

fuse

Modern Condominiums
+ Authentic Lofts



LANI
REAL ESTATE
EVER
KERAGE

metro

metro

Our Indoor Amenities

Take advantage of over 5,500 sq.ft. of indoor amenity space including a Wellness Gym with the latest and greatest fitness equipment, adjoining to a Yoga Studio. Activity Room and Event Room that opens onto an outdoor terrace are available for socials with friends and family. Unwind by enjoying the Lounge/Library space or watch your favourite flick in your very own Theatre. Everything you could imagine and more is waiting for you.





Activity Room

Lounge + Library

Theatre

Event Room

Terrace

The 3rd level of FUSE offers a wide array of amenity spaces.



Frank's Pizza ✕

St. Clair Ave W

Canadian Tire ✕
Future Shop
Home Depot
Rona

✕ Simply Dogs

La Paloma ✕
Big Ragu ✕
Earlscourt
Park

✕ ✕ La Bruschetta
Eden Trattoria

Corso Italia

✕ Crema Coffee Company

Davenport Rd

The Junction

Brandon Ave

✕ Phil's
Espresso Bar

Caldense Bakery ✕

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Dupont St

GH Johnson's ✕

✕ Sobeys

✕ Kiosk

Annette St

Eat My Words ✕

✕ Galleria Shopping Centre

✕ Vinny's Panini

✕ Wallace-Emerson Community Centre

High Park Ave

Keele St

Indian Rd

Dundas St W

Symington Ave

Lansdowne Ave

Wallace Ave

Christie St

Yasi's Place ✕

Bloordale

Bloorcourt

Christie
Pits
Park

Starving Artist ✕

Christie
TTC

High Park
TTC

Keele
TTC

Dundas W.
TTC

Bloor
TTC

Lansdowne
TTC

Dufferin
TTC

Ossington
TTC

Bloor St W

High Park

Hugh's Room ✕

✕ Loblaws

✕ Bloordale Pantry

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<u>Suite Type</u>	<u>Suite Size</u>	<u>View</u>	<u>Priced From</u>
1 Bedroom	520 sq ft	W	217,900.00
1 Bedroom	557 sq ft	E - W	228,900.00
1 Bedroom + Den	580 sq ft	E	244,900.00
1 Bedroom + Den	673 sq ft	N	258,900.00
2 Bedroom	794 sq ft	S/E - N/W	297,900.00
2 Bedroom	871 sq ft	S/W - N/E	309,900.00
2 Bedroom	872 sq ft	S/E	345,900.00
2 Bedroom	908 sq ft	E - W	409,900.00
2 Bedroom - 2 Storey	921 sq ft	N - S	469,900.00
2 Bedroom - 2 Storey	934 sq ft	S - N	469,900.00
2 Bedroom	943 sq ft	N/E	489,900.00
2 Bedroom	1031 sq ft	S	479,900.00

Suite Features

Four Stainless Steel kitchen appliances
Plus white stackable washer and dryer
Granite kitchen counter tops,
Kitchen ceramic backsplash*
Choice of maple, shaker or oak panel cabinets*
Laminate floors throughout*
Ceramic in bathrooms, laundry*
Halogen track lighting fixture in kitchen
Expansive balconies and patios*

Building Features

A 26 story building attached to commercial
Wellness Gym with his and her change rooms
Event Room opening to outdoors
Lounge with Library
Movie Theatre
Activity Party Room
Outdoor green space and walking paths
Outdoor Barbecue Area and dining options
Concierge
Underground parking

Deposit

\$2,500 with Offer, Balance to 5% in 30 Days, 5% in 120 Days, 5% in 180 Days, 5% on Occupancy

Parking - \$20,000
Locker - \$3,000
Occupancy - June 2014

Maintenance Fees - \$0.44 per Sq. Ft.
Includes the cost of heating, air conditioning, water,
building insurance, and the use of common elements
Parking Maintenance Fees - \$21.95 per month
Locker Maintenance Fees - \$13.82 per month

Sales office hours: Saturday, Sunday and holidays from 12:00 noon to 5pm
Monday through Thursday from 12:00 until 7pm. Friday closed.
1420 Dupont Street, Toronto, ON M6H 2B2

