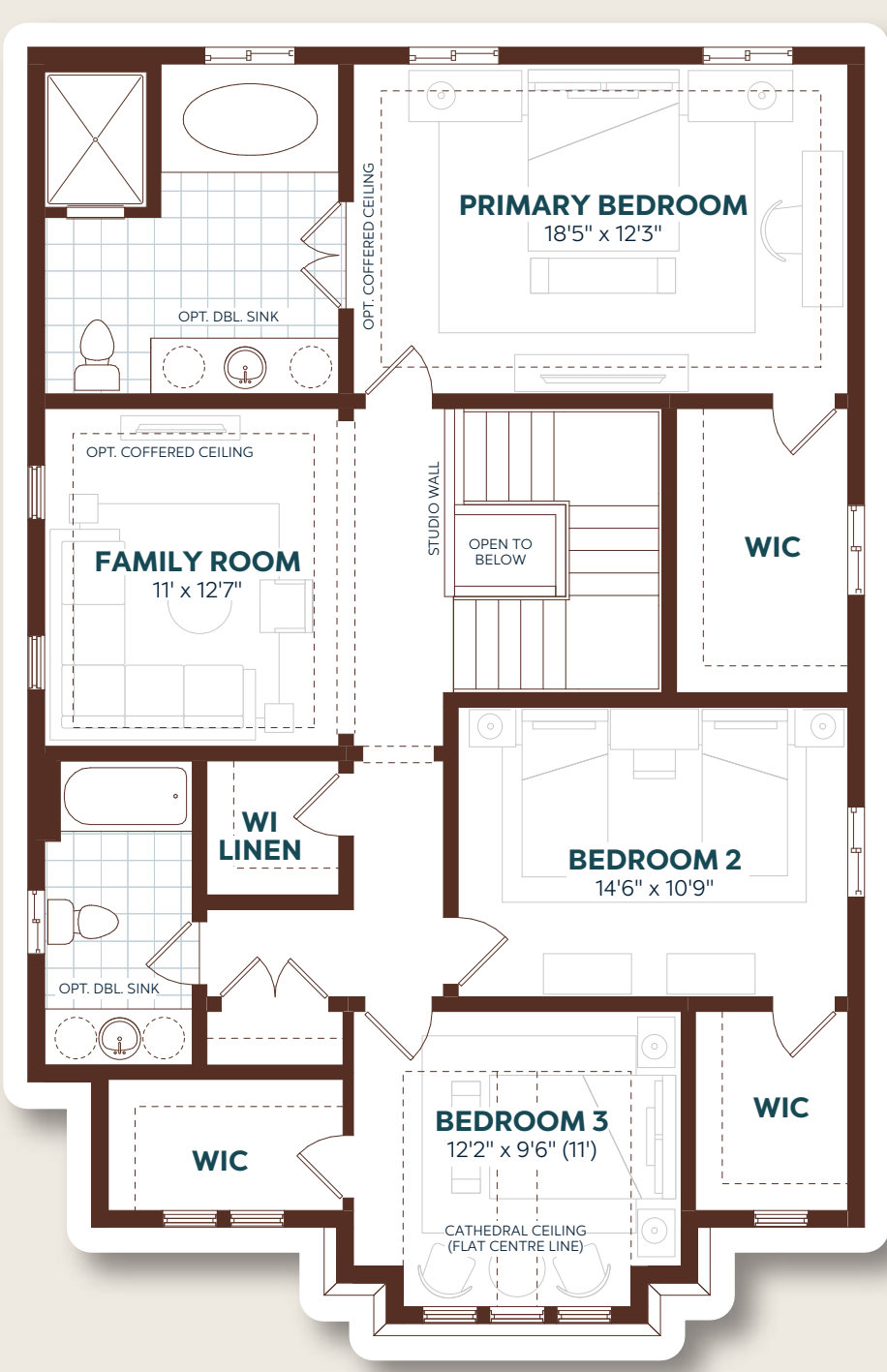
ELEVATION VARIATIONS

Elevation C
Covered Porch, Front Door and Garage Variation



UPPER FLOOR

ELEVATION A



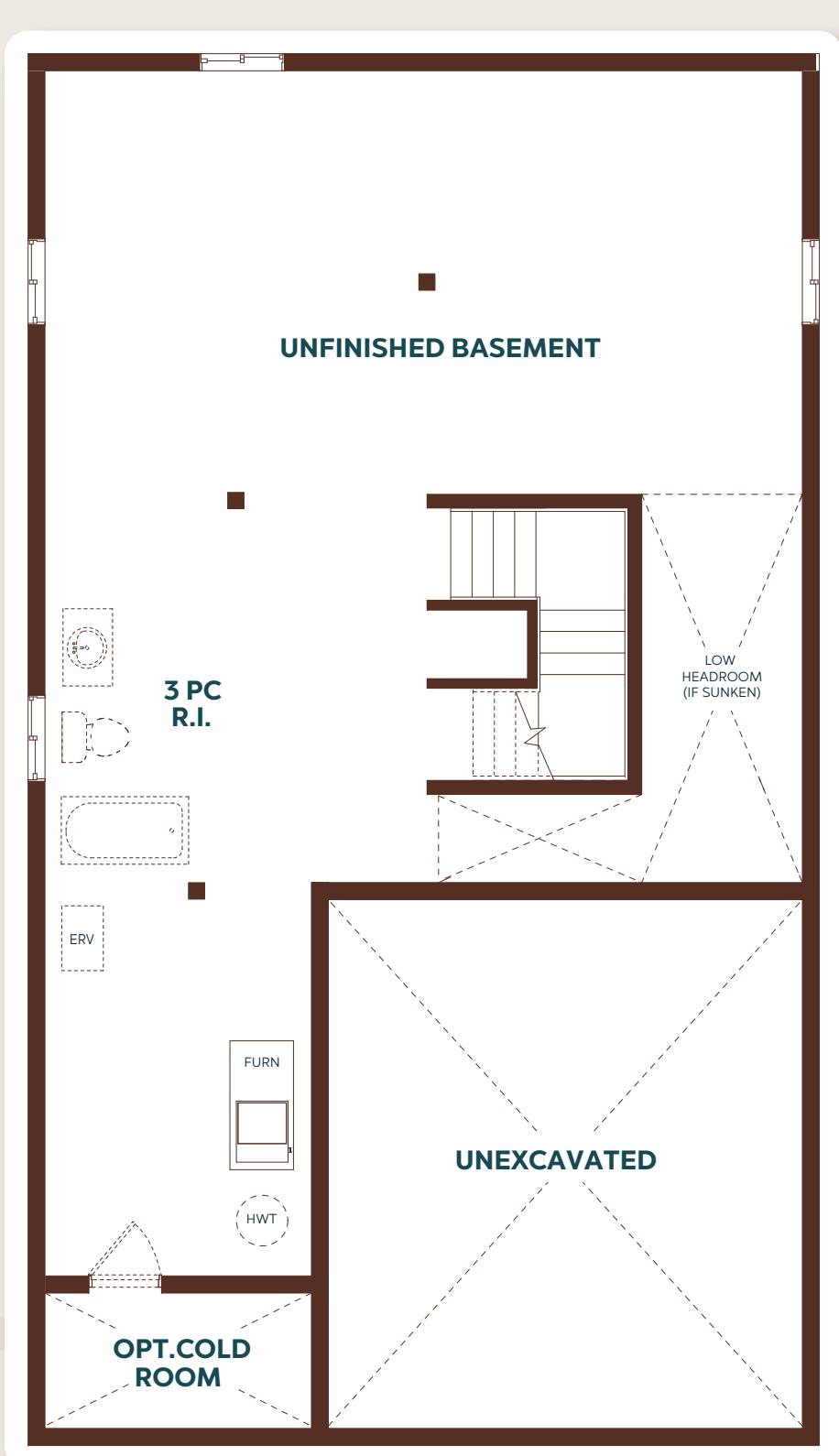
ELEVATION VARIATIONS

Elevation C
Bedroom 3 and Main Bath Variation



BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



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 DAWN

2,950 SQ.FT.

