

SORA

AT THE GLADE



Three-Storey Condominium Townhomes Designer Selected Upgrades & Finishes Included

Building B (5 and 9 Sora Lane)	
\$799,900	
Inclusions:	
<ul style="list-style-type: none"> • 1,655 sq. ft. • 3 Bedroom + 3.5 Bath, plus Finished Lower Level • Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar • Pantry and Cabinet Valance with Lighting in Kitchen • 7-Piece Stainless Steel Electric Appliance Package • Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen 	<ul style="list-style-type: none"> • Primary Ensuite with Glass Shower • Potlights in Kitchen, Breakfast Area, and Great Room • Hardwood Flooring in Great Room and Main Hall • Finished Basement with 3-Piece Bathroom • Laminate Flooring in Basement • 12 x 24 Floor Tiles • Quartz Countertops in Kitchen and Bathrooms • Air Conditioning

Building A (21, 23, and 27 Sora Lane)	
\$854,900	
Inclusions:	
<ul style="list-style-type: none"> • 1,655 sq. ft. • 3 Bedroom + 3.5 Bath, plus Finished Lower Level • Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar • Pantry and Cabinet Valance with Lighting in Kitchen • 7-Piece Stainless Steel Electric Appliance Package • Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen • Primary Ensuite with Glass Shower • Potlights in Kitchen, Breakfast Area, and Great Room • Hardwood Flooring in Great Room and Main Hall • Finished Basement with 3-Piece Bathroom 	<ul style="list-style-type: none"> • Laminate Flooring in Basement • 12 x 24 Floor Tiles • Quartz Countertops in Kitchen and Bathrooms • Air Conditioning • Oak Stairs from Main to Upper Floor, Stained to Match Hardwood • Oak Railings in lieu of Studio Walls in Great Room and on Stairs • Water Softener with 3rd Line • Additional Shower Potlight in Main Bath • Recessed Shower Niche in Primary Ensuite

Conditions apply. Alternative for non-investors available. Please speak with a Sales Professional for details. Some lots may carry premiums. All prices include G.S.T./H.S.T. where applicable. *Based upon estimated fee at projection. Prices, promotions and features subject to change without notice E & O.E. (June 2025)

FUSION
HOMES

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Building C (6, 8, 10 and 14 Sora Lane)	
\$859,900	
Inclusions:	
<ul style="list-style-type: none"> • 1,655 sq. ft. • 3 Bedroom + 3.5 Bath, plus Finished Lower Level • Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar • Pantry and Cabinet Valance with Lighting in Kitchen • 7-Piece Stainless Steel Electric Appliance Package • Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen • Primary Ensuite with Glass Shower • Potlights in Kitchen, Breakfast Area, and Great Room • Hardwood/Laminate Flooring in Great Room and Main Hall Depending on Unit • Finished Basement with 3-Piece Bathroom 	<ul style="list-style-type: none"> • Laminate Flooring in Basement • 12 x 24 Floor Tiles • Quartz Countertops in Kitchen and Bathrooms • Air Conditioning • Oak Stairs from Main to Upper Floor, Stained to Match Hardwood • Oak Railings in lieu of Studio Walls in Great Room and on Stairs • Water Softener with 3rd Line • Additional Shower Potlight in Main Bath • Recessed Shower Niche in Primary Ensuite • Upgraded Bathroom Faucets and Fixtures

Building C (End Unit) 2 Sora Lane	
\$859,900	
Inclusions:	
<ul style="list-style-type: none"> • 1,425 sq. ft. • 3 Bedroom + 2.5 Bath • Chef's Kitchen Including Kitchen Island with Flush Breakfast Bar • Pantry and Cabinet Valance with Lighting in Kitchen • 7-Piece Stainless Steel Electric Appliance Package • Upgraded Backsplash and Upgraded Sink and Faucet in Kitchen • Primary Ensuite with Glass Shower • Potlights in Kitchen, Breakfast Area, and Great Room • Hardwood Flooring in Main Hall • Laminate Flooring in Great Room 	<ul style="list-style-type: none"> • 12 x 24 Floor Tiles • Quartz Countertops in Kitchen and Bathrooms • Air Conditioning • Oak Stairs from Main to Upper Floor, Stained to Match Hardwood • Oak Railings in lieu of Studio Walls in Great Room and on Stairs • Rough-in for Water Softener with 3rd Line • Additional Shower Potlight in Main Bath • Recessed Shower Niche in Primary Ensuite • Upgraded Bathroom Faucets and Fixtures