(416) 534-4444

<http://www.fusecondos.com>

Please note: Suites priced at \$258,900 and under do not have the ability to purchase parking.
H.S.T. is included in the Purchase Price**

*As per plan from Vendor's Samples. Please see Sales Representative For Details E. & C.E. March 29th, 2011

The Finishes

Suite Features

- Each suite will have an energy efficient heating/air conditioning system with its own thermostat and fan control
- Solid core suite entry door with quality hardware including deadbolt lock with privacy viewer
- Each home pre-wired for multiple telephone lines with provisions for outlets in living room, kitchen, master bedroom and den where applicable
- Provision for Internet Ready television cable outlets in living room, master bedroom and den. (maximum three rooms)
- Thermally insulated energy efficient windows
- Built-in smoke detector(s) in each unit as per Code
- Carbon monoxide detectors in each unit where required by Code
- Your electricity is individually metered to reflect your own energy consumption
- Service panel with circuit breaker

Loft Features

IN ADDITION TO SUITE FEATURES

- Flat top stove (ceramic)
- Under mount kitchen sink
- Upgraded kitchen faucet
- Rain shower head in the ensuite bathroom
- 7 ½" wide laminate flooring
- Barn doors where applicable, as per plan
- Single storey lofts : Upto 11ft ceilings
- Two storey lofts :
Main level to have upto 11ft ceilings.
Second level to have a sloped ceiling with upto 17ft ceilings.
- Two-storey lofts have oak stairs, oak railings and pickets
- Selection of upgraded kitchen cabinetry (from builders' samples)

Building Features

- Three elevators
- Multi purpose room with kitchen
- Exercise room
- Media Room
- Underground parking
- Retail at grade

Decor Features

- Designer-selected hardware throughout
- Contemporary 4" baseboard trim with matching 2" door casings and jambs throughout
- Slab doors throughout interior of unit
- Laminate flooring (approximately 4 7/8" wide plank) - in living/dining/den/foyer areas as per plan, as per builders' sample
- Ceramic flooring in bathroom (s), and laundry areas as per plan.
- Decora light switches
- Decorator selected light fixtures in kitchen, bathroom(s), foyer and hallway as per plan
- Capped ceiling outlets in bedroom(s), as per plan
- Designer co-ordinated interior finishing packages (choice of 3 packages to choose from)
- Mirrored sliding closet doors where applicable as per plan

Kitchen Features

- Granite countertop selected from builder's finishing packages.
- Halogen track lighting fixture in kitchen
- Selection of designer series cabinetry selected from builder's finishing packages
- Subway tile backsplash in purchaser's choice of style and colors selected from builder's finishing packages
- Stainless steel kitchen sinks with single lever faucet with pullout vegetable sprayer
- Oven with 30" cooking range (Stainless Steel Front)
- Frost-free refrigerator (Stainless Steel Front)
- Dishwasher (Stainless Steel Front)
- Microwave with integrated range hood fan ducted to the exterior (Stainless Steel)
- Stacked washer and dryer vented to outdoors (White)

Bathroom Features

- Bathrooms feature full height ceramic tile surround on wall to coordinate with floor tile in shower or where tub/shower combined
- Cast-Stone rectangular sink
- Single lever faucets in all bathrooms as per plan
- Mirror above vanity counter in each bathroom as per plan
- Washroom ventilation fan vented to outdoors
- Decorative lighting fixture in each full bathroom
- Bathroom(s) and powder rooms (where applicable) include decorator selected ceramic floor tile to be chosen from builder's finishing packages
- Single-lever pressure-balanced control installed with each shower head, to balance water flow and maintain consistent water temperature
- Water saver shower head in each bathtub and shower

Levels of Protection

- One year warranty on the workmanship and materials of your new condo and loft*

* See the full warranty in the Agreement of Purchase and Sale.

NOTES:

Drop ceilings in the bathroom, laundry area and closets. Bulkheads are applicable, where required within the living space.

Variations from vendors samples may occur in ceramic tile, laminate, countertops, kitchen and vanity cabinets or wall finishes due to normal production processes. We reserve the right to substitute material of equal or better quality without notice subject to availability at time of construction.

The Purchaser acknowledges that finishing and decorative materials contained in any model suite or sales office including, furniture, electrical fixtures, drapes, flooring, cabinets, mirrors, etc. may be for display purposes only and may not be of the same grade or type, or may not be included in the Unit.

