



COVE PROPERTIES
FOUNDATION • STRENGTH • HISTORY



16west

AT GREENWICH

Building 1

Open & expansive single level homes

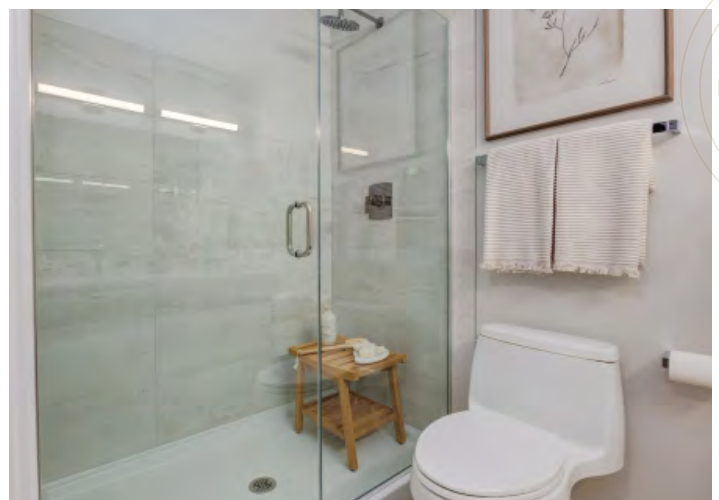
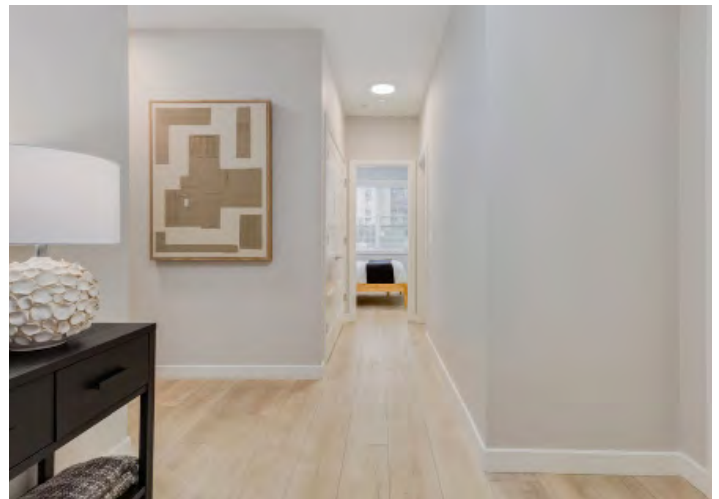


In the
heart of
Greenwich

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.



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BEAUTIFULLY DESIGNED PROJECT

- Built by Multi-Family award winning builder Cove Properties
- Outstanding location in a vibrant community
- Easy access to all shopping and amenities, mountains, Stoney Trail, Foothills Hospital, Children's Hospital, and downtown Calgary

STRUCTURE

- Reinforced concrete foundation walls, slab on grade and structural slab
- Parkade exterior walls coated with hot applied membrane, drainage mat and weeping tile below
- Industry leading sound dampening construction techniques and materials minimize airborne and impact transfer throughout the building. Including Gypcrete topping on all floor areas, fully blown, insulated joist cavities, resilient sound bar, 2 layers of 5/8 drywall on ceilings, 2 layers of 5/8 drywall, R-24 Batt insulation and sound bar for all corridor walls, double party wall construction with separate 2x4 staggered stud walls with 1" air space and R-24 insulation between suites

EXTERIOR BUILDING FINISHES

- High Performance Hardie cement board panels with 10mm rainscreen system, brick accents and Hardie siding
- Vinyl deck membrane on balconies
- Ground floor walk-outs (not all locations)
- Extensively landscaped grounds, including an underground irrigation system
- Lockable garden doors on all patio and balcony doors
- Energy efficient, CSA approved, clear thermal high performance windows with double glazed low E glass, and bonded acrylic finish
- All vented windows have screens
- Casement or fixed windows as per architectural design

FUNCTIONAL DESIGN

- Four storey wood frame construction with 9' ceilings on every floor
- Designed by award winning architect, S2 Architecture
- Maintenance free aluminum and glass railings on all balconies and patios
- Surface level visitor parking
- Condominium fees provide a maintenance free lock and leave lifestyle
- Spacious oversized balconies/ patios with gas barbecue bibs
- Surface or underground parking included with every suite comes with 1 remote control
- EV options available

BUILDING SECURITY

- Building access via access control system (key FOB access)
- Brightly illuminated heated underground parking garage, ventilated and protected by an NFPA sprinkler system. Ramp is also heated for a non-slip driveway in the winter months
- State of the art security cameras in the lobby, front entry and parking garage, along with mirror for greater visibility of pedestrians and vehicles
- "Safe City" parkade including painted walls, columns and ceilings
- Individually coded FOB system
- Dedicated lockable bike storage in parkade

HOME WARRANTY AND MAINTENANCE

- Peace of mind provided through our comprehensive warranty program: 1-year on workmanship & materials, 2-year warranty of delivery & distribution systems, 5-year building envelope coverage, and a 10-year structural warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program

INTERIOR FINISHES IN COMMON AREAS

- High speed elevator service to parkade, lobby and all floors
- Stairwells located at ends of buildings
- Tiled lobby entrance, with central fireplace and well-appointed furniture & designer décor
- Flush-mount mailboxes and automated parcel delivery system in lobby
- Textured commercial carpet throughout corridors
- Secure entrance with keypad, FOB and camera system

HVAC, PLUMBING AND ELECTRICAL FEATURES

- Radiant in-floor heating throughout suite
- Fireplaces optional in all suites
- Optional air conditioning in all suites
- PEX plumbing pipe for all domestic water supply lines, for quieter plumbing operations
- Safety and pressure-balancing mixing valves for tubs and showers
- Integrated ERV fresh air intake system in every unit, allowing for better temperature, humidity control and heightened air circulation
- Individual suite electrical metering for maximum energy savings, coupled with individual thermostat for temperature control
- Dedicated data centers in every suite
- Structured wiring for Shaw or Telus Optic High Speed fibre optics networks, USB plug
- Decora style switches and outlets throughout
- Ground fault circuit protection in all bathrooms, kitchens and weatherproof exterior outlets
- NFPA fire protection system in all common areas and in-suite spaces including bedrooms, closets, storage rooms and balconies
- NFPA dry-loop attic fire protection system
- Hardwired smoke and carbon monoxide detectors

