

MARI

AT WILLIAMSBURG

THE AVIA SERIES

Two-Storey Detached Homes on 30ft Lots

Plan	Sqft	Free Floorplan Customizations	Price	Limited Time!
Alta A			\$929,900	\$899,900
Alta B	1,700	\$10,000	\$939,900	\$909,900
Alta D			\$949,900	\$919,900
Kade A			\$974,900	\$944,900
Kade B	1,850	\$10,000	\$984,900	\$954,900
Kade D			\$994,900	\$964,900
Shay A			\$984,900	\$969,900
Shay B	1,890	\$20,000	\$994,900	\$979,900
Shay D			\$1,004,900	\$989,900
Kyra A			\$994,900	\$979,900
Kyra B	1,900	\$20,000	\$1,004,900	\$989,900
Kyra D			\$1,014,900	\$999,900
Dane A			\$1,014,900	\$999,900
Dane B	2,000	\$30,000	\$1,024,900	\$1,009,900
Dane D			\$1,034,900	\$1,019,900

SALES PROFESSIONAL

Jeryka McNally
226-343-2766

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 2025)

MARI

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THE CULMINATION SERIES Two-Storey Detached Homes on 34ft Lots

Plan	Sqft	Free Floorplan Customizations	Price	Limited Time!
Oxford 34 IV A	1,925	\$10,000	\$1,014,900	\$1,004,900
Oxford 34 IV B			\$1,034,900	\$1,024,900
Manchester 34 IV A	1,925	\$10,000	\$1,014,900	\$1,004,900
Manchester 34 IV B			\$1,034,900	\$1,024,900
Rockwell 34 IV A	2,050	\$10,000	\$1,039,900	\$1,029,900
Rockwell 34 IV B			\$1,059,900	\$1,049,900
Knight 34 IV A	2,300	\$20,000	\$1,109,900	\$1,099,900
Knight 34 IV B			\$1,119,900	\$1,119,900
Brockton 34 IV A	2,350	\$30,000	\$1,129,900	\$1,119,900
Brockton 34 IV B			\$1,149,900	\$1,139,900

SALES PROFESSIONAL
Jeryka McNally
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MARI

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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)
- 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)
- 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
- Oak railings and spindles
- 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. (March 14, 2025)

MARI

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

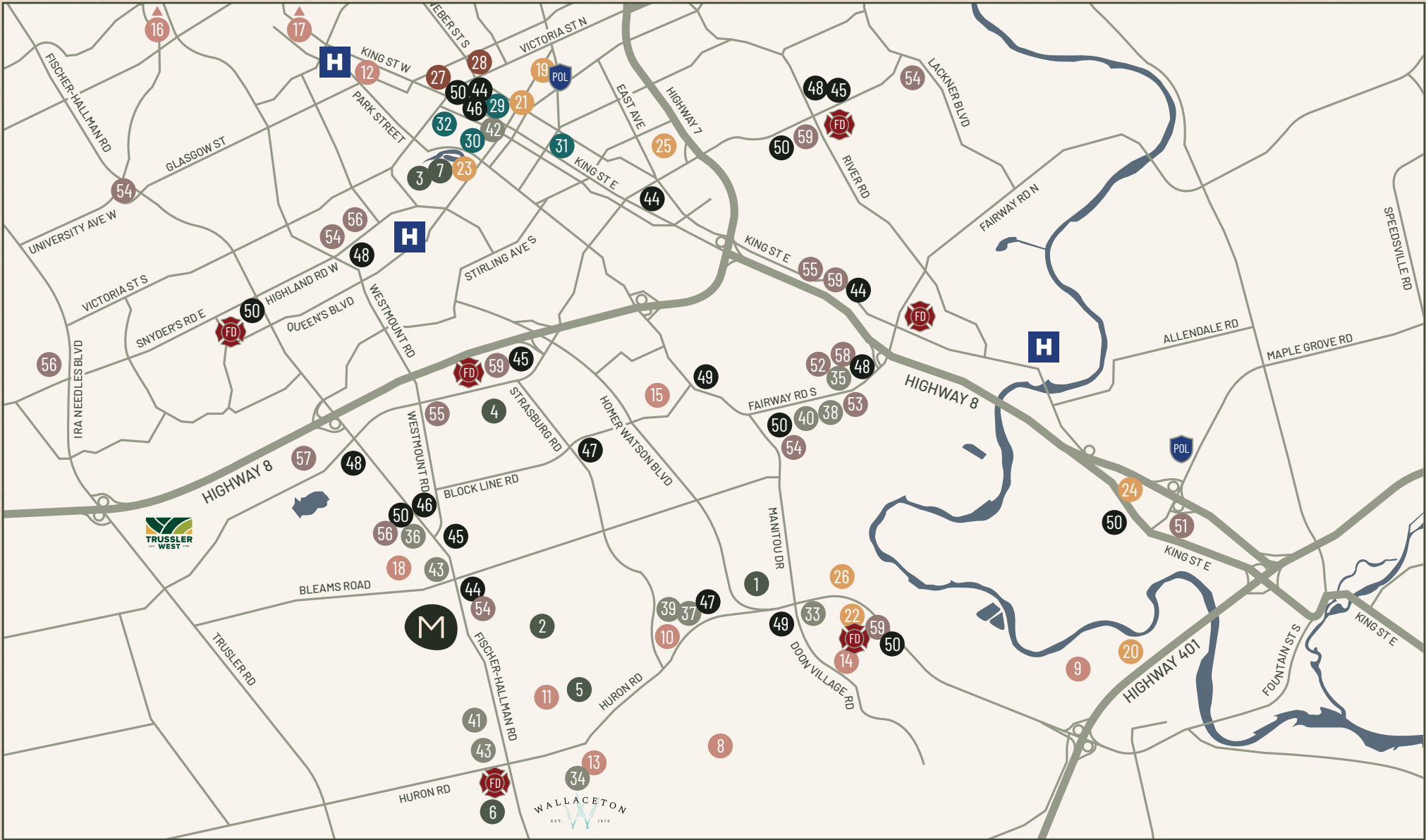
- Water saver taps
- Low E windows with Argon
- Eco American Standard dual flush toilets
- Programmable digital thermostat
- R-27 insulated above-grade 2"x6" walls
- R-20 full height blanket insulation in basement
- R-31 insulated floor over unheated space
- R-60 insulation in attic
- Water softener & 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

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Prices and features subject to change without notice E & O.E. (October 26, 2024)

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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 Alta