All specifications are subject to change without notice. E.&O.E.

ONE BEDROOM / 08

520 sq.ft.

plus 45 sq.ft. Balcony



Levels 4-8



Levels 9-28



dupont street

hausdowne avenue

ONE BEDROOM/01/02T

557 sq.ft.

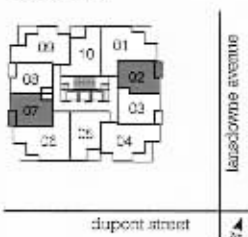
plus 55 sq.ft. Balcony



Levels 4-8



Levels 9-26



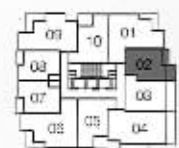
ONE BEDROOM / 02B

557 sq.ft.

plus 117 sq.ft. Balconies



Levels 4-8



dupon street

hanscombe avenue

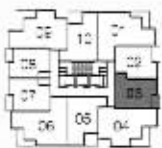
ONE BEDROOM + DEN / 03T

580 sq.ft.

plus 39 sq.ft. Balcony



Levels 8-28



Entrance

dupont street



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ONE BEDROOM + DEN /03B

612 sq.ft.

plus 125 sq.ft. Balcony



Levels 4-8



dupont street

burningwood apartment



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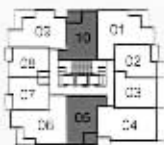
ONE BEDROOM + DEN / 05/10

673 sq.ft.

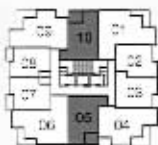
plus 71 sq.ft. Balcony



Levels 4-8



Levels 9-26



Janssowius avenue

dupont street

All sizes and specifications are subject to change without notice. E & OE

TWO BEDROOM /09/04T

794 sq.ft.

plus 116 sq.ft. Balcony



Levels 4-8



Levels 9-26



dupont street

INTRODUCED AVENUE

TWO BEDROOM /01/06

871 sq.ft.

plus 88 sq.ft. Balcony



LANDPOWER
REAL ESTATE LTD. BROKERAGE

Levels 4-8



Levels 9-26



landmark avenue

dupont street



TWO BEDROOM /04B

872 sq.ft.

plus 217 sq.ft. Balconies



LANDPOWER
REAL ESTATE LTD. BROKERAGE

Levels 4-8



dupont street



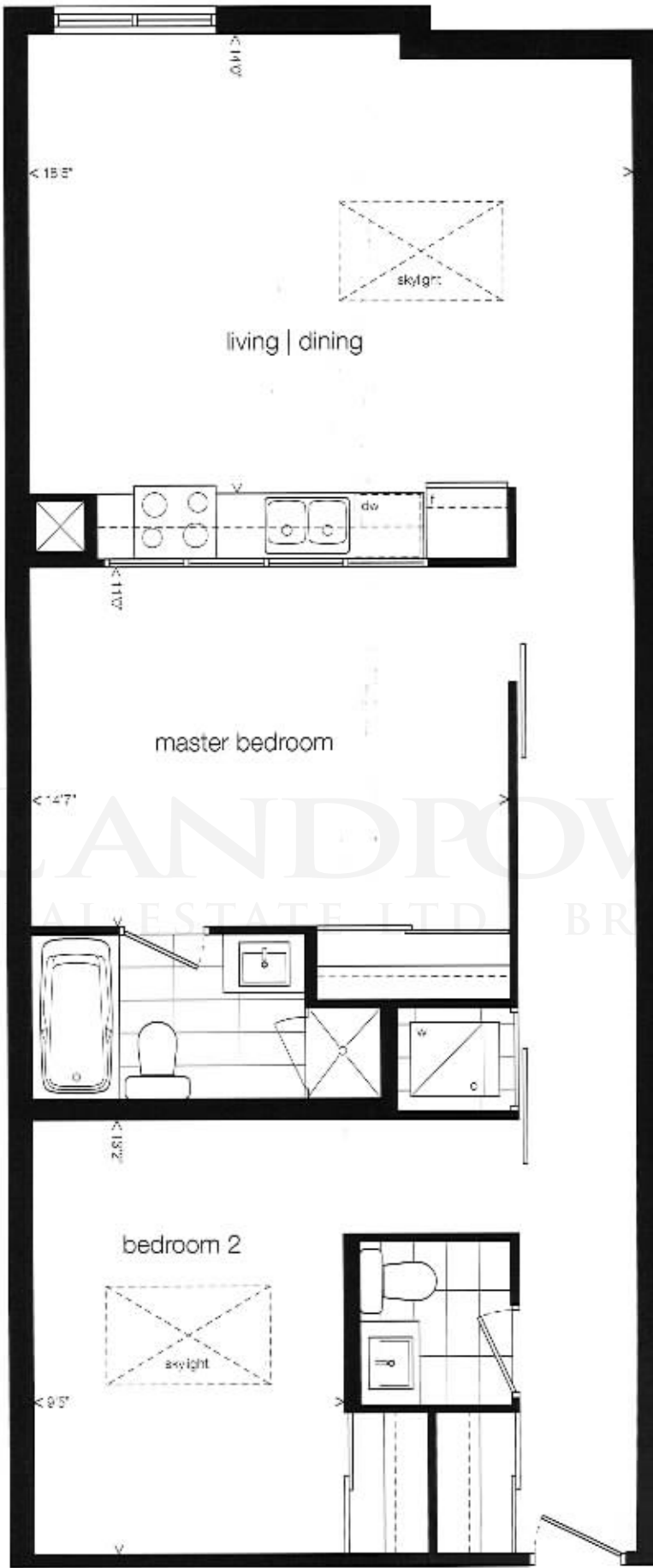
All sizes and specifications are subject to change without notice. E&OE

