



RIVER LOFTS

Features & Finishes

Suite Interior

General:

- In-suite laundry with high-end energy efficient washer and dryer
- Spacious 9'6" ceilings on main floor
- Water softener rough-in
- All interior walls receive primer coat and finish coat in interior latex, low VOC paint in a matte finish
- Contemporary style casing for doors and windows
- Ceiling light fixture in all principle rooms, including walk-in closets
- Space-saving configuration for shelving in walk-in closets
- Multi-media outlet rough-ins for television, internet and phone
- Technology ready suites with a fibre-optic network ready for online gaming and entertainment
- Decora light switches and plugs throughout
- Custom stained oak railing with studio spindles (as per plan)
- Oversized 7.5" baseboards throughout

Flooring:

- Engineered hardwood throughout main floor in living room, dining room and hallways
- Imported European ceramic tile in front foyer, mechanical room, kitchen, laundry room and all baths (as per plan)
- 40 oz plush carpet in neutral colour selections with high-quality 7 lb. underlay pad

Bathroom:

- Luxurious 6' soaker tub in master ensuite
- Deep acrylic soaker tub in secondary bathroom
- Custom clear glass shower enclosure with door
- Imported European ceramic tile on walls and ceilings in all showers
- Spa-inspired chrome bathroom accessories
- High efficiency, low flow toilet with soft close seat
- Contemporary Vitreous-China sink
- Custom European style designer cabinetry
- Frameless contemporary bathroom mirrors extending full width of vanity
- Ultra-quiet and energy efficient bathroom ceiling exhaust fan
- Gleaming granite countertops

Kitchen:

- Built-in energy efficient stainless steel fridge
- 36" gas stove with custom built-in chef quality range hood
- Energy efficient built-in stainless steel dishwasher
- Electric wall oven with built-in microwave
- Custom European style designer cabinetry with 36" upper cabinets
- Gleaming granite kitchen countertops
- Double stainless steel sink with spot resistant, pull down faucet

Windows, Doors and Terraces

- Expansive maintenance-free double glazed thermal-pane vinyl windows
- Screens for operating windows
- 8' insulated front entrance door with double glazed glass window and colonnade grip set
- 8' solid core, contemporary exterior entry door with lever
- 8' painted contemporary 3 panel shaker interior doors on main floor
- Full swing doors on closets where space permits (as per plan)
- Private open-air terrace with patio stones and metal and glass architectural railing (as per plan)
- Double glazed swinging glass door to terrace (as per plan)
- Exterior lighting on terrace

Landscaping

- 50 ft. wide River Walk featuring salvaged artifacts, abundant plantations, art installations, LED lighting and seating areas
- Over 2.5 acres of open green space
- Professionally designed and planned landscaping with full irrigation system
- Heavy duty unit paving at main entrance

Sustainability

- Digital, programmable thermostat
- High efficiency, ultra-quiet forced air heating and A/C with in-suite control
- Onsite designated car share space
- Low VOC paints
- Energy efficient exterior envelope
- Full Cut-off LED exterior light fixtures
- Low impact storm water management system
- Designated bike storage areas
- Brownfield site revitalization
- Onsite tree shading to protect river species
- Bird habitation boxes
- Pollination meadows

Safety and Security

- Interconnected smoke and carbon monoxide detectors
- 24/7 Secure Access System
- Controlled entry to building with individual, reprogrammable key fob
- Secure remote-controlled access to parking garage

Building Amenities

- Entertainment Room featuring an open concept gourmet kitchen, sleek bar, large flat screen TV, comfortable lounge seating and grand windows opening to a stunning courtyard and BBQ area
- Exterior common courtyards complete with BBQ's, lounge and seating areas, and various urban & river vistas
- Pet Spa complete with professional-style grooming stations
- State-of-the-art Fitness Centre with cardio, weights, stretching and yoga areas offset by a stunning glass wall overlooking the heritage square

General Items

- Onsite concierge in Lobby to welcome you and assist with any requests
- Onsite building superintendent
- 20 visitor parking spots
- Tarion New Home Warranty Registration paid for by Fusion Homes