



# ARTISAN SERIES

Features + Finishes (Bankhouse and Penthouse Suites)

## Suites Interior

### General:

- Spacious 10' high ceilings (Bankhouse specific)
- Soaring 12' high ceilings (Penthouse specific)
- In-suite energy efficient, front loading washer and gas dryer
- Centralized water softener line
- Structurally reinforced cast-in-place concrete
- Smooth ceilings
- Fiberglass laundry tub (as per plan)
- Space-saving configuration for shelving in walk-in closets
- Contemporary style casing for doors and windows
- Contemporary 8' high, 3 panel shaker interior doors
- All interior walls receive primer coat and finish coat in interior latex, low VOC paint in a matte finish
- Wire shelving in all closets including linen closet
- 9" contemporary baseboards throughout
- Full swing or sliding doors on closets in place of bi fold doors where space permits (as per plan)
- Satin nickel lever with circular rose hardware on all swing doors
- Ceiling light fixture in all principal rooms including walk-in closet
- Decora light switches and plugs throughout
- Multi-media outlet rough-ins for television, internet and phone
- Technology ready suites with USB charging outlets and fiber-optic network ready for online usage

### Flooring:

- Oversized imported European, ceramic tile in front foyer, kitchen, dinette, laundry room, mechanical room and all bathrooms (as per plan)
- Quality engineered hardwood throughout (as per plan)
- 40 oz. plush carpet in neutral colour selections with high-quality 7 lb. underlay pad in all bedrooms (as per plan)

### Bathroom:

- High efficiency, low flow toilet with soft close seat
- Free standing 66" soaker tub in master ensuite (as per plan)
- Luxurious deep acrylic soaker tub in secondary bathrooms (as per plan)
- Full height glass shower enclosure with frameless 30" glass door in master ensuite (as per plan)
- Frameless bathroom mirrors extending full width of vanity
- Custom cabinetry
- Modern Quartz countertops with polished square edges
- Oversized imported ceramic tile on ceiling in all showers
- Spa-inspired chrome bathroom accessories
- Ultra-quiet and energy efficient bathroom ceiling fan
- Contemporary square undermount sink
- Solid stone shower sills (as per plan)

### Kitchen:

- Energy efficient stainless steel refrigerator with bottom mount freezer and icemaker
- Energy efficient, 36" stainless steel, professional gas 6 burner cooktop
- Energy efficient, stainless steel 30" professional built-in electric wall oven
- Stainless steel 36" professional built-in range hood
- Energy efficient, stainless steel built-in professional dishwasher with hidden controls
- Stainless steel microwave
- Custom European style designer cabinetry with 42" uppers
- Modern Quartz countertops with polished square edges
- Double stainless steel sink with pressure balance faucet

## Windows, Doors and Balconies

- Expansive, maintenance-free double glazed thermal-pane commercial grade windows
- Screens for operating windows
- Double glazed operating glass door to balcony (as per plan)
- Flat slab, solid core, fire-rated, self-closing contemporary door from corridor to suite with chrome lever and fob entry system (Bankhouse only)
- 3 panel, solid core, fire-rated, self-closing contemporary door from corridor to suite with chrome lever and fob entry system (Penthouse specific)
- Spacious private open-air balcony/patio/terrace with privacy dividers, metal and /or glass railing with patio stone floor or durable concrete (as per plan)
- Exterior lighting on balcony/terrace/patio

## Landscaping

- 50 ft. wide River Walk featuring salvaged artifacts, abundant plantation, art installations, LED lighting and seating areas
- Professionally designed landscaping with irrigation system
- Multiple bike racks on exterior of building
- Heavy duty unit paving at main entrance of Phase 1
- 2.5 acres of open green space

## Sustainability

- Programmable, digital thermostat controllable from mobile device
- High efficiency, ultra-quiet forced air heating and A/C with in-suite control
- Each floor in tower equipped with garbage, recycling and organic chutes (Tri-Sorter)
- Onsite designated car share space in Phase 1 parking
- Low VOC paints
- Energy efficient exterior envelope
- Low impact storm water management system
- Green roof on Bankhouse roof
- Brownfield site revitalization

- Onsite tree shading to protect river species
- Bird habitation boxes
- Pollination meadows

## Safety and Security

- 24/7 Secure access system
- Controlled entry to building and suite with individual, reprogrammable key fob
- Secure remote-controlled access to parking garage
- Pressurized fire suppression system monitored and controlled by fire panel
- Interconnected smoke and carbon monoxide detectors

## Building Amenities

- Large Chef-Style Kitchen and stunning Dining Room
- Recharge Retreat, and plush Lounge for relaxation
- Natural gas fire pit and Courtyard
- Access to all onsite amenity spaces including: Pet Spa with grooming stations, Entertainment Room, state-of-the-art Fitness Centre with cardio, weights, stretching and yoga area and window wall opening to a stunning Heritage square
- Exterior common courtyards complete with BBQ's, lounge and seating area, and various urban and river vistas
- Stylish guest suite available for visitors
- 2 parking stalls

## General Items

- Onsite concierge in Lobby to welcome you and assist with any request in Phase 1 building
- Onsite building superintendent (stationed in Phase 1 building)
- 2 elevators for quicker suite access
- Tarion Ontario New Home Warranty Registration paid by Fusion Homes
- Extra wide building corridors
- Individual mailboxes in main lobby
- Centralized water heating system