4 BEDROOM | 3.5 BATHROOM | 2 CAR GARAGE

VITAE SERIES | CADENCE

40'

- Designer Options Available to Customize Floorplan
- Two Large Closets in Mudroom
- Oversized 10ft Kitchen Island
- Spacious Upper Floor Laundry
- Oversized Primary Ensuite Shower

ELEVATIONS

DAWN A

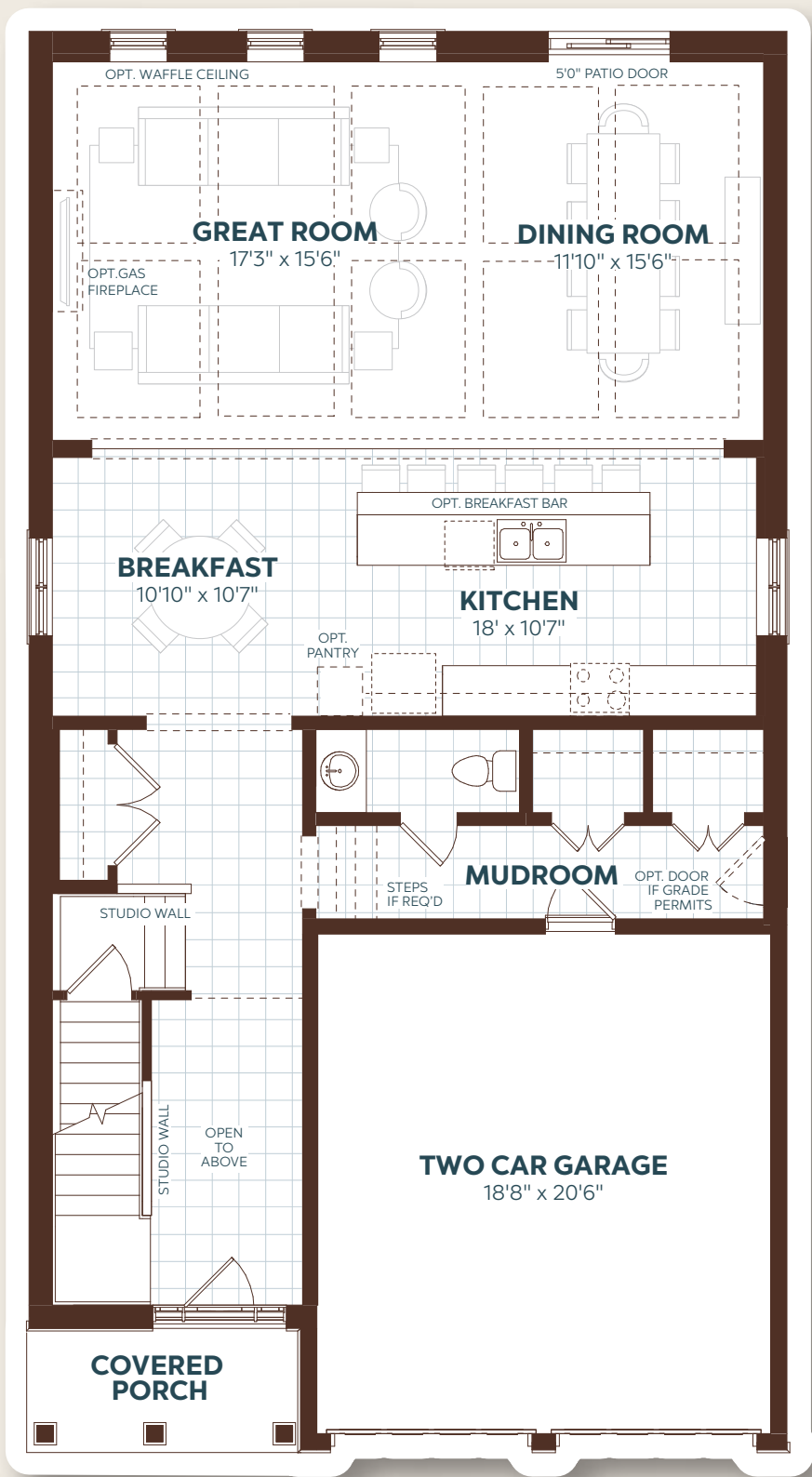


DAWN C



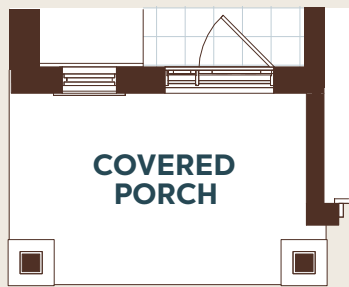
MAIN FLOOR

ELEVATION A



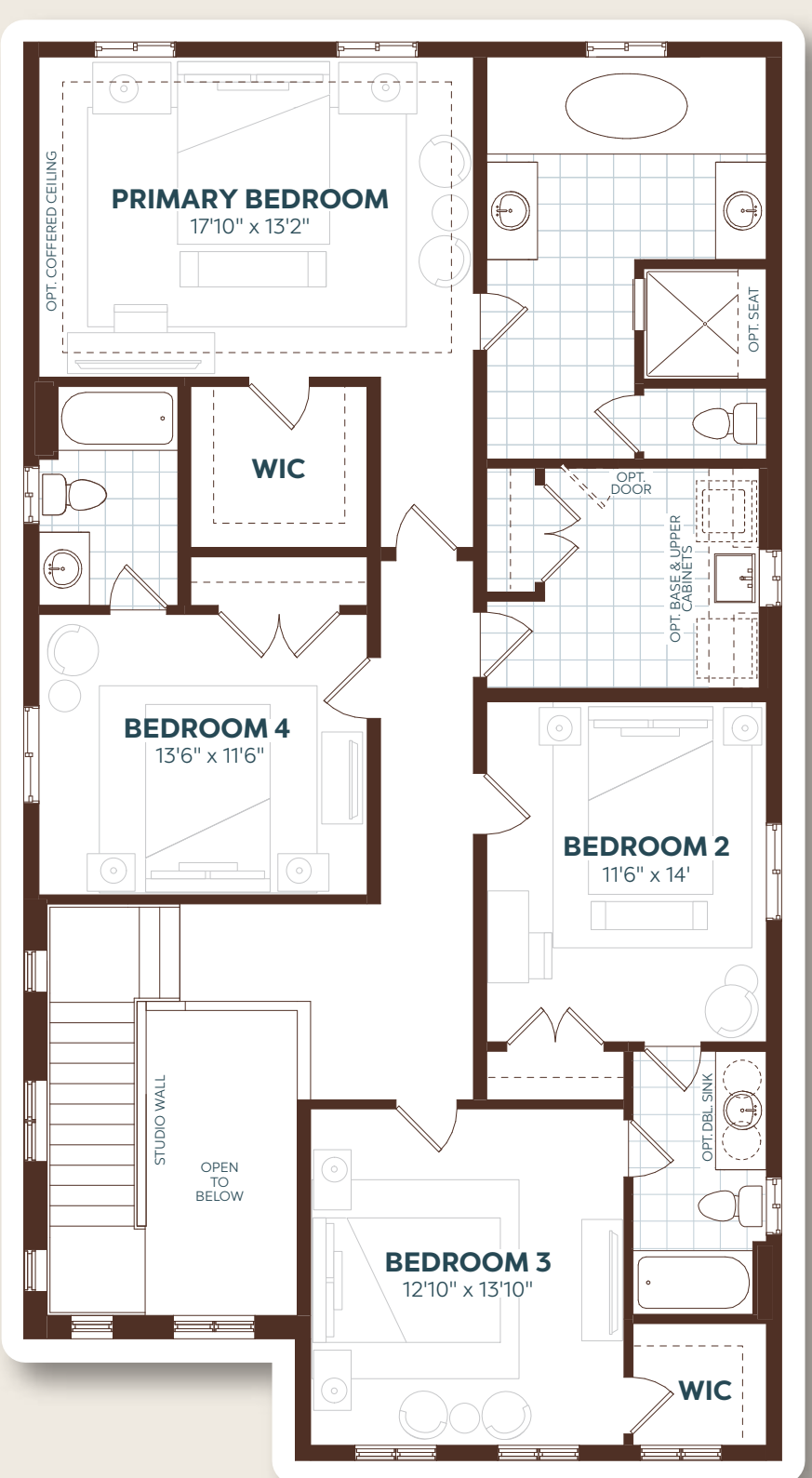
ELEVATION VARIATIONS

Elevation C
Covered Porch and Front Door Variation



UPPER FLOOR

ELEVATION A



