



Melodic Collection							
Suite	Model	Bed Type	Bath(s)	Exposure	Approximate Sq. Ft.	Original Price	Exclusive Price
1003	1C	1B	1	SW	537	\$535,900	\$525,900
710	1E	1B	1	N	589	\$545,900	\$535,900
203	1B+D	1B+D	1	W	678	\$549,900	\$539,900
716	1F	1B	1	SW	614	\$569,900	\$559,900
413	1K - BF	1B	1	N	665	\$574,900	\$564,900
301	1F+D	1B+D	1	S	722	\$588,900	\$578,900
509	1K+D	1B+D	1	N	764	\$598,900	\$588,900
316	1L+D	1B+D	1	E	778	\$601,900	\$591,900
517	1L+D	1B+D	1	E	778	\$605,900	\$595,900
1007	1K+D	1B+D	1	SW	764	\$608,900	\$598,900
705	1D+D	1B+D	1	SW	687	\$613,900	\$603,900
1102	1F+D	1B+D	1	SW	722	\$614,900	\$604,900
706	1D+D	1B+D	1	SW	687	\$615,900	\$605,900
1108	1K+D	1B+D	1	SW	764	\$625,900	\$615,900
405	1M+D - BF	1B+D	1	W	785	\$633,900	\$623,900
204	2A+D - BF	2B+D	2	W	1013	\$785,900	\$775,900

Encore Collection*							
1205	1D	1B	1	SW	571	\$581,900	\$571,900
1112	1H	1B	1	NE	649	\$585,900	\$575,900
1210	1C+D	1B+D	1	N	687	\$609,900	\$599,900
1213	2K	2B	2	SE	901	\$715,900	\$705,900
1311	2K	2B	2	SE	901	\$732,900	\$722,900
1410	2O	2B	2	NE	969	\$791,900	\$781,900
1309	2P	2B	2	N	1026	\$820,900	\$810,900
1401	2F+D - BF	2B+D	2	SW	1196	\$871,900	\$861,900
1308	2K+D	2B+D	2	SW	1350	\$902,900	\$892,900

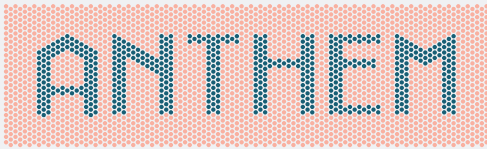
OCCUPANCY COMMENCING	MAINTENANCE FEES
August 2024	<p>\$0.47/sq ft (Includes: gas and water costs, building maintenance, landscaping and snow removal, on-site property management and security)</p> <p>\$50/month Structured Parking & \$30/month Surface Parking</p> <p>\$10/month/locker</p>

PARKING & LOCKER		
<p>Surface Parking: \$35,000</p> <p>Structured Parking: Waitlist</p> <p>Structured EV Parking: \$62,500</p>	<p>Non-Climate Controlled: \$8,500</p> <p>Climate Controlled: \$10,000</p>	<ul style="list-style-type: none"> Locker Waitlist 1B+D and up are eligible to purchase parking (1BD subject to availability*)

DEPOSIT STRUCTURE	LIMITED TIME OFFER INCENTIVES	CONTACT US
<p>\$5000 on Signing</p> <p>Balance of 5% on Firming</p> <p>2.5% in 180 days</p> <p>2.5% in 365 days</p> <p>5% at Occupancy</p>	<p>Free Assignment*</p> <p>Free Right to Lease</p> <p>\$0 Developer Caps</p> <p>Melodic Collection: Laminate Throughout* as per plan</p> <p>Encore Collection: Hardwood Throughout* as per plan</p>	

All prices, figures and materials are preliminary and are subject to change without notice. Square footages and dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Note: Actual usable floor space may vary from the stated floor area. *Administration and purchaser legal costs are not included in the incentive. See Sales Representative for details. Exclusive listing brokerage Baker Real Estate Incorporated. Brokers protected. E. & O. E. August 2022.





AT THE METALWORKS

The Melodic Collection

Features & Finishes (Floors 1 - 10)

SUITE INTERIORS

General

- Spacious 8'6" high ceilings in all principal rooms (As per plan. May vary due to bulkheads and structural components)
- Spacious 9'0" high ceilings in all principal rooms (Floor 1 only. As per plan. May vary due to bulkheads and structural components)
- California style ceiling
- 4.25" contemporary baseboards throughout
- All interior walls receive primer coat and finish coat in interior latex, low VOC paint in a matte finish
- Minimum one light fixture in each principal room, including walk-in closets
- Decora light switches and plugs throughout
- Technology ready suites with 1 USB charging outlet with two ports in each kitchen and primary bedroom
- Multi-media outlet rough-ins for television, internet and phone (minimum of 2 per suite)
- Wire shelving in all closets including linen closet with space-saving configuration in walk-in closets
- In-suite, energy efficient, stacked laundry unit (as per plan)
- Centralized water heating system and water softener

Kitchens

- Energy efficient, stainless-steel refrigerator with bottom-mount freezer
- Energy efficient, 30" stainless steel slide-in electric stove
- Stainless steel microwave range hood
- Energy efficient, built-in stainless-steel dishwasher
- Energy efficient rangehood fans
- Double basin stainless steel undermount sink with pull down, single lever chrome faucet in kitchen
- Local Canadian-made cabinetry with soft-closed cabinets, cabinet above refrigerator, and dishwasher opening (as per plan)
- Quartz countertops
- Rough-in for light over island (as per plan, when principal light does not interfere)

Flooring

- Square ceramic tile in front foyer, kitchen, laundry, mechanical room and bathroom(s) (as per plan)
- Plush 40 oz. carpet from builder's samples with high-quality 7 lb. underlay pad in living room, dining room, bedroom(s) and hallway(s) (as per plan)

Bathrooms

- High efficiency, low flow toilet with soft close seat
- Deep acrylic soaker tub(s) (as per plan)
- Glass shower enclosure where applicable (as per plan)
- China sink(s)
- Pressure balanced, single lever chrome faucets
- Chrome bathroom accessories
- Ceramic tile on walls and ceilings in all showers (including tub showers)
- Solid stone shower sills (as per plan)
- Local Canadian-made cabinetry with soft-closed cabinets
- Laminate countertops
- Frameless mirrors extending full width of vanity
- Vanity lights
- Energy efficient bathroom exhaust
- 1 humidity sensor and fan control in each bathroom

WINDOWS, DOORS & BALCONIES

- 7' height, 3 panel, solid core, fire-rated, self-closing contemporary door from corridor to suite with push/pull handle and fob entry system
- 7' height painted contemporary 3 panel shaker, smooth interior doors
- Full swing or sliding doors on closets (as per plan)
- Contemporary style casing around doors and windows
- Satin nickel lever hardware on all swing doors
- Private open-air balcony with metal dividers between units, metal and glass architectural railing, and concrete floor (as per plan)
- Private open-air patios/terraces with metal dividers between units, metal and glass architectural railing, and patio stone floor (as per plan)
- Double glazed operating glass door to balcony/patio/terrace (as per plan)
- Minimum one exterior light fixture and waterproof receptacle on balcony/patio/terrace (as per plan)
- Expansive, maintenance-free double glazed thermal-pane commercial grade windows
- Screens for operating windows
- Interior steps to terrace – where room is carpeted, steps to be carpeted. Where room is hardwood, steps to be stained in a similar finish
- Precast concrete step(s) to transition from patio to terrace height, where applicable (as per plan)
- High quality, durable exterior metal panels and masonry finishes

LANDSCAPING

- Professionally designed landscaping with irrigation system (as per landscape plan)
- Multiple bike racks on interior and exterior of building (as per landscape plan)

SUSTAINABILITY

- Programmable, digital thermostat
- High efficiency, forced air heating and air conditioning with in-suite control
- Energy efficient exterior envelope
- Up to 20 Electric vehicle charging station(s) available for purchase
- Each floor in tower equipped with garbage, recycling and organic chutes (Tri-Sorter)

SAFETY & SECURITY

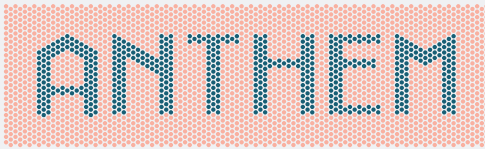
- 24/7 secure access system with high definition colour camera on front building entrance
- Controlled entry to building with individual key fob or remotely accessed via smart phone or in-suite wallpad
- Controlled suite entry with smart door allowing secured entry to individual suites that can be unlocked remotely by your smart phone, with key fob or with keypad
- Secure remote-controlled access to residential parking garage and surface parking lot
- In-suite smart system with built-in smart thermostat, ability to connect to and control smart devices, receive building notifications, and grant access to building with video calls from lobby, allows for app integration
- 1 smart switch per unit
- Pressurized fire suppression system monitored and controlled by fire panel
- Interconnected smoke and carbon monoxide detectors

GENERAL ITEMS

- Individual mailboxes in main floor
- Two elevators in tower
- Reinforced cast-in-place concrete structure
- Durable, commercial grade roofing system
- Tarion Ontario New Home Warranty Registration paid by Fusion Homes

AMENITIES

- Numerous amenity spaces throughout the building including *Piano Lounge*, *Co-Work Studio*, *Fitness Club & Cycle Room*, *Pet Spa* and *Guest Suite* (all located on the 1st Floor), *Anthem Social Club* and *Cross St. Terrace* (both located on the 3rd floor), and the *Sunrise Deck* (located on the 7th floor)
- Convenient access to public *River Walk*
- Access to *Mill Square* and *River Square* public amenity spaces
- Wi-Fi in lobby and indoor amenity spaces



AT THE METALWORKS

The Encore Collection

Features & Finishes (Floors 11 – 14)

SUITE INTERIORS

General

- Spacious 8'6" high ceilings in all principal rooms (As per plan. May vary due to bulkheads and structural components)
- Spacious 10'0" high ceilings in all principal rooms (Floors 13 & 14 only. As per plan. May vary due to bulkheads and structural components)
- California style ceiling
- Flat style ceiling (Floor 14 only)
- 6" contemporary baseboards throughout
- All interior walls receive primer coat and finish coat in interior latex, low VOC paint in a matte finish
- Minimum one light fixture in each principal room, including walk-in closets
- Decora light switches and plugs throughout
- Technology ready suites with 1 USB charging outlet with two ports in each kitchen and primary bedroom
- Multi-media outlet rough-ins for television, internet and phone (minimum of 3 per suite)
- Wire shelving in all closets including linen closet with space-saving configuration in walk-in closets
- In-suite, energy efficient, stacked laundry unit (as per plan)
- Centralized water heating system and water softener

Kitchens

- Energy efficient, stainless-steel refrigerator with ice-maker, waterline, and bottom-mount freezer
- Energy efficient, 30" stainless steel slide-in electric range
- Stainless steel microwave range hood
- Energy efficient, built-in stainless-steel dishwasher
- Energy efficient rangehood fans
- Double basin stainless steel undermount sink with pull down, single lever chrome faucet in kitchen
- Local Canadian-made cabinetry with soft-closed cabinets, cabinet above refrigerator, and dishwasher opening (as per plan)
- Quartz countertops
- Rough-in for light over island (as per plan, when principal light does not interfere)

Flooring

- Square oversized ceramic tile in front foyer, kitchen, laundry, mechanical room and bathroom(s) (as per plan)
- Plush 40 oz. carpet from builder's samples with high-quality 7 lb. underlay pad in bedroom(s) and hallway(s) (as per plan)
- Engineered hardwood lieu of carpet in dining room, living room, and hallway(s) (as per plan)

