

# TOWNHOME FEATURES & SPECIFICATIONS

# METROSIDE

AT FISH CREEK EXCHANGE | CALGARY

## BUILDING HIGHLIGHTS

- > West Coast inspired architecture with enhanced building exteriors including Hardie Board, EIFS, masonry and metal panel
- > Convenient 2 car garage
- > Ample storage space
- > Secure exterior access entry door
- > Balconies as per plan
- > Year-round landscape maintenance and snow removal
- > 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
- > 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, stairs and upper hallway
- > 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
- > 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 living room

## SPA-INSPIRED BATHROOMS

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

## 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