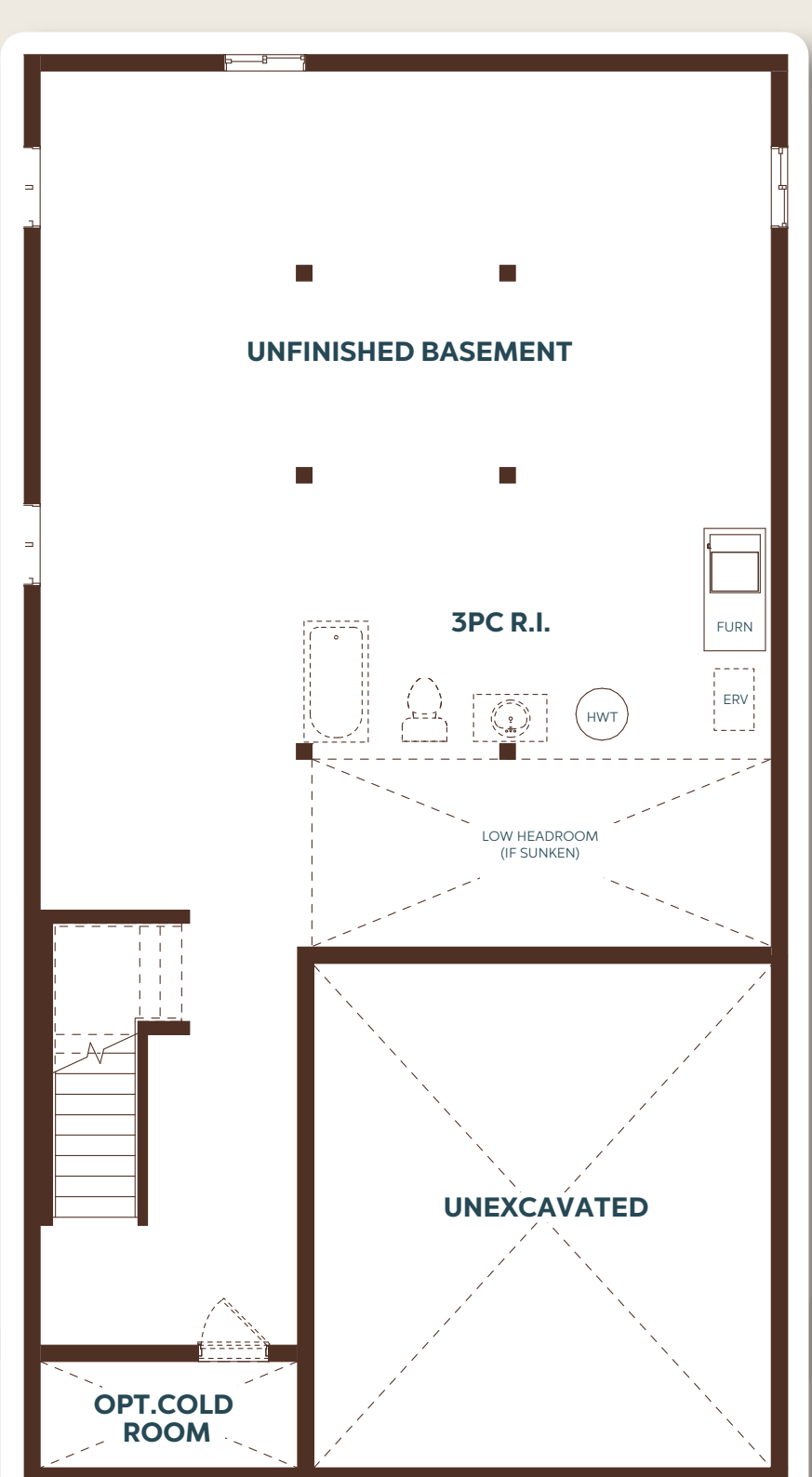
ELEVATION VARIATIONS

Elevation C
Bedroom 3 Variation



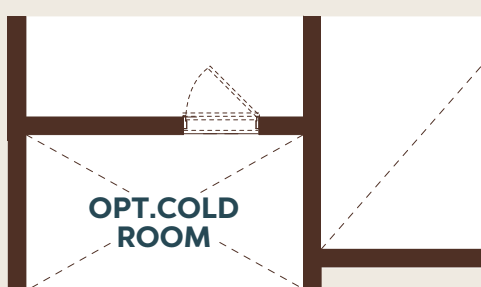
BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



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 HAIL II

2,650 SQ.FT.

3 BEDROOM | 2.5 BATHROOM | 2 CAR GARAGE

VITAE SERIES | CADENCE

40'

- Designer Options Available to Customize Floorplan
- Main Floor Office
- Separate Formal Dining Room
- Walk-In Closet in Mudroom
- Upper Floor Family Room
- Spacious Upper Floor Laundry
- Oversized Closets in Every Bedroom

