

# Townhome Features & Specifications

## BUILDING HIGHLIGHTS

- > West Coast inspired architecture with enhanced building exteriors including Hardie Board, EIFS, masonry and metal panel
- > Convenient double car garage
- > Ample storage space
- > Secure exterior access entry door
- > Patios as per plan
- > Year-round landscape maintenance and snow removal
- > Triple-pane glazing with low-e glass
- > 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

- > Four (4) 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 with 2.5" headers
- > White stacked front-loading washer/dryer
- > White Decora series switches and receptacles

## GOURMET KITCHENS

- > Choice of contemporary, designer-selected, Shaker-style 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
- > Pot light upgrade available in kitchen and dining areas

## 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
- > 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 30 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. May 2019.