Bathrooms

- High efficiency, low flow toilet with soft close seat
- Deep acrylic soaker tub(s) (as per plan)
- Glass shower enclosure where applicable (as per plan)
- China sink(s)
- Pressure balanced, single lever chrome faucets
- Chrome bathroom accessories
- Ceramic tile on walls and ceilings in all showers (including tub showers)
- Solid stone shower sills (as per plan)
- Local Canadian-made cabinetry with soft-closed cabinets
- Quartz countertops
- Frameless mirrors extending full width of vanity
- Vanity lights
- Energy efficient bathroom exhaust
- 1 humidity sensor and fan control in each bathroom

WINDOWS, DOORS & BALCONIES

- 7' height, 3 panel, solid core, fire-rated, self-closing contemporary door from corridor to suite with push/pull handle and fob entry system
- 8' height, 3 panel, solid core, fire-rated, self-closing contemporary door from corridor to suite with push/pull handle and fob entry system (Floors 13 & 14 only)
- 7' height painted contemporary 3 panel shaker interior doors
- 8' height painted contemporary 3 panel shaker interior doors (Floors 13 & 14 only)
- Full swing or sliding doors on closets (as per plan)
- Contemporary style casing around doors and windows
- Satin nickel lever hardware on all swing doors
- Private open-air balcony with metal dividers between units, metal and glass architectural railing, and concrete floor (as per plan)
- Double glazed operating glass door to balcony/patio/terrace (as per plan)
- Minimum one exterior light fixture and waterproof receptacle on balcony/patio/terrace (as per plan)
- Expansive, maintenance-free double glazed thermal-pane commercial grade windows
- Screens for operating windows
- High quality, durable exterior metal panels and masonry finishes

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- Professionally designed landscaping with irrigation system (as per landscape plan)
- Multiple bike racks on interior and exterior of building (as per landscape plan)

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- Programmable, digital thermostat
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- Secure remote-controlled access to residential parking garage and surface parking lot
- In-suite smart system with built-in smart thermostat, ability to connect to and control smart devices, receive building notifications, and grant access to building with video calls from lobby, allows for app integration
- 1 smart switch per unit
- Pressurized fire suppression system monitored and controlled by fire panel
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- Convenient access to public *River Walk*
- Access to *Mill Square* and *River Square* public amenity spaces
- Wi-Fi in lobby and indoor amenity spaces

Note: Complete selection of colours and materials are from builder's samples. Specification sheet subject to change without notice E. & O.E. March 2022





AT THE METALWORKS

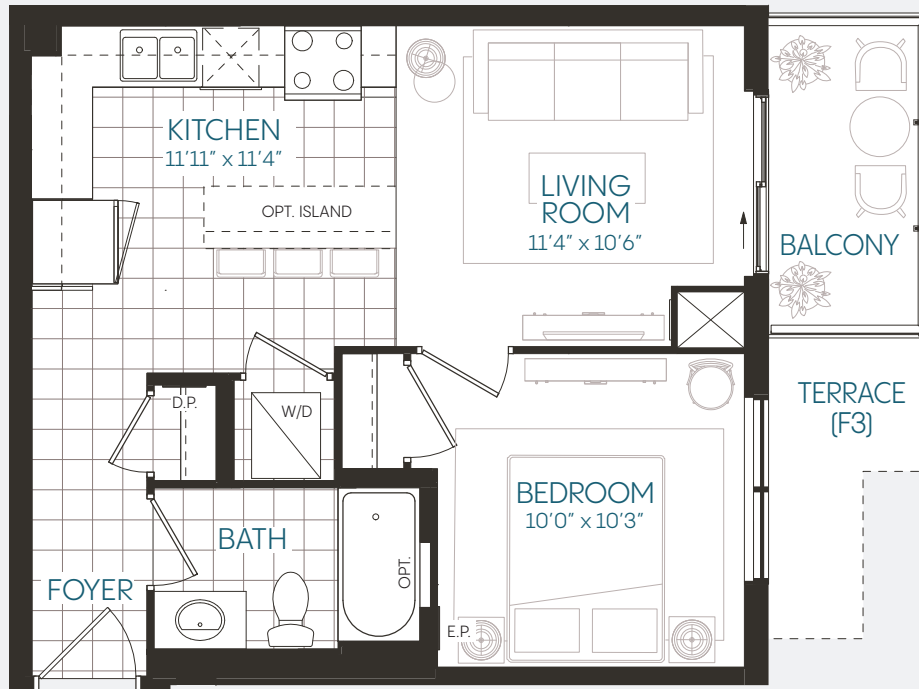
SUITE 1C

1 Bedroom | 1 Bathroom

Interior 537 sq.ft. (F3-F14)

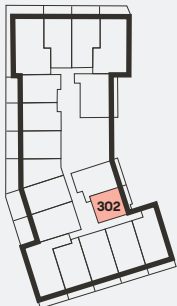
Exterior 85 sq.ft. (F3) | 45 sq.ft. (F4-F14)

Total 622 sq.ft. (F3) | 582 sq.ft. (F4-F14)

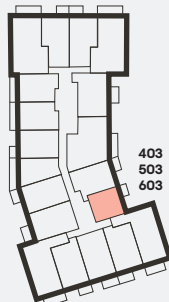


Arthur St. S.

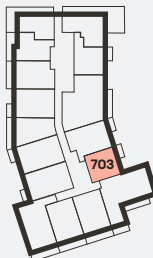
FLOOR 3



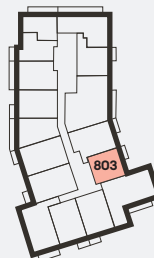
FLOOR 4-6



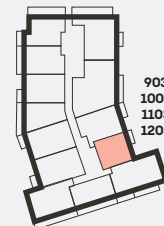
FLOOR 7



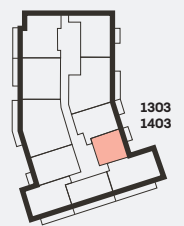
FLOOR 8



FLOOR 9-12



FLOOR 13-14



Speed River

This plan is not to scale and is subject to architectural review and revision, including without limitation, the Unit being constructed with a layout that is the reverse of that set out above. Refer to Draft Condominium Plan in the Disclosure Statement for actual Unit orientation. All details are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, and Vendor and/or architectural requirements. Balconies, terraces and patios are exclusive use common elements, shown for display purposes only and location and size of such are subject to change without notice. Window location, size and type may vary without notice. Bulkheads and box outs will be required as chases for plumbing and mechanical. Illustrations are artists concept and may show features not included in base price. Please see Sales Professional for details. Copyright Fusion Homes. Reproduction of the plan is strictly prohibited. E.&O.E. April 2022.

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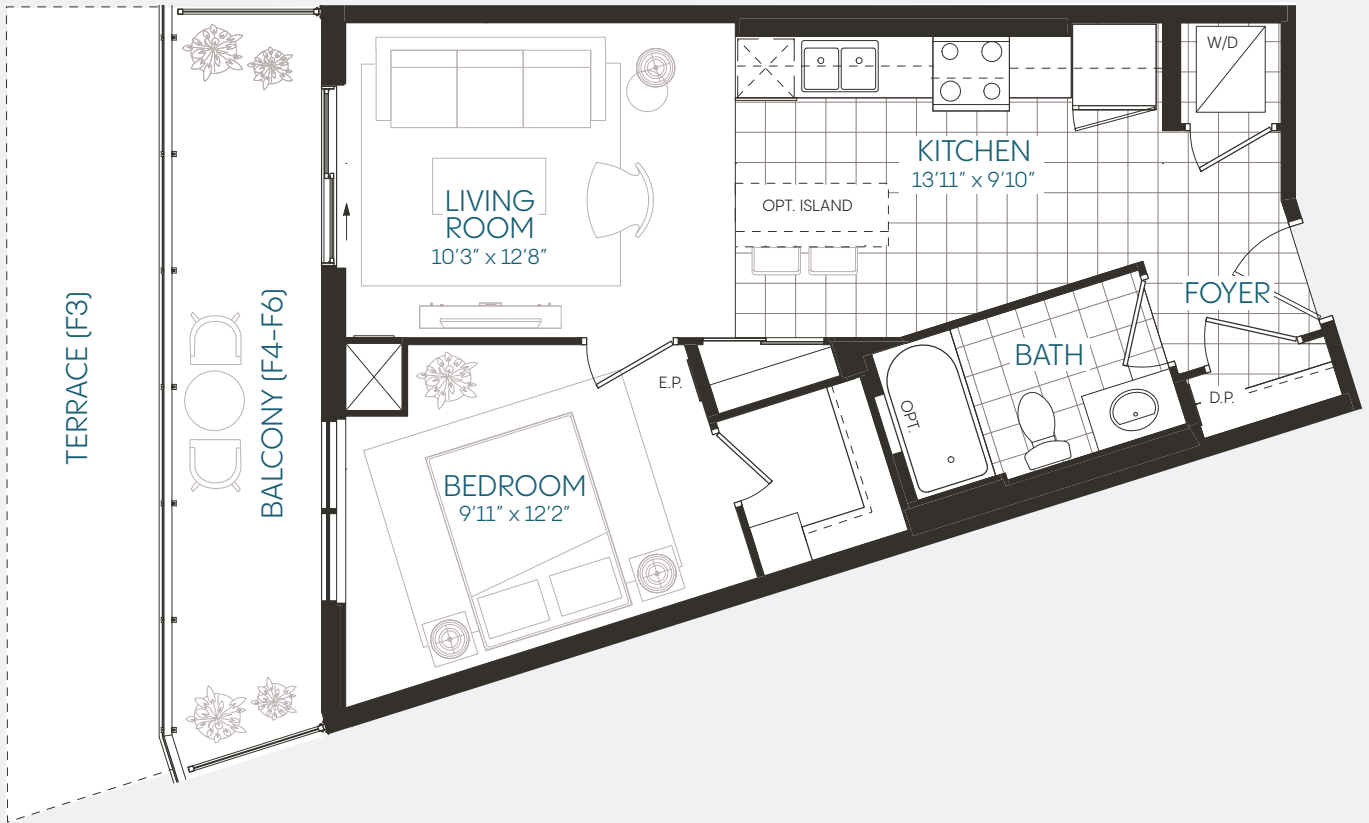
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AT THE METALWORKS

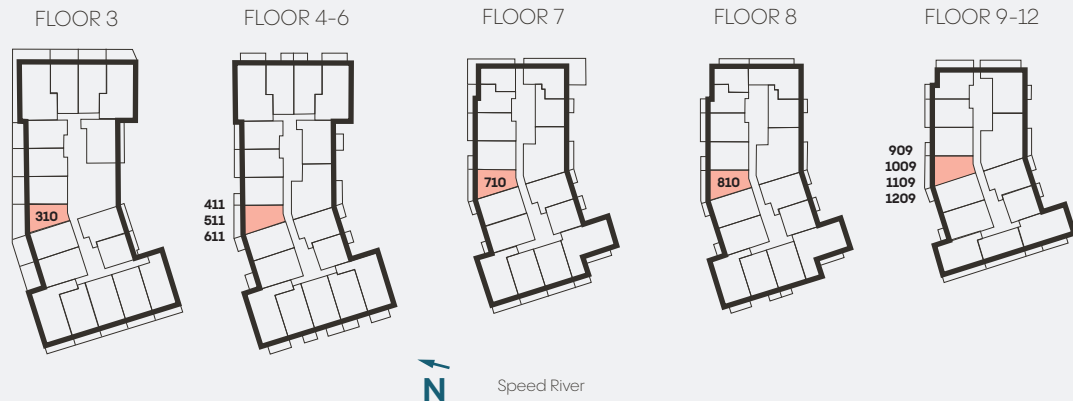
SUITE 1E

1 Bedroom | 1 Bathroom

Interior	589 sq.ft. (F3-F6)
Exterior	248 sq.ft. (F3) 111 sq.ft. (F4-F6)
Total	837 sq.ft. (F3) 700 sq.ft. (F4-F6)



Arthur St. S.