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Promotions/Incentives

\$0 Capped Development Charges
Tarion Registration Included

Purchase A Fully Furnished Unit For An Additional \$15,000

3 Years Free Condo Fees!*

Receive 3 years free condo fees after closing on your home!*

Deposit Structure

End User Deposit Structure

5%*

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

Investor Deposit Structure

10%*

\$5,000 due at reservation Balance to
10% due at firming

**If closing in more than 90 days: an additional 5% is required at 60 days*

Sales Professional

Jeryka McNally
226-343-2766
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FUSION
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Sora at The Glade Three-Storey Condominium Townhomes

QUALITY CONSTRUCTION

- California ceilings throughout
- Soundproofing panels within adjoining walls
- 9' ceiling height on main storey
- Full swing doors on all closets (as per plan)
- Installed piping for dryer vents (purchaser to connect to dryer)

LUXURY BATHROOMS

- Master bedroom ensuite (as per plan)
- Luxurious soaker tubs in all baths
- Ceramic tiles on ceilings in all showers/bathtubs
- Energy efficient 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

- Upgraded exterior light fixtures (as per elevation)
- Wood deck constructed off rear of home on 2nd floor (as per plan)
- Concrete slab patio constructed off rear of home on ground level
- Upgraded full glass, steel, insulated front door
- Paved driveway (as per plan)
- Upgraded black exterior window package
- Upgraded black sectional steel roll-up garage door
- Address stone (as per elevation)

GREEN LIVING

- Low E windows with Argon
- 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
- 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

GOURMET KITCHENS

- 36" upper cabinetry
- Gourmet custom cabinetry features:
 - Soft close cabinet doors
- Ceramic floor tiles (as per plan)

SOPHISTICATED FINISHES

- Premium carpet offering
- 4" baseboards with 2 3/4" casing throughout
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- All studio walls capped and painted
- Space saving configuration for shelving in walk-in closets

Note: Complete selection of colours and materials are from builder's samples. Specifications are subject to change without notice. E. & O.E.
For a complete list of standard features, please inquire with your Sales Professional. Revised: November 4, 2024

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The Avia Collection

Two-Storey Detached Homes on 30' Lots

MODEL	SQ.FT.	PRICE
The Dane A	2,000	\$1,064,900
The Dane C	2,000	\$1,084,900
The Hugh A	2,300	\$1,109,900
The Bria A	2,400	\$1,124,900
The Bria C	2,400	\$1,144,900

PLUS, For a Limited Time

**Receive \$15,000 off the Price of Your Home
AND
\$10,000 in FREE Upgrade Dollars!**

Deposit Structure

END USER	INVESTOR
\$5,000 at reservation	\$5,000 at reservation
Balance to 2.5% at firming	Balance to 7.5% at firming
2.5% in 30 days	2.5% in 30 days
2.5% in 60 days	2.5% in 60 days
Balance to 10% in 90 days	Balance to 15% in 90 Days
Total Deposit: 10%	Total Deposit: 15%

Sales Professional

Jeryka McNally
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(June 2025)

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The Element Series Two-Storey Detached Homes on 30' Wide Lots

QUALITY CONSTRUCTION

- Oversized 40" x 24" operating basement
- Rough-in for future 3 piece bathroom in basement
- California ceilings throughout
- Central vac rough-in
- Closets featuring full swing doors in lieu of bi-fold (where permitted as per plan)
- 7lb carpet underlay
- Installed piping for dryer vents (purchaser to connect to dryer)
- 9' Main Floor Ceiling Height

LUXURY BATHROOMS

- Master bedroom ensuite (as per plan)
- Luxurious soaker tubs in all baths
- Ceramic tiles on ceilings in all showers
- Energy efficient bathroom exhaust fans
- Moen plumbing fixtures throughout
- 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