LOFT	DESCRIPTION	INTERIOR	EXTERIOR
28L	Two Bedroom	823 sq.ft.	
07L-09L/25L-27L	Two Bedroom	808 sq.ft.	
02L-05L/30L-32L	Two Bedroom	821 sq.ft. + 78 sq.ft. Mezzanine	Terrace 280 sq.ft.
01L/12L-22L	Two Bedroom	821 sq.ft.	
29L	Two Bedroom	834 sq.ft.	Terrace 242 sq.ft.
11L/23L	Two Bedroom	834 sq.ft. + 78 sq.ft. Mezzanine	
06L	Two Bedroom	843 sq.ft.	Terrace 188 sq.ft.
10L/24L	Two Bedroom	1,031 sq.ft.	

Authentic Lofts



908 sq.ft.



LANDPOWER REAL ESTATE LTD. BROKERAGE

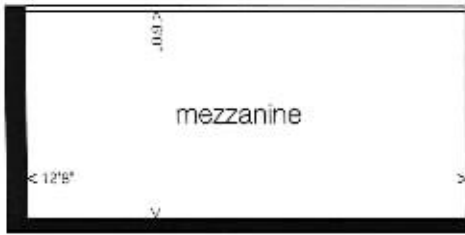
Level 3



TWO BEDROOM /02L-05L/30L-32L

921 sq.ft.

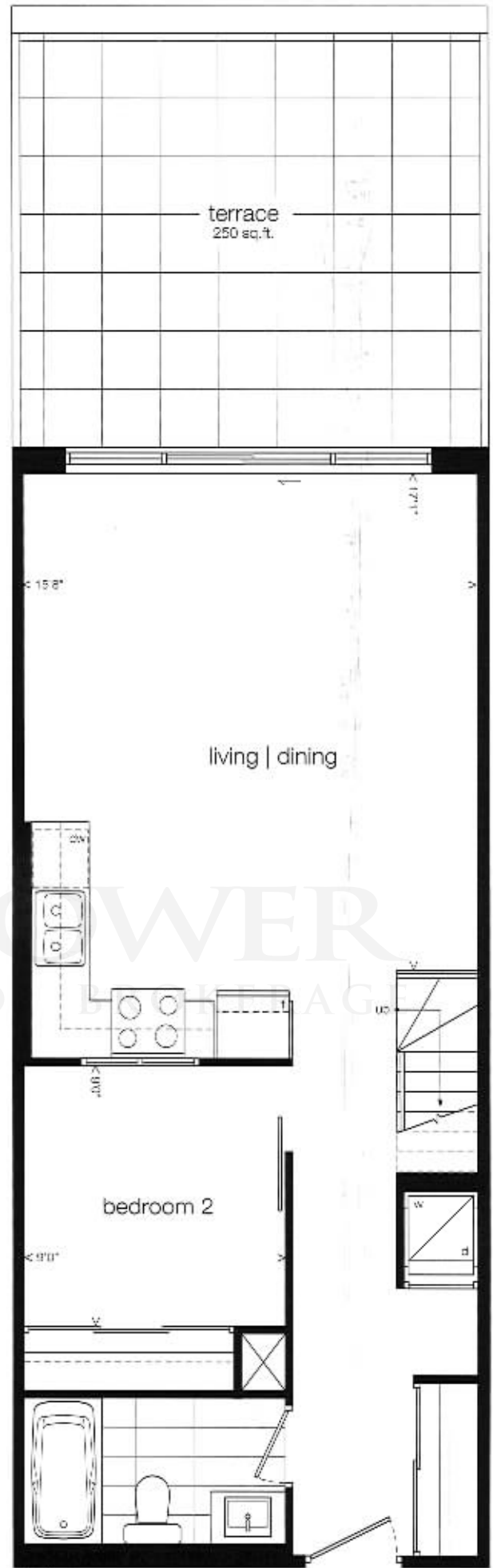
with 76 sq.ft. Mezzanine
plus 250 sq.ft. Terrace