ELEVATIONS

HAIL II A

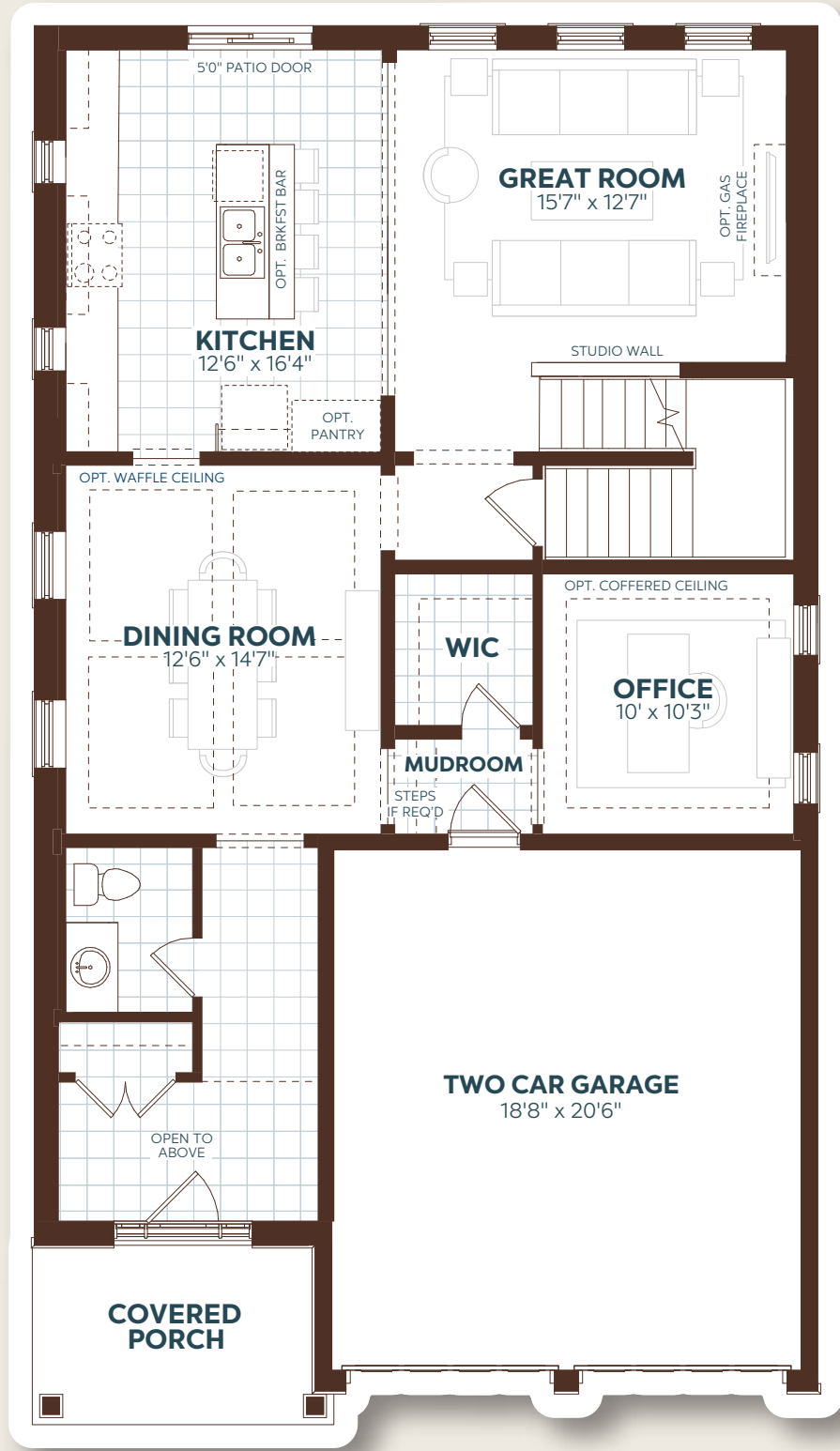


HAIL II C



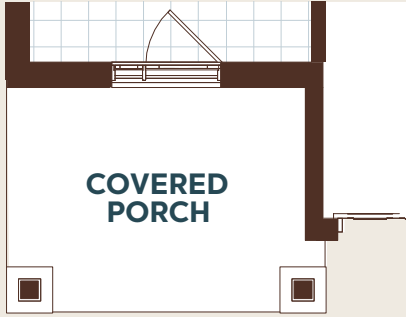
MAIN FLOOR

ELEVATION A



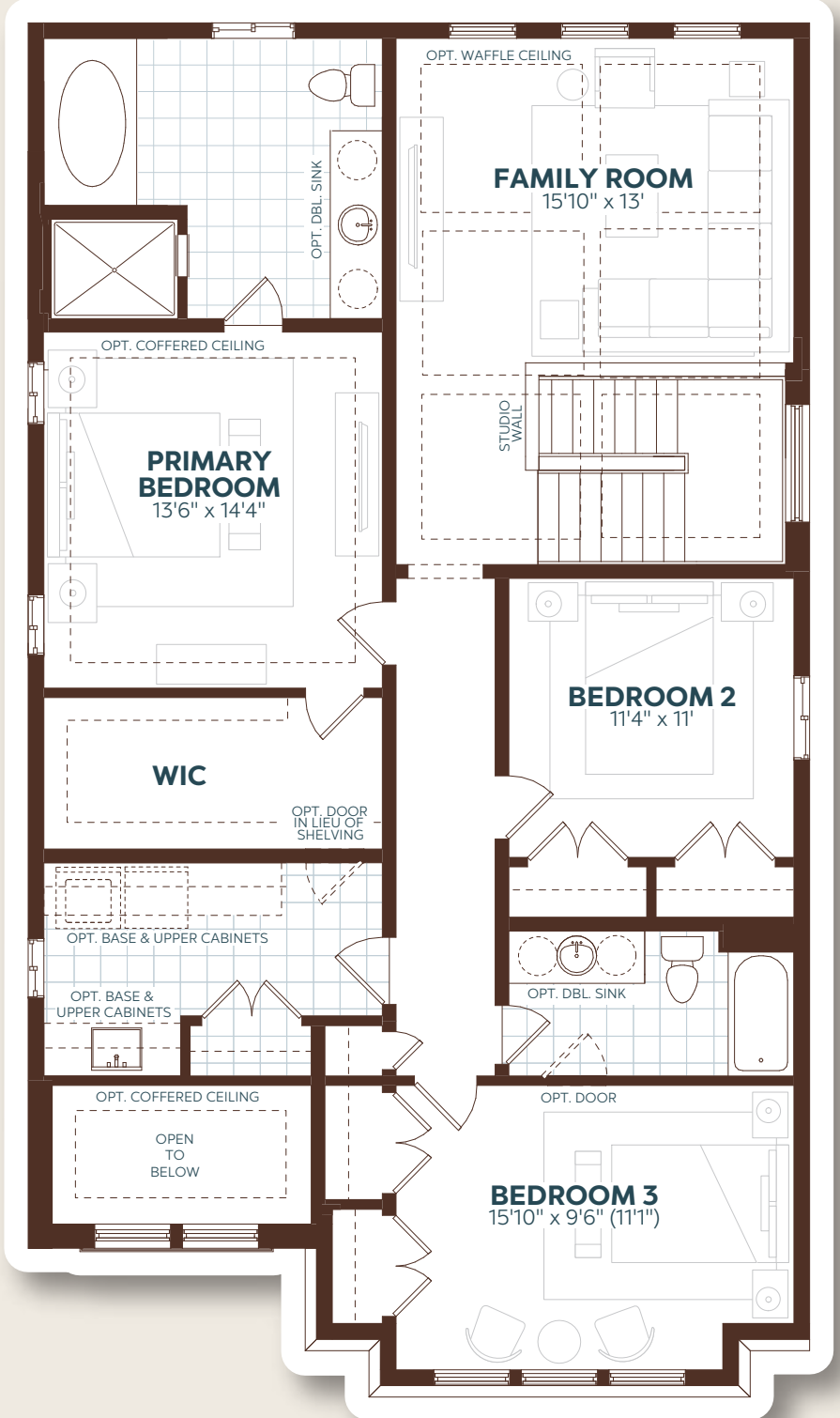
ELEVATION VARIATIONS

Elevation C
Covered Porch and Front Porch Variation



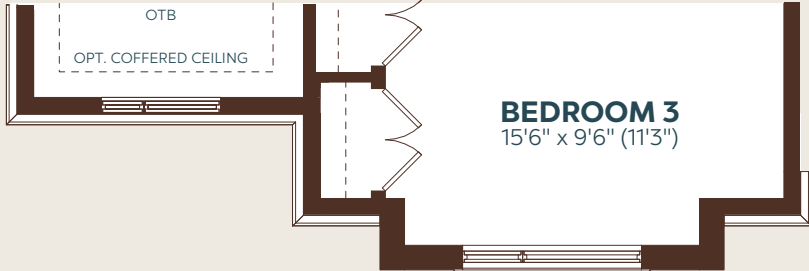
UPPER FLOOR

ELEVATION A



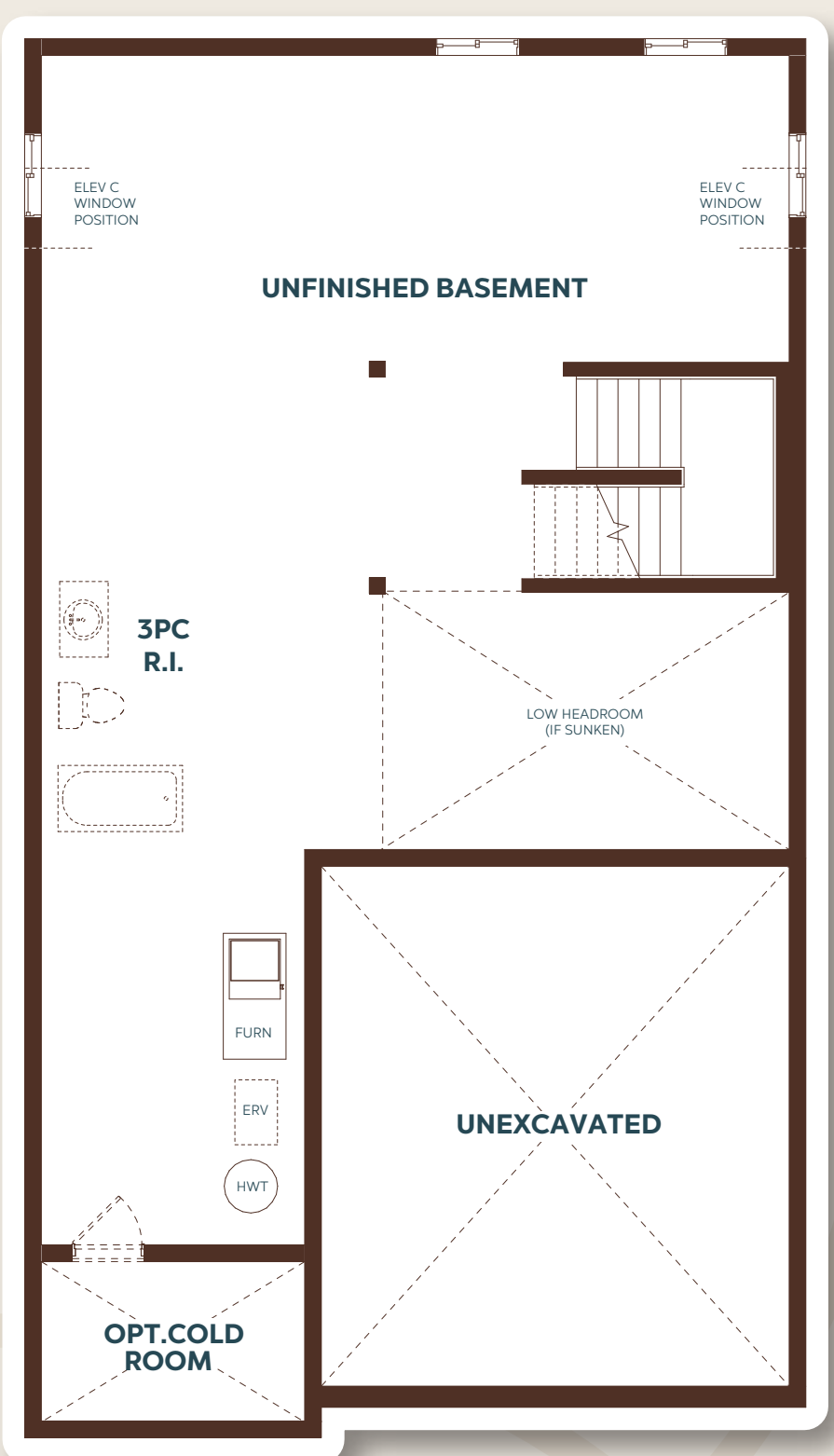
ELEVATION VARIATIONS

Elevation C
Bedroom 3 Variation



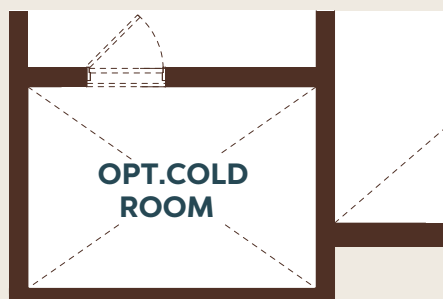
BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



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
RAHI

2,350 SQ.FT.

3 BEDROOM | 2.5 BATHROOM | 2 CAR GARAGE

VITAE SERIES | CADENCE

40'

Designer Options Available to Customize Floorplan

- Spacious Foyer with Closet
- Main Floor Laundry with Large Closet
- Large Open Concept Dining and Great Room
- Upper Floor Family Room

