

ANTHEM

AT THE METALWORKS

EXCLUSIVE SUMMER RELEASE

Suite	Model	Bed Type	Bath(s)	Exposure	Outdoor Sq.Ft	Indoor Sq.Ft.	Exclusive Price
716	1F	1B	1	SW	51	614	\$499,900
613	1K - BF	1B	1	N	100	665	\$539,900
712	1K - BF	1B	1	N	100	665	\$544,900
705	1D+D	1B+D	1	SW	T-105	687	\$579,900
706	1D+D	1B+D	1	SW	T-105	687	\$579,900
707	2L	2B	2	SW	T-99	919	\$709,900
615	2H+D	2B+D	2	NE	87	1216	\$759,900
704	2E+D	2B+D	2	SW	T-169	1101	\$789,900

OCCUPANCY COMMENCING

MAINTENANCE FEES

August 2024

\$0.47/sq ft

(Includes: gas and water costs, building maintenance, landscaping and snow removal, on-site property management and security)

\$50/month Structured Parking & \$30/month Surface Parking

\$10/month Locker

PARKING & LOCKER

Surface Parking:	\$35,000
Structured Parking:	\$50,000
Structured EV Parking:	\$62,500

Non-Climate Controlled:	\$8,500
Climate Controlled:	\$10,000

DEPOSIT STRUCTURE

INCENTIVES

CONTACT US

\$5,000 on Signing
Balance of 5% on Firming
5% in 365 days
5% at Occupancy

All deposits to be provided on signing

Free Assignment*

Free Right to Lease

\$0 Developer Caps & \$0 Closing Costs

Deposits Payable to: **ROBSON CARPENTER LLP**

Please drop off the cheques at Baker Real Estate Inc.
3080 Yonge Street, Suite 3056, Toronto ON

Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

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. July 06, 2023.

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HOMES

Baker
Real Estate Incorporated



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

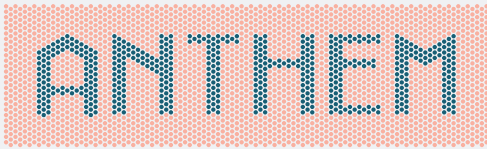
- 24/7 secure access system with high definition colour camera on front building entrance
- Controlled entry to building with individual key fob or remotely accessed via smart phone or in-suite wallpad
- Controlled suite entry with smart door allowing secured entry to individual suites that can be unlocked 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
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- 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

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
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- 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

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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



