

AT THE METALWORKS



IND YOUR SOUNDTRACK.

That song. Whether you hear it in the car, at a show, or in your kitchen – you belt out every bar without hesitation. That song is your song – the soundtrack of your life, written for no one else. It's your anthem. Own it.

Welcome to Anthem, The Metalworks' fourth phase located in Downtown Guelph. Ebb and flow with the rhythm of the river. Bask in the sun-soaked melodies filling the square. Quiet your mind in the lounge as the next song begins. The sounds of The Metalworks resonates within.



THE BUILDING

Immerse yourself in the unique genre of living that is The Metalworks, uniting the new and old. Inspired by the residents themselves, and Guelph's rich cultural landscape, Anthem is a harmonious union of brick and glass, metal and masonry, classical and modernity. This phase sings of a new era of living in a historic tone.

ANTHEM

From Arthur St. S. and Cross St.



Rendering is artist's concept and may not depict the final space.

WORTH
SINGING
ABOUT.

THE AMENITIES

There can be a magic in the music of everyday life. The glorious laughter on the Sunrise Deck. The quickened tempo of your heart after spin class in the Fitness Club. The anticipatory hum of an evening in the Piano Lounge. Together, they form the soundtrack of your life at Anthem.

PIANO LOUNGE

A clink of the glass to signal the start of your evening. A sip and a story. Harmonious chatter backed by the pitch perfect notes from the piano. This melodic tapestry woven around you.

FITNESS CLUB & CYCLE ROOM

Tune into the rhythm — whether it's the beats of your spin workout, the inhale/exhale as you catch your breath, or your heart firing as you finish your last rep.



DRAFT RENDERING. Rendering is artist's concept and may not depict the final space.



CO-WORK STUDIO

Come together to write a new score or hammer out your own ideas. Your home office expanded. Enjoy the best of both worlds in this inviting collaboration space, complete with a boardroom table and glass work pods.

ANTHEM SOCIAL CLUB

Your favourite song just came on.
A cork pops. The room fills with cheers.
Another milestone celebrated in the
Anthem Social Club.

SUNRISE DECK

Refresh your mind and soul with the perfect cup, a relaxing yoga flow, or reading a page-turner in the crisp evening air.

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YOUR FAVOURITE TUNE.

THE SUITES

Home. Where everything just sounds right. From the sound of the last espresso drip during the morning quiet, to the feeling of the gentle breeze as the day winds down. These are the sounds of you finding where you need to be.

THE MELODIC COLLECTION

Occupying floors 1-10, The Melodic Collection boasts ceiling heights between 8'6" - 9', 4 1/4" contemporary style baseboards & doors, and oversized ceramic tile & plush carpet. Step into your kitchen to find 36" Canadian-made upper cabinetry paired with quartz countertops and energy efficient stainless-steel appliances. Listen to the melody.



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THE ENCORE COLLECTION

Occupying floors 11-14, The Encore Collection displays ceiling heights between 8'6" - 10' with modern flat and California-style ceilings. Throughout your suite, you will find 3-panel shaker style doors with 7 ¹⁴/₁₆" contemporary style baseboards and a harmonious mix of oversized ceramic tile, plush carpet and engineered hardwood. Looking into the kitchen you will see 42" Canadian-made upper cabinetry (floors 13 & 14), paired with quartz countertops and energy efficient stainless-steel kitchen appliances. Time for the encore.

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YOUR
SOUNDTRACK
DISCOVERED.

THE METALWORKS

Today, there's no need for headphones. You're plugged into a feeling, and with every step, you shuffle through a new kind of playlist. It's the quiet exchange between neighbours enjoying the sunrise, the rustling leaves as you walk along The River Walk, and the sound of the ice shaker crafting the perfect cocktail at the distillery. It's the perfect mix. This is life at The Metalworks in beautiful Downtown Guelph.



RIVER WALK

The River Walk connects the farthest ends of The Metalworks, bringing easy access to Downtown from either side. The beautiful promenade features historically inspired art exhibits and scenic landscaping, bringing the perfect opportunity to unwind and let go while taking it all in.