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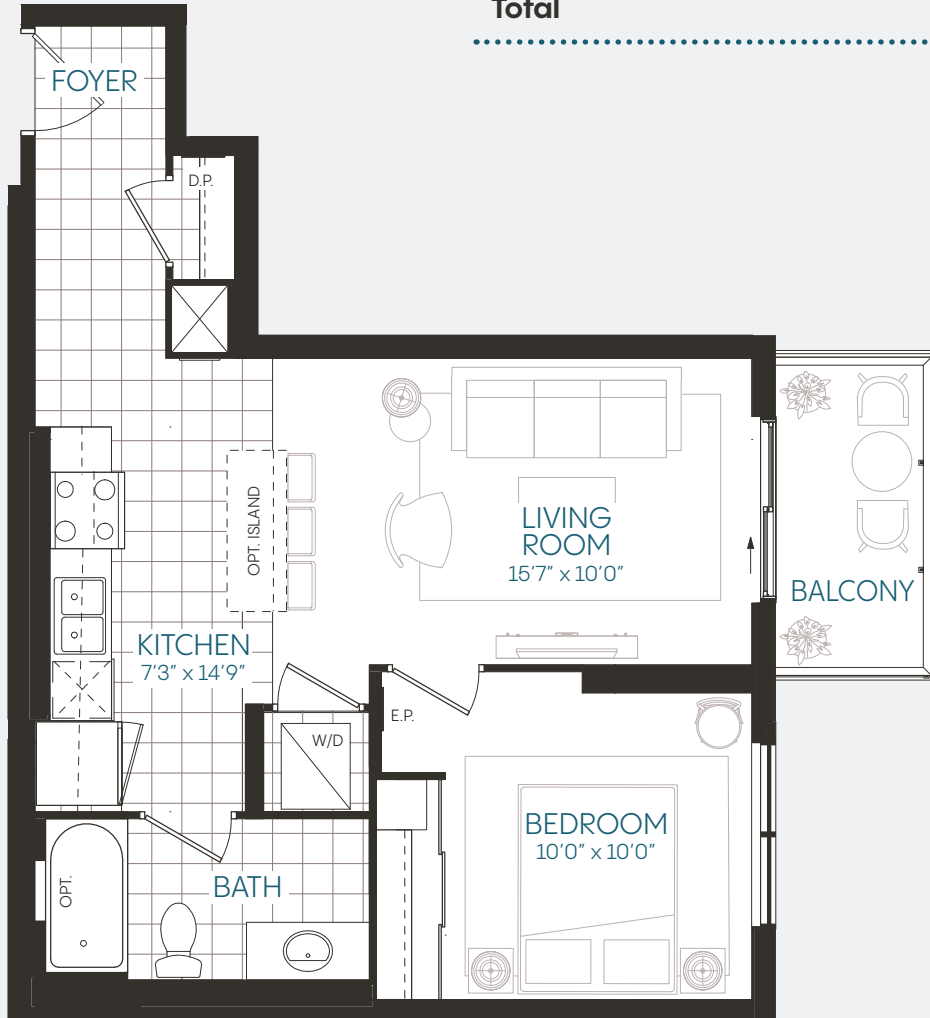
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AT THE METALWORKS

SUITE 1F

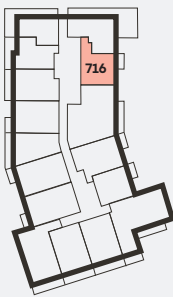
1 Bedroom | 1 Bathroom

Interior	614 sq.ft.
Exterior	51 sq.ft.
Total	665 sq.ft.

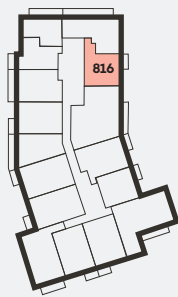


Arthur St. S.

FLOOR 7



FLOOR 8



Speed River

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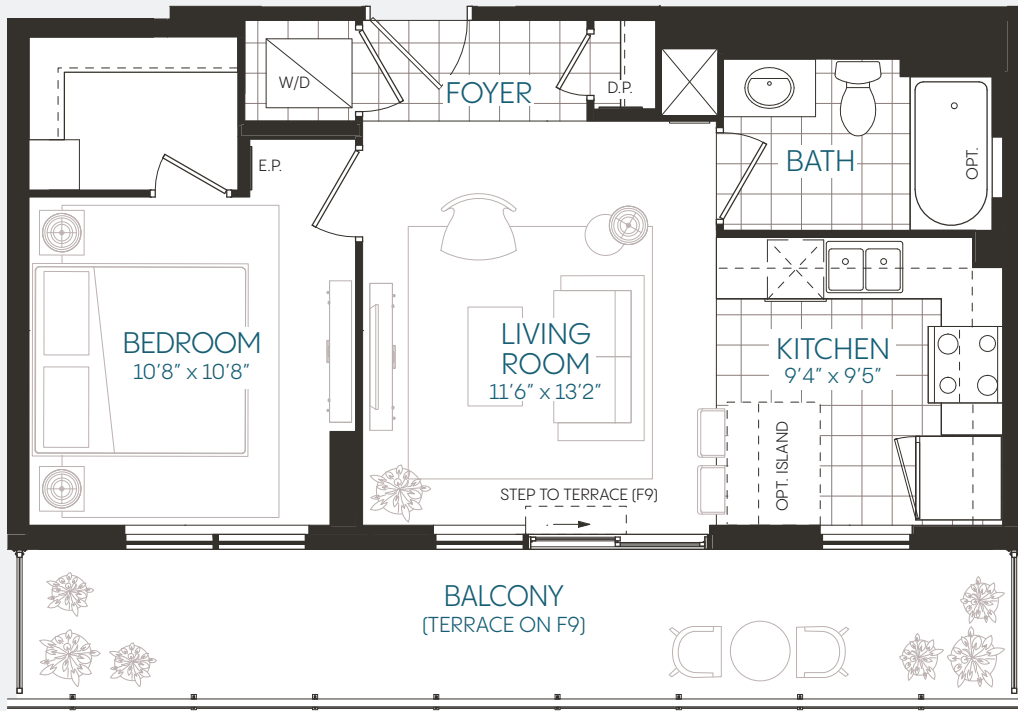


AT THE METALWORKS

SUITE 1D

1 Bedroom | 1 Bathroom

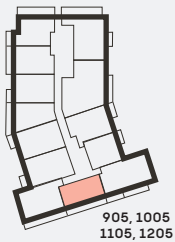
Interior	571 sq.ft.
Exterior	150 sq.ft.
Total	721 sq.ft.



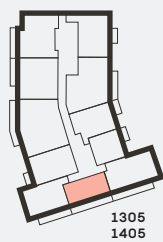
Arthur St. S.

FLOOR 9-12

FLOOR 13-14



905, 1005
1105, 1205



1305
1405



Speed River

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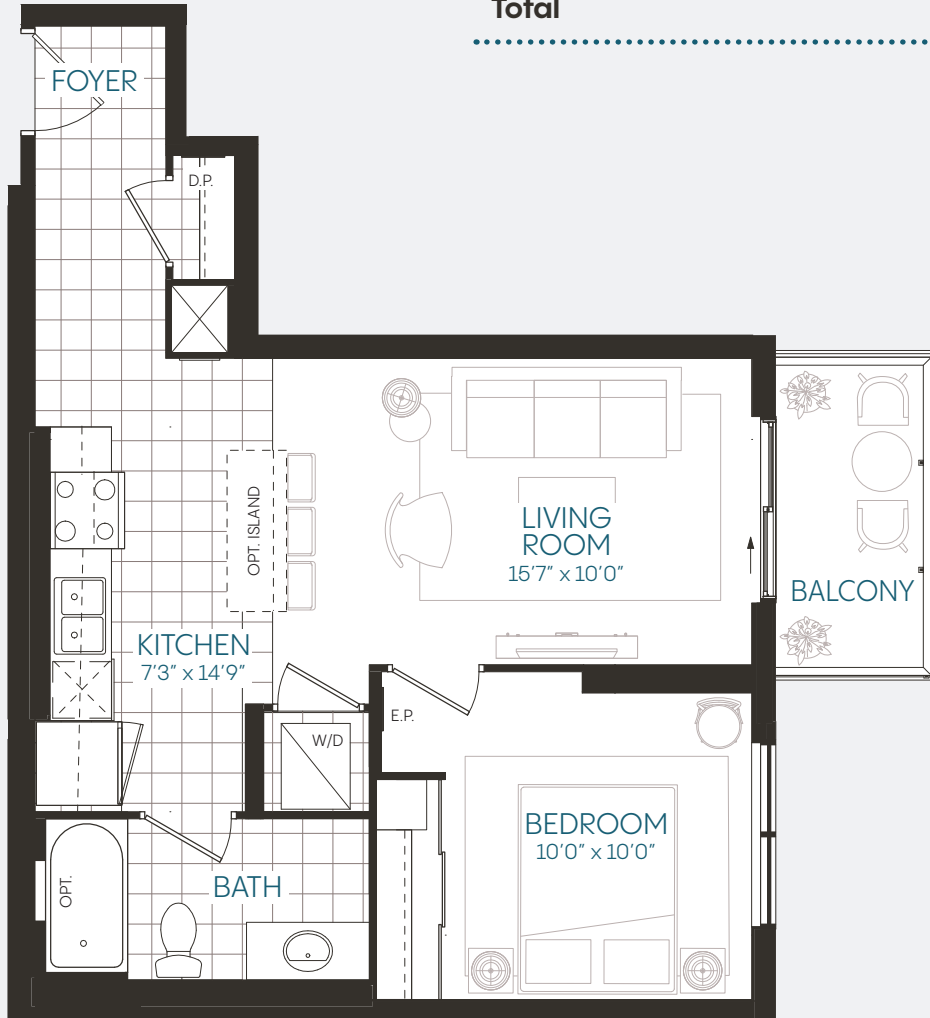
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AT THE METALWORKS

SUITE 1F

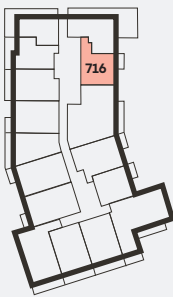
1 Bedroom | 1 Bathroom

Interior	614 sq.ft.
Exterior	51 sq.ft.
Total	665 sq.ft.

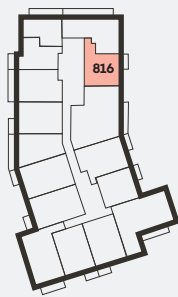


Arthur St. S.