1,700 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

Avia Series | Mari

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 B

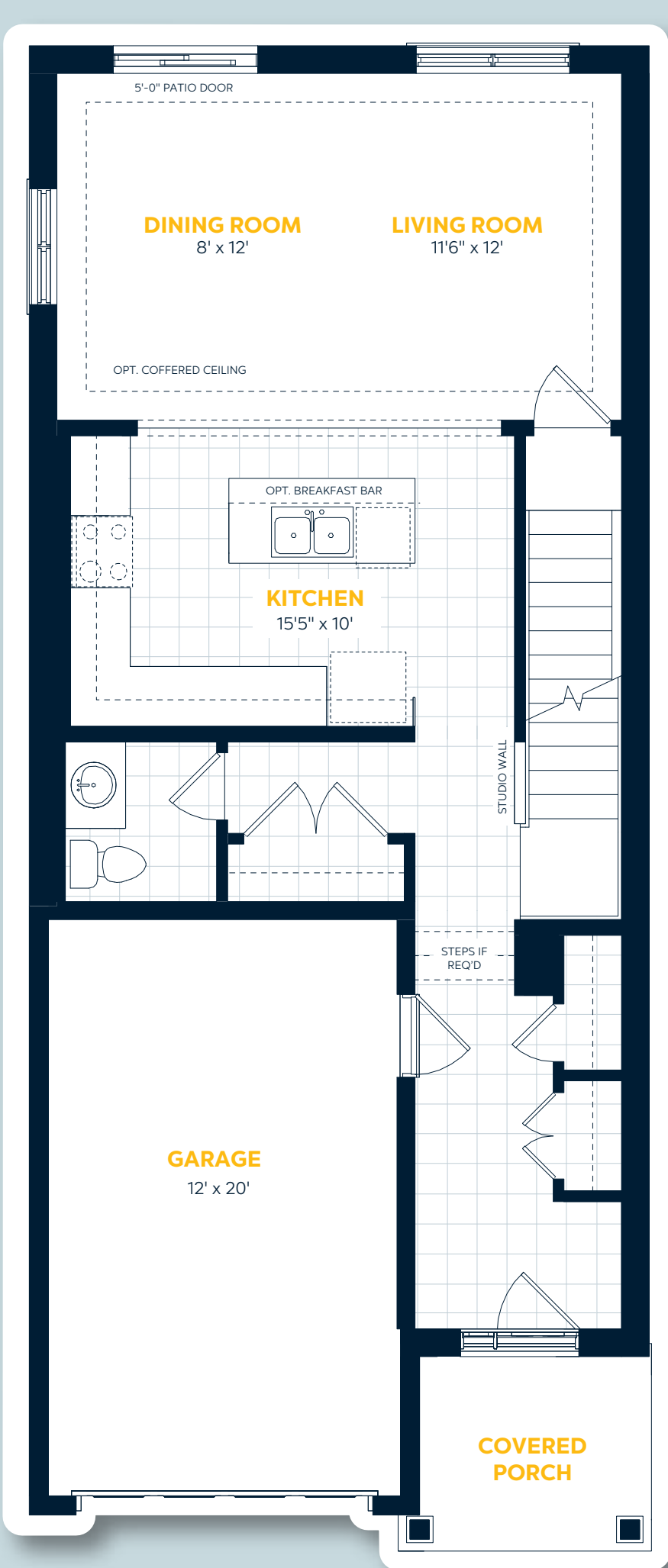


Alta D



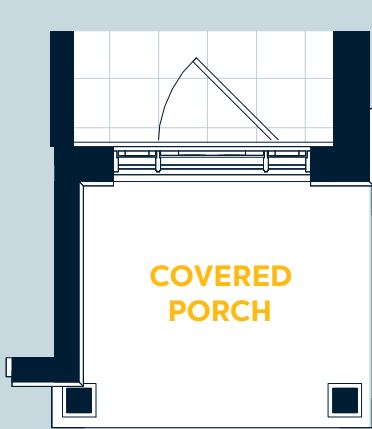
Main Floor

Elevation A



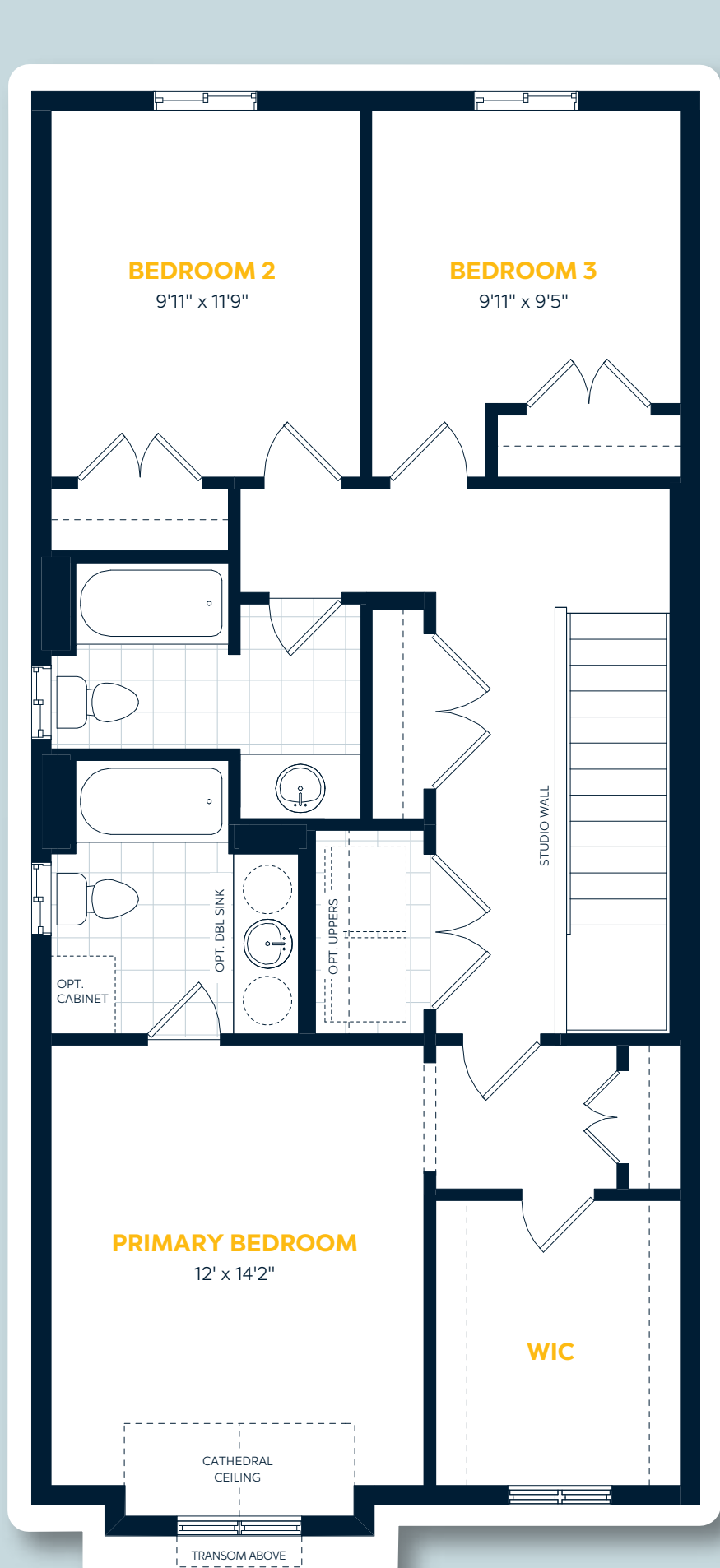
Elevation Variations

Elevation B & D
Front Door Variation



Upper Floor

Elevation A

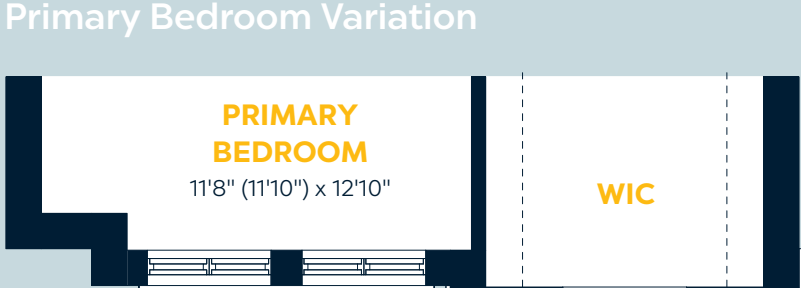


Elevation Variations

Elevation B
Primary Bedroom Variation

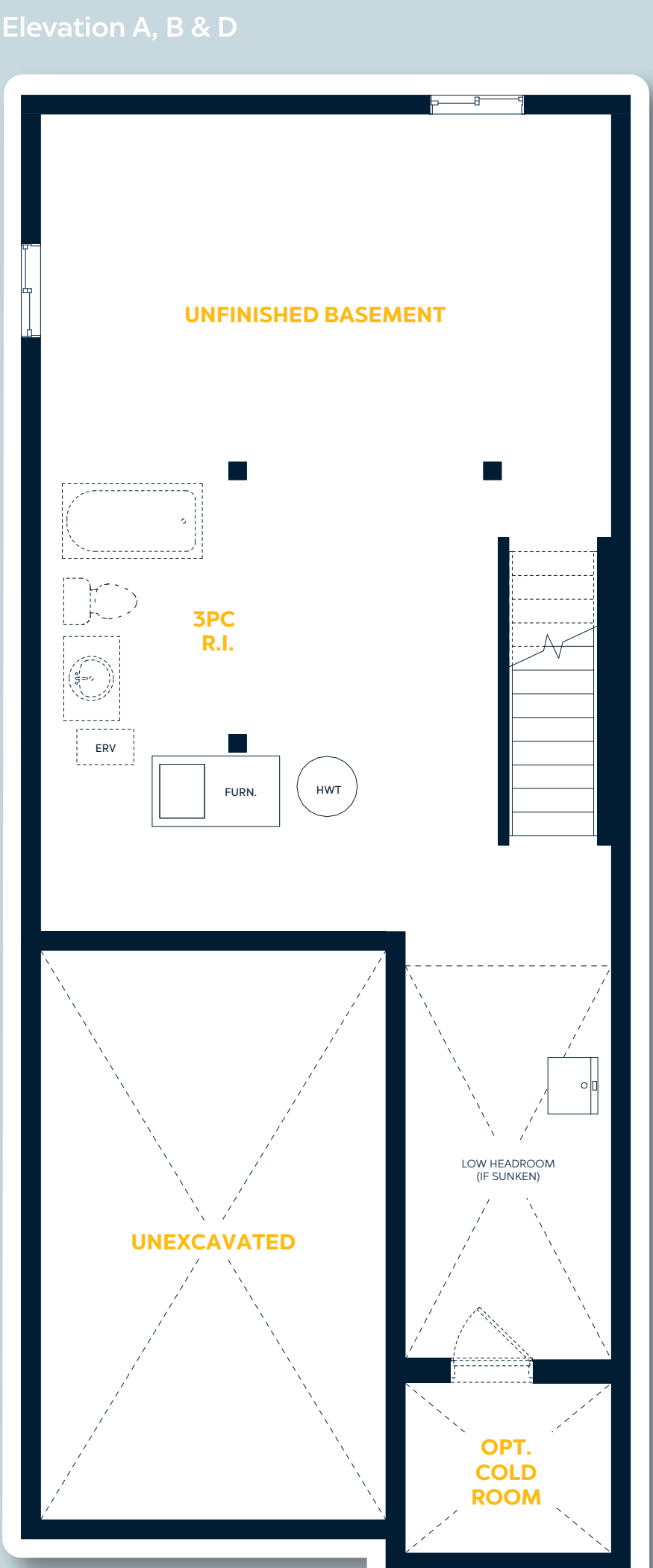


Elevation D
Primary Bedroom Variation



Basement Floor

Elevation A, B & D



The Dane

2,000 sq.ft.

3 Bedroom | 2.5 Bathroom | One-Car Garage

Avia Series | Mari

30'

- Large Front Foyer with Double Closets
- Open Concept Main Floor
- Large Upper Floor Laundry Room
- Walk-In Closets in Each Bedroom
- Upper Floor Family Room