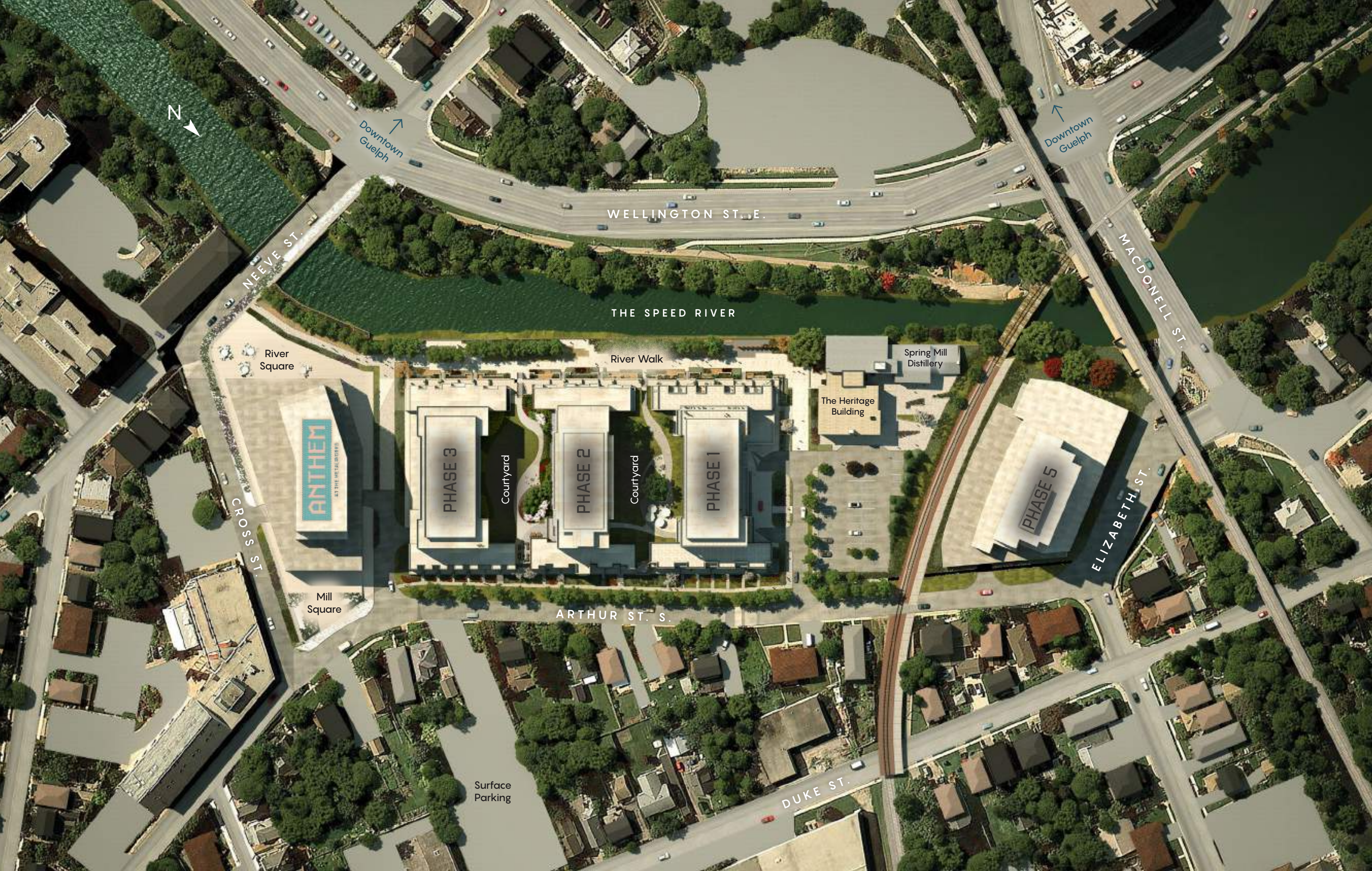
HERITAGE BUILDING

The Heritage Building has been standing on the banks of The Speed River since 1827 and was once renowned as the industrial heart of Guelph. The building has been revitalized into historically-restored spaces, including Spring Mill Distillery, a large event space and more to come for Guelphites and its visitors to enjoy.



SPRING MILL DISTILLERY

Located inside the Heritage Building, Spring Mill Distillery uses time-honoured techniques to create the highest quality of premium Canadian spirits. Led by Guelph's own John Sleeman, the family-owned business goes to great lengths to ensure their distillery and bar serve exceptional experiences inspired by the community itself.



Downtown
Guelph

Downtown
Guelph

NEEVE ST.

WELLINGTON ST. E.

MACDONELL ST.

THE SPEED RIVER

River
Square

River Walk

Spring Mill
Distillery

The Heritage
Building

PHASE 3

Courtyard

PHASE 2

Courtyard

PHASE 1

CROSS ST.