- Victorian window grilles on front (as per elevation)
- Brick over first floor windows and doors on front elevation
- Walkway to front entry from paved driveway (12" x 12" paving stones)
- Rectangular address stone

GREEN LIVING

- Water saver taps
- Low E windows with argon
- Eco 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
- 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

GOURMET KITCHENS

- Gourmet custom cabinetry with soft close cabinet doors
- Ceramic floor tiles (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 throughout
- One light fixture in each room, including walk-in closets
- Decora light switches and plugs throughout entire home
- All studio walls capped and painted
- Space saving configuration for shelving in walk-in closets
- Choice of standard interior paint (entire home)

Note: Complete selection of colours and materials are from builder's samples. Specifications are subject to change without notice. E.&O.E. For a complete list of standard features, please inquire with your Sales Professional.
Revised: October 2024.

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NEW PROMOTIONS at Sora at The Glade For a LIMITED TIME

3 Years Free Condo Fees!*

**Purchase A Fully Furnished Unit
For An Additional \$15,000**

CONTACT YOUR SALES PROFESSIONAL

Jeryka McNally

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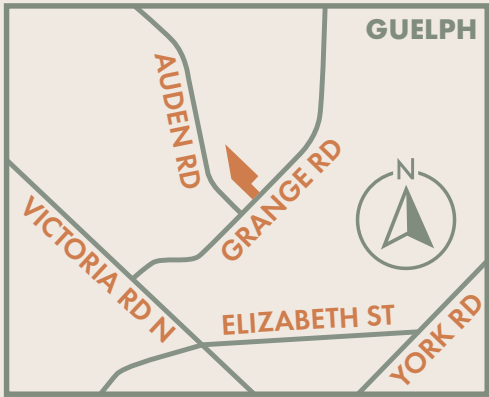
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CONTEMPORARY MOVE-IN READY TOWNHOMES AND FINAL DETACHED LOT

Located in East Guelph, Sora boasts a refined, contemporary style inspired by the great outdoors surrounding the area.



- SUNDANCE A
- SUNDANCE B
- SUNDANCE C
- FINAL DETACHED LOT
- SOLD

- MODEL HOME
- STAGED CONTEMPORARY TOWNHOME

MODEL HOME LOCATED AT
8 SORA LANE, GUELPH

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



RECREATION

- 1 Guelph Public Library
- 2 Grange Road Park
- 3 Pollinators Park & Sports Fields
- 4 Victoria Road Recreation Centre
- 5 Royal City Jaycees Park
- 6 Eramosa River Park
- 7 Cutten Fields Golf
- 8 The Arboretum
- 9 Guelph Community Sports Dome
- 10 Centennial Park

SHOPPING

- 11 Home Hardware
- 12 Shoppers Drug Mart
- 13 Zehrs
- 14 Food Basics
- 15 Fresh-Co
- 16 M&M Food Market
- 17 Best Buy
- 18 Canadian Tire
- 19 Walmart
- 20 Metro
- 21 Stone Road Mall
- 22 Farm Boy

DINING

- 23 Jumbo 3 for 1 Pizza & Wings
- 24 York Road Kitchen & Chocolate Bar
- 25 Town & Country Restaurant
- 26 Tim Hortons
- 27 Eggcetra
- 28 Café Greek Garden
- 29 Spring Mill Distillery
- 30 39 Carden Street
- 31 La Cucina
- 32 Buon Gusto Restaurant
- 33 Mijidaa
- 34 Baker Street Station
- 35 Earth to Table: Bread Bar
- 36 Milestones
- 37 Montana's
- 38 Swiss Chalet
- 39 Fionn MacCool's
- 40 Symposium Café
- 41 East Side Marios
- 42 Beertown Public House

SCHOOLS

- 43 William C. Winegard Public School
- 44 Ken Danby Public School
- 45 Holy Trinity Catholic School
- 46 St. James Catholic High School
- 47 John F. Ross Collegiate Vocational Inst.
- 48 École élémentaire L'Odysée
- 49 Guelph Montessori School
- 50 University of Guelph
- 51 Guelph Community Christian School
- 52 Centennial Collegiate Vocational Inst.
- 53 College Heights Secondary School

