

CONDO FEATURES & SPECIFICATIONS

METROSIDE 2

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



* The developer reserves the right to change plans, specifications, pricing promotions, incentives, features, elevations, floor plans, designs, materials, amenities and dimensions without notice in its sole discretion. All Features and Finishes are subject to change with equivalent products. Ceiling heights are subject to bulkheads, dropped ceilings and structural beams. E&O.E. February 2023.