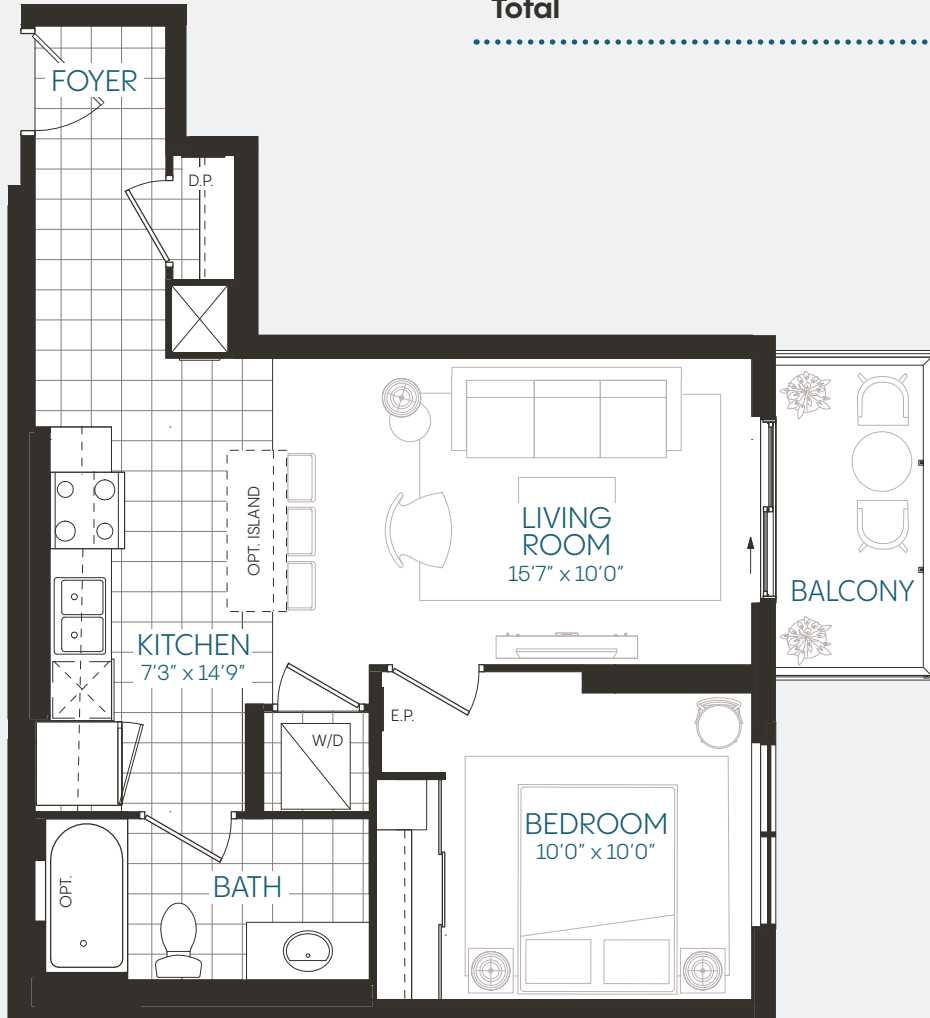
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AT THE METALWORKS

SUITE 1F

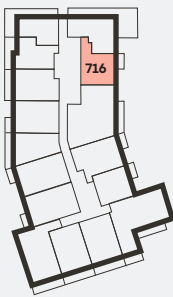
1 Bedroom | 1 Bathroom

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

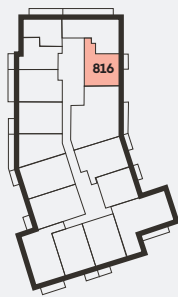


Arthur St. S.

