



# FEATURES + FINISHES

Tower Suites (L1 - L9)

## Suite Interior

### General:

- In-suite laundry with energy efficient washer and dryer
- Spacious 8'6" ceilings
- 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

### Flooring:

- Imported European ceramic tile in front foyer, kitchen, and all baths (as per plan)
- 40 oz plush carpet in neutral colour selections with high-quality 7 lb. underlay pad

### Bathroom:

- Luxurious deep acrylic soaker tubs in all units
- Imported European ceramic tile on ceilings in all showers
- Spa-inspired chrome bathroom accessories
- High efficiency, low flow toilet with soft close seat
- Contemporary Vitreous-China sink
- High quality single-lever chrome faucets
- Custom European style designer cabinetry
- Frameless contemporary bathroom mirrors extending full width of vanity
- Ultra-quiet and energy efficient bathroom ceiling fan

### Kitchen:

- Energy efficient stainless steel fridge
- Energy efficient 30" electric stove
- Stainless steel microwave range hood
- Energy efficient built-in stainless steel dishwasher
- Custom European style designer cabinetry
- Gleaming granite kitchen countertops
- Double stainless steel sink in kitchen
- High quality single-lever chrome faucet

## Windows, Doors and Balconies

- Expansive maintenance-free double glazed thermal-pane commercial grade windows
- Screens for operating windows
- Solid core, fire-rated, contemporary entry door from corridor to suite
- Painted contemporary interior doors with brushed chrome lever hardware
- Full swing doors on closets where space permits (as per plan)
- Private open-air over-sized balcony/terrace with metal and glass architectural railing (as per plan)
- Double glazed sliding glass door to balcony/terrace (as per plan)
- Exterior lighting on balcony/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
- Each floor in Tower equipped with garbage, recycling and organic chutes (Tri-Sorter)
- 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
- Pressurized fire suppression system monitored and controlled by fire panel
- 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
- Extra wide building corridors
- 2 elevators for quicker suite access
- 20 visitor parking spots
- Tarion New Home Warranty Registration paid for by Fusion Homes