ELEVATIONS

RAHI A

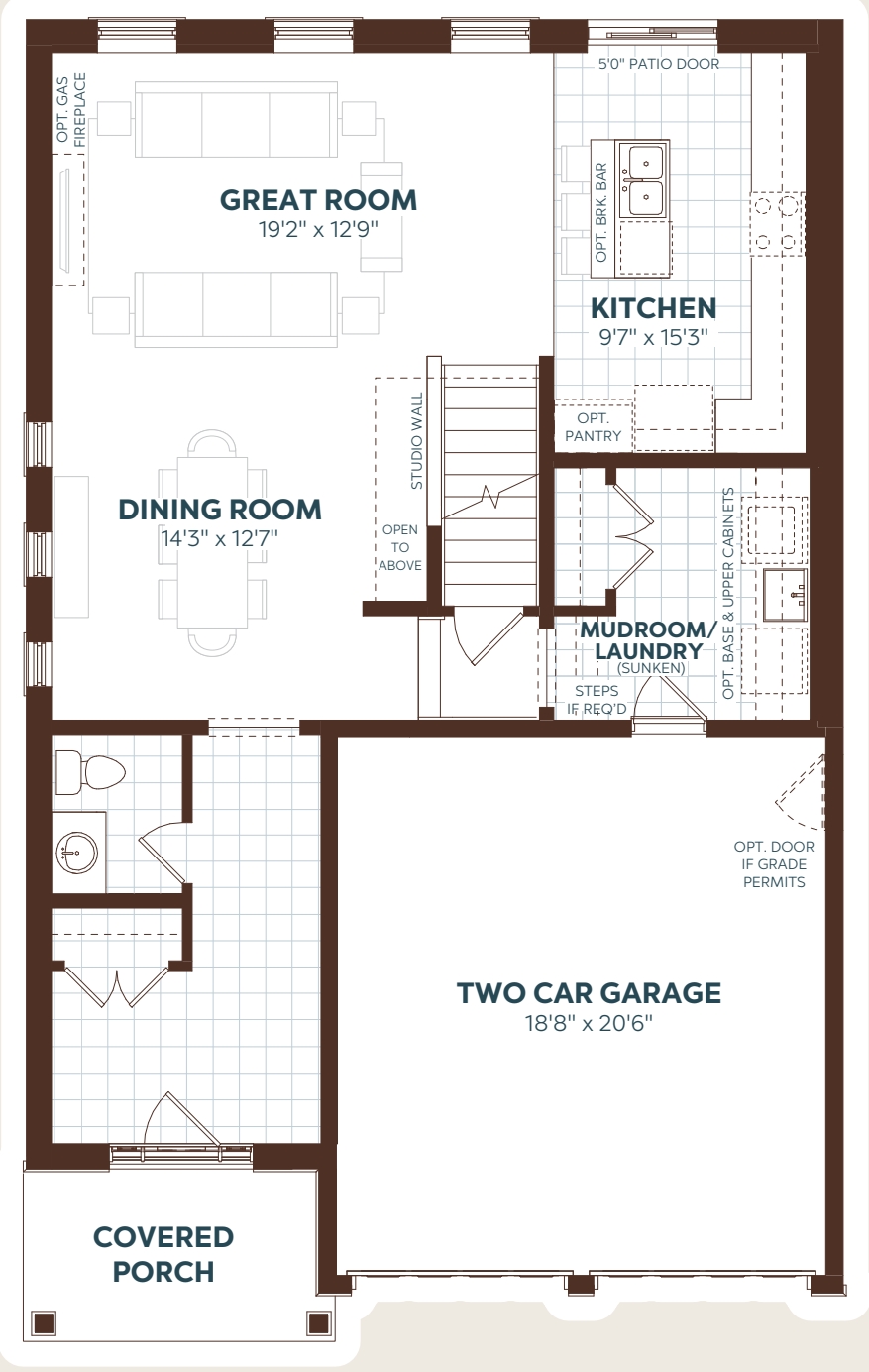


RAHI C



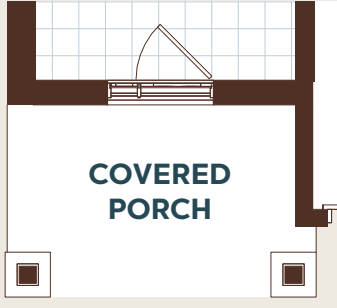
MAIN FLOOR

ELEVATION A



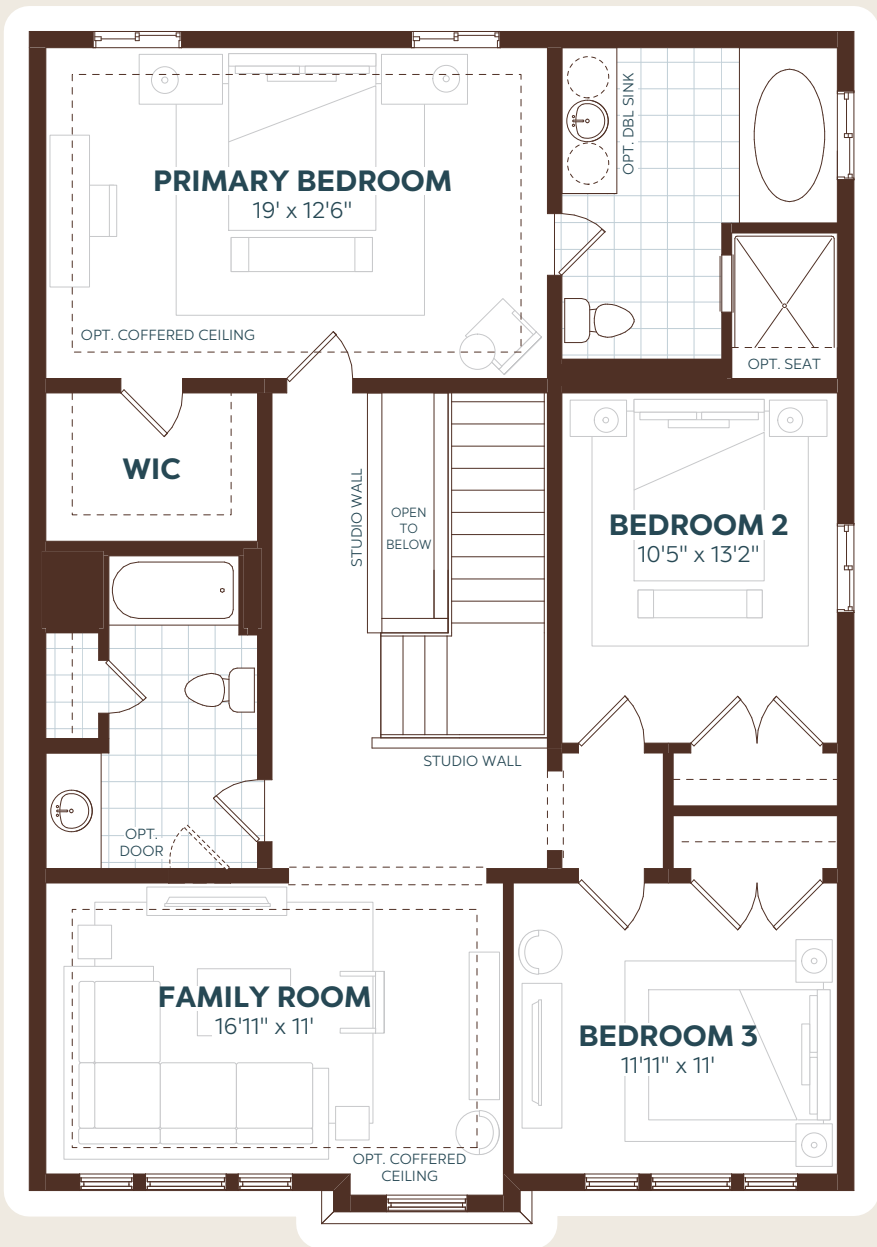
ELEVATION VARIATIONS

Elevation C
Covered Porch and Front Door Variation



UPPER FLOOR

ELEVATION A



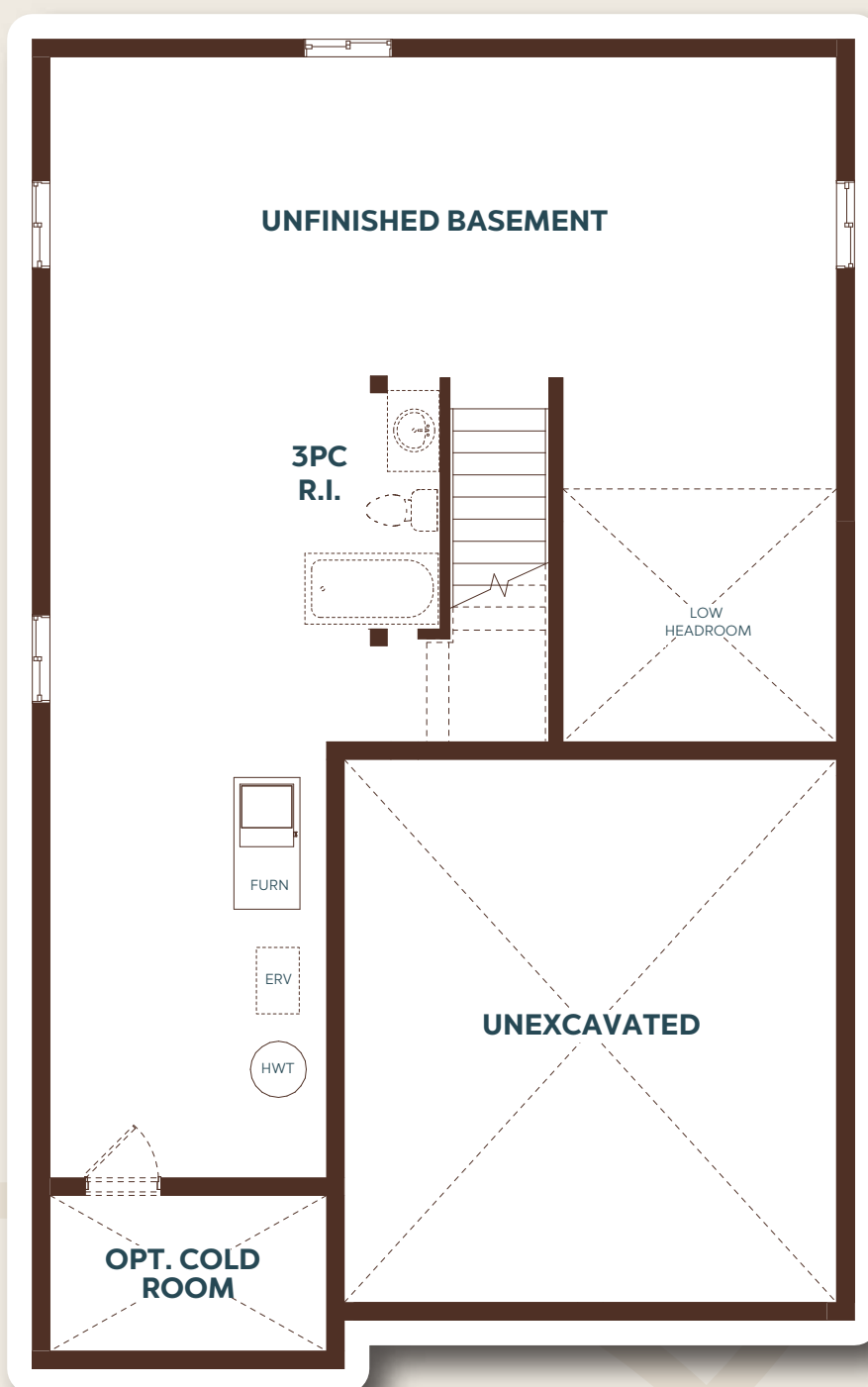
ELEVATION VARIATIONS

Elevation C
Family Room & Bedroom 3 Variation



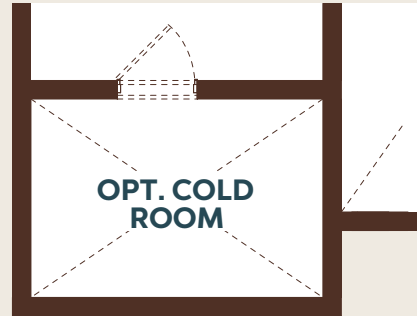
BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



THE VEGA

3,300 SQ.FT.

4 BEDROOM | 3.5 BATHROOM | 2 CAR GARAGE

VITAE SERIES | CADENCE

40'

- Dedicated Study on Main Floor
- Spacious Foyer with Dual Closets
- Large Primary Bedroom with Oversized Ensuite Shower
- Convenient Upstairs Laundry Room

