

AT THE METALWORKS



FUSION  
HOMES

**Baker**  
Real Estate Incorporated





## ABOUT FUSION HOMES

- Established in 1999, Fusion homes has been building communities across Guelph, Kitchen, Waterloo and London, from low-rise to high-rise
- Won **Six** Tarion Awards for Customer Satisfaction
- Anthem is Phase 4 of the project at The Metalworks in Guelph, a master-planned community of 5 phases
- Winner of The Metalworks "Project of the Year" and "Mid-to-High Rise Density Design"







## Project Overview

93 Arthur Street S, Guelph ON

Nearest Intersection:  
Arthur Street S/Cross Street/Neeve Street

- 14-Storey - 193 Units
- Riverview Suites and Terrace Suites
- 1, 1+Den, 2, 2+Den Bedroom Suites
- 535 SF to 1,350 SF
- Architect: Kirkor Architect + Planners
- Ad Agency: Blackjet
- Interior Designer: Unison Group

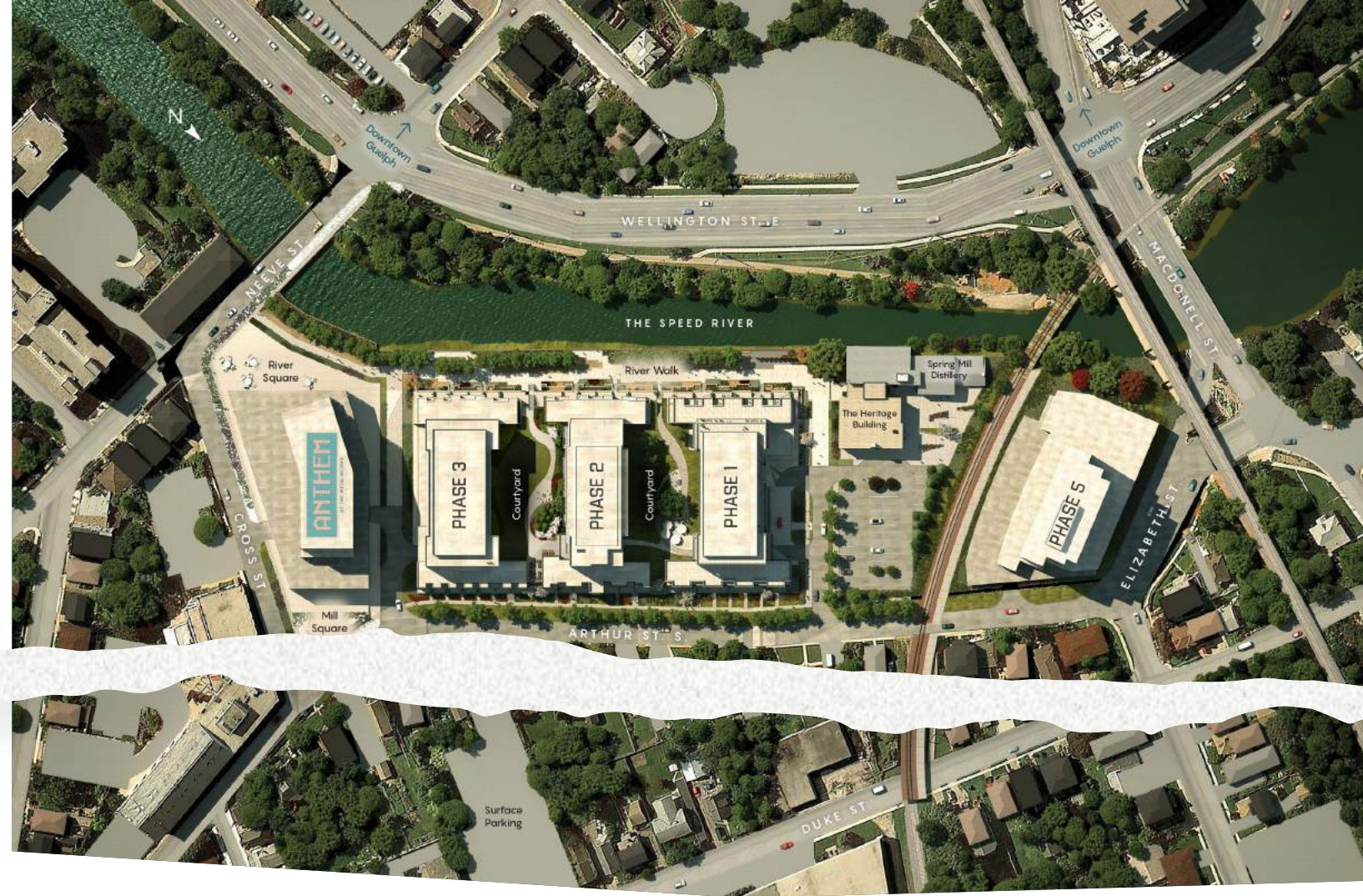


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# ANTHEM

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## SITE PLAN – 93 Arthur Street S, Guelph