GOURMET KITCHENS

- Fully tiled floors
- Stainless steel appliances included in every suite, with upgrade options available
- High-end energy-saving stainless steel appliances including ThinQ app
- Counter-depth MAX french door fridge with ThinQ app
- 6.3cuft Smart wifi-enabled electric range with EasyClean
- Dishwasher with never rust stainless steel tub, dynamic dry and auto-leak protection
- 1.8cuft wifi-enabled with EasyClean over-the-range microwave
- Chimney hood and built-in microwave options available
- Oversized, flat surface eating bars for optimizing space and prep area
- Numerous upgrade options available
- 1 1/4" eased edge Luxury Quartz countertops. Quartz backsplash end waterfall edge upgrade available
- Blanco double bowl undermount stainless steel kitchen sink
- Select from a curated collection of Luxury backsplash options
- Contemporary kitchen cabinetry with soft close doors and drawers
- Thoughtfully designed to include a bank of pots and pans drawers and full height cabinetry

SPA INSPIRED BATHROOMS

- 5' soaker tub with full designer tile surround
- 5' walk-in shower stall with 6mm glass shower door
- Fully tiled shower surround with designer tile and 10 mm door, upgrades available
- Contemporary cabinetry featuring soft close doors & drawers, upgrades available
- 1 1/4" Luxury Quartz countertops with porcelain undermount sink for optimum counter space, upgraded colour options available
- Custom full length mirrors above vanity
- Several plumbing upgrades to choose from
- Contemporary bath hardware and accessories
- Environmentally conscious fixtures, shower heads and toilets
- Fully tiled floors
- Comfort height toilet with elongated bowl and soft close seat

ADDITIONAL SUITE INTERIOR DETAILS

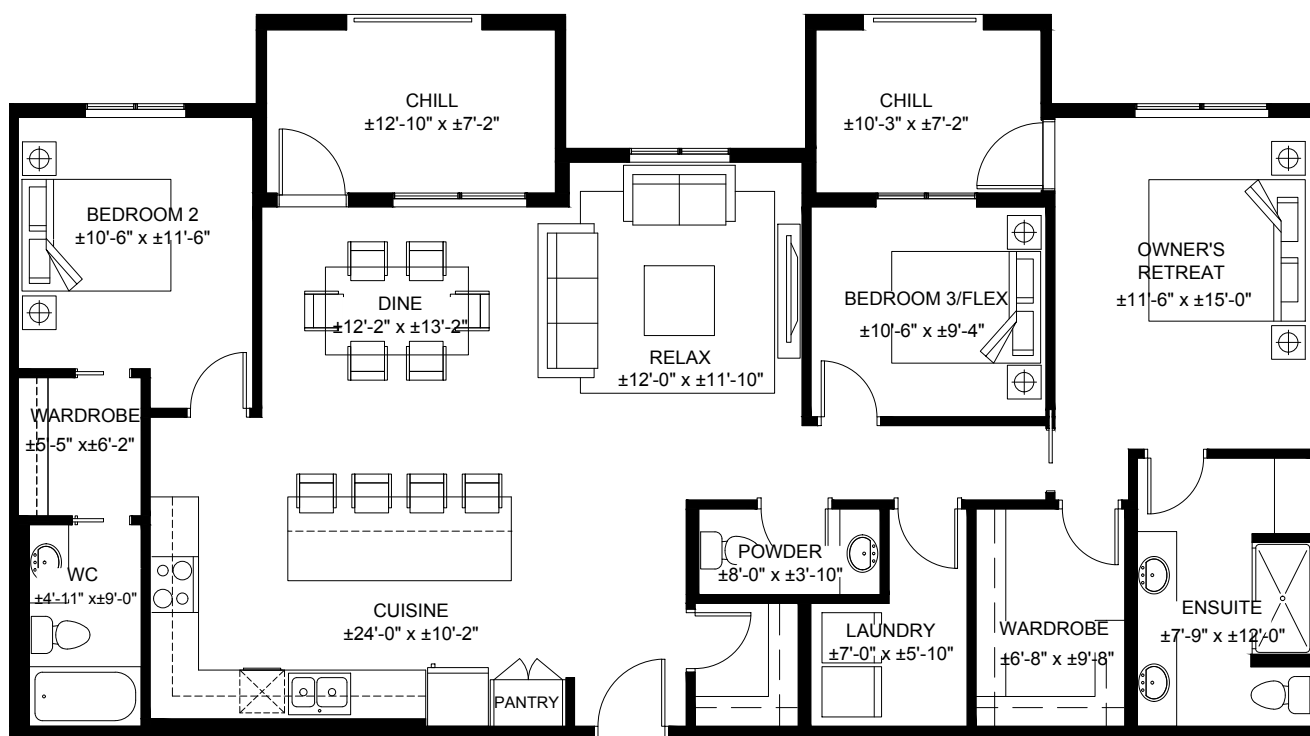
- Integrated, alarmed fire protection system with carbon monoxide and smoke detectors, and sprinkler system covering common spaces, bedrooms, closets, storage rooms, balconies, and attic spaces
- Magazine-worthy professionally designed interior colour palettes to choose from
- In-Suite front-loading 5.2 and 7.3cuft washer and dryer set
- Contemporary, sleek pointed baseboards, door frames & casings
- Ample closet and storage (as per plan)
- Beautiful, contemporary energy efficient LED flushmount and recessed lighting throughout
- Plush carpet in all bedrooms comes with premium 8lbs underlay
- Fully tiled front entry, bathrooms, kitchen and laundry room
- Optional Luxury Vinyl Plank with multiple acoustic sound dampening layers for optimum comfort and quiet
- Custom designed entry doors with security