ELEVATIONS

VEGA A

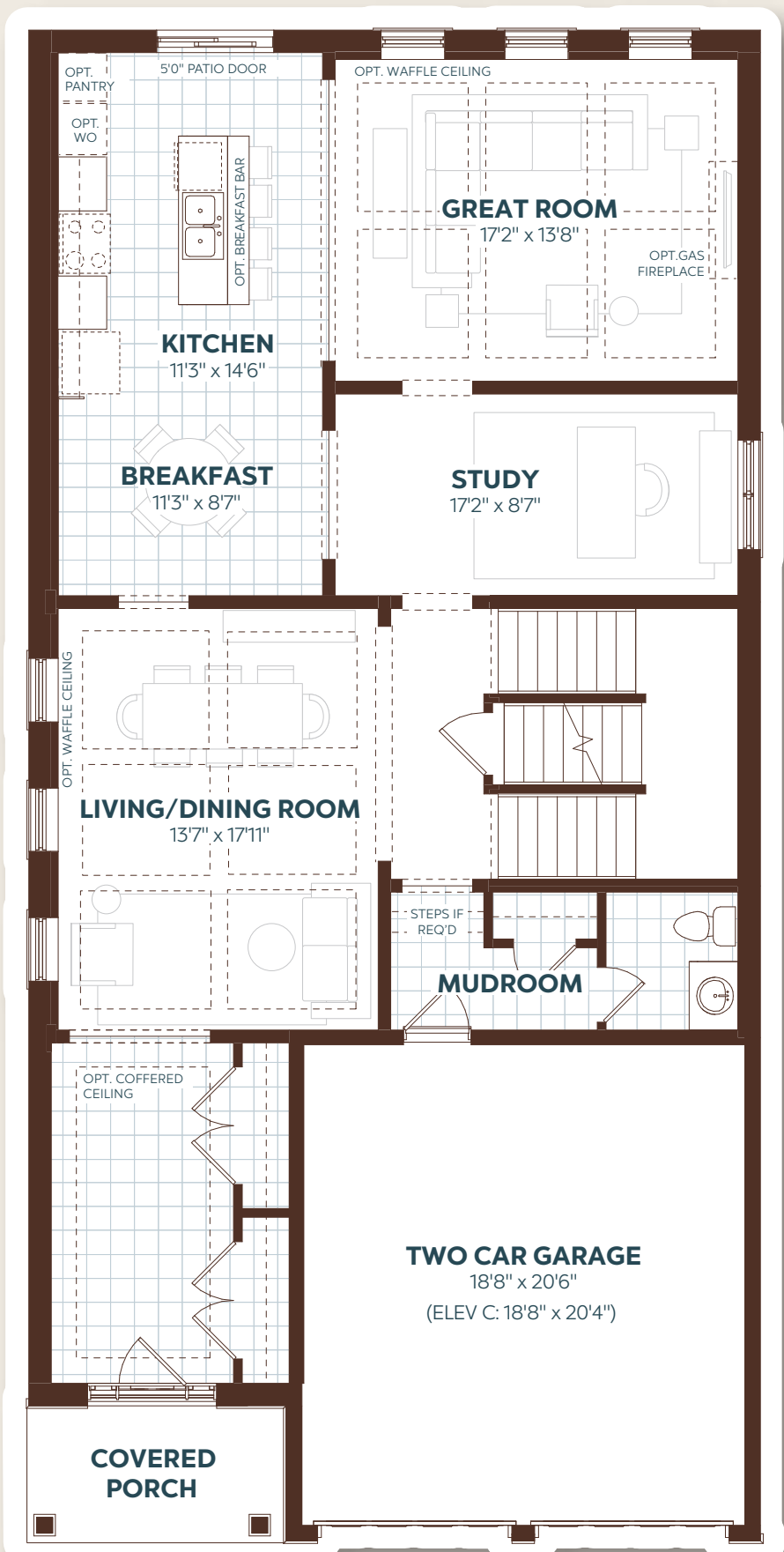


VEGA C



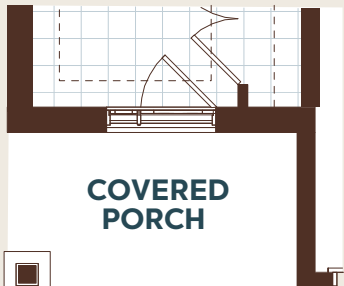
MAIN FLOOR

ELEVATION A



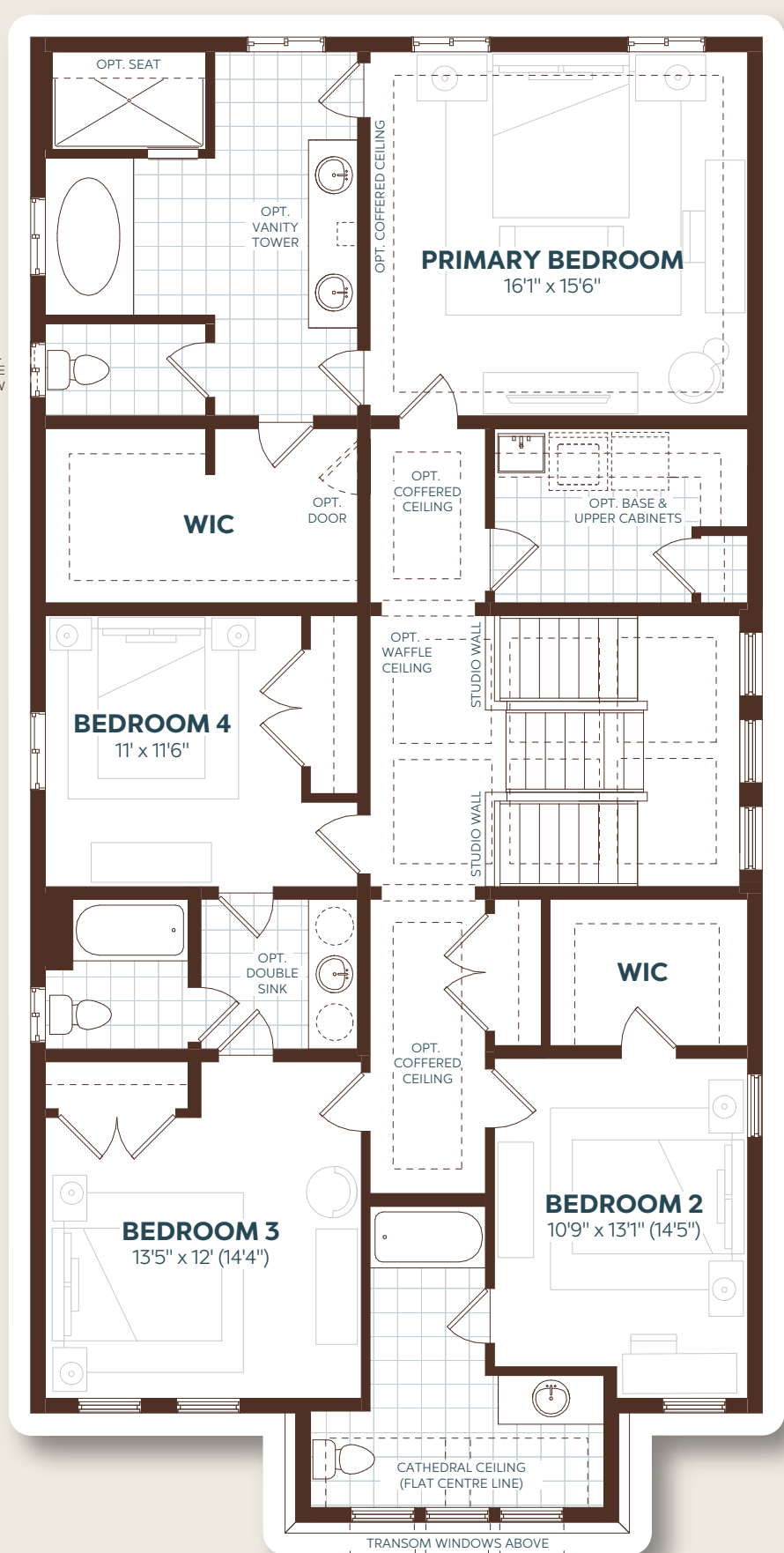
ELEVATION VARIATIONS

Elevation C
Covered Porch and Front Door Variation



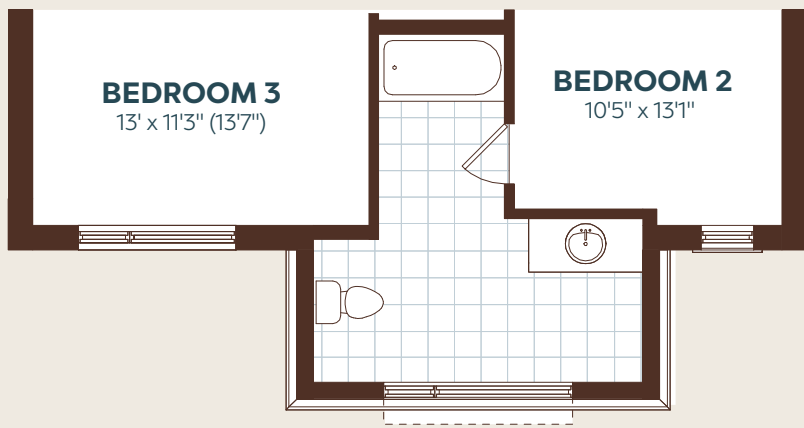
UPPER FLOOR

ELEVATION A