FLOOR 7



FLOOR 8



Speed River

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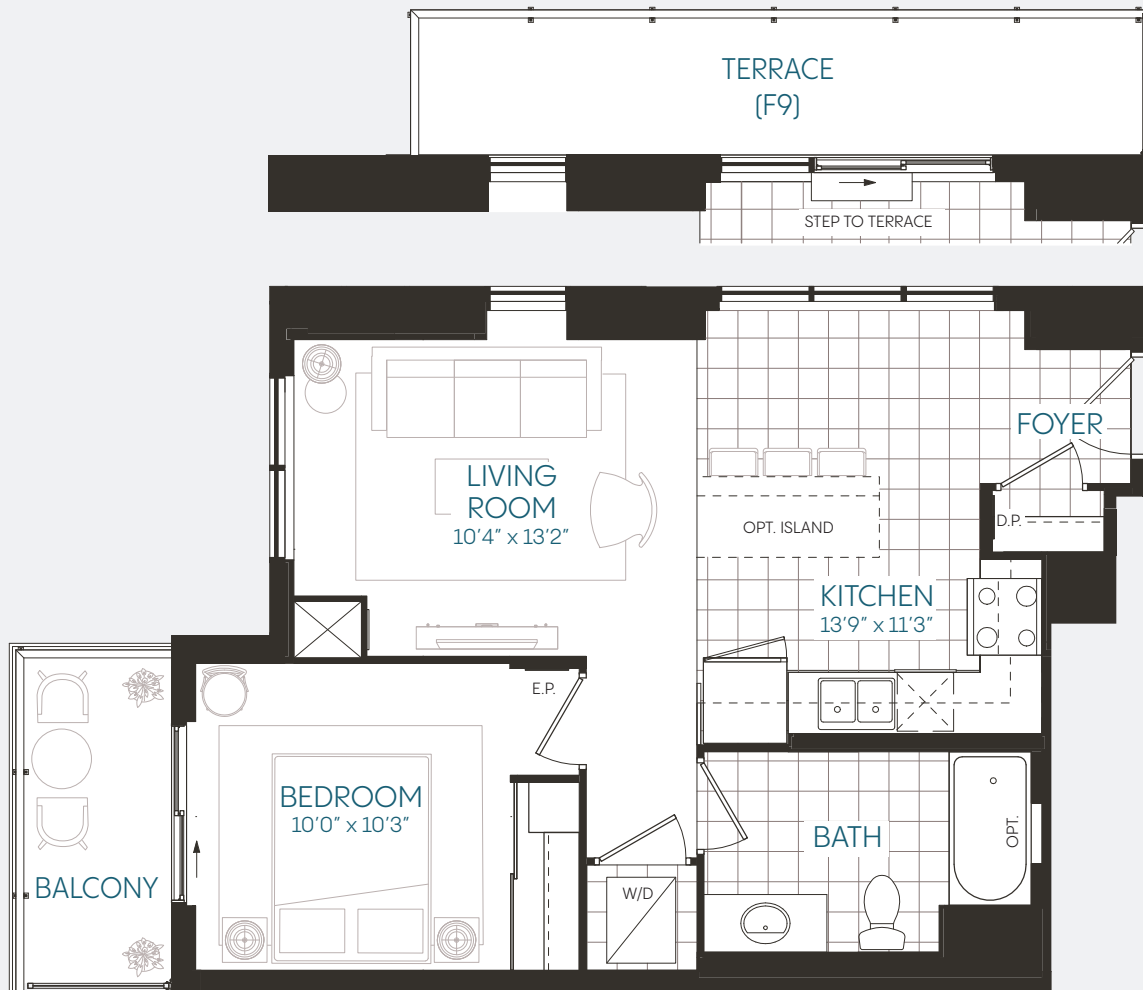
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AT THE METALWORKS

SUITE 1H

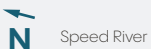
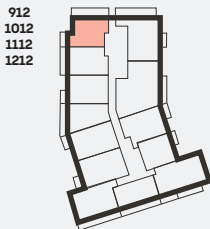
1 Bedroom | 1 Bathroom

Interior 649 sq.ft. (F9-F12)
Exterior 160 sq.ft. (F9) | 55 sq.ft. (F10-F12)
Total 809 sq.ft. (F9) | 704 sq.ft. (F10-F12)



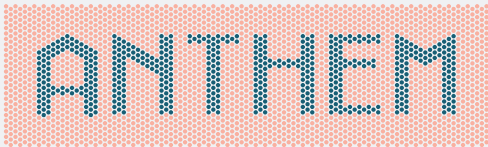
Arthur St. S.

FLOOR 9-12



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FUSION
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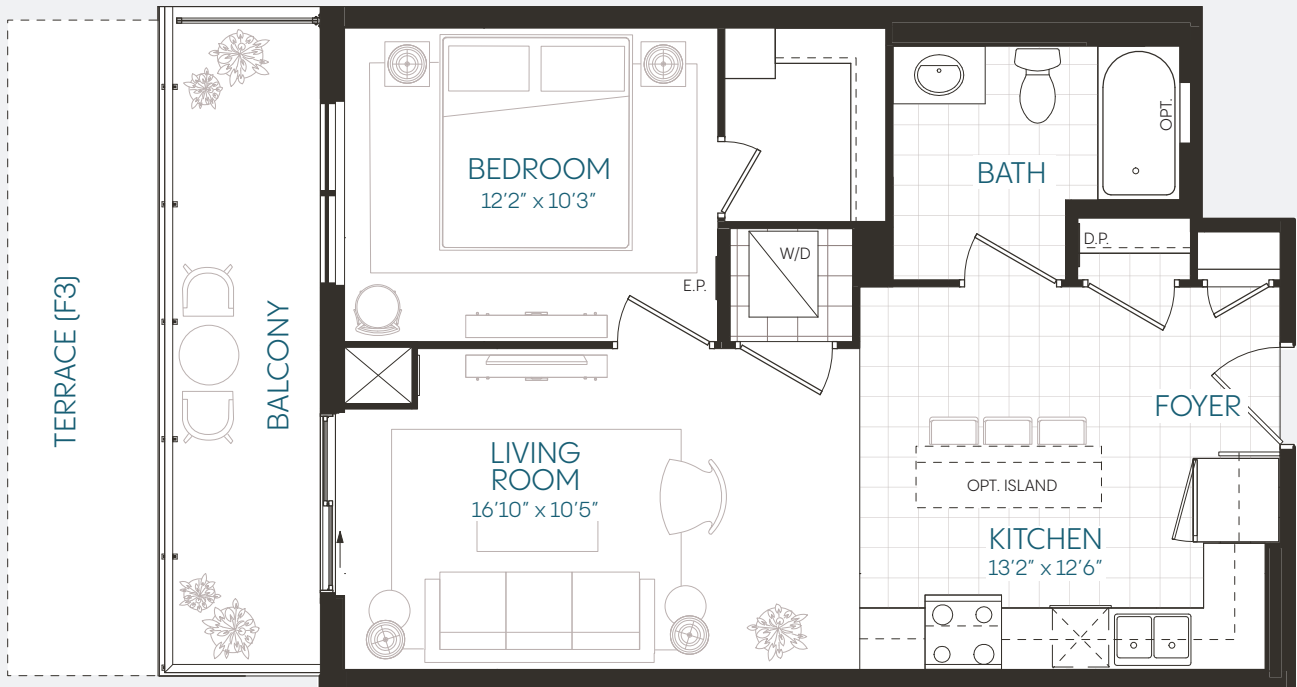
AT THE METALWORKS

SUITE 1K

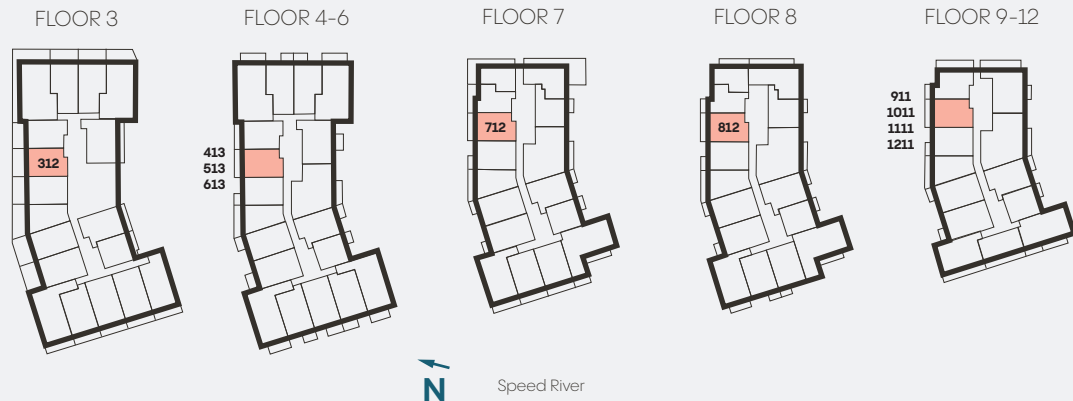
Barrier-Free Suite

1 Bedroom | 1 Bathroom

Interior	665 sq.ft. (F3-F12)
Exterior	214 sq.ft. (F3) 100 sq.ft. (F4-F12)
Total	879 sq.ft. (F3) 765 sq.ft. (F4-F12)



Arthur St. S.



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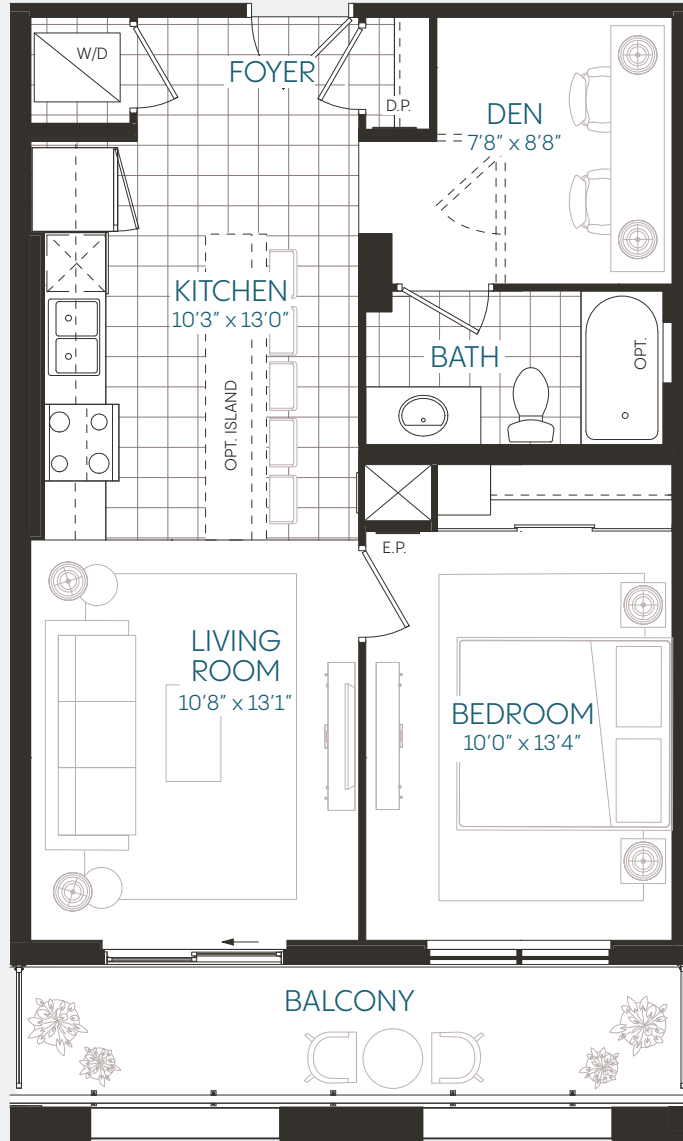
ANTHEM

AT THE METALWORKS

SUITE 1B+D

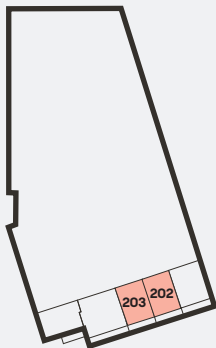
1 Bedroom + Den | 1 Bathroom

Interior	678 sq.ft.
Exterior	87 sq.ft.
Total	765 sq.ft.



Arthur St. S.