Site Plan



*Gramercy unit on floors 2, 3, 4

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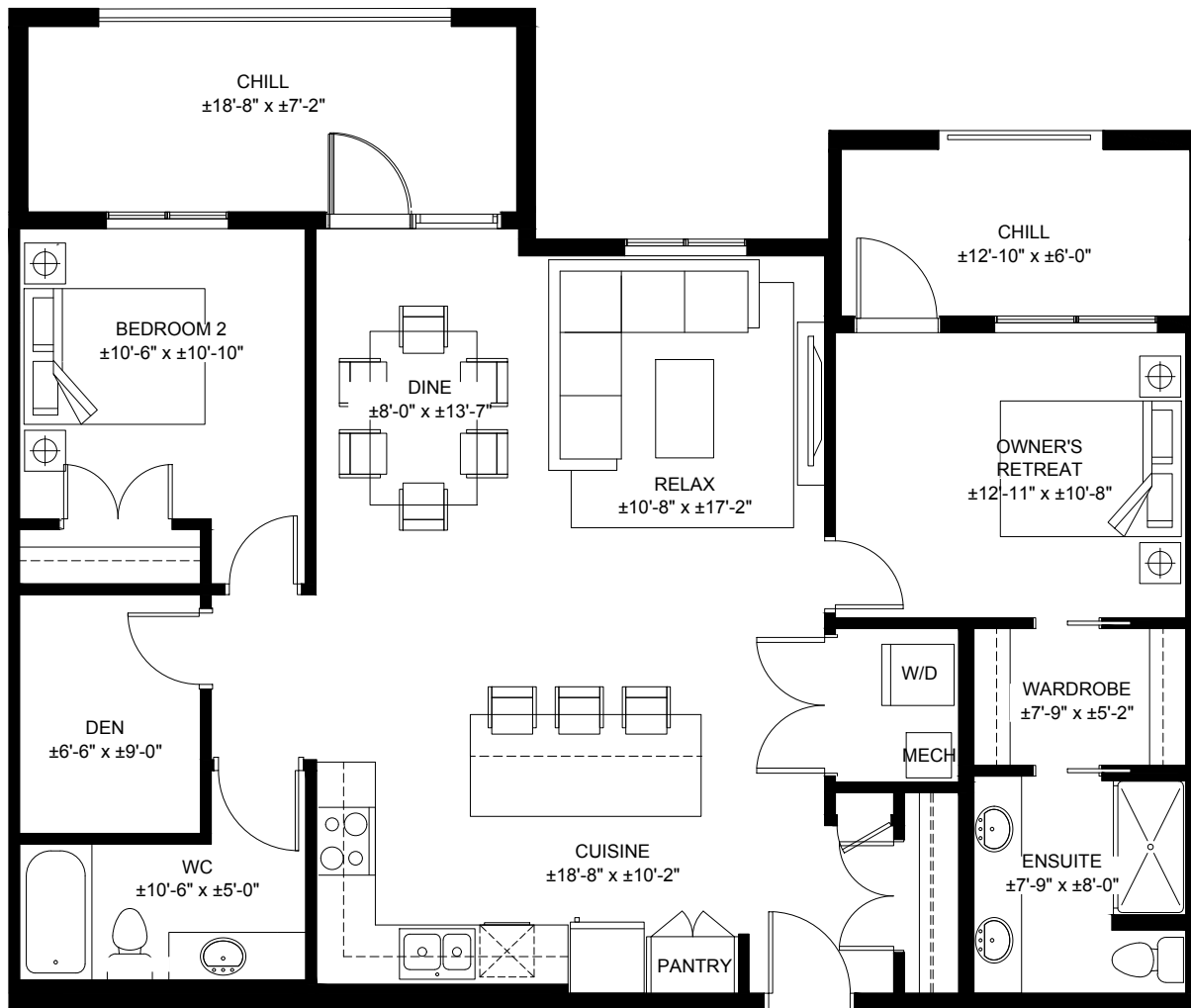


Brooklyn

3 Bedrooms / ± 1,554 SF

LAYOUT CAN BE REVERSED

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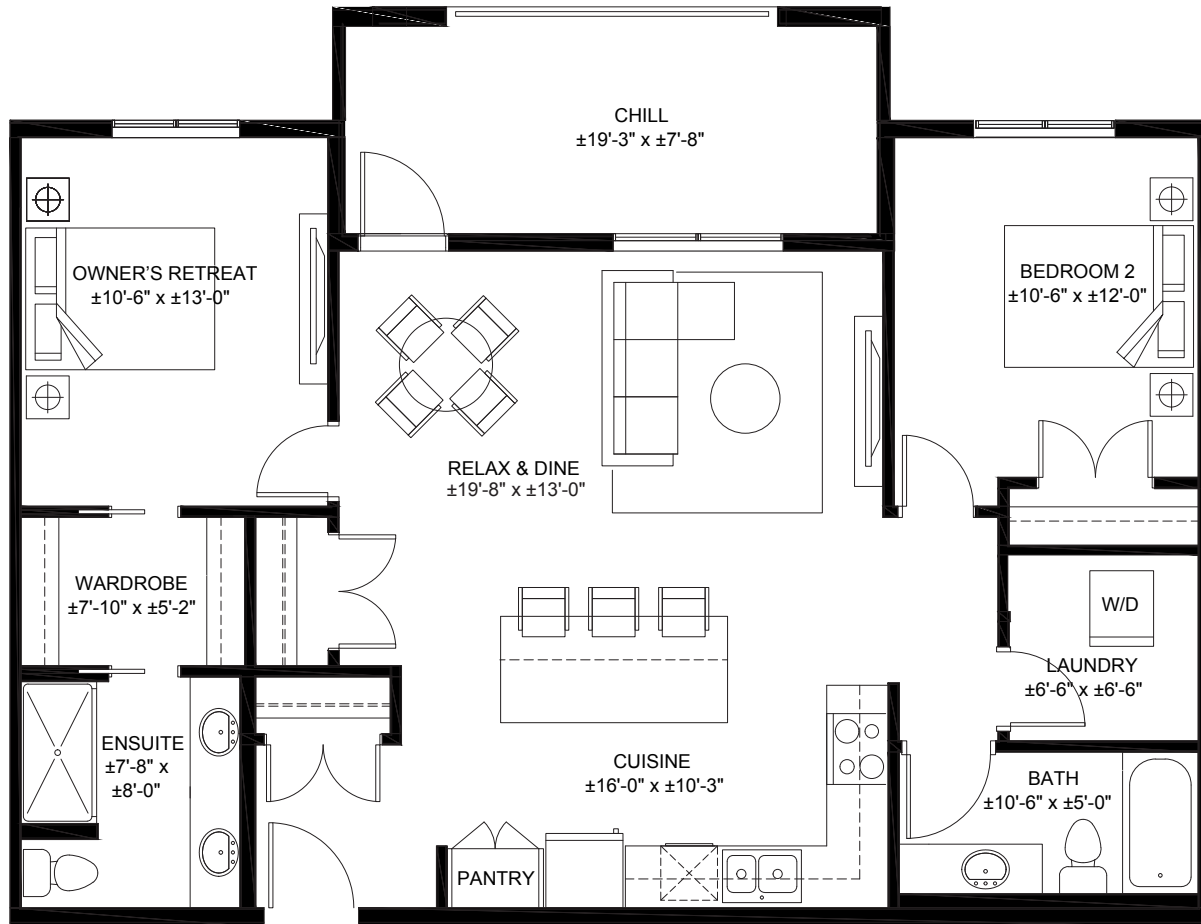