# WALKABILITY, TRANSIT & BIKING

University of Guelph  
5 min drive, 24 min walk & 15 min bus

University of Waterloo  
34 min drive

Wilfred Laurier University  
30 min drive

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Via Rail Canada  
10 min walk

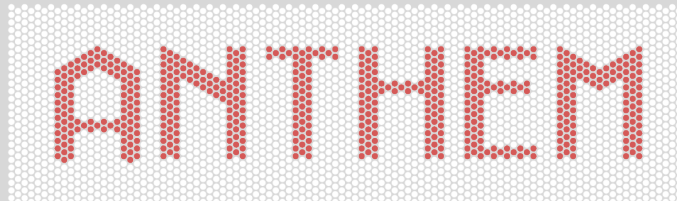
Downtown Core  
5 min walk

Groceries  
8 min walk

GO Central Station  
& Bus Terminal  
3 min walk

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95/75  
Biking/Walk Score



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# 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. Cuten Fields

## ENTERTAINMENT

11. Seeman 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 & Grill
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 Woolly Pub
73. Baker Street Station
74. Hungry Ninja
75. Earth to Table: Bread Bar
76. Mijdaa 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





# WHY GUELPH?

## CONDO/APARTMENT PRICE IN GUELPH

**25.5% INCREASE** IN  
PRICE YEAR OVER YEAR

Sources: REALM

### AVERAGE CONDO/APARTMENT PRICE

Downtown Guelph: **\$650,000**

In the City: **\$684,605**

Resale Price: **\$704,199**

Average Days on the Market: **15 Days**

Average Price for the past 3 months:

1 Bedroom: **\$2,000**

1+Den: **\$2,100**

2 Bed + Den: **\$2,500**

Sources: REALM, Trillium West Real Estate Brokerage Quarterly Data Report, MLS

## ABOUT GUELPH

Average Household Income: **\$114,289**

Population: **149,772**

Population Growth: About 2% Annually  
(5<sup>th</sup> Fastest –Growing City in Canada)

Ownership: **67% Owned, 33% Rented**

Source: GEO Warehouse,  
<https://worldpopulationreview.com/world-cities/guelph-population>



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# BUILDING AMENITIES

- Piano Lounge • Co-Work Studio • Fitness Club & Cycle Room
- Pet Spa • Guest Suite • Anthem Social Club • Cross St. Terraces • Sunrise Deck and more...

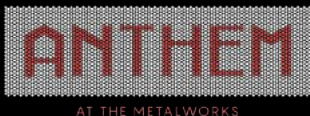


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# HIGHLIGHTED FEATURES & FINISHES

- Smart System Building/Suite Entry Technology Integrated with your Phone
- Green, Energy Efficient, LED, low VOC & Smart Features throughout
- High Quality, durable exterior metal panels and masonry finishes
- 10' Ceilings\* (Floors 13 & 14)
- Canadian-made Soft-Closed Cabinetry
- Quartz Countertops
- Bathroom Humidity Sensor & Fan Control
- Up to 20 Electric Vehicle Charging Stations





# FOR YOUR CLIENTS

- **EXTENDED DEPOSIT STRUCTURE**

**\$5,000 ON SIGNING**  
**BALANCE OF 5% ON FIRING**  
**2.5% IN 180 DAYS**  
**2.5% IN 365 DAYS**  
**5% ON OCCUPANCY**

- **FREE ASSIGNMENT** *(Legal Fees Apply)*
- **FREE RIGHT TO LEASE**
- **\$0 CAPPED DEVELOPMENT CHARGES**
- **NO CHARGE METER HOOK UP**
- **\$4,000 DÉCOR UPGRADES\***







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# PRICING

## Starting From:

1 Bedroom	\$472,900
1 Bedroom+Den	\$534,900
2 Bedroom	\$675,900
2 Bedroom+Den	\$773,900

Occupancy  
August 2024

Parking From  
\$35,000 *(Maintenance  
Fee from \$30/month)*

Locker From  
\$8,500 *(Maintenance  
Fee from \$10/month)*

**Suite Maintenance Fee: \$0.47/sf**

*(Includes: gas and water costs, building maintenance,  
landscaping and snow removal, on-site property  
management and security)*