FLOOR 7



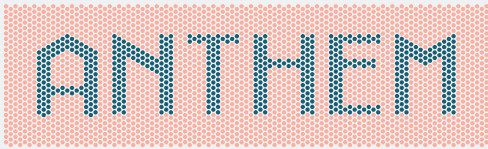
FLOOR 8



Speed River

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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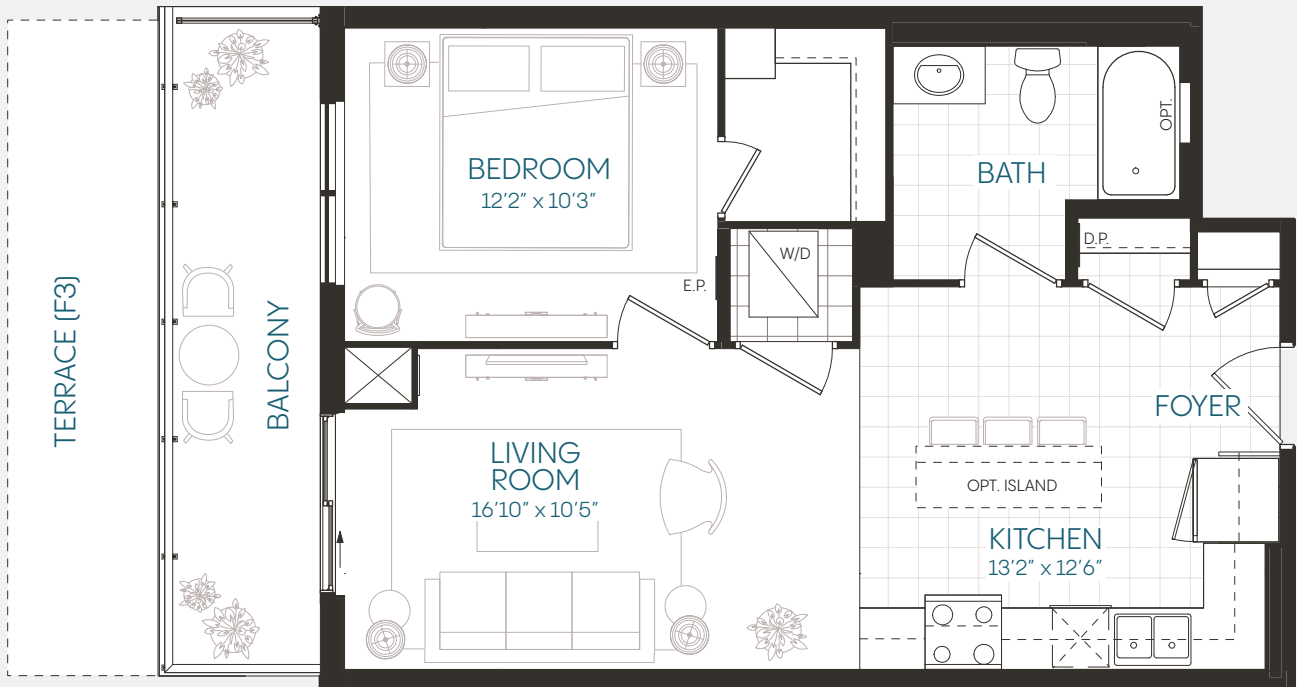
AT THE METALWORKS