Dakota

2 BEDROOMS + / ± 1,227 SF

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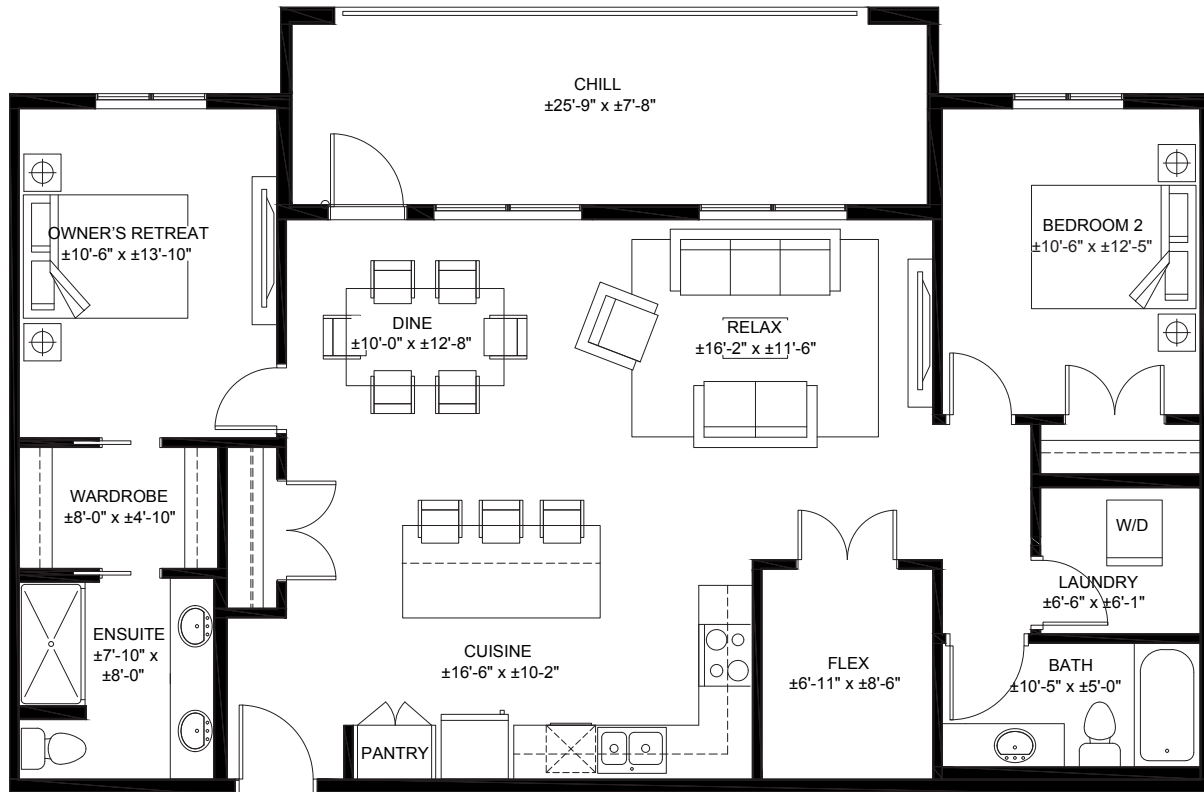


Astor

2 BEDROOMS / ± 1,139 SF

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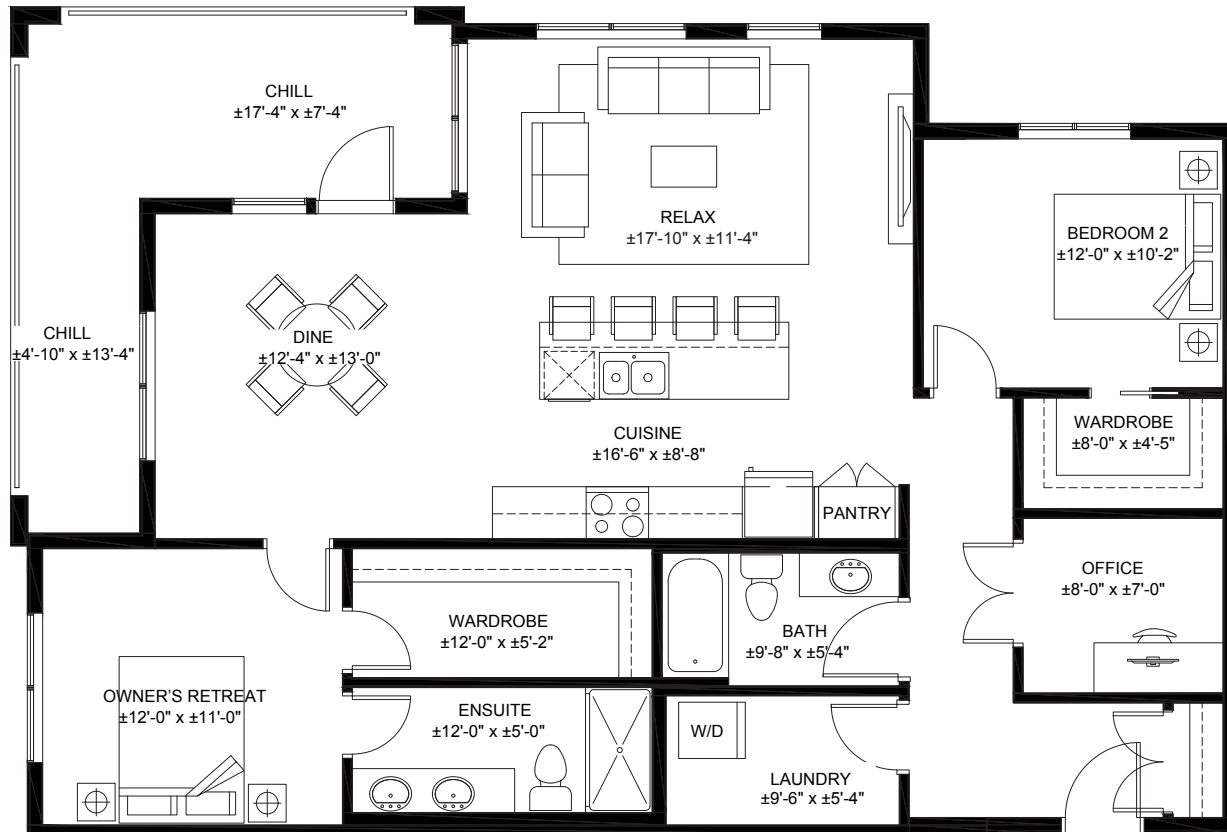