FLOOR 2



N
Speed River

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HOMES

ANTHEM

AT THE METALWORKS

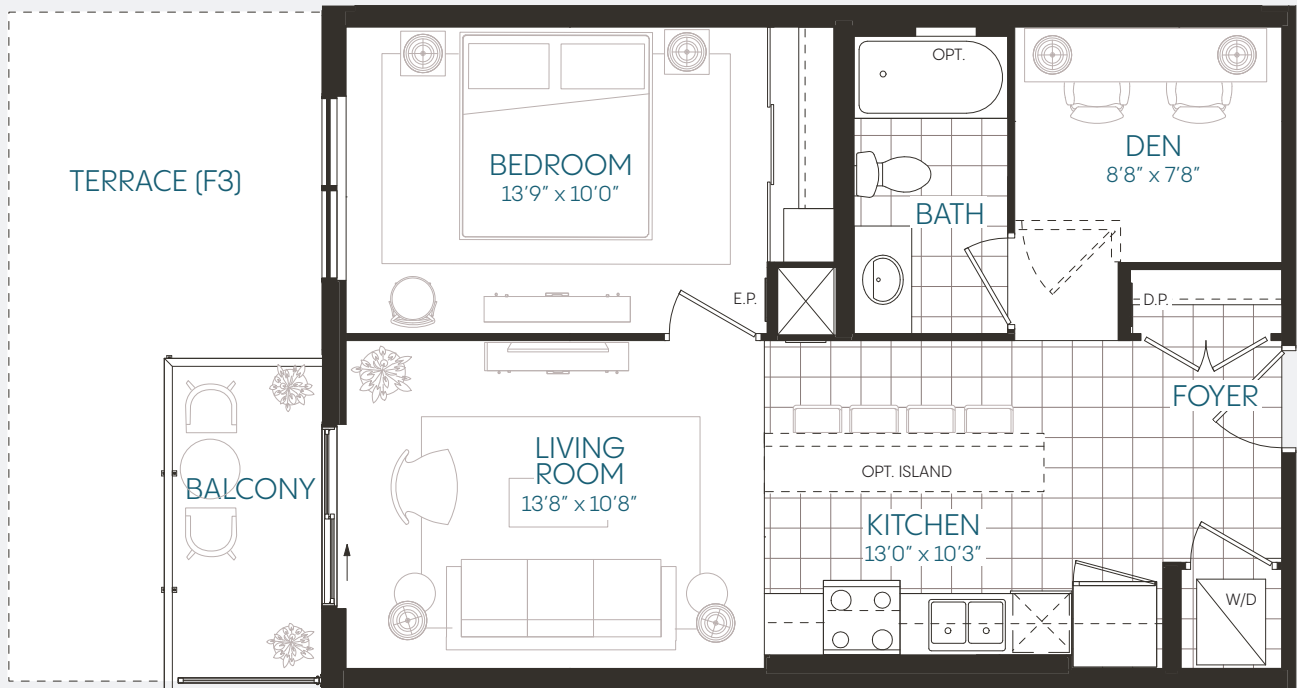
SUITE 1C+D

1 Bedroom + Den | 1 Bathroom

Interior 687 sq.ft. (F3-F12)

Exterior 218 sq.ft. (F3) | 50 sq.ft. (F4-F12)

Total 905 sq.ft. (F3) | 737 sq.ft. (F4-F12)



Arthur St. S.

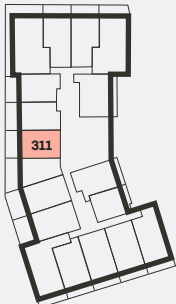
FLOOR 3

FLOOR 4-6

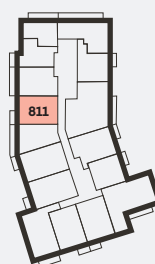
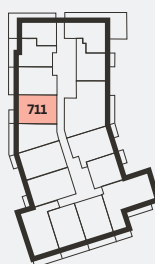
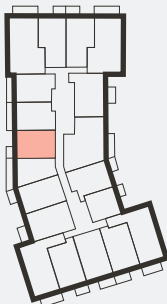
FLOOR 7

FLOOR 8

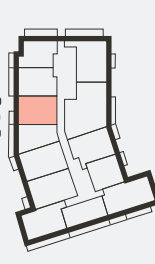
FLOOR 9-12



412
512
612



910
1010
1110
1210



Speed River

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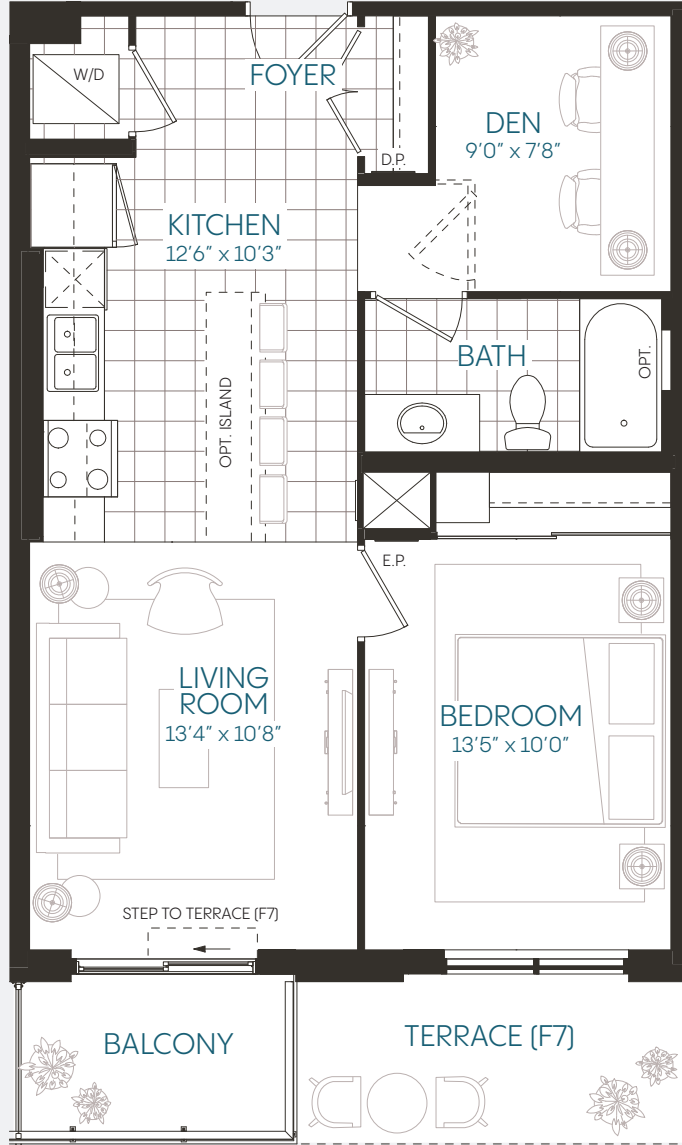
SUITE 1D+D

1 Bedroom + Den | 1 Bathroom

Interior 687 sq.ft. (F7 & F8)

Exterior 105 sq.ft. (F7) | 42 sq.ft. (F8)

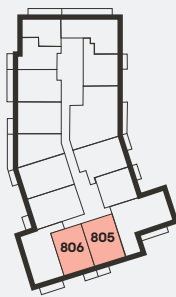
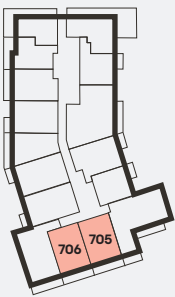
Total 792 sq.ft. (F7) | 729 sq.ft. (F8)



Arthur St. S.

FLOOR 7

FLOOR 8



Speed River

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AT THE METALWORKS

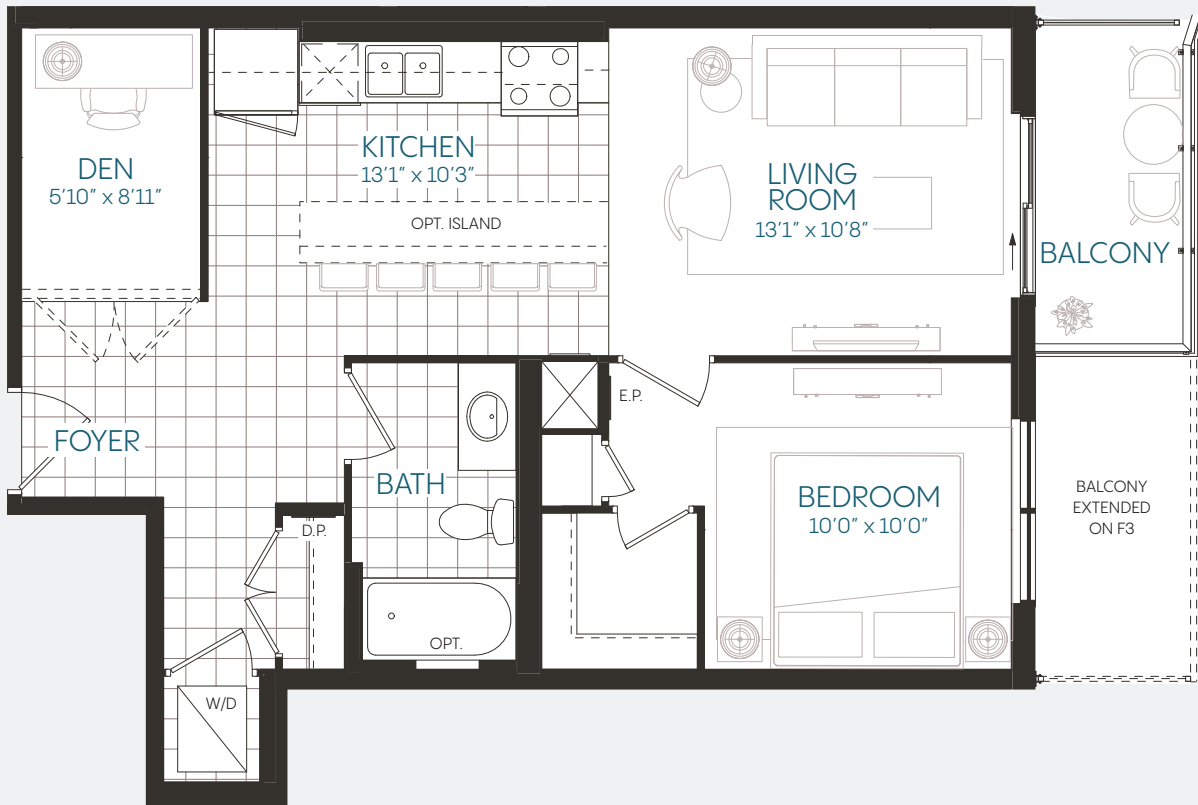
SUITE 1F+D

1 Bedroom + Den | 1 Bathroom

Interior 722 sq.ft. (F3-F12)

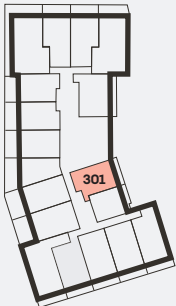
Exterior 106 sq.ft. (F3) | 50 sq.ft. (F4-F12)

Total 828 sq.ft. (F3) | 772 sq.ft. (F4-F12)

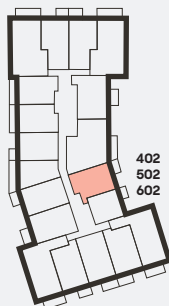


Arthur St. S.

