

## SUPERIOR LIVING OFF 17th AVE

Smith is a boutique, 129-home highrise developed by Grosvenor, a trusted name in creating exceptional communities for over 300 years.

- Designed by award-winning BKDI Architects, Smith blends a striking exterior with smart floorplans to create extraordinary homes
- Enjoy your balcony, patio or terrace with views of greenery, city or mountains
- Arrive via the lush, landscaped plaza that frames Smith's front entrance
- Smith's conveniences and comforts include building-wide fibre optic wiring, bike share program, tool library, and an amenities space designed with parties in mind
- A dedicated front desk concierge streamlines your day and offers package storage, car detailing, key service and dry cleaning conveniences
- Smith's secured, well-lit underground parkade and controlled building access offer everyday peace of mind
- Street-accessed City Homes are equipped with individual security systems
- 2-5-10 year warranty coverage and Smith's extensive after-sales customer service program mean you'll sleep easy at night

## SUPERIOR INTERIORS

Fluid, timeless floorplans by Trepp Design include:

- Wide-plank, laminate hardwood flooring with acoustic underlay throughout the main living areas and pure wool-blend broadloom carpeting in all bedrooms
- Choose from one of three classic colour palettes: Light, Medium and Dark
- Convenient stacking washer and dryer included in every home
- Attractive blinds on all windows preserve your privacy

## SUPERIOR KITCHENS

Discover your inner epicurean at Smith with:

- Stainless steel bottom-freezer fridge by Fisher Paykel
- Stainless steel, five-burner gas cooktop by Fulgor
- Stainless steel hoodfan
- Stainless steel 30" wall oven by Fulgor
- Integrated dishwasher by Blomberg
- Choose between three horizontal grain cabinetry options with under-cabinet lighting
- Soft close door and drawer hinges make for quieter weekend mornings
- Polished quartz slab countertops with an overhang for extra counter seating
- Vertical stack ceramic tile backsplash creates eye catching contrast
- Contemporary stainless steel under-mount sink with a single-lever European style faucet
- In-sink organics disposal makes easy work of cleaning up after cooking
- Recessed pot lighting illuminates your prep area

## SUPERIOR BATHROOMS

Superior features make for tailored, elegant bathrooms:

- Horizontal grain custom floating vanities and polished chrome hardware
- Frameless glass showers with adjustable wall bar and removable hand shower wand (some bathrooms with fixed, rain model)
- Warm Nuheat flooring in main bathrooms with optional upgrade in second bathroom
- Oversized porcelain floor tiles and shower surround
- Polished quartz slab countertops and matching backsplash
- Polished chrome faucet and rectangular white undermount sink
- Sleek mirrored medicine cabinet in main bathroom keep daily necessities close but out of the way