Broadway A

2 BEDROOMS / ± 1,268 SF

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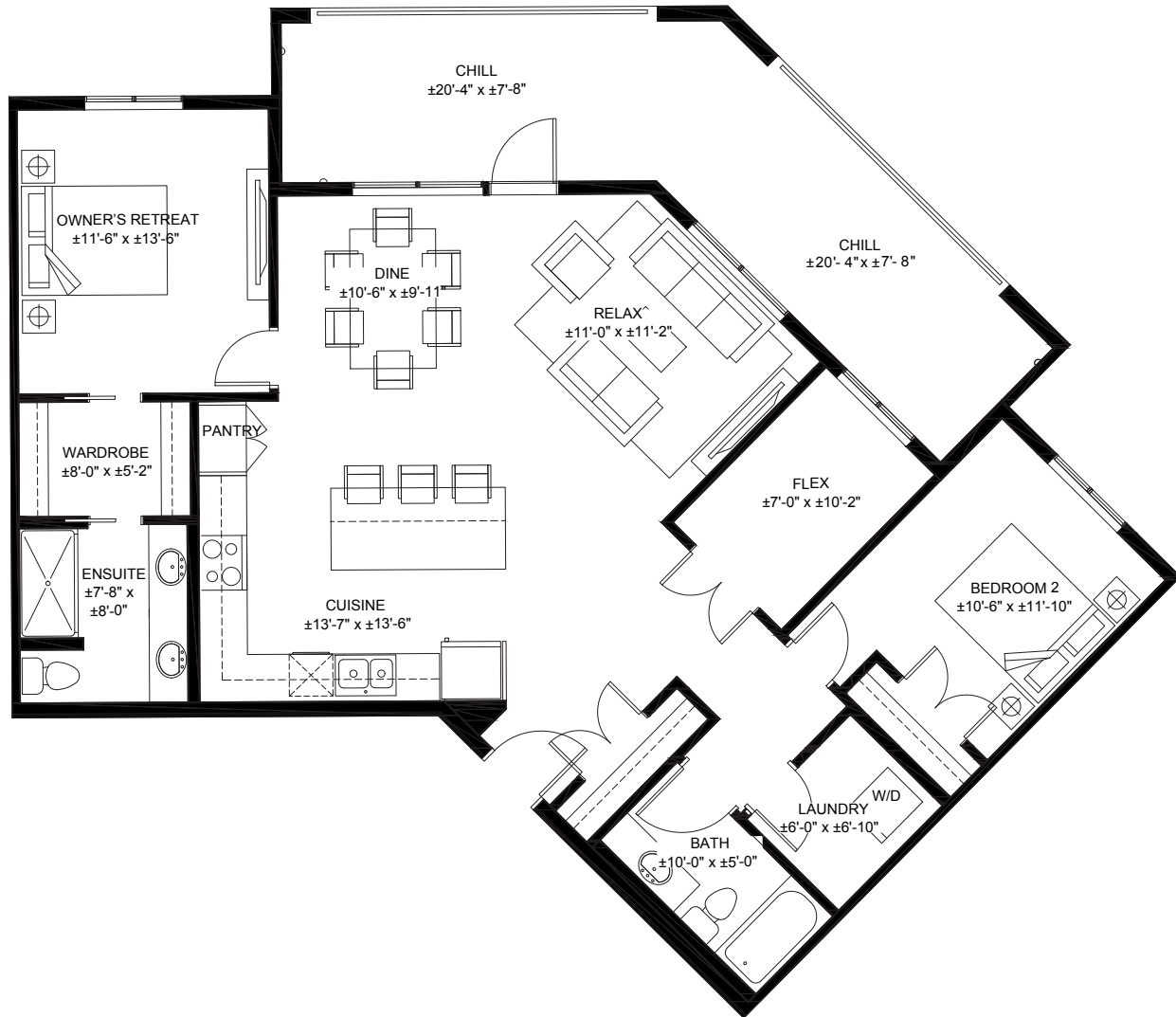


Lexington B

2 BEDROOMS / ± 1,340 SF

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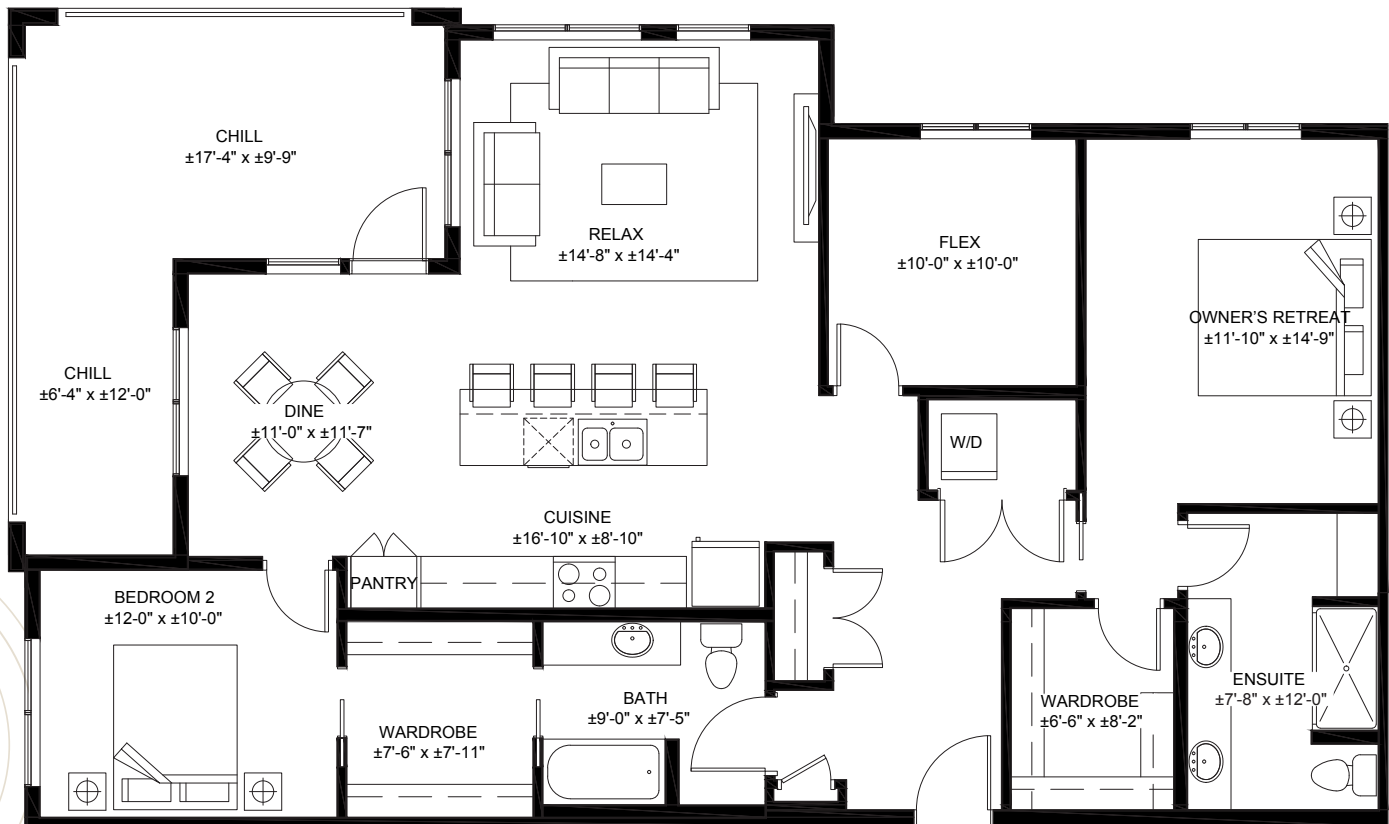