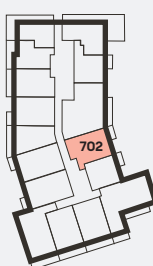
FLOOR 3



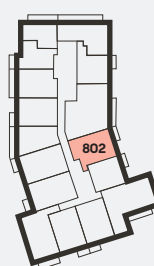
FLOOR 4-6



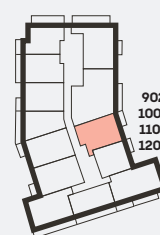
FLOOR 7



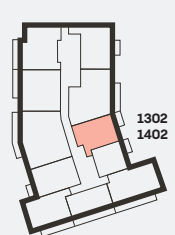
FLOOR 8



FLOOR 9-12



FLOOR 13-14



Speed River

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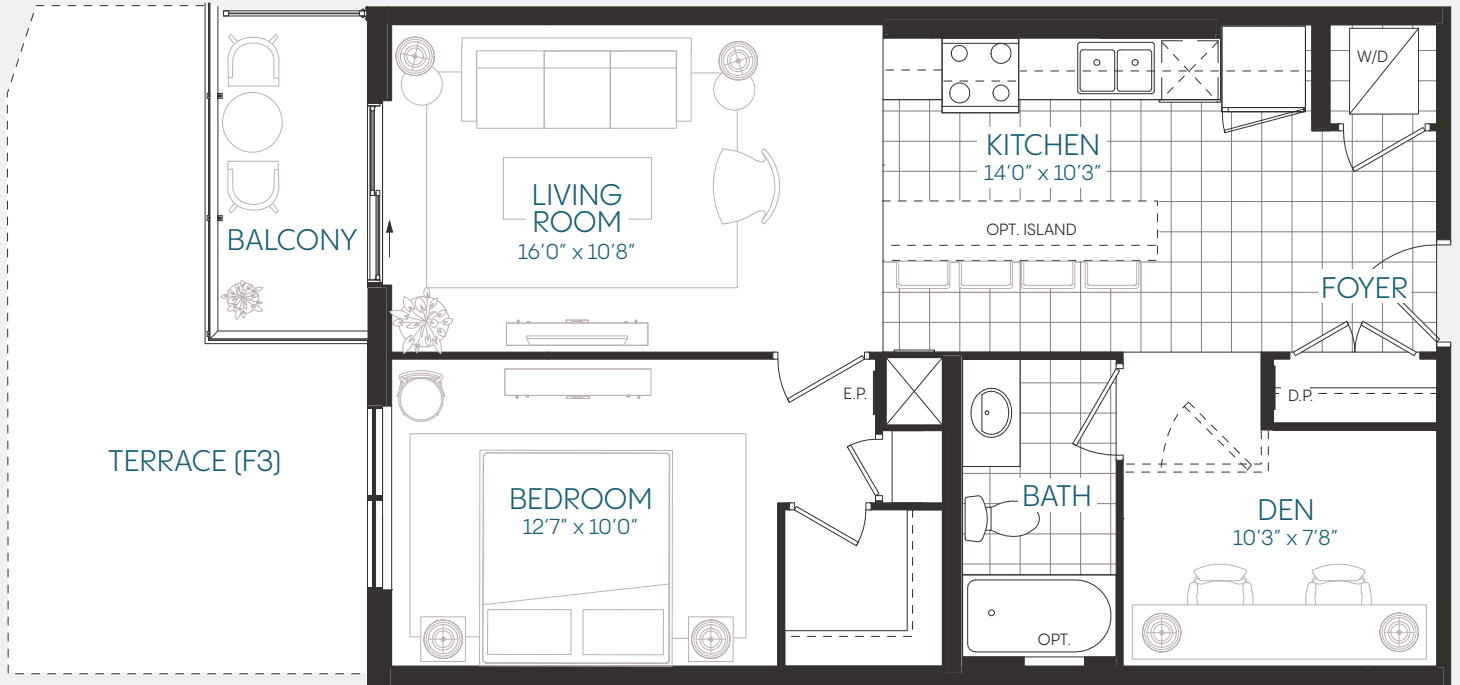
SUITE 1K+D

1 Bedroom + Den | 1 Bathroom

Interior 764 sq.ft. (F3-F14)

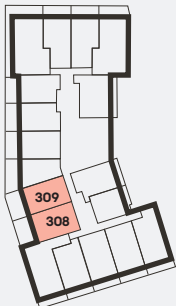
Exterior 246 sq.ft. (F3) | 51 sq.ft. (F4-F14)

Total 1,010 sq.ft. (F3) | 815 sq.ft. (F4-F14)

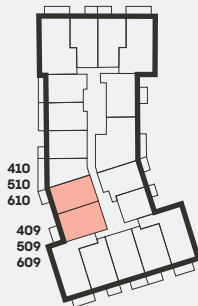


Arthur St. S.

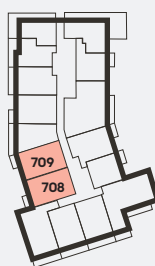
FLOOR 3



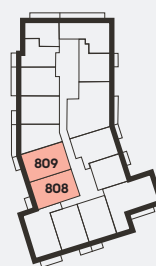
FLOOR 4-6



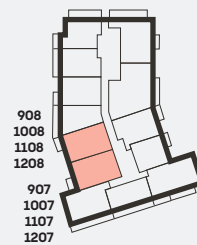
FLOOR 7



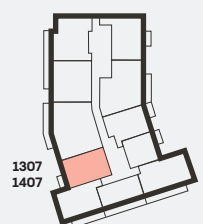
FLOOR 8



FLOOR 9-12



FLOOR 13-14



Speed River

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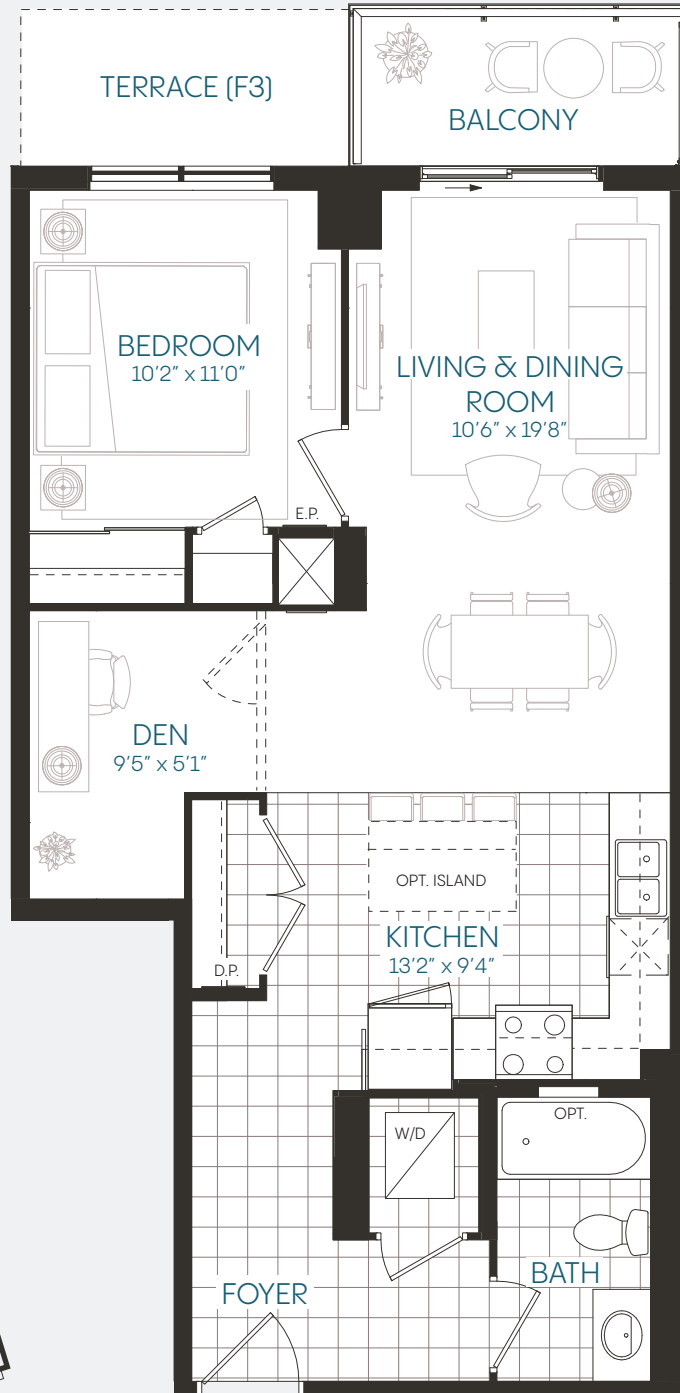
ANTHEM

AT THE METALWORKS

SUITE 1L+D

1 Bedroom + Den | 1 Bathroom

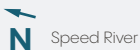
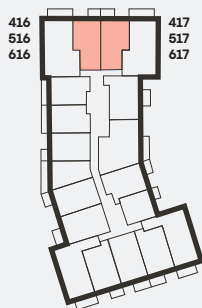
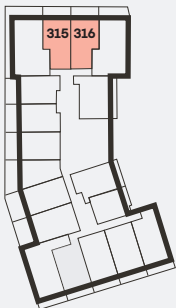
Interior	778 sq.ft. (F3-F6)
Exterior	100 sq.ft. (F3) 51 sq.ft. (F4-F6)
Total	878 sq.ft. (F3) 829 sq.ft. (F4-F6)



Arthur St. S.

FLOOR 3

FLOOR 4-6



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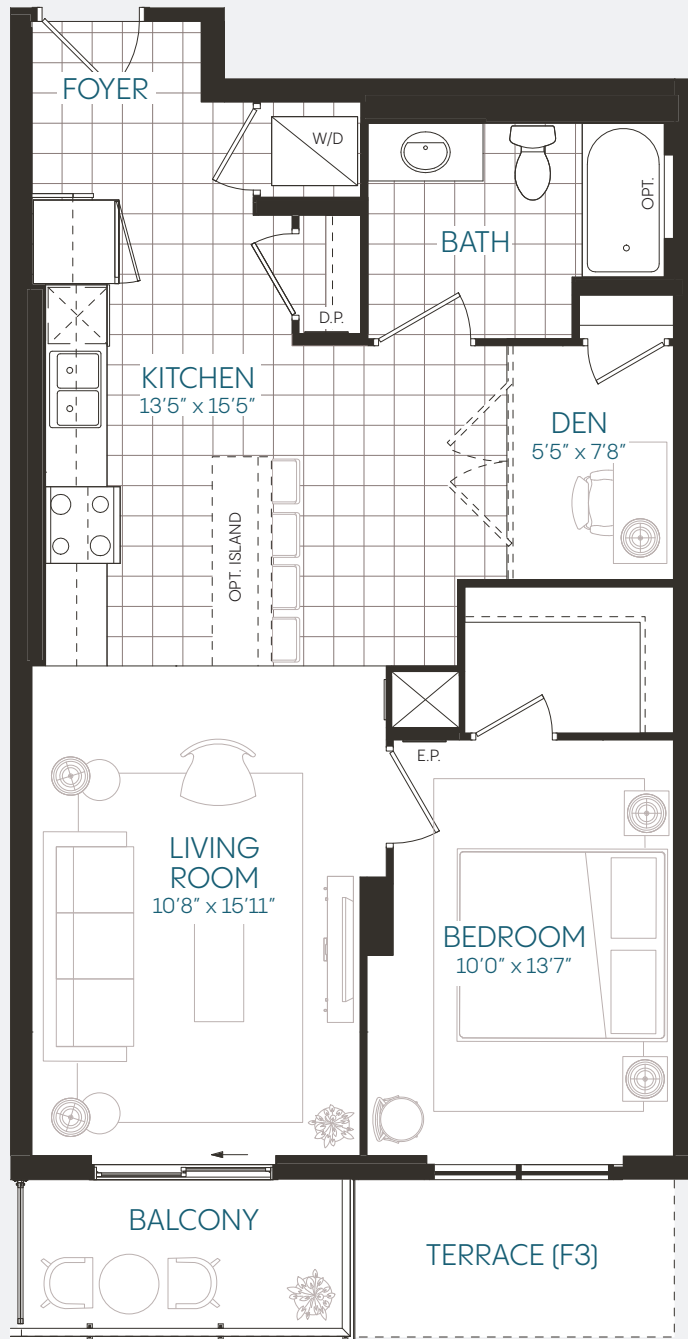
AT THE METALWORKS

SUITE 1M+D

Barrier-Free Suite

1 Bedroom + Den | 1 Bathroom

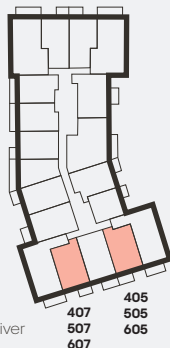
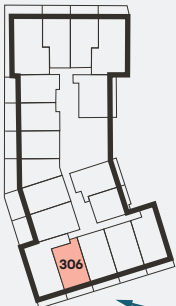
Interior	785 sq.ft. (F3-F6)
Exterior	100 sq.ft. (F3) 51 sq.ft. (F4-F6)
Total	885 sq.ft. (F3) 836 sq.ft. (F4-F6)



Arthur St. S.