Elevations

Dane A



Dane B

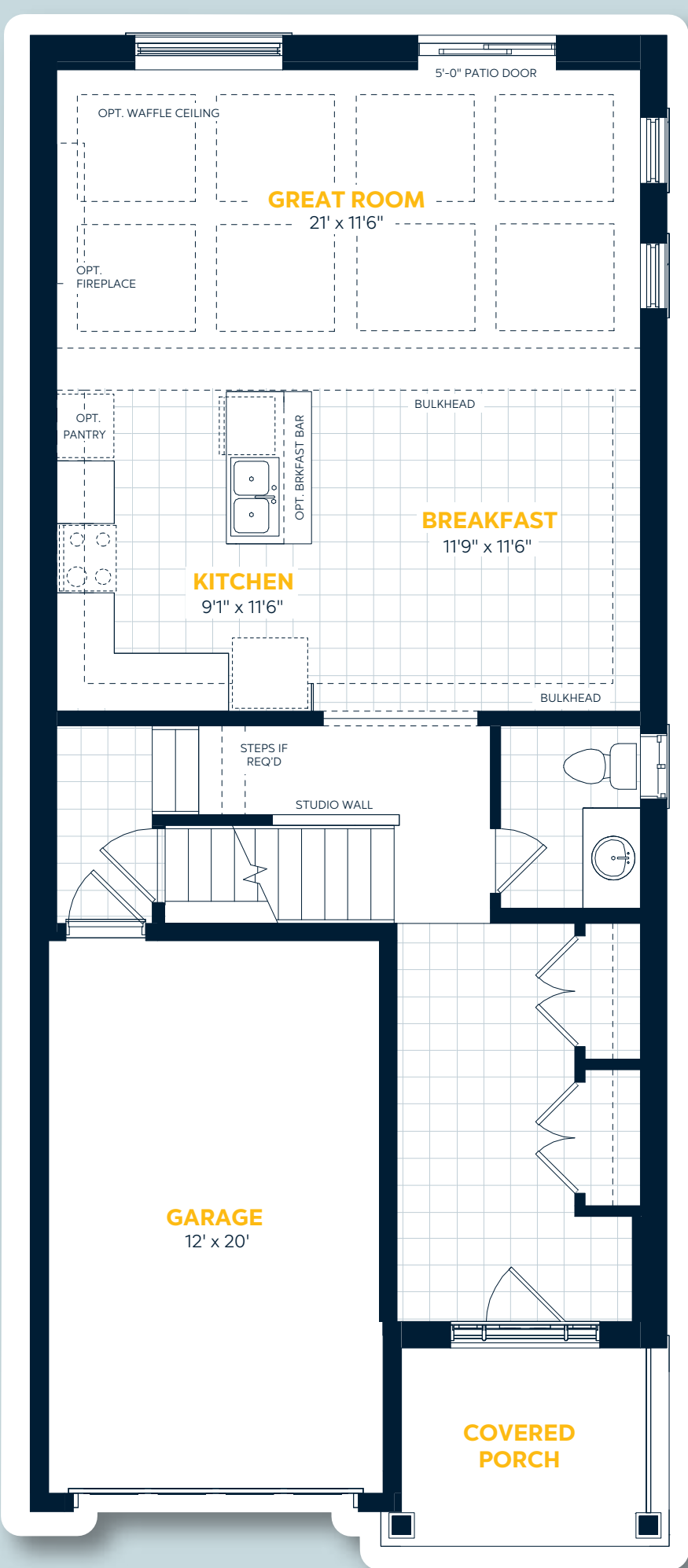


Dane D



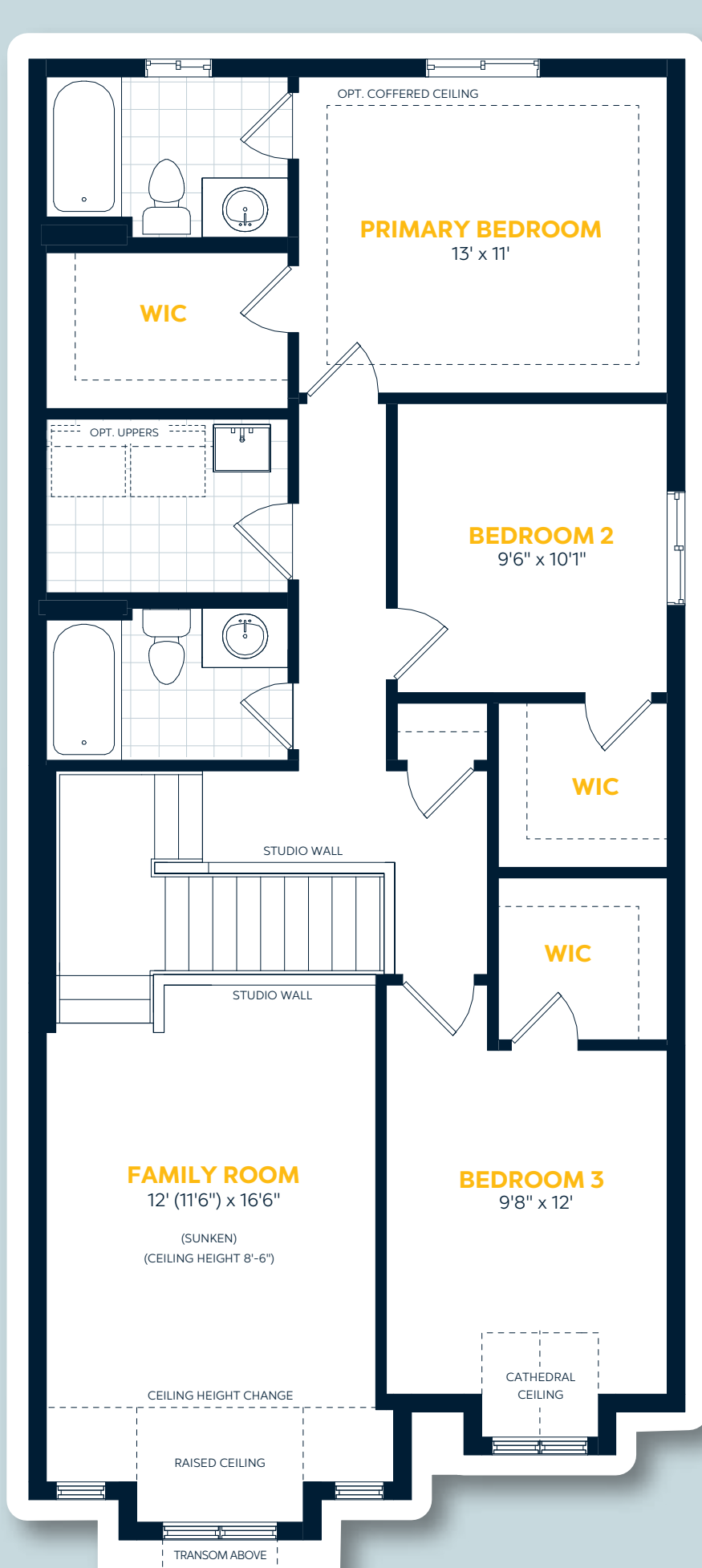
Main Floor

Elevation A, B & D



Upper Floor

Elevation A

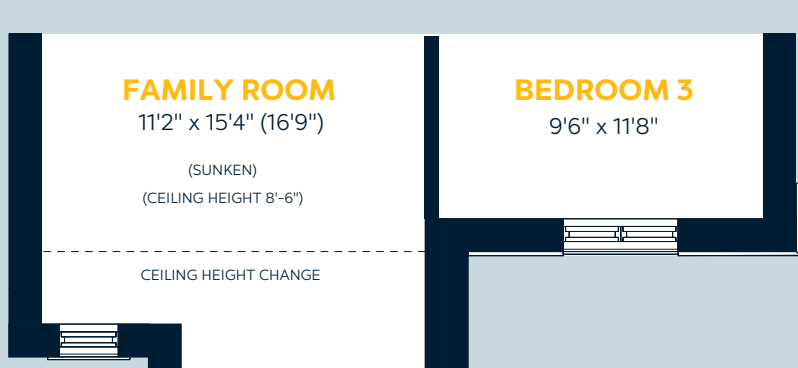


Elevation Variations

Elevation B
Family Room and Bedroom 3 Variation

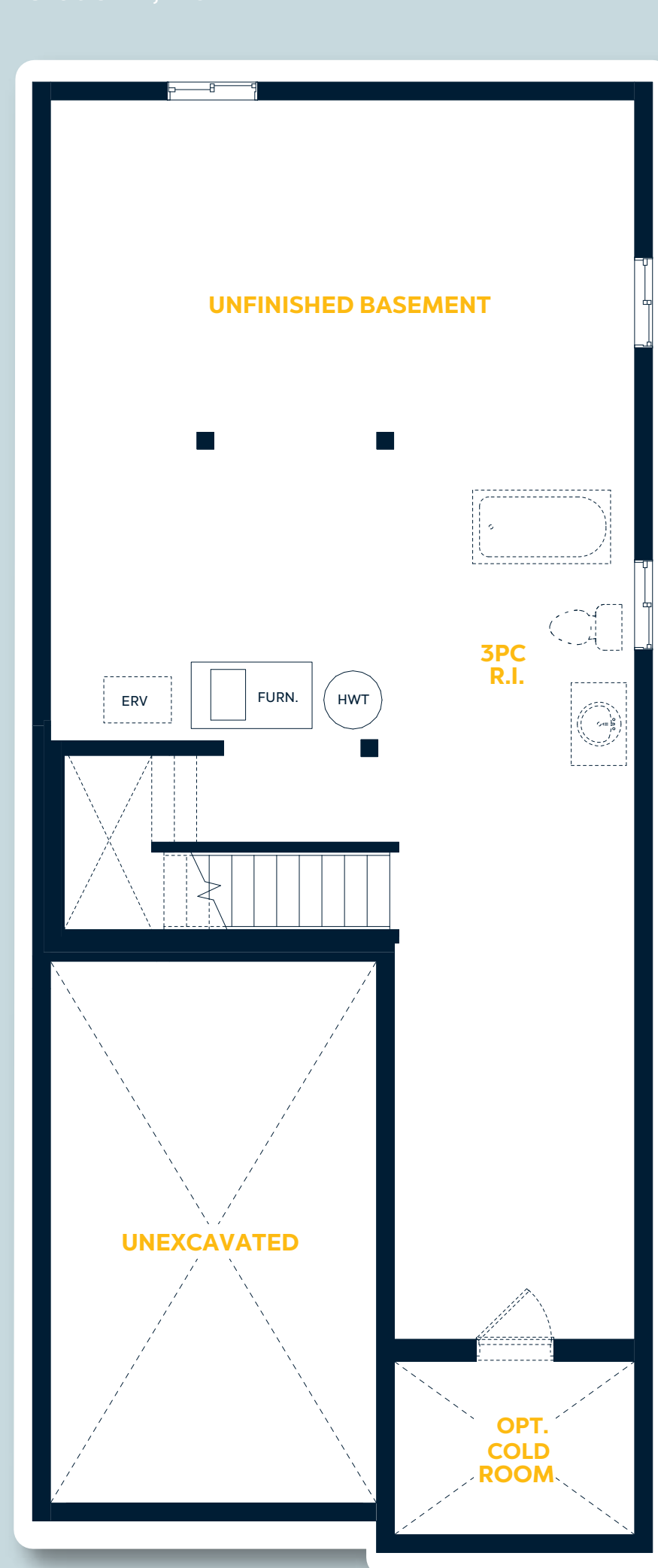


Elevation D
Family Room and Bedroom 3 Variation



Basement Floor

Elevation A, B & D



The Kyra

1,900 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Avia Series | Mari

30'

- Optional Double Closets in Foyer
- Open Concept Kitchen and Great Room
- Main Floor Office
- Convenient Upper Floor Laundry
- Upper Floor Family Room

Elevations

Kyra A



Kyra B

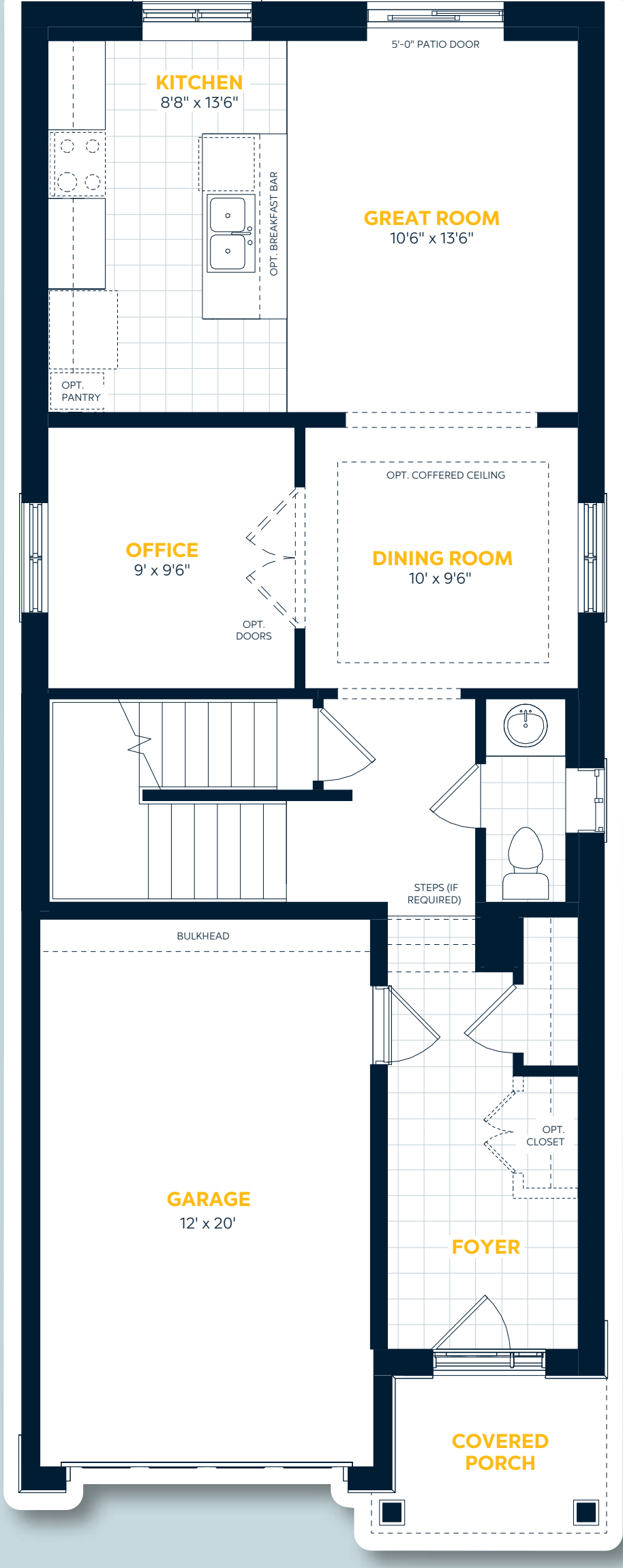


Kyra D



Main Floor

Elevation A & D



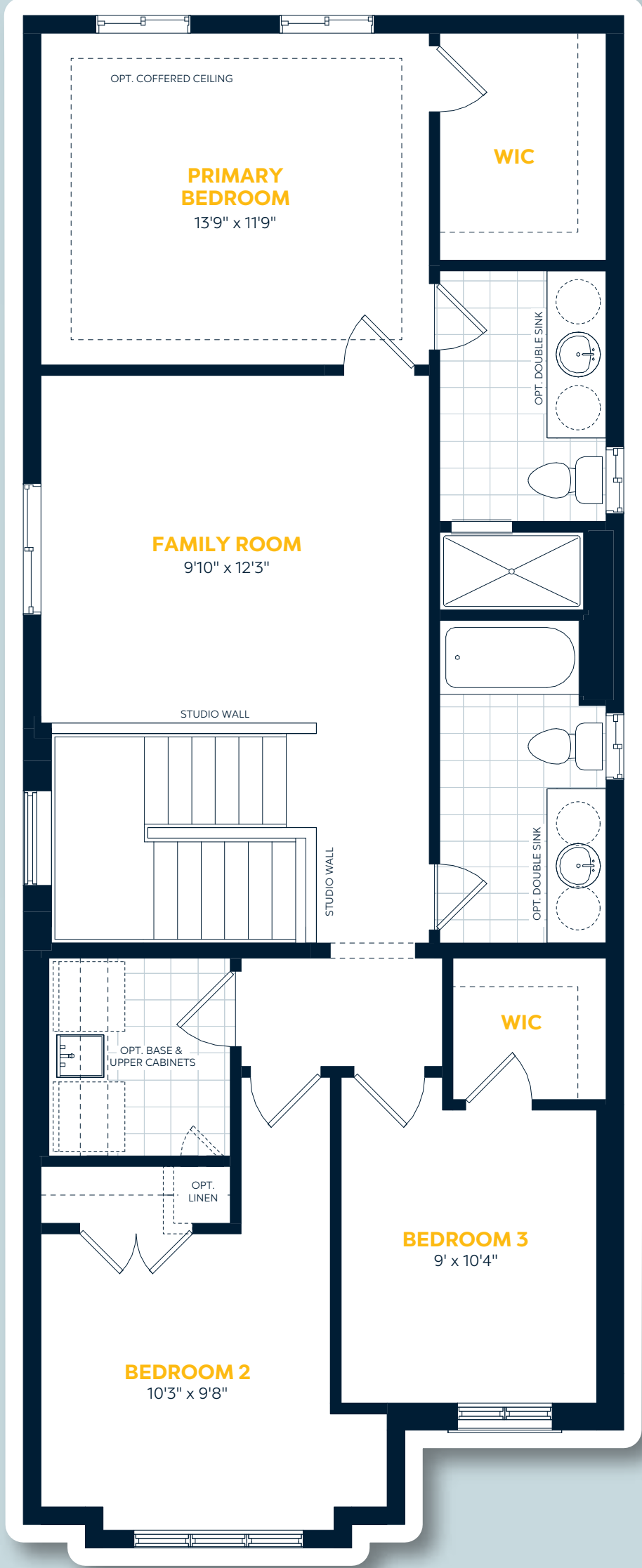
Elevation Variations

Elevation B
Dining Room Variation



Upper Floor

Elevation A



Elevation Variations

Elevation B
Front Bedrooms Variation

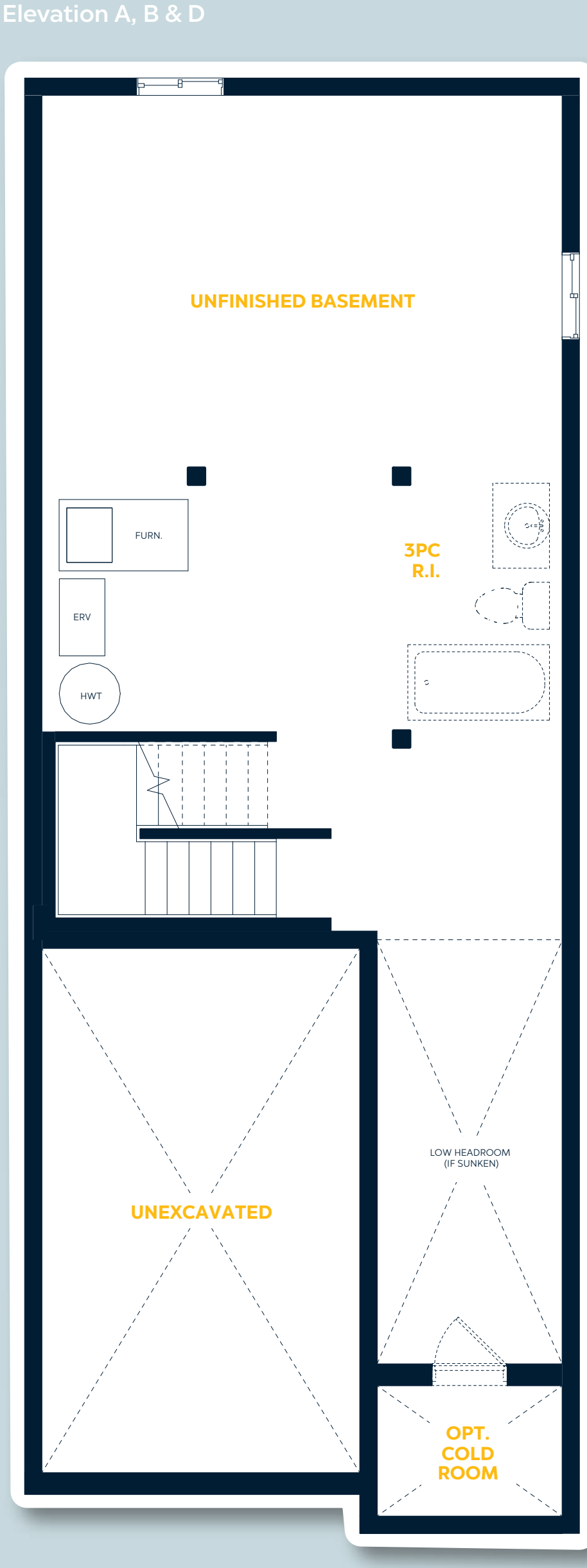


Elevation D
Front Bedrooms Variation



Basement Floor

Elevation A, B & D



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The Shay

1,890 sq.ft.