Mill
Square

PHASE 5

ELIZABETH ST.

ARTHUR ST. S.

Surface
Parking

DUKE ST.



THE SOUNDS OF THE CITY.



DOWNTOWN GUELPH

Wander off the beaten path and discover your new favourite spot. The cheeky notes of a coffee shop play around the corner. The flood of acoustic covers rushes out each time the door swings open, welcoming those who enter. The steady cadence of friends greeting each other and waving goodbye fills the entrance. Your search for the perfect sound begins here. Can you hear it?

DISCOVER THE SOUNDS OF GUELPH

PARKS & OUTDOOR RECREATION

- 1. Guelph Lake
- 2. Riverside Park
- 3. John Galt Park
- 4. Heritage Park
- 5. Royal City Park
- 6. York Road Park
- 7. Bristol Street Dog Park
- 8. Covered Bridge
- 9. Silvercreek Skatepark
- 10. Cutten Fields

ENTERTAINMENT

- 11. Sleeman Centre
- 12. River Run Centre
- 13. Guelph Civic Museum
- 14. Guelph Public Library
- 15. Guelph Lawn Bowling Club
- 16. Art Gallery of Guelph
- 17. Guelph Concert Theatre

SHOPPING

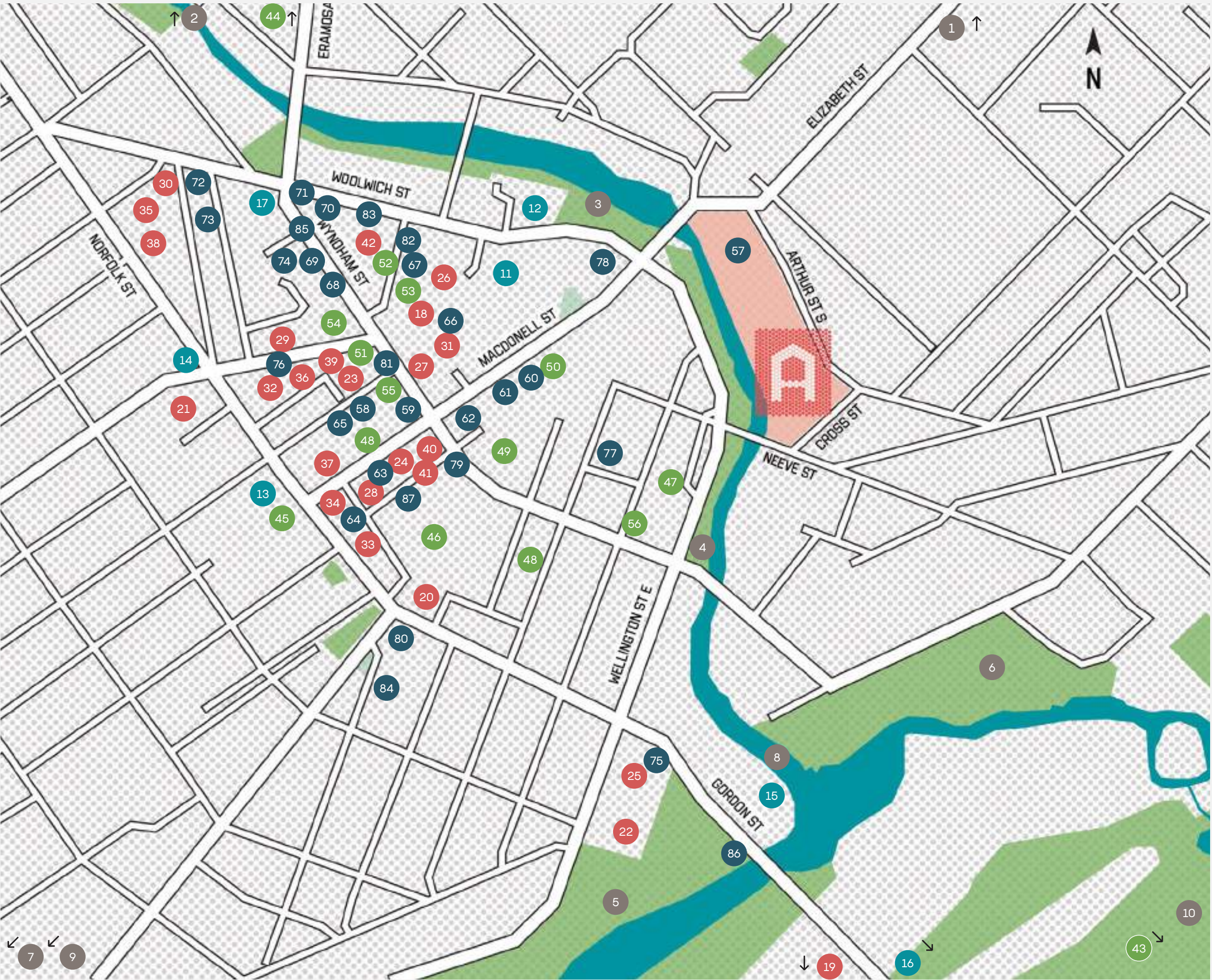
- 18. Old Quebec Street Shoppes
- 19. Stone Road Mall
- 20. Farmer's Market
- 21. Market Fresh
- 22. Goodness Me! Natural Food Market
- 23. Trotters Butcher Shop
- 24. TOMME Cheese Shop
- 25. LCBO
- 26. Rexall
- 27. Pharmasave
- 28. Wild Rose Clothing
- 29. Shop B
- 30. Millennium Clothing Co
- 31. The Patch Vintage Clothing
- 32. Feather & Foe
- 33. Grit & Grace
- 34. Sweet Violets
- 35. Blooms & Flora
- 36. The Bloom Room
- 37. Rug & Weave Home Goods
- 38. Sunday General Store
- 39. The Bookshelf
- 40. Royal Cat Records
- 41. Guelph Music
- 42. Wyndham Art Supply