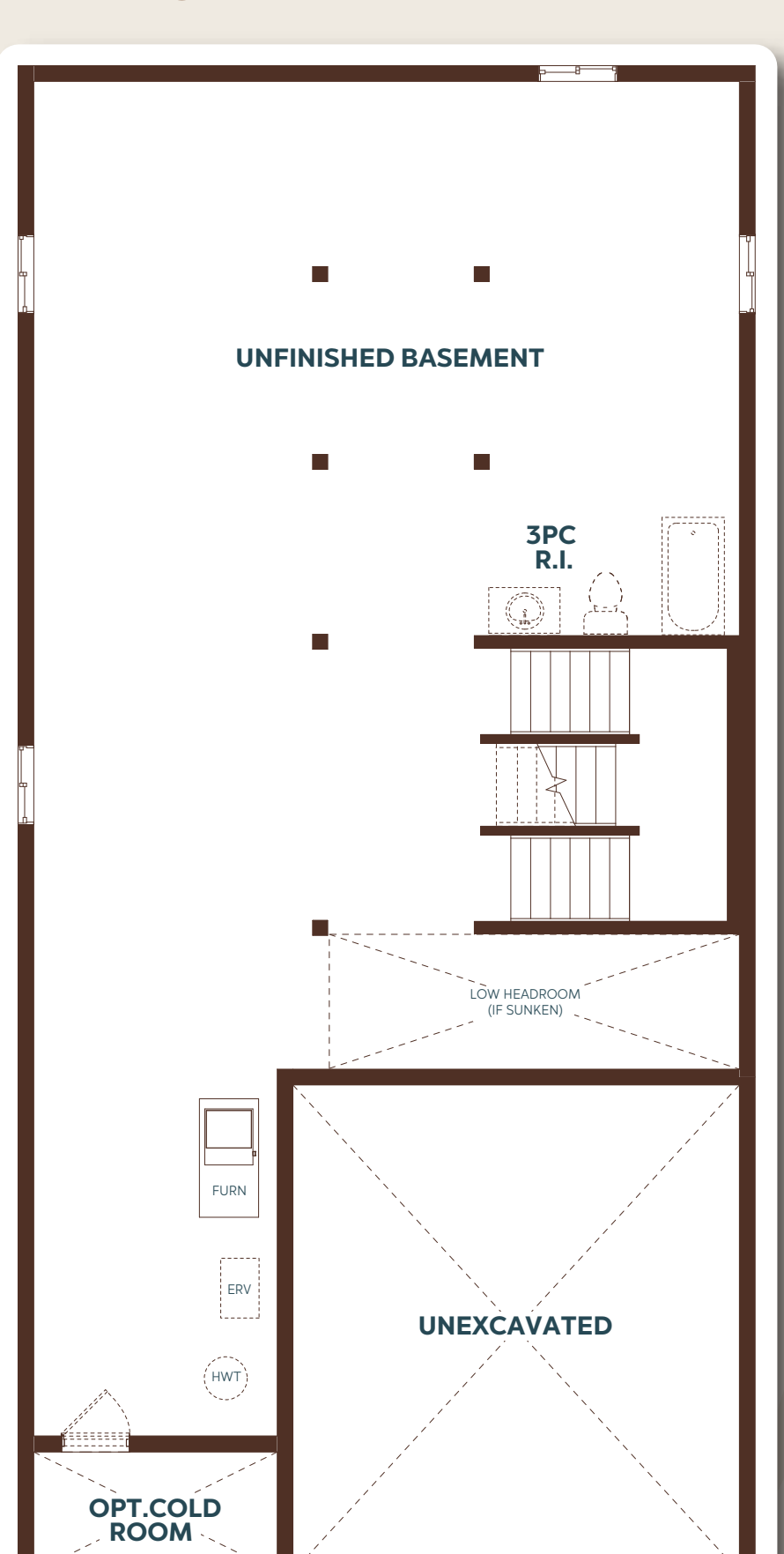
ELEVATION VARIATIONS

Elevation C
Front Bedrooms and Bedroom 2 Ensuite Variation



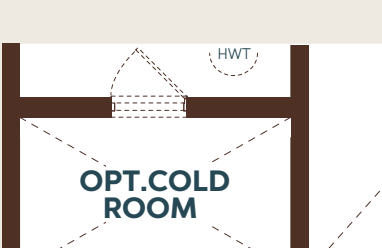
BASEMENT FLOOR

ELEVATION A



ELEVATION VARIATIONS

Elevation C
Optional Cold Room Variation



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.