3 Bedroom | 2.5 Bathroom | 1 Car Garage

Avia Series | Mari

30'

- Open Concept Main Floor
- Main Floor Laundry and Mud Room
- Upper Floor Family Room
- Large Primary Walk-In Closet
- Increased Closet Space in Bedrooms 2 & 3

Elevations

Shay A



Shay B

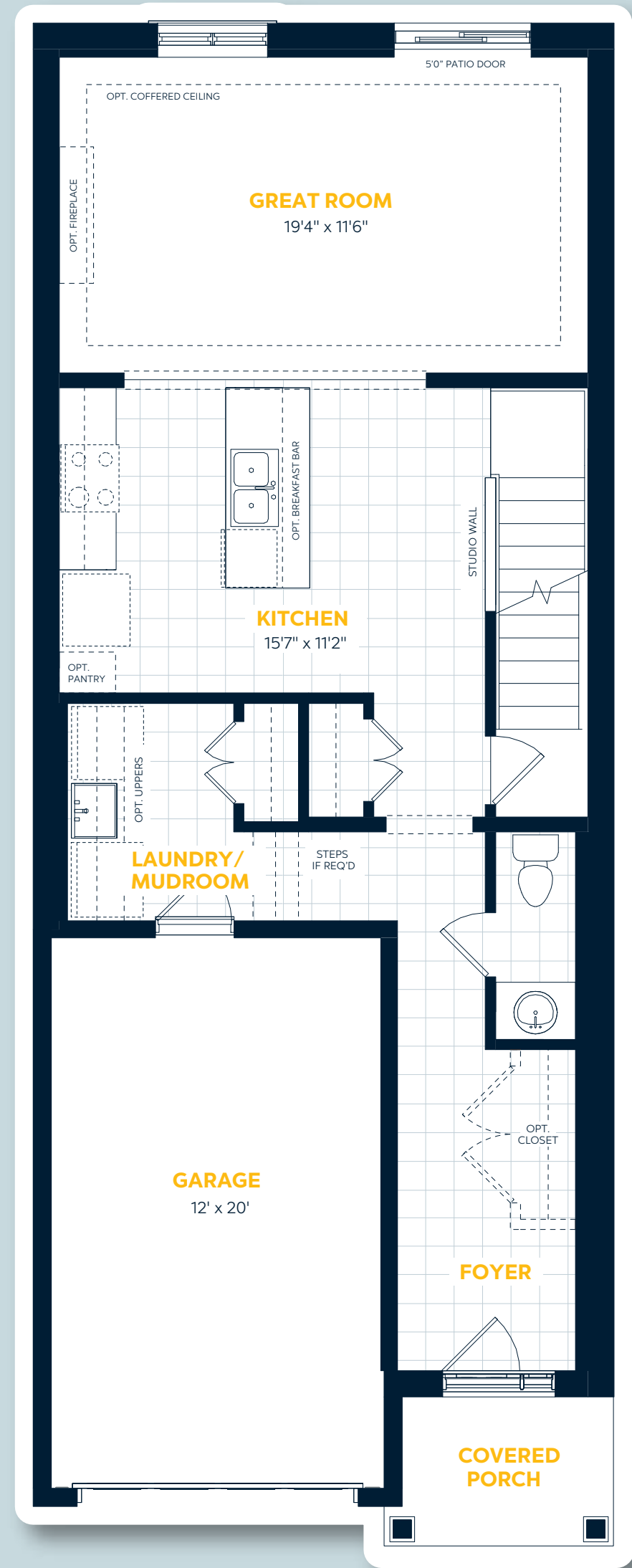


Shay D



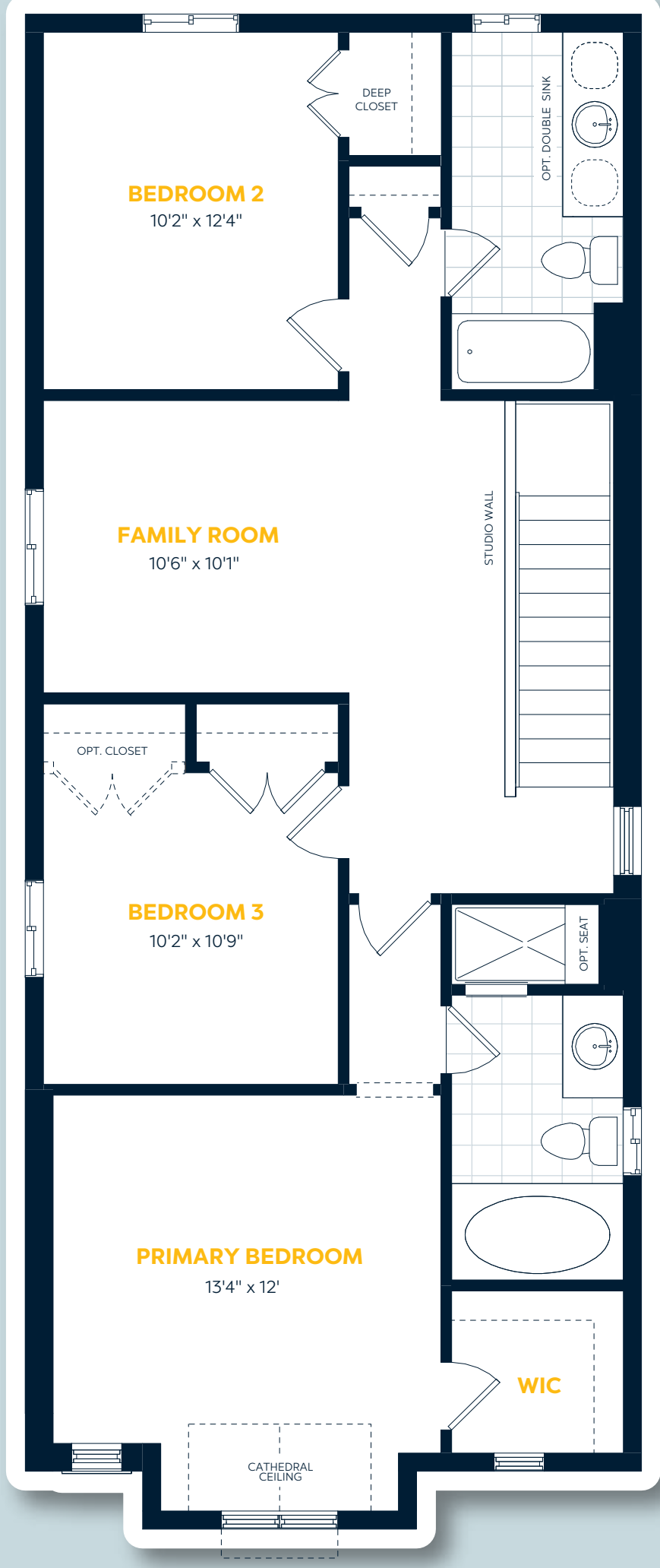
Main Floor

Elevation A, B & D



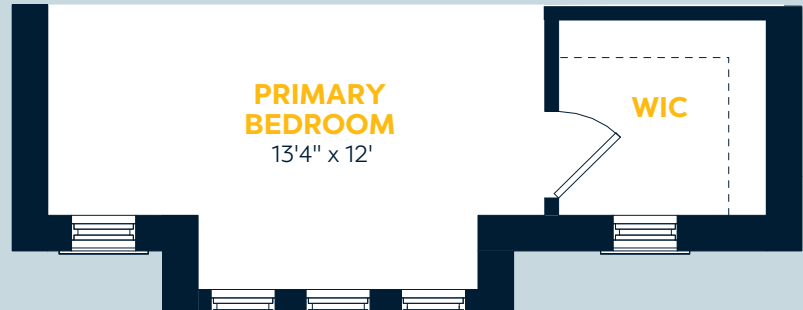
Upper Floor

Elevation A

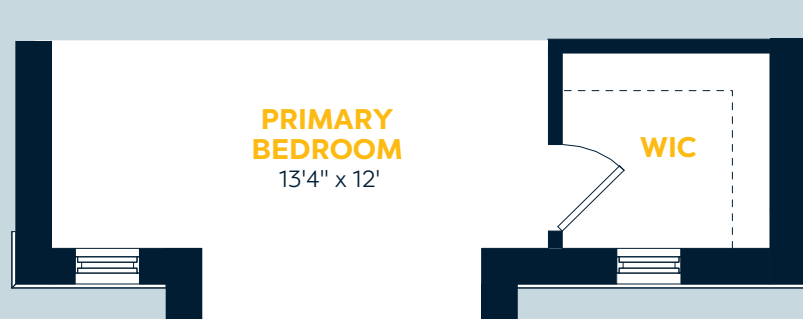


Elevation Variations

Elevation B
Primary Bedroom Variation

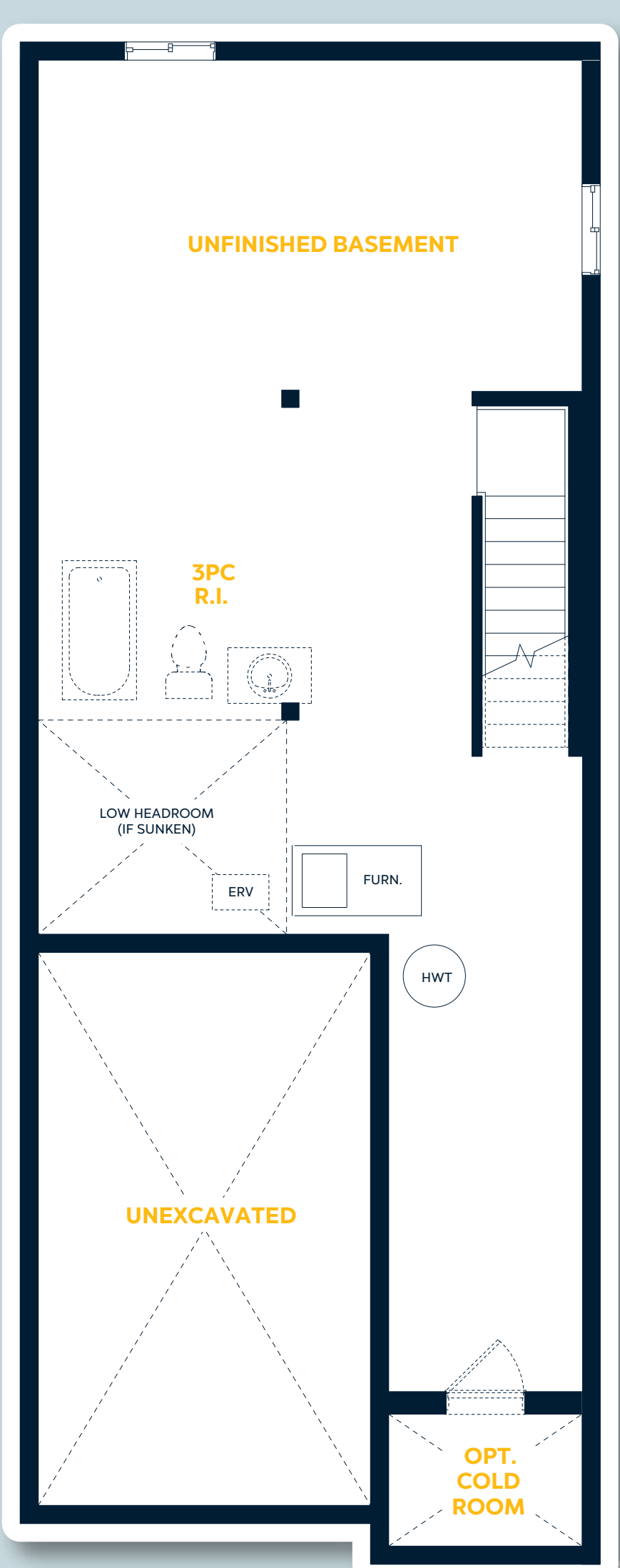


Elevation D
Primary Bedroom Variation



Basement Floor

Elevation A, B & D



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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