SUITE 1K

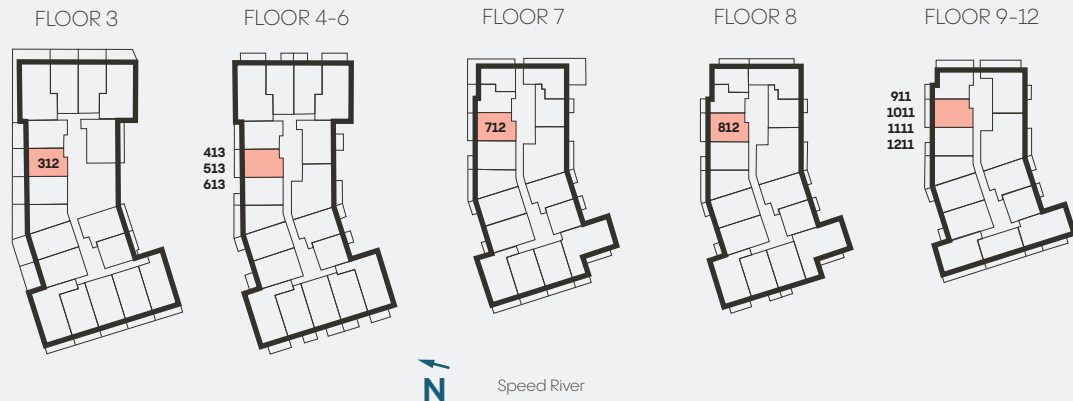
Barrier-Free Suite

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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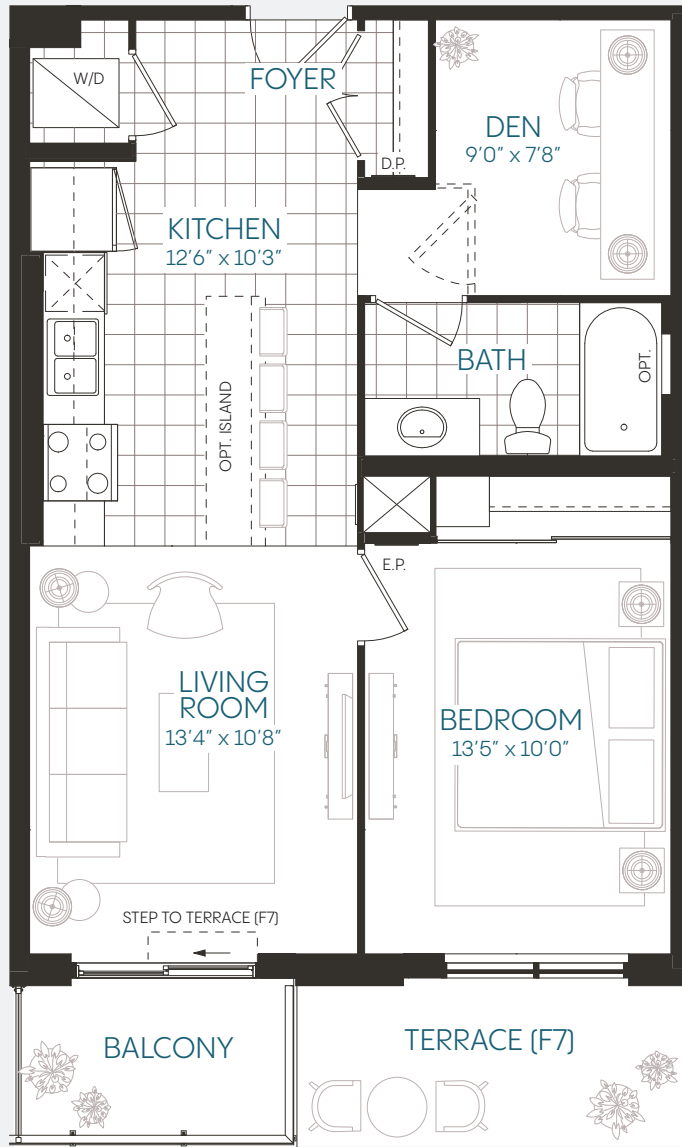
SUITE 1D+D

1 Bedroom + Den | 1 Bathroom

Interior 687 sq.ft. (F7 & F8)

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

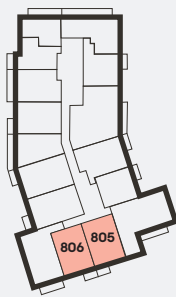
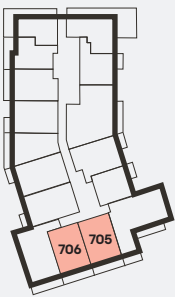
Total 792 sq.ft. (F7) | 729 sq.ft. (F8)



Arthur St. S.

FLOOR 7

FLOOR 8



Speed River

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SUITE 2L

2 Bedroom | 2 Bathroom

Interior 919 sq.ft. (F7&F8)
 Exterior 99 sq.ft. (F7) | 79 sq.ft. (F8)
Total 1,018 sq.ft. (F7) | 998 sq.ft. (F8)



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SUITE 2E+D

2 Bedroom + Den | 2 Bathroom

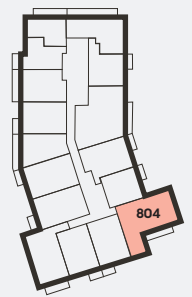
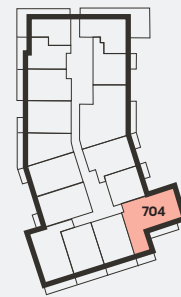
Interior 1,101 sq.ft. (F7&F8)
 Exterior 169 sq.ft. (F7) | 90 sq.ft. (F8)
Total 1,270 sq.ft. (F7) | 1,191 sq.ft. (F8)



Arthur St. S.

