



THE PYRAMID COLLECTION

Features + Finishes (Floors 8 & 9)

Suite Interiors

General:

- Spacious 9' high ceilings in all principle rooms (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
- 7 1/4" 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 3 per suite)
- Technology ready suites with 1 USB charging outlet with two ports in each kitchen and master bedroom

Flooring:

- Engineered hardwood in dining, living room, family room and hallway(s) (as per plan)
- 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 bedroom(s) (as per plan)

Bathroom:

- High efficiency, low flow toilet with soft close seat
- Luxurious deep acrylic soaker tub in bathroom(s) (as per plan)
- Frameless bathroom mirrors extending full width of vanity
- Local Canadian-made cabinetry
- Quartz countertops with polished square corners
- European, ceramic tile on walls and ceilings in all showers (including tub showers)
- Solid stone shower sills (as per plan)
- Contemporary square undermount sink
- Spa-inspired chrome bathroom accessories
- Pressure balanced, single lever chrome faucets
- 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 42" upper cabinets, cabinet above refrigerator, and dishwasher opening

Windows, Entry Doors & Balconies/Terraces

- Expansive, maintenance-free double glazed thermal-pane commercial grade windows
- Screens for operating windows
- Double glazed operating glass door to balcony/terrace (as per plan)
- Standard height solid core, 3 panel, fire-rated, self-closing contemporary door from corridor to suite with lever and fob entry system
- Private open-air balcony with metal dividers between units, metal and glass architectural railing, and concrete floor (as per plan) (open-air terraces have patio stone floor)
- Exterior lighting on balcony
- Painted contemporary 3 panel shaker interior doors
- 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 SMART, digital thermostat, controllable by mobile device
- 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