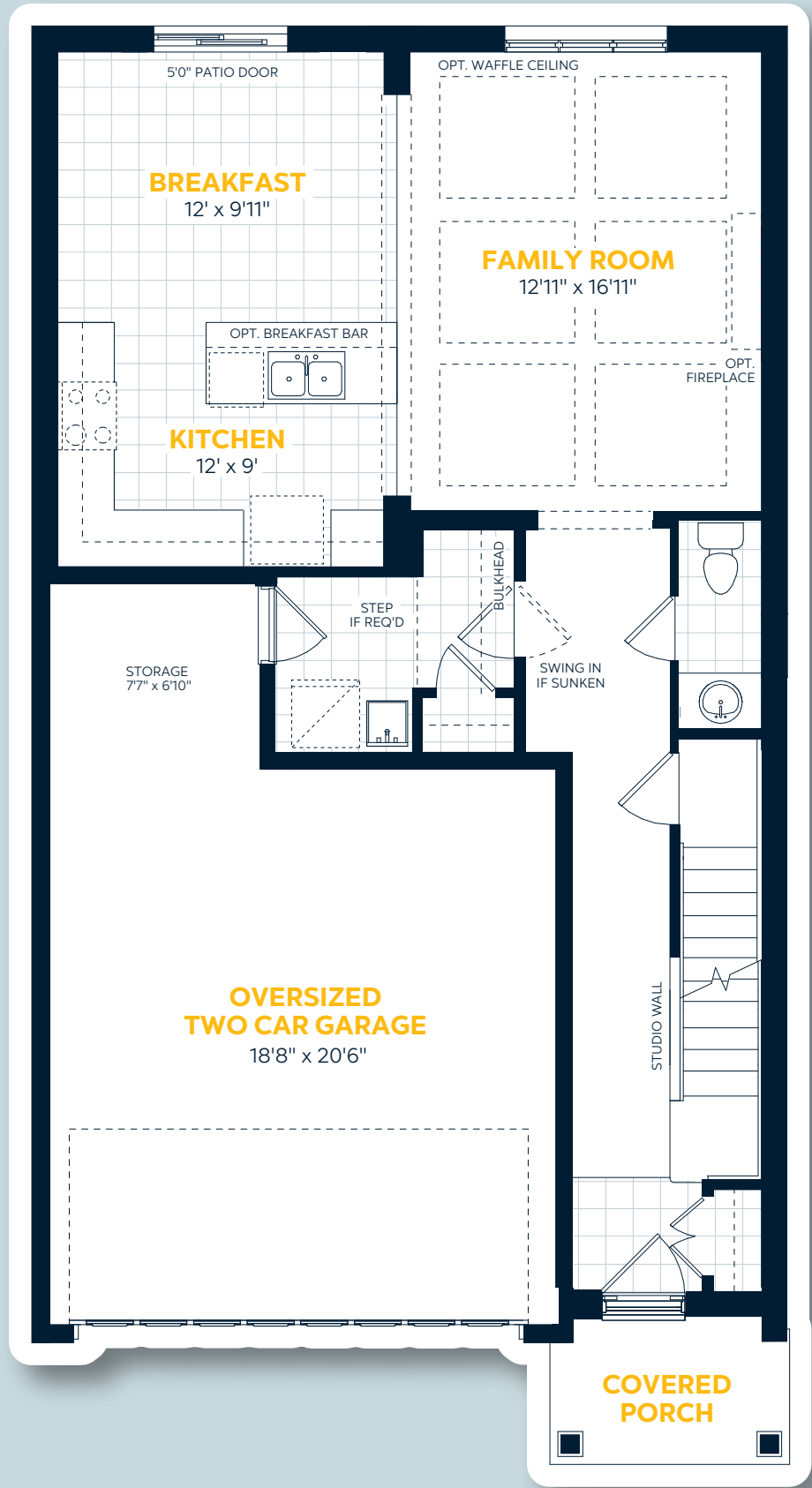


Rockwell IV B



Main Floor

Elevation A & B



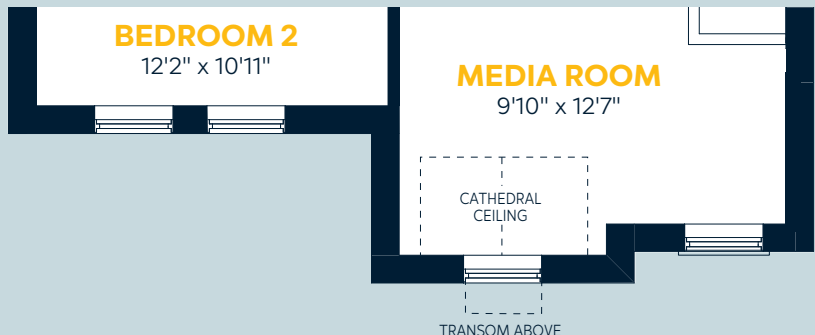
Upper Floor

Elevation A



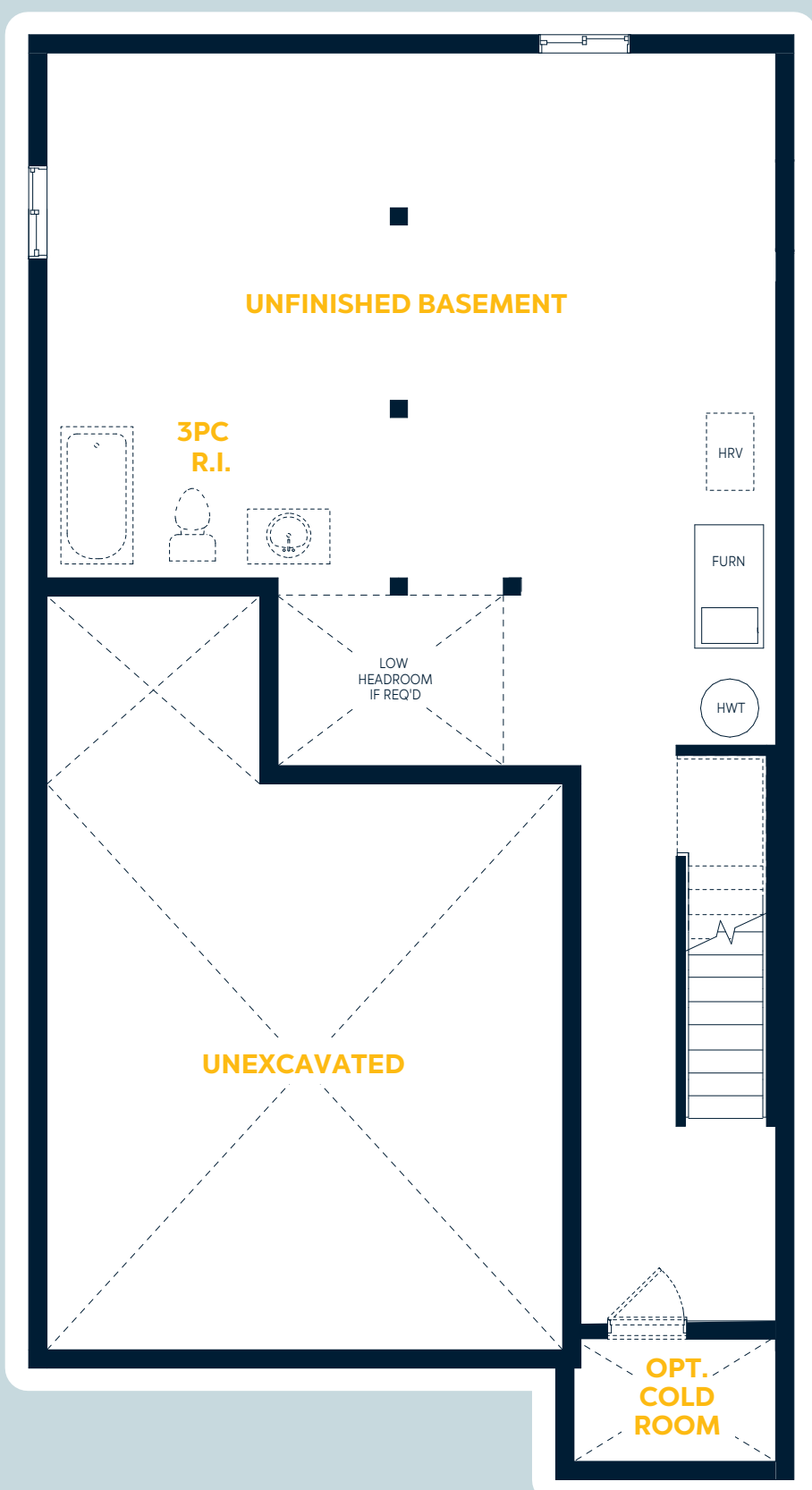
Elevation Variations

Elevation B
Bedroom 2 / Media Room Variation



Basement Floor

Elevation A & B



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The 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

