



THE ARC COLLECTION

Features + Finishes (Floors 1 to 7 and Townhomes)

Suite Interiors

General:

- Spacious 8' ½" high ceilings in all principle rooms (Levels 3 to 7 only) (As per plan, may vary due to bulkheads and structural components)
- Spacious 10' high ceilings in all principle rooms (Levels 1 & 2 only). (As per plan, may vary due to bulkheads and structural components)
- In-suite, white, energy efficient, stacked or side-by-side laundry unit (as per plan)
- Centralized water softener with third line to kitchen sink bypassing softener
- Centralized water heating system
- California style ceiling
- Space-saving configuration for shelving in walk-in closets
- Wire shelving in all closets including linen closet
- Contemporary style casing around doors and windows
- All interior walls receive primer coat and finish coat in interior latex, low VOC paint in a matte finish
- 4 ¼" contemporary baseboards throughout
- Satin nickel lever hardware on all swing doors
- Decora light switches and plugs throughout
- Multi-media outlet for television, internet and phone (minimum of 2 per suite)
- Technology ready suites with 1 USB charging outlet with two ports in each kitchen and master bedroom

Flooring:

- Square, oversized ceramic tile in front foyer, kitchen, laundry room, mechanical room and bathroom(s) (as per plan)
- 40 oz. plush carpet with high-quality 7 lb. underlay pad in living room, dining room, bedroom(s) and hallway(s) (as per plan)

Bathroom:

- High efficiency, low flow toilet with soft close seat
- Deep acrylic soaker tub in bathroom(s) (as per plan)
- Free standing 66" soaker tub in master ensuite only (Townhomes only, as per plan)
- Frameless bathroom mirrors extending full width of vanity
- Local Canadian-made cabinetry
- Laminate countertops
- Ceramic tile on walls and ceilings in all showers (including tub showers)
- Full height glass shower enclosure in secondary 3-piece bathrooms (as per plan)
- Solid stone shower sills (as per plan)
- Contemporary Vitreous China sink
- Spa-inspired chrome bathroom accessories
- 1 humidity sensor and fan control in each bathroom
- High efficiency, ultra-quiet bathroom exhaust

Kitchen:

- Energy efficient, 30" wide, stainless steel, ice-maker-ready refrigerator with bottom-mount freezer.
- Energy efficient, 30" stainless steel slide-in electric stove with glass top
- High efficiency, ultra-quiet range hood fans
- Stainless steel microwave range hood
- Energy efficient, built-in stainless steel dishwasher
- Quartz countertops with polished square edges
- Double stainless steel sink with pressure balanced, pull down, single lever chrome faucet
- Local Canadian-made cabinetry includes 36" upper cabinets, cabinet above refrigerator, and dishwasher opening (as per plan) (42" on Levels 1 & 2)

Windows, Entry Doors & Balconies/ Patios/ Terraces

- Expansive, maintenance-free double glazed thermal-pane commercial grade windows
- Screens for operating windows
- Double glazed operating glass door to balcony/patio/terrace (as per plan)
- Standard height, flat slab, solid core, fire-rated, self-closing contemporary door from corridor to suite with lever and fob entry system (8' on Levels 1 & 2)
- Entry door with grip set and double glazed glass insert to front patio (as per elevation, Level 1 Townhouse units only)
- Private open-air balcony with metal dividers between units, metal and glass architectural railing, and concrete floor (as per plan) (open-air patios and terraces have patio stone floor)
- Private open-air patios with cedar and metal dividers between units, metal architectural railing, and patio stone floor (Level 1 units Arthur Street facing units and level 2 courtyard units only)
- Exterior lighting on balcony
- Painted contemporary flat, smooth interior standard height doors (8' doors in Level 1 & 2 units only)
- Full swing or sliding doors on closets in place of bi-folds where space permits (as per plan)

Landscaping

- Professionally designed landscaping with irrigation system
- Multiple bike racks on exterior of building
- Convenient access to public River Walk
- Courtyard space with BBQs, natural gas fire pit, Games Deck and 2.5 acres of open green space

Sustainability

- Top roof of Townhomes and River Estates will contain a non-invasive green roof
- Programmable, digital thermostat
- High efficiency, forced air heating and air conditioning with in-suite control
- Energy efficient exterior envelope
- Electric vehicle charging station(s) available

Safety & Security

- Secure entrance with key fob access system and high definition colour camera on front building entrance
- 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

- Serene Library, exclusive Speakeasy and entertaining Games Deck
- Large chef-style kitchen and stunning dining room
- Recharge retreat, and plush lounge for relaxation
- Natural gas fire pit and courtyard
- Access to all amenity spaces across phases 1-3 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 for a minimum of 30 hours per week (stationed in Phase 1 and Phase 3 buildings)
- Onsite building superintendent (stationed in Phase 1 building)
- 2 elevators in Tower for quick suite access
- Floors equipped with garbage, recycling and organic chutes (Tri-Sorter)
- Individual mailboxes in main lobby
- Onsite designated car share parking unit
- Tarion Ontario New Home Warranty Registration paid by Fusion Homes