FLOOR 3

FLOOR 4-6



N Speed River

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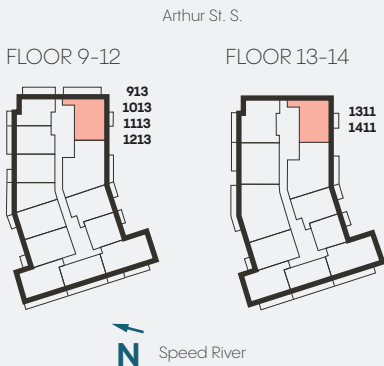
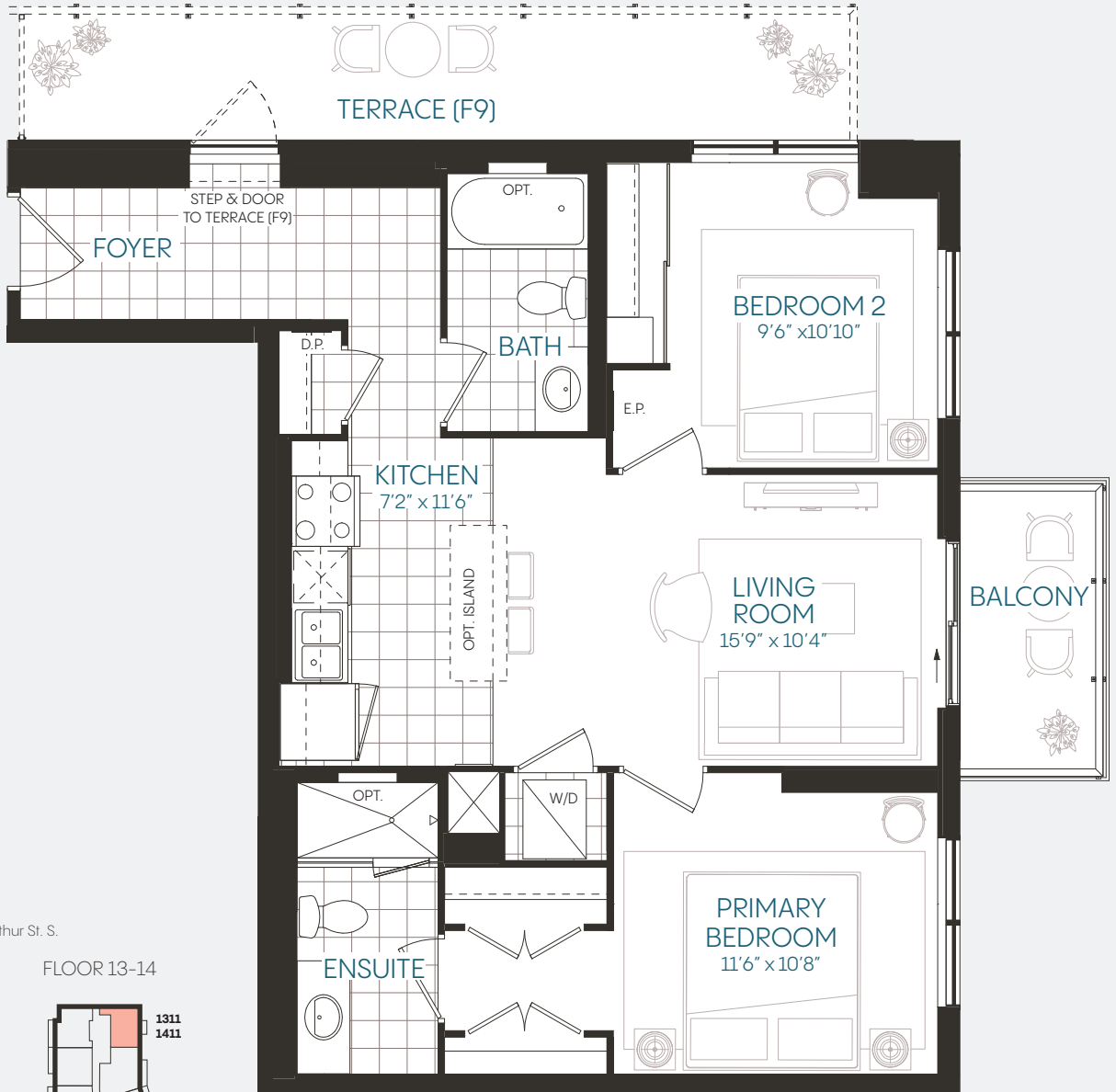
ANTHEM

AT THE METALWORKS

SUITE 2K

2 Bedroom | 2 Bathroom

Interior 901 sq.ft. (F9-F14)
 Exterior 184 sq.ft. (F9) | 50 sq.ft. (F10-F14)
Total 1,085 sq.ft. (F9) | 951 sq.ft. (F10-F14)



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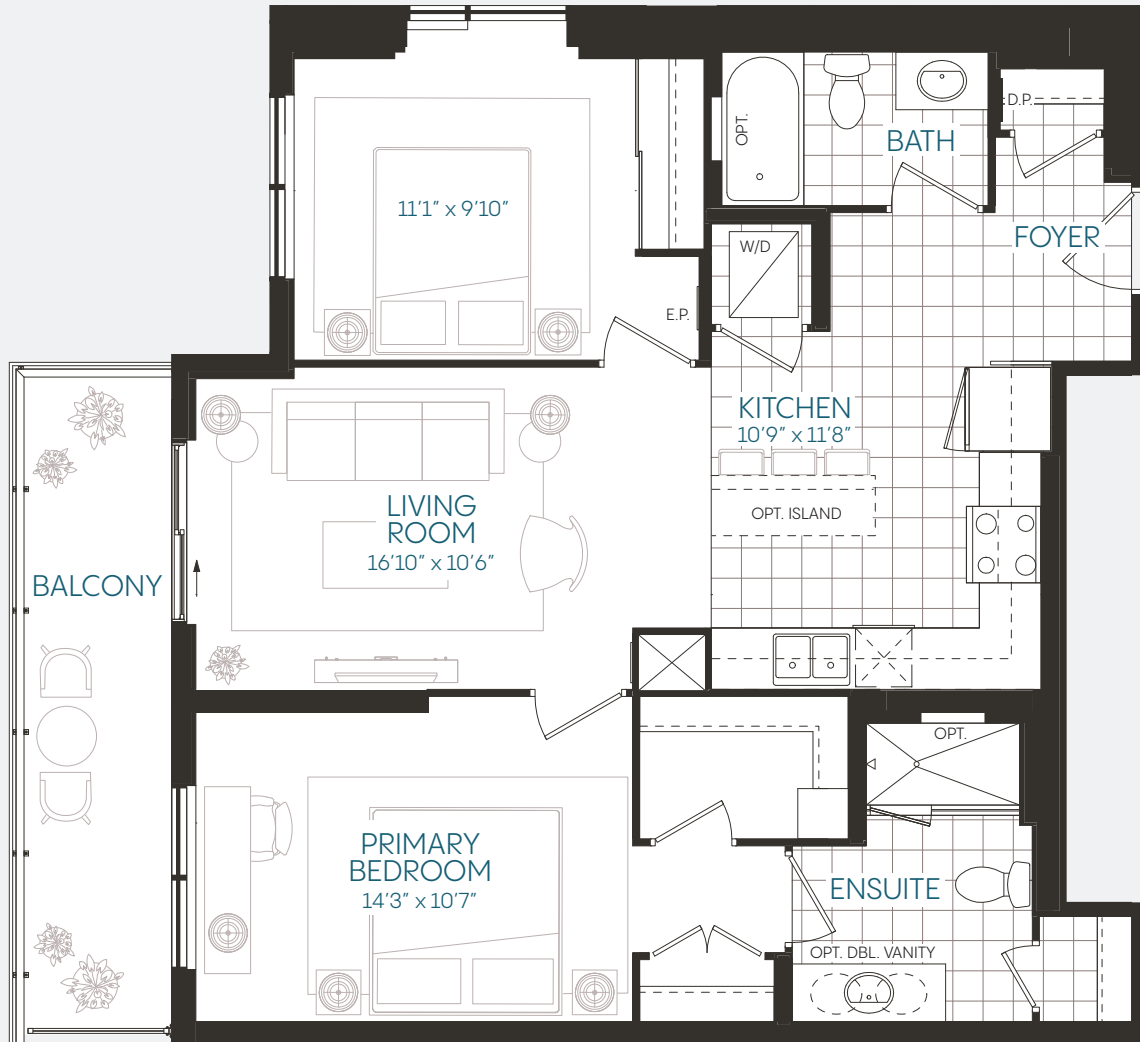
ANTHEM

AT THE METALWORKS

SUITE 20

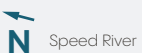
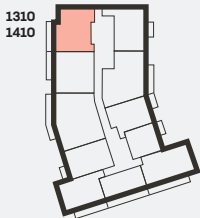
2 Bedroom | 2 Bathroom

Interior	969 sq.ft.
Exterior	105 sq.ft.
Total	1,074 sq.ft.



Arthur St. S.

FLOOR 13-14



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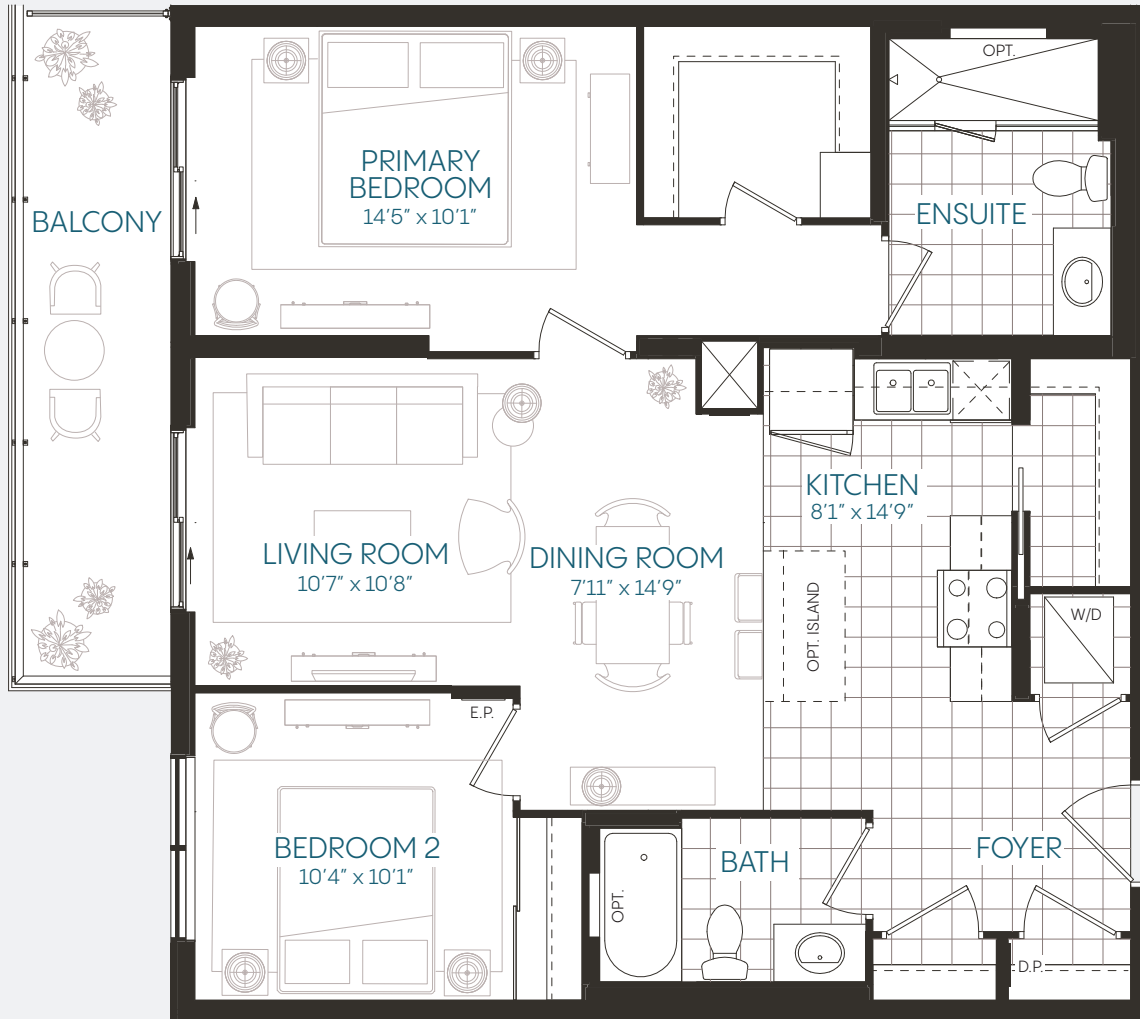
ANTHEM

AT THE METALWORKS

SUITE 2P

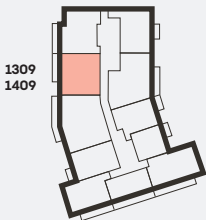
2 Bedroom | 2 Bathroom

Interior	1,026 sq.ft.
Exterior	100 sq.ft.
Total	1,126 sq.ft.