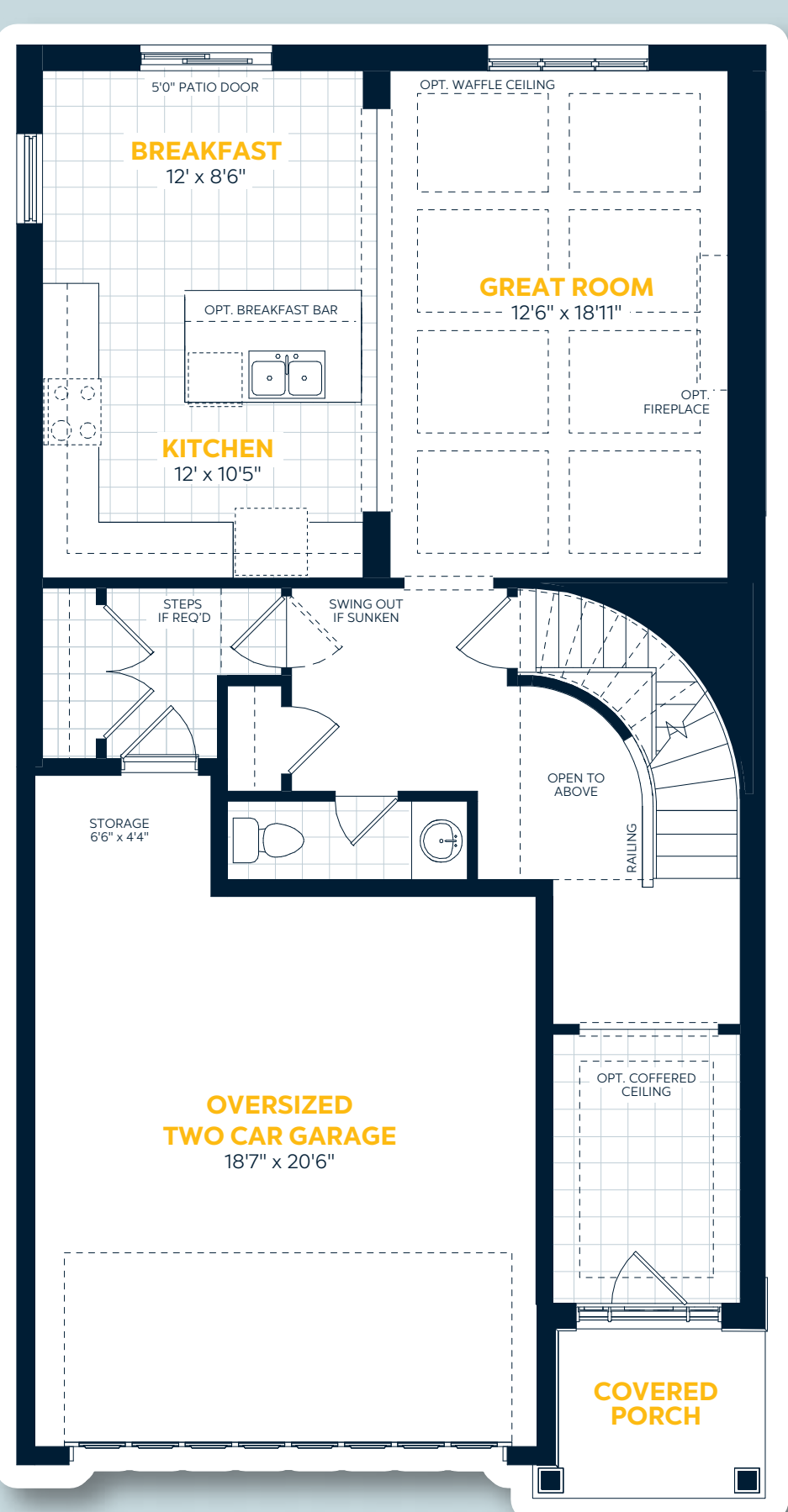


Brockton IV B



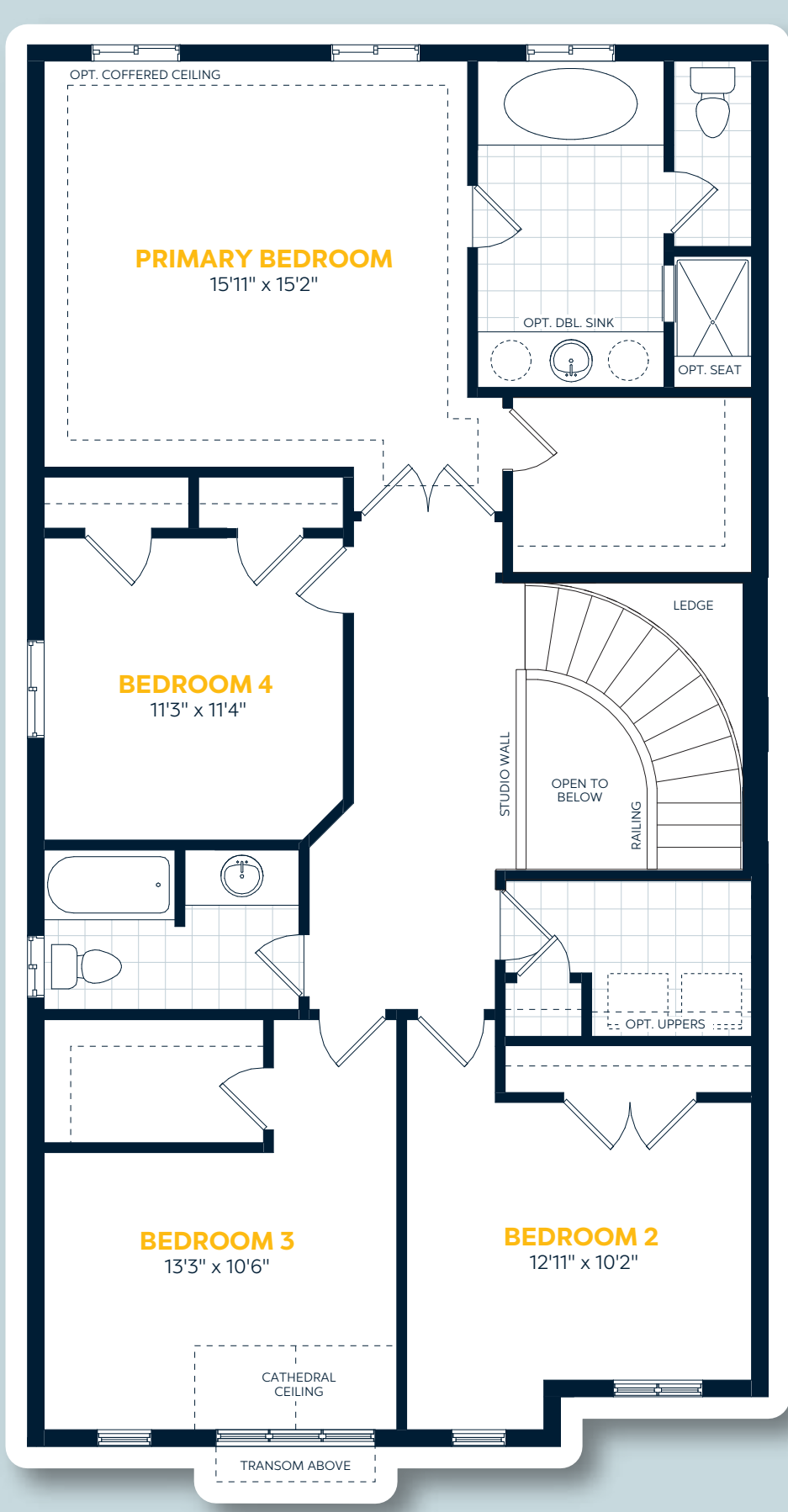
Main Floor

Elevation A



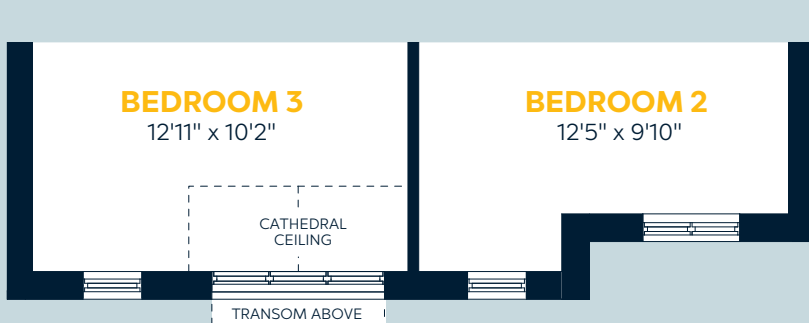
Upper Floor

Elevation A



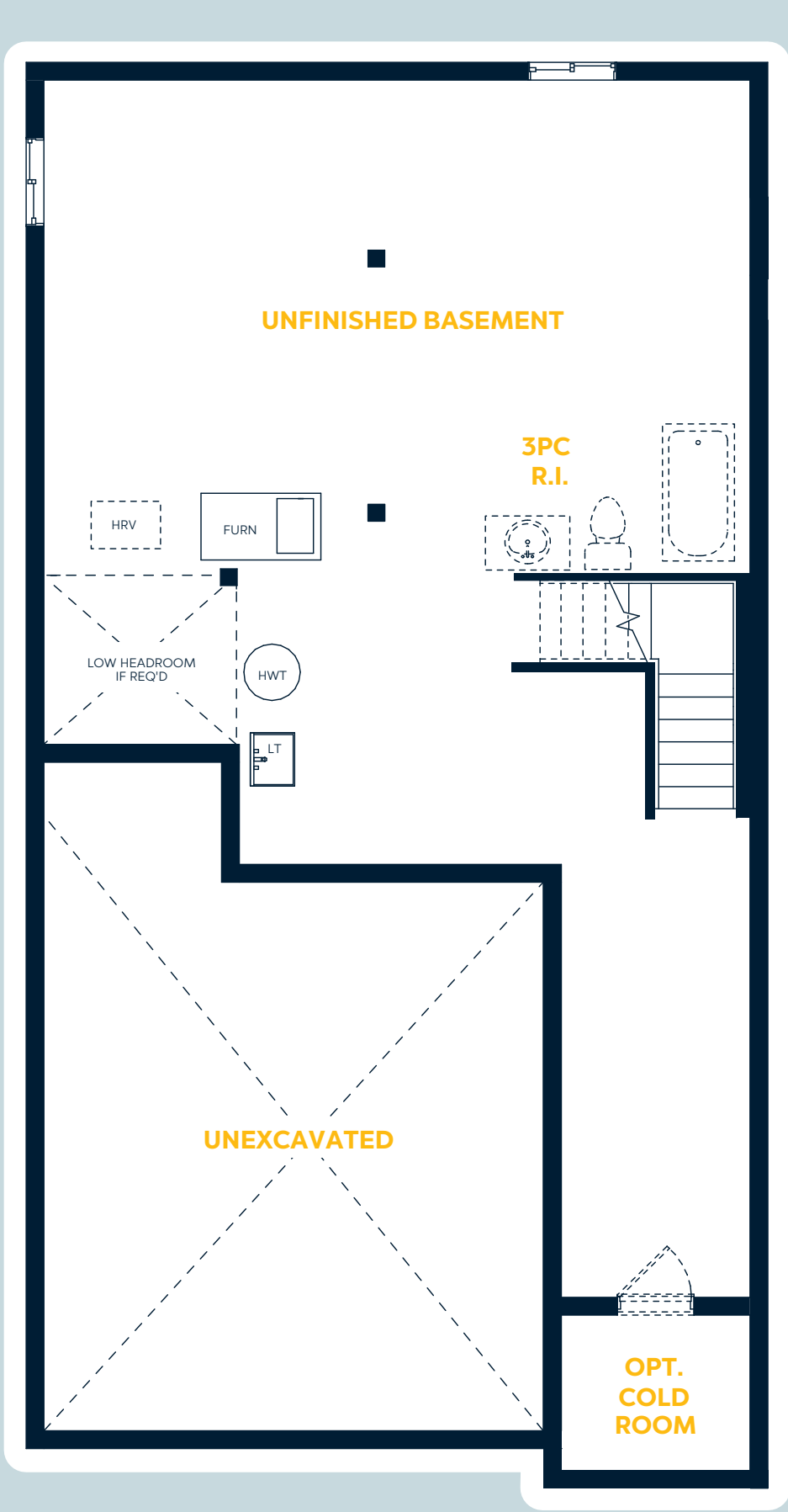
Elevation Variations

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

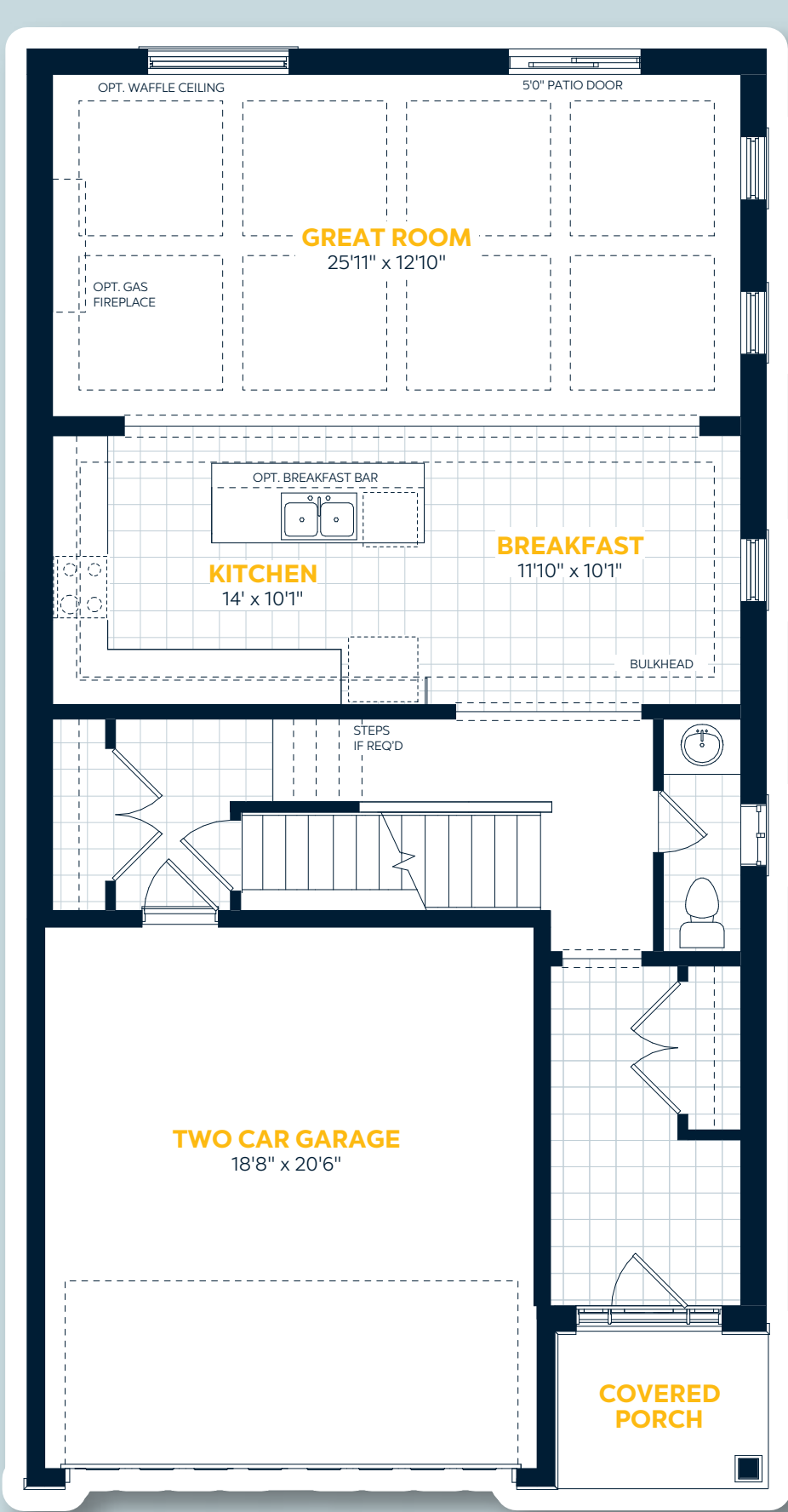


Knight IV B



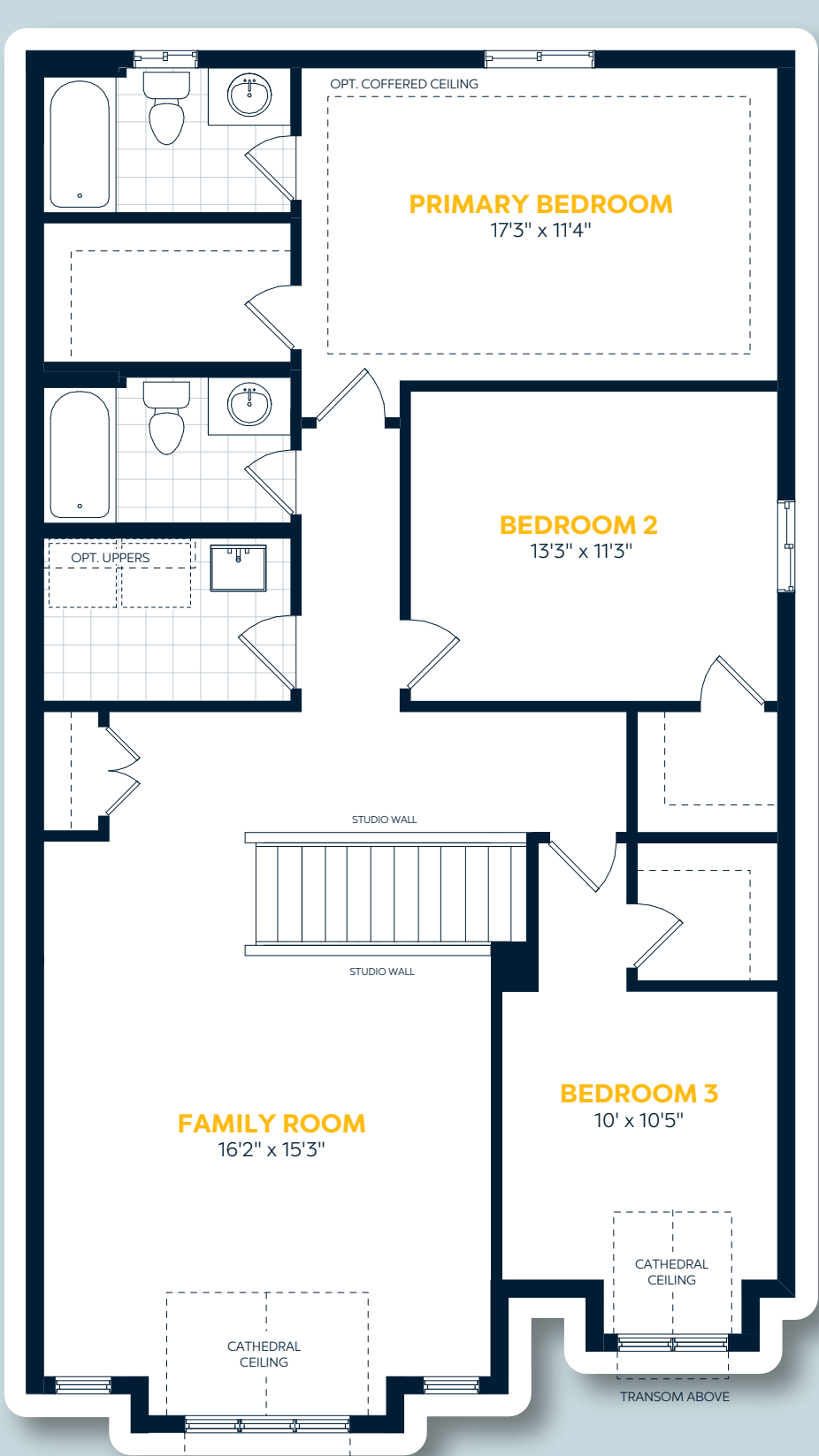
Main Floor

Elevation A



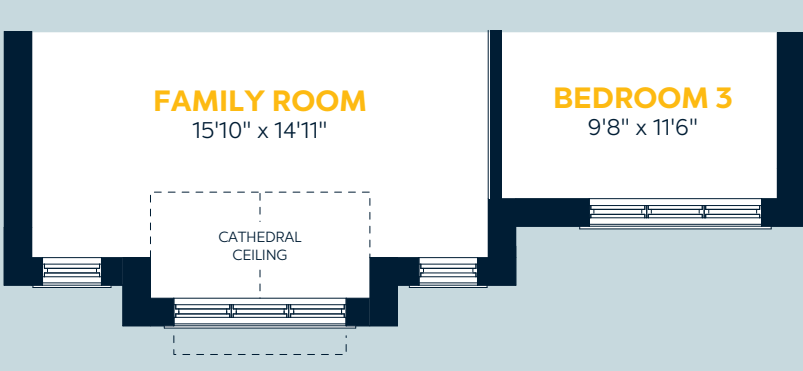
Upper Floor

Elevation A



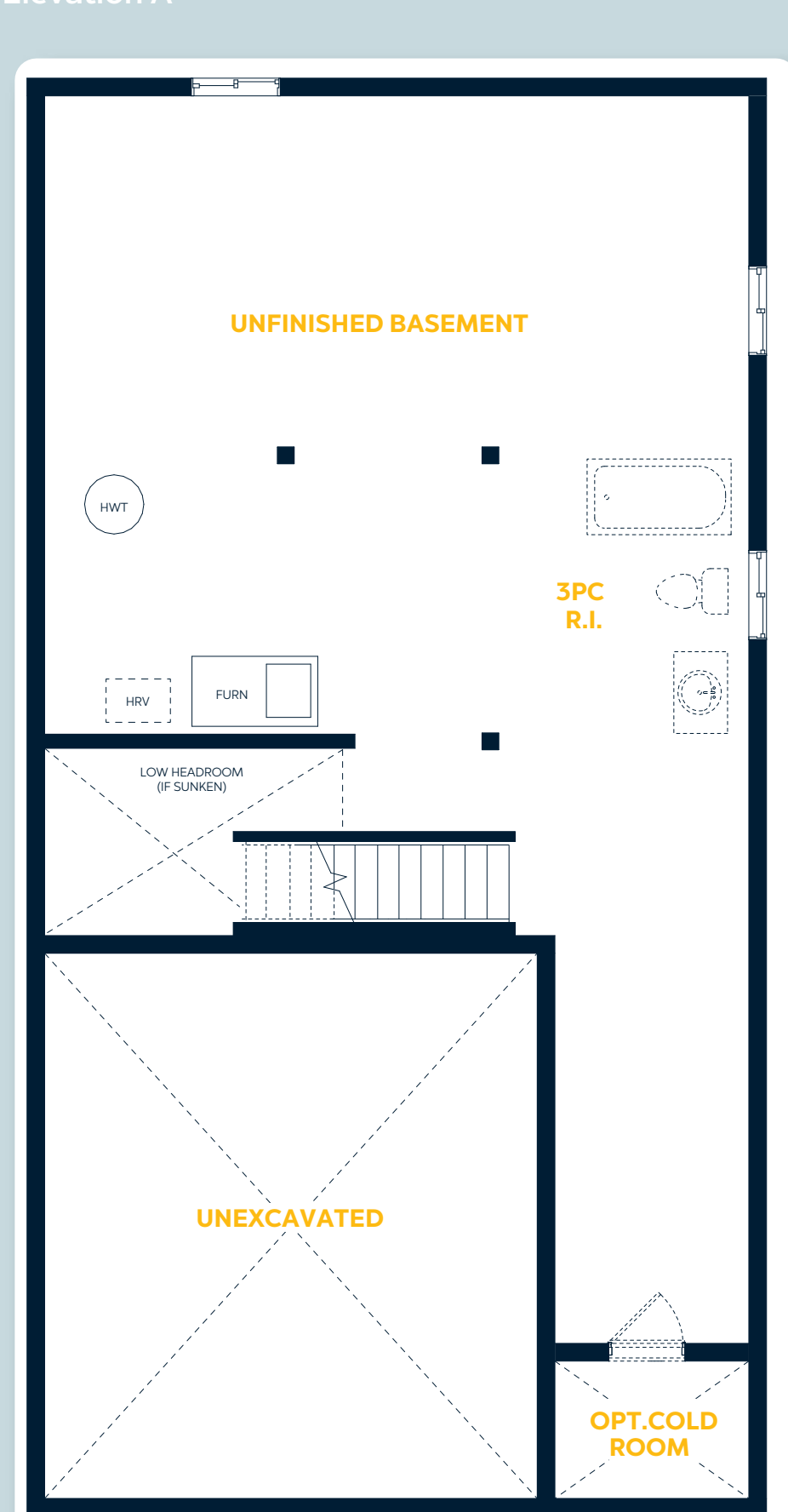