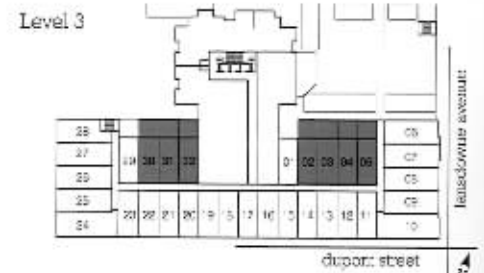
Mezzanine above the Second Level



Second Level



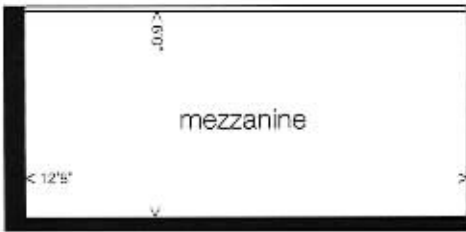
Main Level



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921 sq.ft.

with 76 sq.ft. Mezzanine



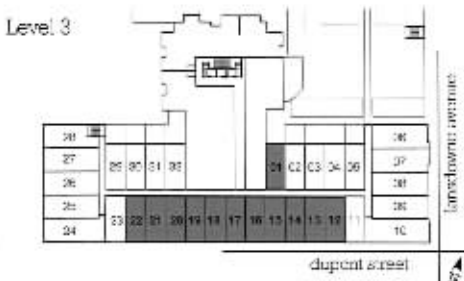
Mezzanine above the Second Level



Second Level



Main Level



TWO BEDROOM / 111L/23L

934 sq.ft.