Liberty

2 BEDROOMS / ± 1,304 SF (pfo)

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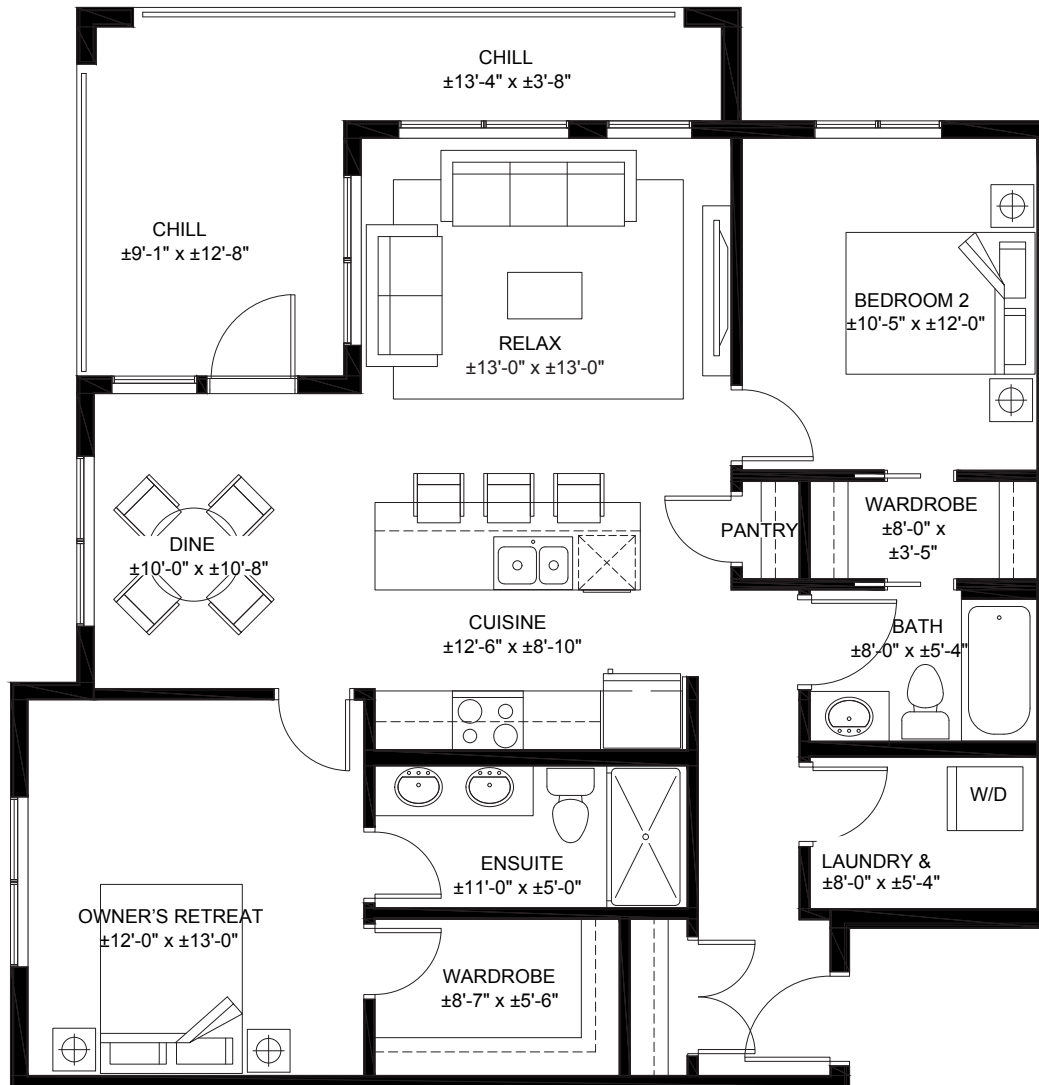