Elevation Variations

Elevation B
Front Bedroom Variation



Basement Floor

Elevation A



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

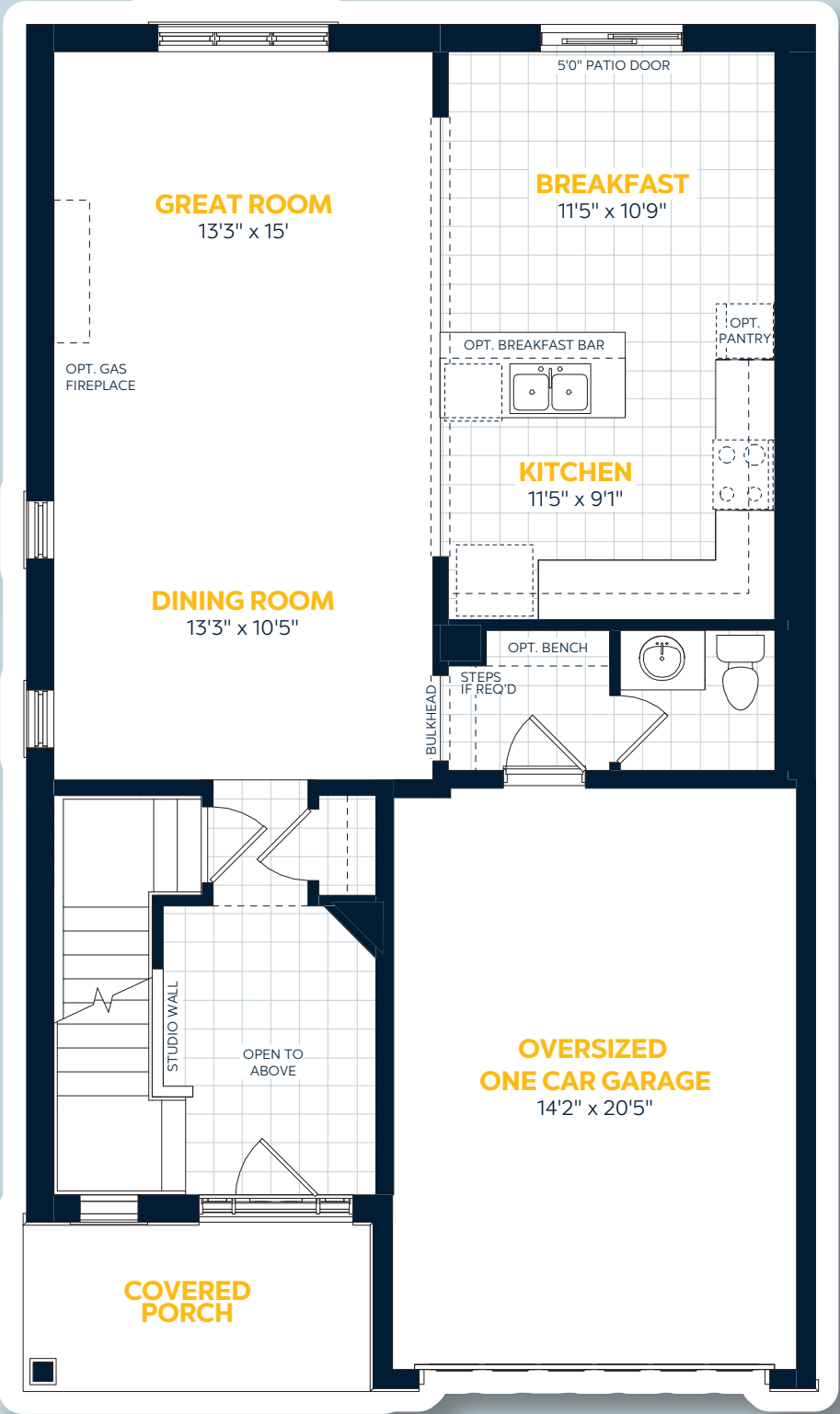


Manchester IV B



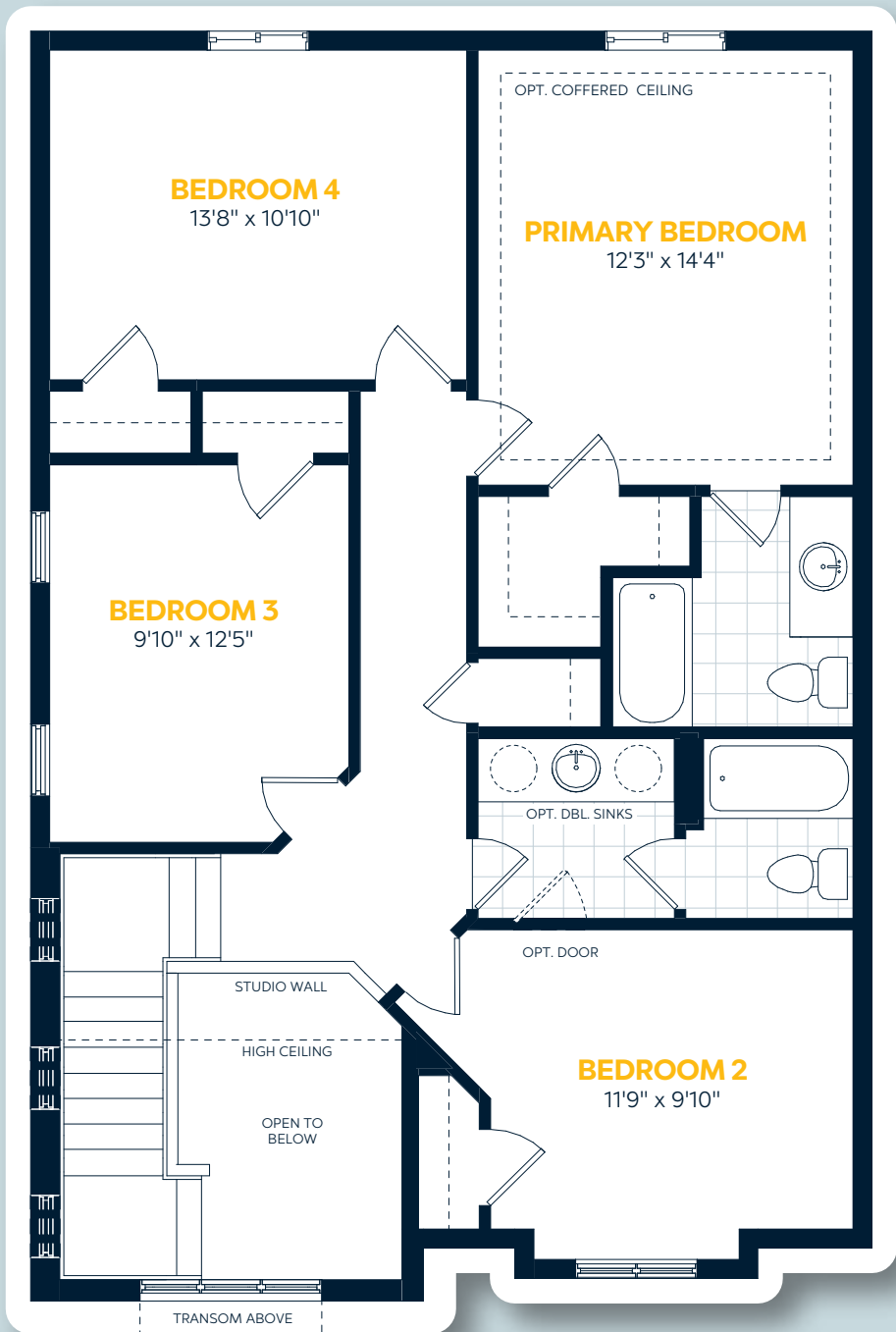
Main Floor

Elevation A & B



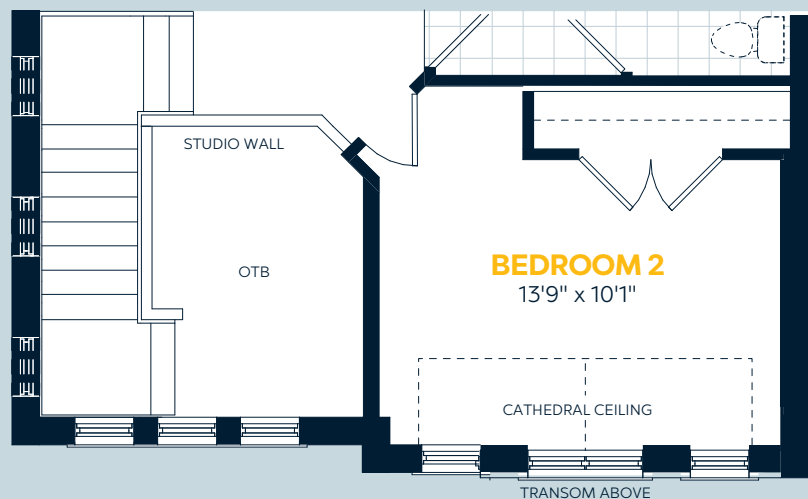
Upper Floor

Elevation A



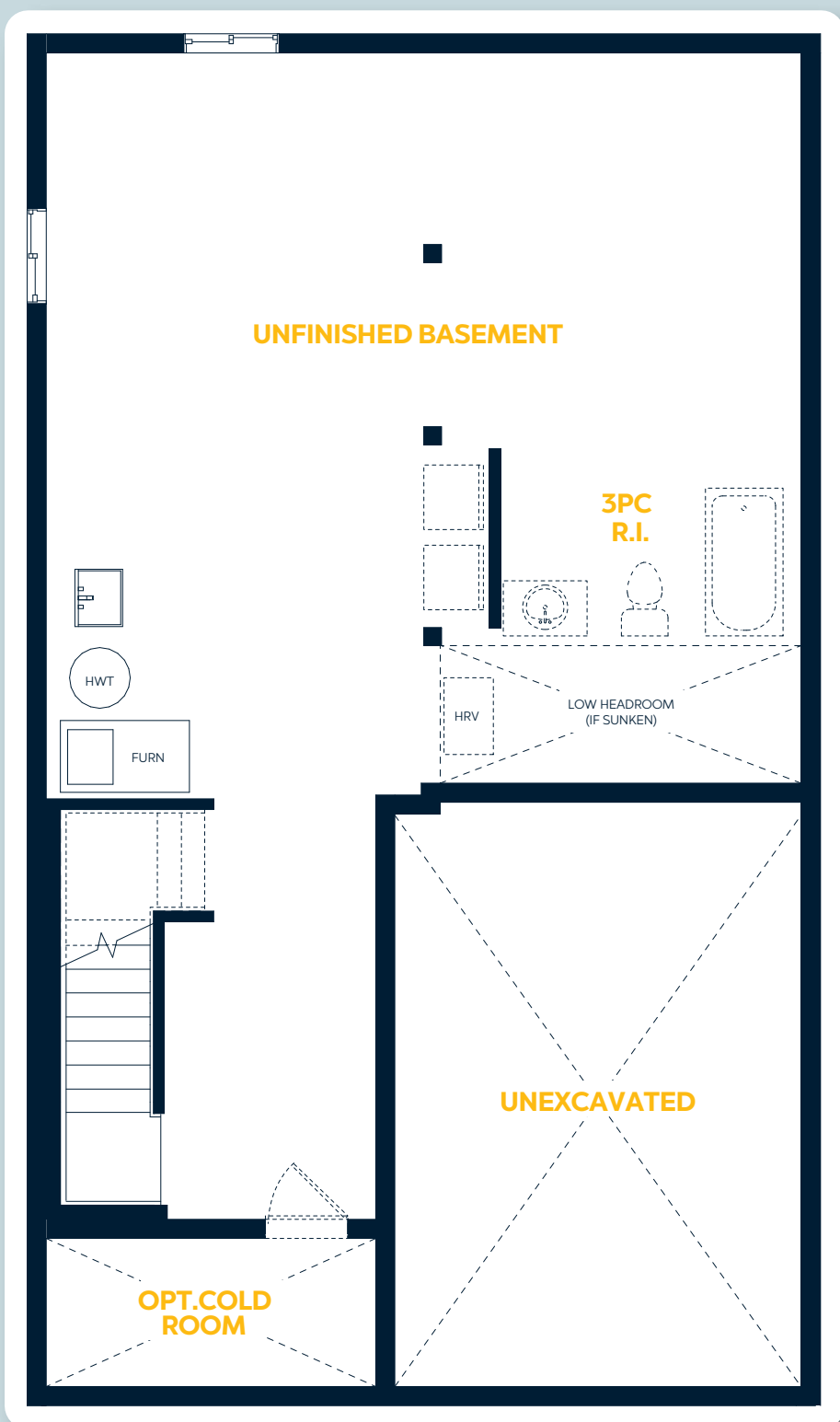
Elevation Variations

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

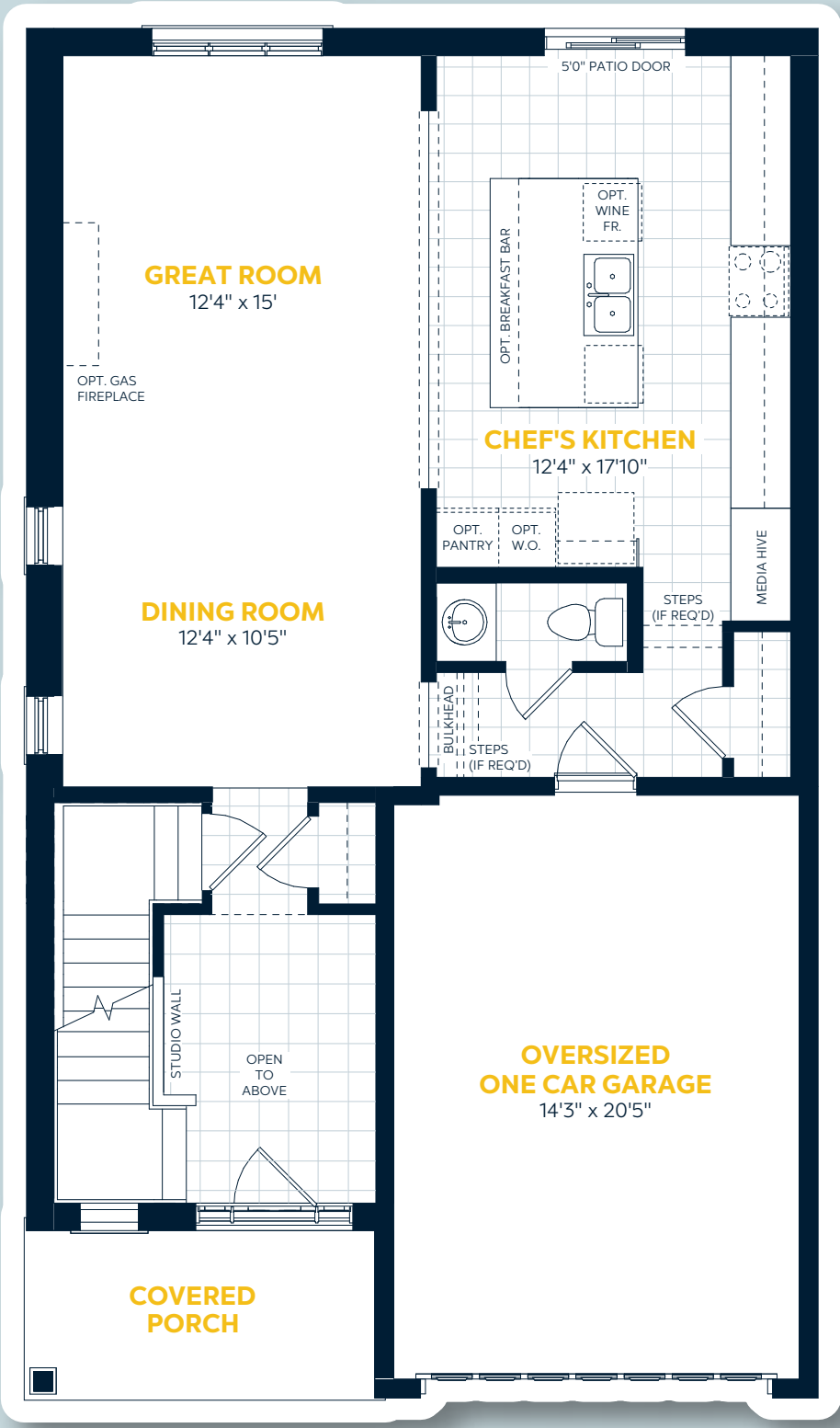