with 76 sq.ft. Mezzanine



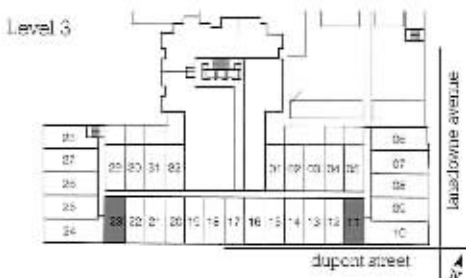
Mezzanine above the Second Level



Main Level



Second Level

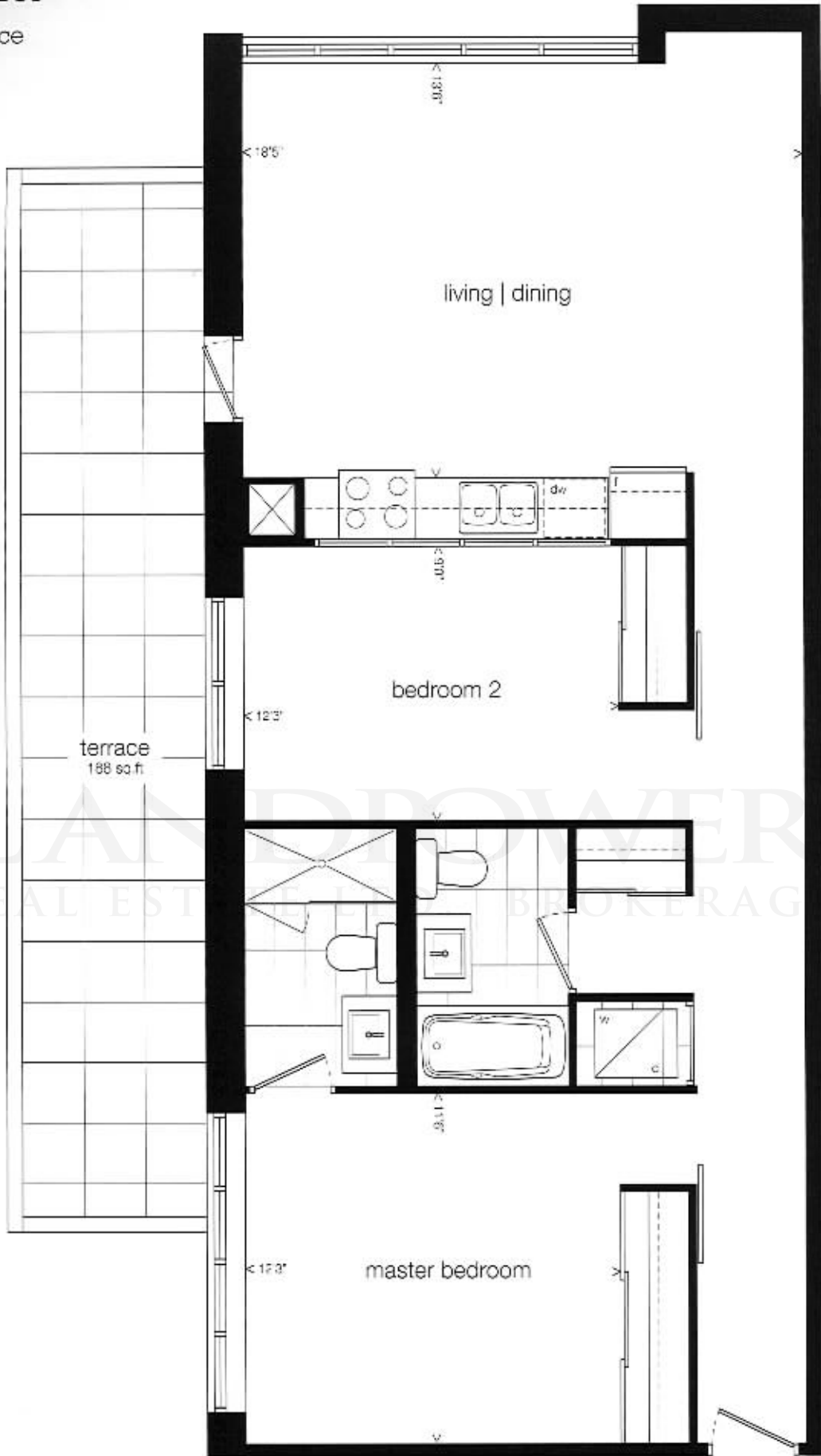


All sizes and specifications are subject to change without notice T.&C.

TWO BEDROOM /06L

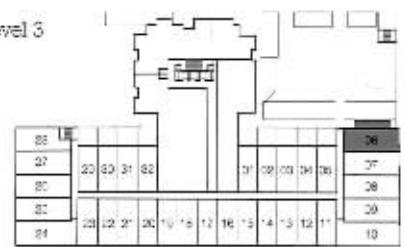
943 sq.ft.

plus 188 sq.ft. Terrace



LANDROWER REAL ESTATE BROKERAGE

Level 3



dupont street

lansdowne avenue



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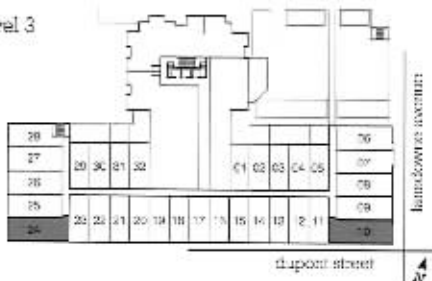
STREET CATALOG

TWO BEDROOM / 10L/24L

1,031 sq.ft.



Level 3



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