Manhattan

2 BEDROOMS / \pm 1,469 SF

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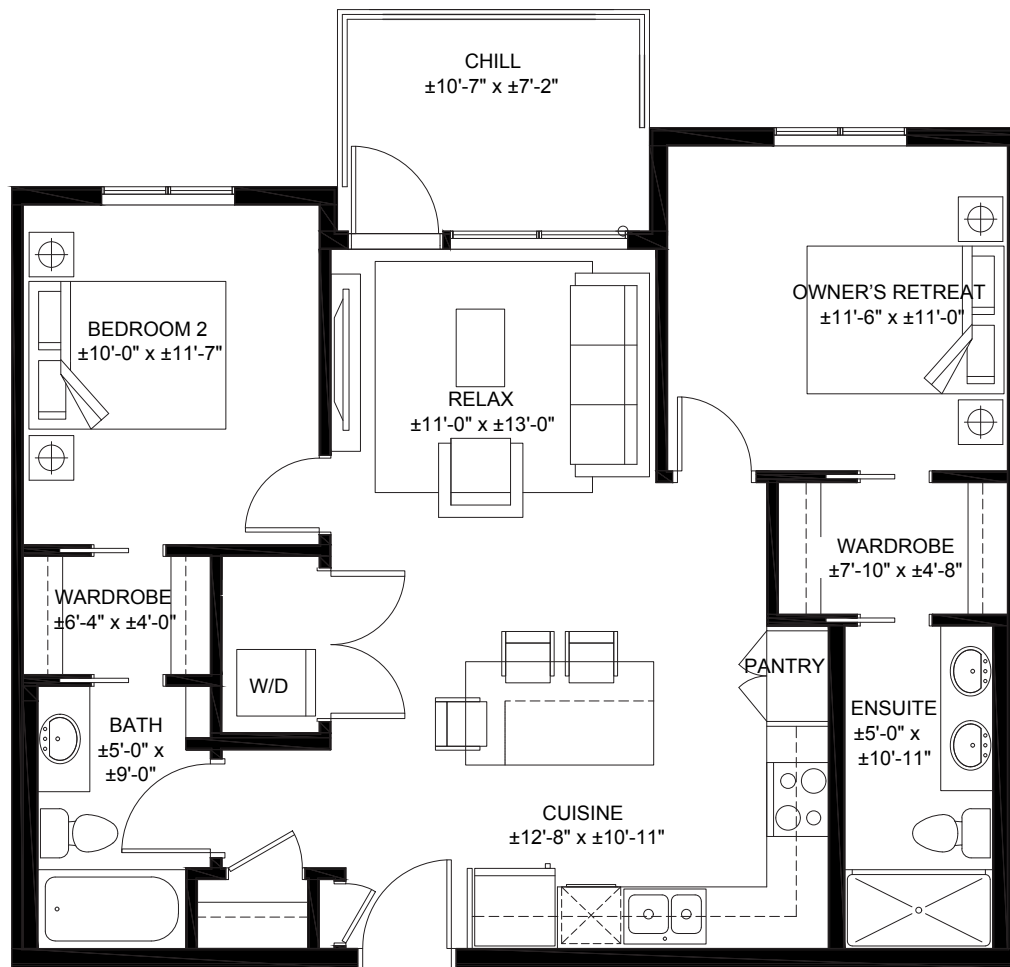


Park A

2 BEDROOMS / ± 1,075 SF

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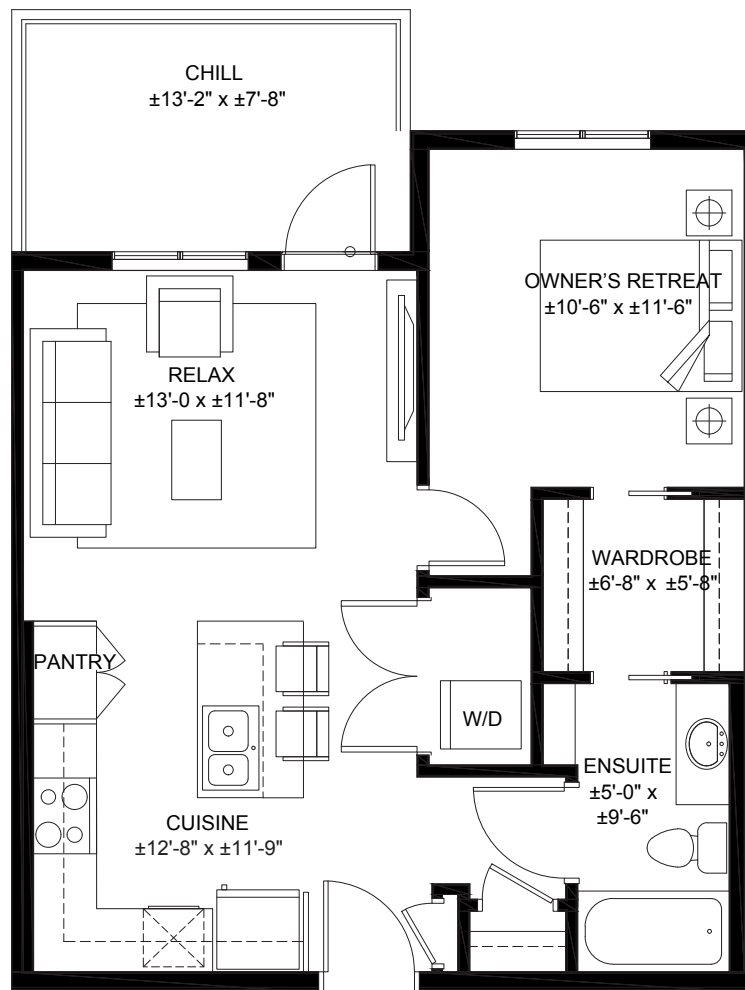


Gramercy

2 BEDROOMS / ± 911 SF

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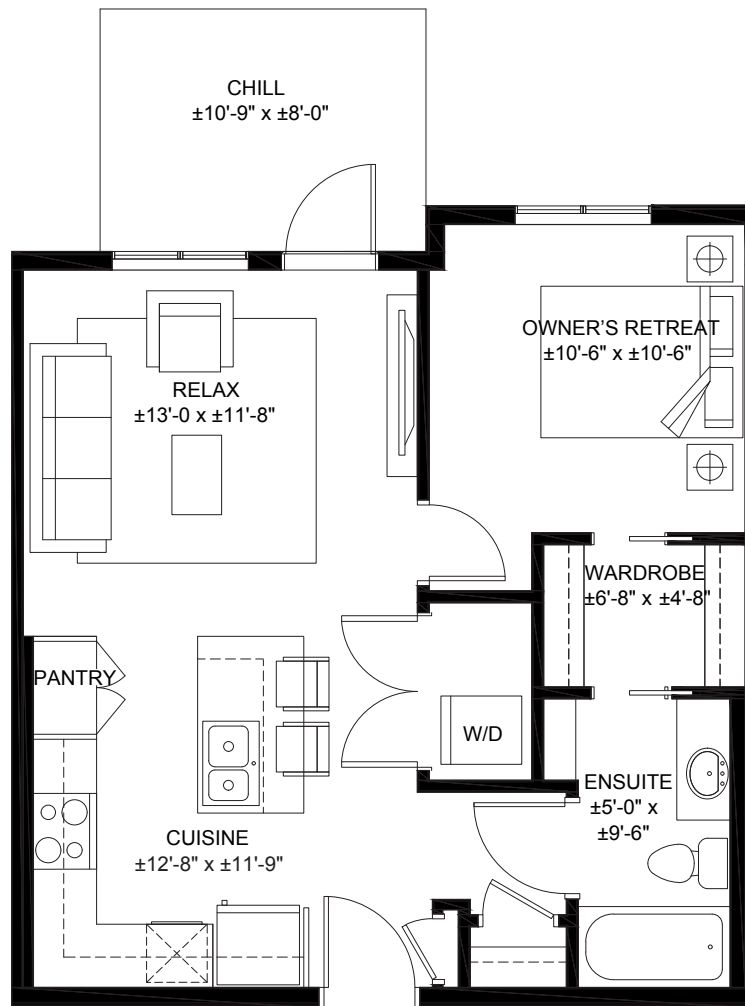