Oxford IV B



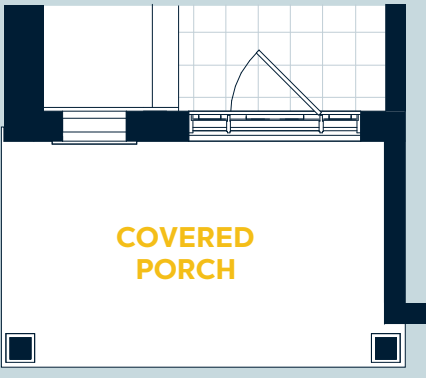
Main Floor

Elevation A



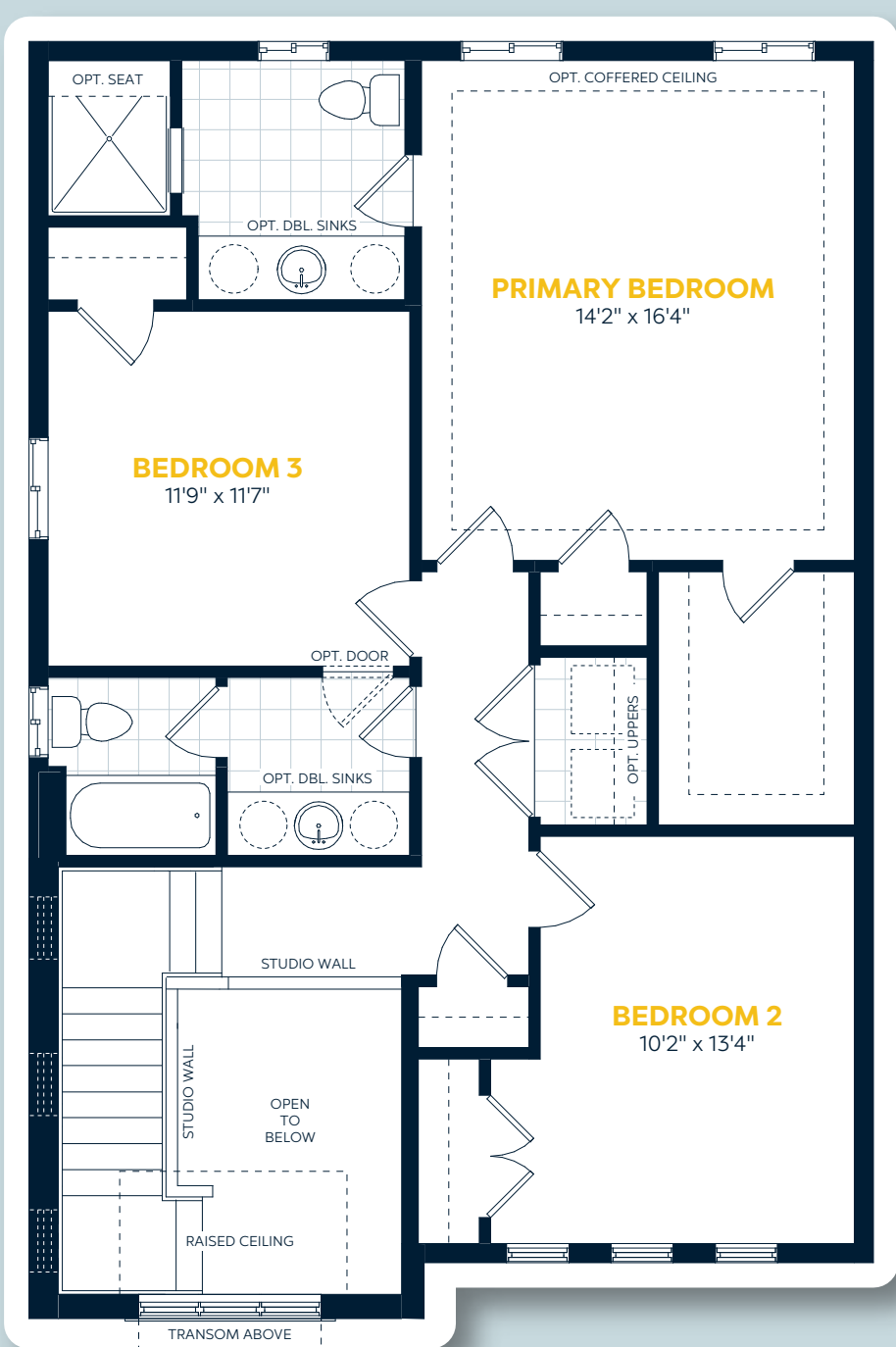
Elevation Variations

Elevation B
Covered Porch Variation



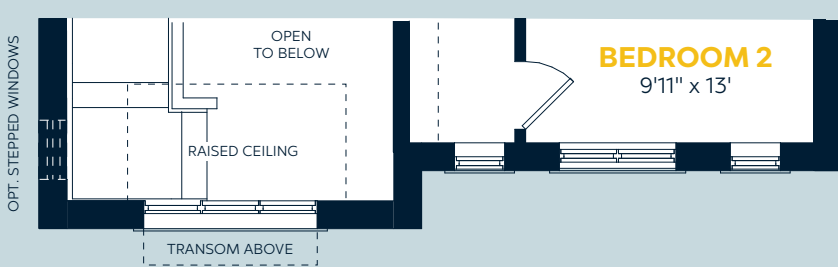
Upper Floor

Elevation A



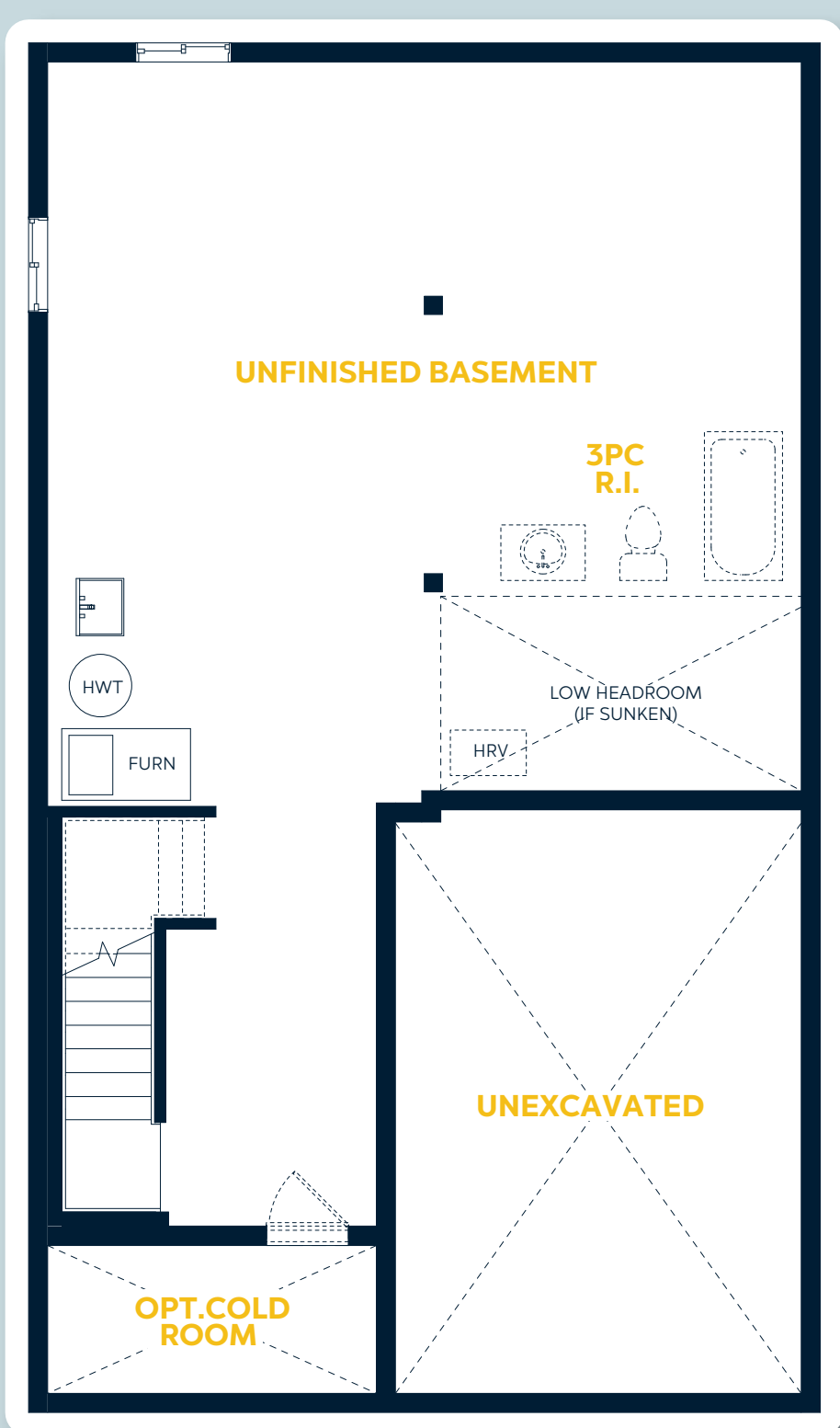
Elevation Variations

Elevation B
Bedroom 2 Variation



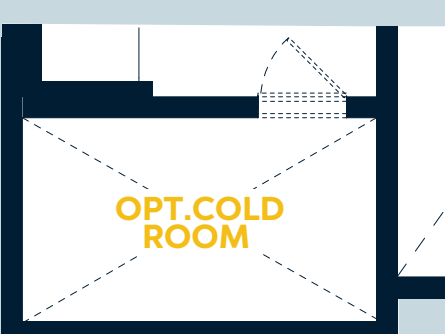
Basement Floor

Elevation A



Elevation Variations

Elevation B
Opt. Cold Room Variation



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