



# MAKER SERIES

Features + Finishes (L5 - L7)

## Suites Interior

### General:

- Generous 8'6" high ceilings
- In-suite energy efficient, stacked laundry
- Centralized water softener line
- Structurally reinforced cast-in-place concrete
- Spraytex textured ceilings
- Space-saving configuration for shelving in walk-in closets
- Contemporary style casing for doors and windows
- 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
- 4.25" contemporary baseboards throughout
- 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:

- Imported European, ceramic tile in front foyer, kitchen, laundry room, mechanical room and all bathrooms (as per plan)
- Quality laminate flooring in living space and hallways (as per plan)
- 40 oz. plush carpet in neutral colour selections with high-quality 7 lb. underlay pad in all bedrooms and den (as per plan)

### Bathroom:

- High efficiency, low flow toilet with soft close seat
- Luxurious deep acrylic soaker tub
- Frameless bathroom mirrors extending full width of vanity
- Custom cabinetry with laminate countertops
- Imported ceramic tile on ceiling in all showers
- Spa-inspired chrome bathroom accessories
- Ultra-quiet and energy efficient bathroom ceiling fan with humidity sensor
- Contemporary Vitreous China sink
- Solid stone shower sills (as per plan)

### Kitchen:

- Energy efficient space saving stainless steel refrigerator
- Energy efficient 30" stainless steel slide-in electric stove with glass top
- Stainless steel microwave range hood
- Energy efficient built-in stainless steel dishwasher
- Custom European Style designer cabinetry
- Double stainless steel sink with chrome faucet
- Modern Quartz countertops with polished square edges

## 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
- Spacious private open-air balcony with metal dividers, metal and glass railing, and concrete floor (as per plan)
- Exterior lighting on balcony

## 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
- 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

## 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