FLOOR 7

FLOOR 8



Speed River

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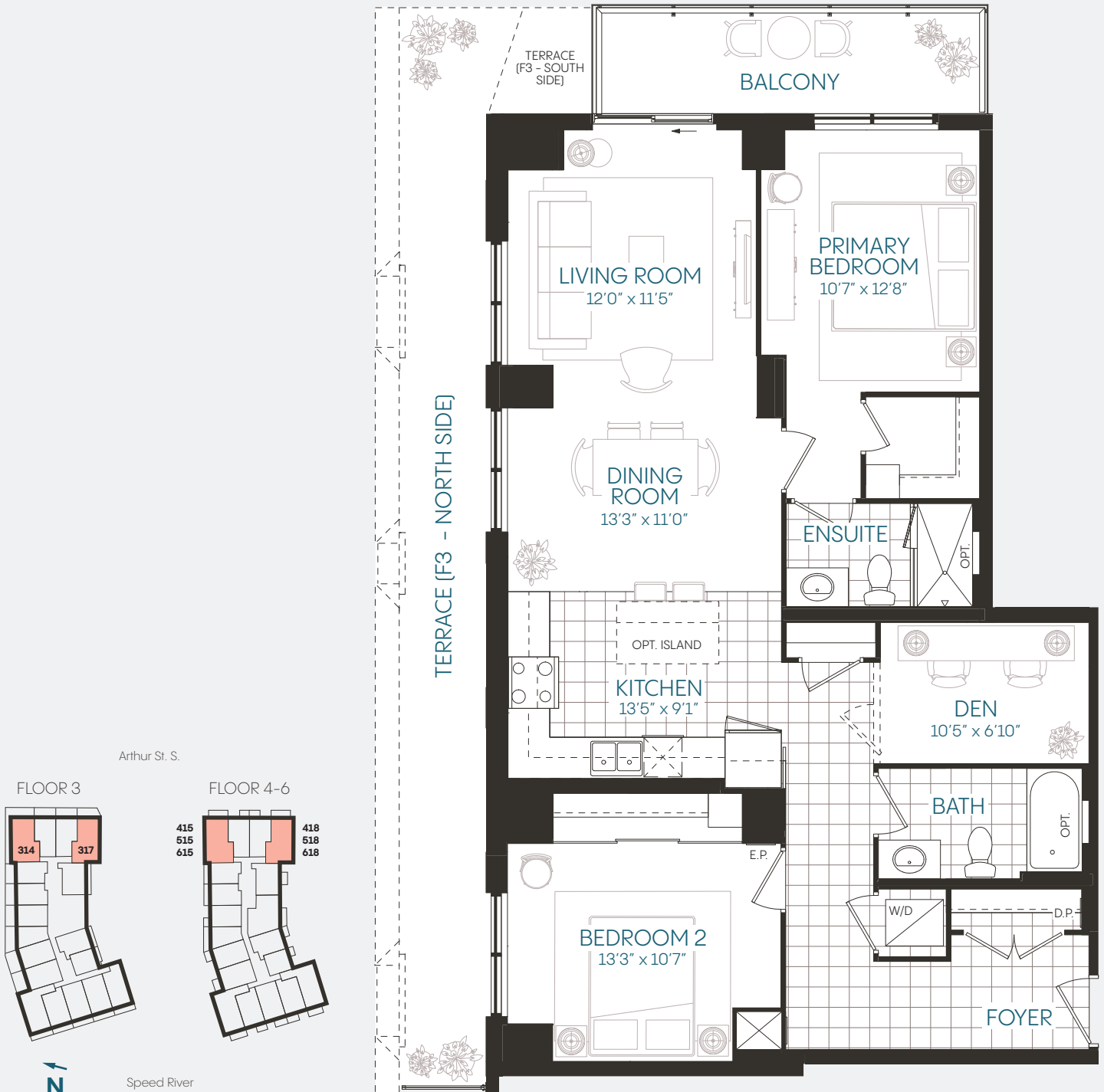
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AT THE METALWORKS

SUITE 2H+D

2 Bedroom + Den | 2 Bathroom

Interior 1,216 sq.ft. (F3-F6)
 Exterior 109 sq.ft. (F3-S) | 340 sq.ft. (F3-N) | 87 sq.ft. (F4-F6)
Total 1,325 sq.ft. (F3-S) | 1,556 sq.ft. (F3-N) | 1,303 sq.ft. (F4-F6)



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