SERVICES

- 43. University of Guelph
- 44. Guelph General Hospital
- 45. Basilica of Our Lady Immaculate
- 46. City Hall
- 47. Guelph Fire Department
- 48. Guelph Police Service
- 49. Guelph Central Bus Station
- 50. Guelph Central Train Station
- 51. RBC
- 52. Scotiabank
- 53. CIBC
- 54. BMO
- 55. TD Bank
- 56. Esso

FOOD AND COFFEE

- 57. Spring Mill Distillery
- 58. Level Resto Lounge
- 59. Crazy Carrot
- 60. Pressed for Time Paninis
- 61. Bombay Kitchen
- 62. McCabe's Irish Pub & Crill
- 63. La Cucina Ristorante
- 64. The Common
- 65. Taste with Andy
- 66. La Cucina Pizzeria
- 67. Buon Gusto
- 68. Sip Club
- 69. Gin Mill
- 70. Diana Downtown
- 71. Piatto Pizzeria & Enoteca Guelph
- 72. The Wooly Pub
- 73. Baker Street Station
- 74. Hungry Ninja
- 75. Earth to Table: Bread Bar
- 76. Mijjidaa Café & Bistro
- 77. Einsteins Café
- 78. Robusta Café & Lounge
- 79. Planet Bean Coffee
- 80. Balzac's
- 81. Capistrano Bistro & Espresso Bar
- 82. Red Brick Café
- 83. Snakes & Lattes Guelph
- 84. The Round Table Board Game Café
- 85. My Kitty Café
- 86. The Boathouse Tea Room
- 87. Eric the Baker

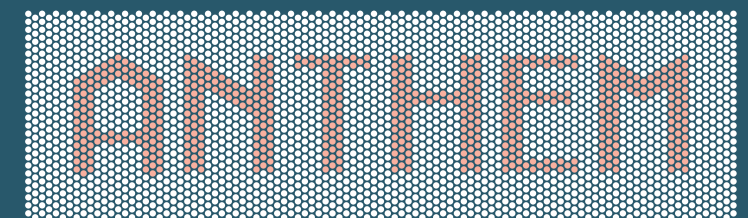




THE BUILDER

Fusion Homes is a homebuilder dedicated to guiding you through your Home Buying Journey. Buying your new home is an unforgettable experience, a rewarding journey that can be highly emotional and, ultimately, life-changing. Fusion Homes recognizes that your new home is not just one of the largest purchases made in your lifetime - it becomes a defining part of you. That's why Fusion Homes believes that home buyers deserve a Home Buying Journey with Guides who appreciate the magnitude of the occasion and deliver accordingly.

From your earliest daydreams of ownership to the months and years that follow your move, Fusion Homes' role in your Journey extends well past selling and building - they will be there to guide you every step of the way. And they promise to help you love the journey.



AT THE METALWORKS

FUSION
HOMES Love the
journey.