Arthur St. S.

FLOOR 13-14



Speed River

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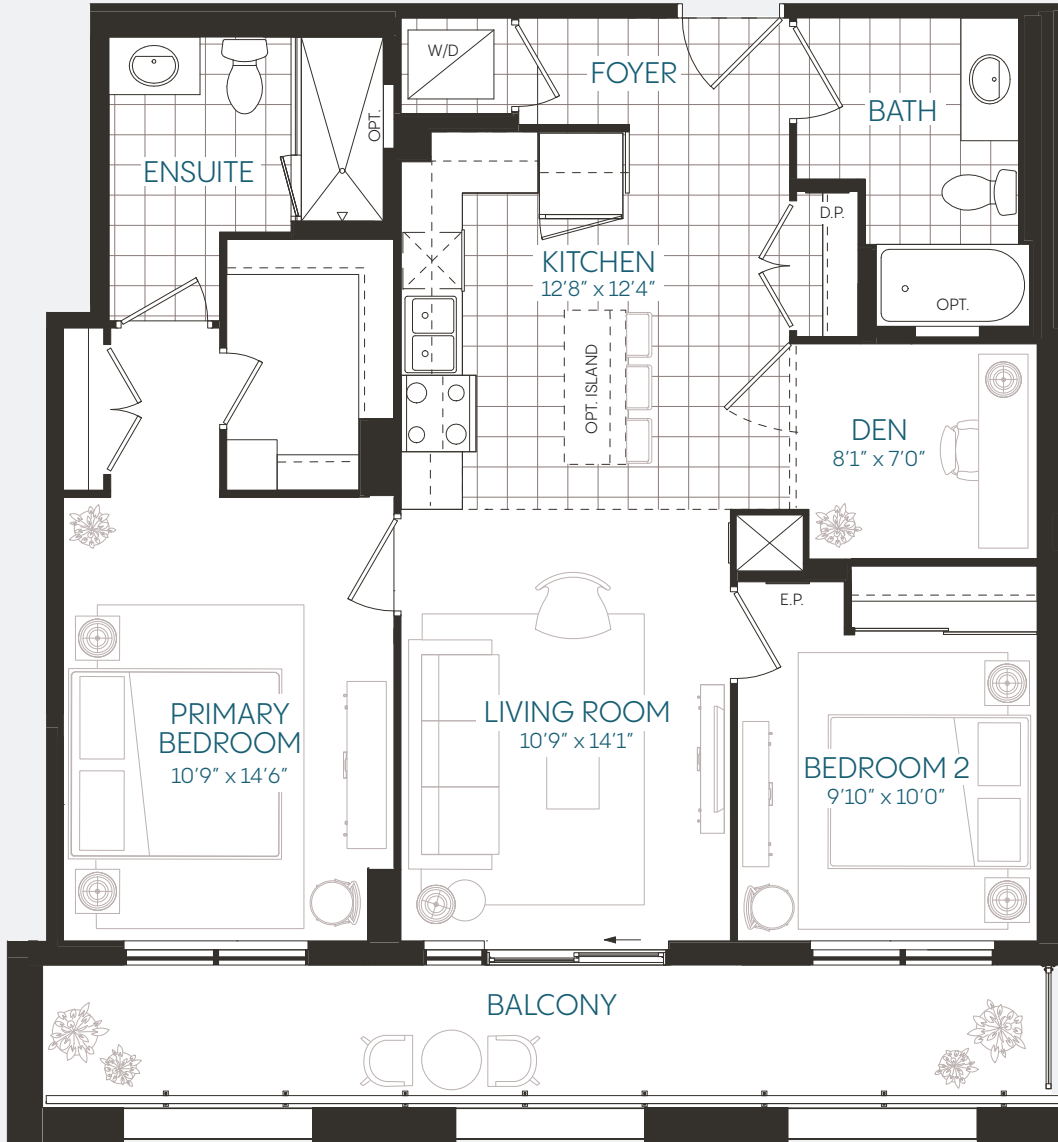
AT THE METALWORKS

SUITE 2A+D

Barrier-Free Suite

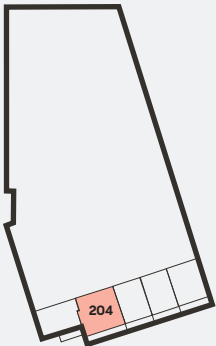
2 Bedroom + Den | 2 Bathroom

Interior	1,013 sq.ft.
Exterior	134 sq.ft.
Total	1,147 sq.ft.



Arthur St. S.

FLOOR 2



Speed River

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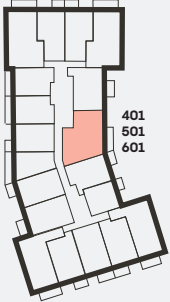
SUITE 2F+D

Barrier-Free Suite

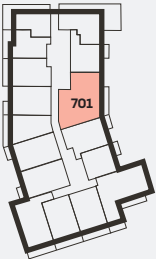
2 Bedroom + Den | 2 Bathroom

Interior	1,196 sq.ft.
Exterior	106 sq.ft.
Total	1,302 sq.ft.

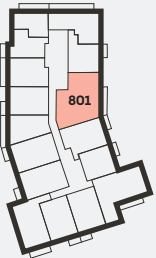
Arthur St. S.
FLOOR 4-6



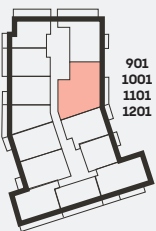
FLOOR 7



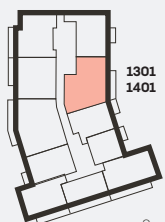
FLOOR 8



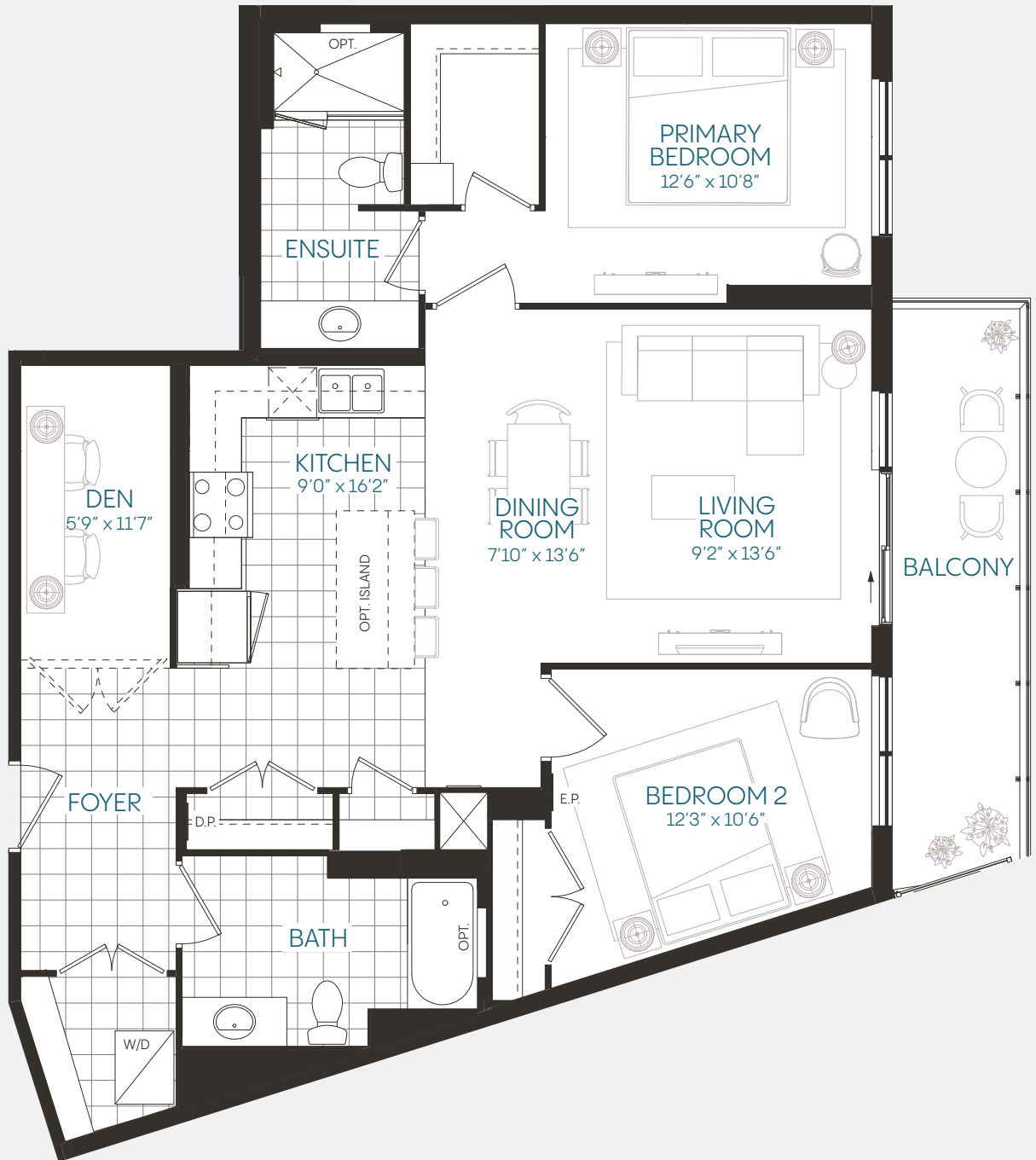
FLOOR 9-12



FLOOR 13-14



Speed River



This plan is not to scale and is subject to architectural review and revision, including without limitation, the Unit being constructed with a layout that is the reverse of that set out above. Refer to Draft Condominium Plan in the Disclosure Statement for actual Unit orientation. All details are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, and Vendor and/or architectural requirements. Balconies, terraces and patios are exclusive use common elements, shown for display purposes only and location and size of such are subject to change without notice. Window location, size and type may vary without notice. Bulkheads and box outs will be required as chases for plumbing and mechanical. Illustrations are artists concept and may show features not included in base price. Please see Sales Professional for details. Copyright Fusion Homes. Reproduction of the plan is strictly prohibited. E.&O.E. April 2022.

ANTHEM

AT THE METALWORKS

SUITE 2K+D

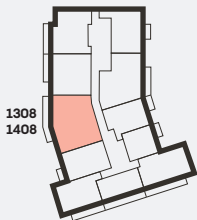
2 Bedroom + Den | 2 Bathroom

Interior	1,350 sq.ft.
Exterior	169 sq.ft.
Total	1,519 sq.ft.



Arthur St. S.

FLOOR 13-14



N Speed River

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