Midtown A

1 BEDROOM / ± 647 SF

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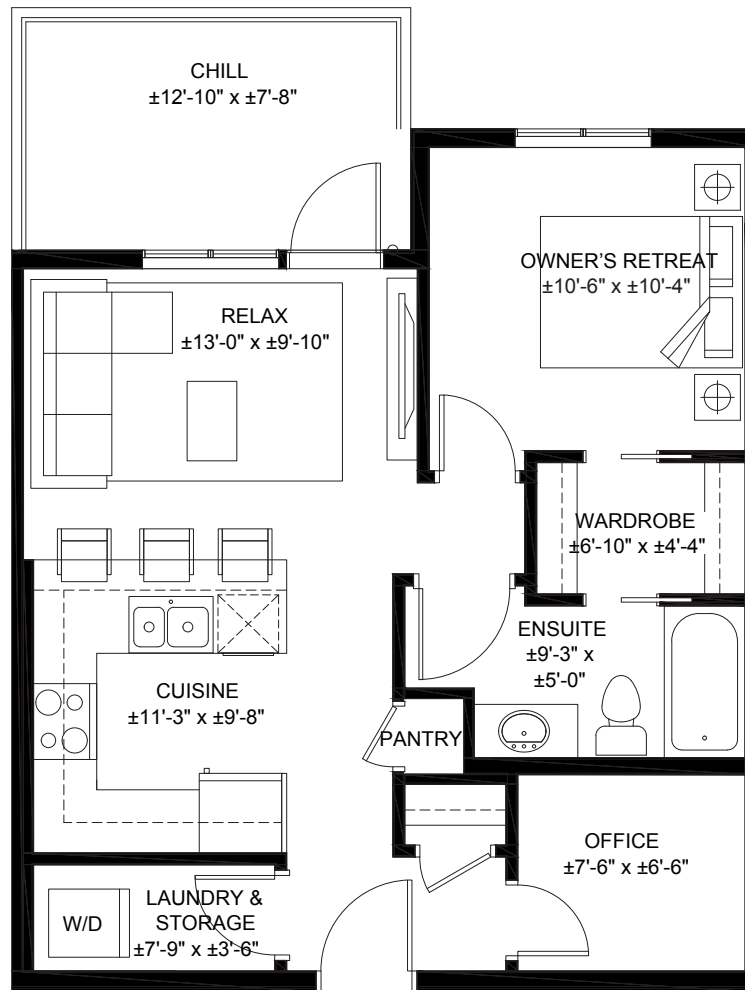


Midtown B

1 BEDROOM / ± 630 SF

LAYOUT CAN BE REVERSED

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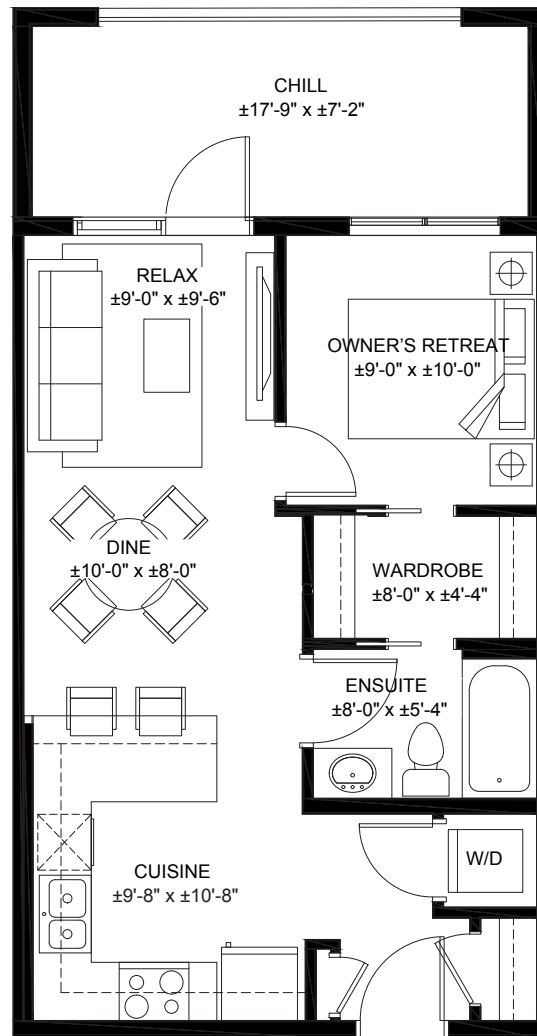


Soho

1 BEDROOM / ± 647 SF

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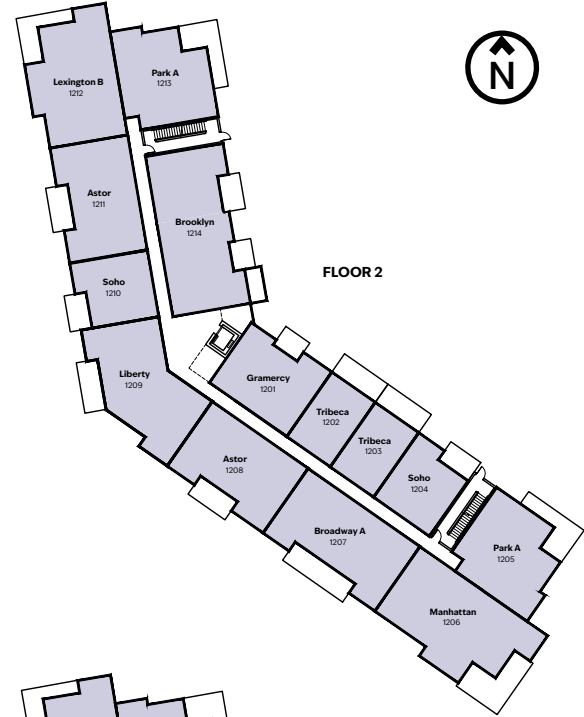
Tribeca

1 BEDROOMS / ± 564 SF

LAYOUT CAN BE REVERSED

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Floorplate



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