

## CONDO FEATURES & SPECIFICATIONS

# METROSIDE 3

AT FISH CREEK EXCHANGE

### BUILDING HIGHLIGHTS

- > West Coast inspired architecture with enhanced building exteriors including Hardie Board, EIFS, masonry and metal siding
- > Convenient underground parking with remote control access for added security
- > Secure bicycle storage and lockers
- > Balconies or terraces as per plan
- > Exterior double pane windows with low-e glazing
- > Exterior amenity areas including community gardens, outdoor common gathering area and community courtyard
- > Access to Shawnee Park Regional Pathway system with links to community parks and Fish Creek Provincial Park

### INSPIRED INTERIORS

- > Three (3) professionally coordinated interior colour palettes to choose from, each with designer options available
- > High-quality solid-core fire-rated entry door with designer hardware and security viewer
- > 9' ceiling heights (approx.) in principal rooms (excluding areas with dropped ceilings and bulkheads)\*, with textured finish
- > Attractive luxury vinyl plank flooring in living room, dining room, kitchen, baths and laundry
- > Carpet with 8 lb. underlay in all bedrooms
- > Stylish closet doors with designer series hardware
- > All closets fitted with wire shelving, as per plan
- > 3.5" contemporary-styled paint-finished baseboards and 2.5" flat door trim with 3" headers
- > White stacked front-loading washer/dryer
- > White Decora series switches and receptacles

### GOURMET KITCHENS

- > Choice of contemporary, designer-selected, flat front cabinet finishes

- > Convenient island designs with breakfast bar, as per plan
- > Choice of premium quartz countertop with tile backsplash
- > Under-mount stainless steel sink with single-lever faucet and integral vegetable sprayer
- > Energy Star-rated stainless steel appliance package
- > Over-the-range, exterior vented microwave oven/hoodfan
- > LED lighting in kitchen and dining areas with designer-selected pendant lights above kitchen islands
- > LED surface mounted pot lights in kitchen and hallways

### SPA-INSPIRED BATHROOMS

- > Vanity to complement kitchen cabinet selection, includes premium quartz countertop, tile backsplash, under-mount sink and single-lever faucet
- > Contemporary low-flush toilets
- > Exterior vented exhaust fan
- > Full-width vanity mirror and medicine cabinet or raised vanity with drawers, as per plan

### ENHANCED SAFETY & SECURITY

- > Secure entry telecom system in lobby vestibule
- > Electric fob-based access system at main building entry point
- > Full sprinkler fire protection

### THE GRAYWOOD ADVANTAGE

- > Over 35 years of development expertise
- > Extensive 1-2-5-10 home warranty protection through Travelers Alberta New Home Warranty Program
  - > 1 year materials and labour defects
  - > 2 years materials and labour on delivery and distribution systems
  - > 5 years building envelope defects
  - > 10 years structural defects
- > Full manufacturer's warranty on appliances