



Daniels Real Estate Announces the Graystone Condominiums on Seattle's First Hill

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Debuts Introductory Pricing and Early Reservations Ahead of Official Public Sales Campaign in 2021

Daniels Real Estate, a nationally recognized real estate development company, announced today that they have named their 31-story First Hill condominium tower the Graystone. The Graystone name has historical significance, the former Graystone Manor opened in 1907 and was one of First Hill's most elegant residential hotels and social clubs.

With the naming announcement, Daniels is offering priority reservations of the anticipated homes located at 8th and Columbia. With only a \$5,000 refundable deposit that can be paid in monthly sums, buyers can secure a specific home and purchase price until the Sales Gallery opens in the spring of 2021. When presales begin the refundable deposit converts to 5% earnest money. For those who know First Hill, they will recognize that new condominium homes are a one-of-a-kind opportunity in a legacy neighborhood.



Graystone is Seattle's only high-rise condominium tower scheduled to open in 2022 and will feature 271 exquisite residences starting from under \$500,000. Sixty percent of the homes are priced below \$1 million to appeal to locals, including the many medical employees who work on First Hill.

"Daniels Real Estate is a Seattle based firm and it's important to us that we are building homes of high quality that are affordable for Seattleites," stated Kevin Daniels, President of Daniels Real Estate. "First Hill still retains much of its 'Little Manhattan' aesthetic championed in the early 1900s and we want the Graystone community to reflect that diversity."

"The early reservations offer an affordable, no-risk opportunity to buy into the neighborhood not just a building. Before the sales campaign, we want people to test drive uphill – walk the leafy streets, enjoy the blend of historic and modern architecture, visit the museums that are beginning reopen and iconic bars and restaurants that have been part of the neighborhood for decades if not a century."

Inspired by the neighborhood and former Graystone Manor, Daniels has partnered with Robin Chell Design to take a bygone era of elegance and articulate it in a modern way. Tall ceilings and window walls are paired with timeless materials with an organic emphasis on wood and stone in light and dark finishes. Like the former residence hotel, 24/7 concierge has been designed for an enhanced lifestyle with a modern touch.

A penthouse on the top floor includes four amenity spaces designed for entertaining, as well as two large outdoor rooms reflecting different moods. A quiet courtyard includes views of Lake Washington and Mt. Rainier to the south, while a larger outdoor plaza features al fresco dining and fireplaces overlooking Elliott Bay and Lake Union to the north. The penthouse also includes a chef's kitchen and private dining club, sumptuous media room with a stone fireplace, and a game lounge that extends to the outdoor plaza for larger gatherings.

Amenities on the second level were designed for the new reality of working from home with an emphasis on comfort and health. A state-of-the-art fitness center looks through a waterfall to Graystone's own park. The 9,000 sq. ft., two-tiered waterfall park on the corner of 8th and Columbia is one of the highlights of the project. The park will be a significant neighborhood amenity with landscaping and outdoor art.

"In addition to local medical workers, Graystone will be appealing to downsizing empty-nesters and retirees seeking a relaxed and refined lifestyle in the uphill neighborhood," commented Amy Thompson of Realogics Sotheby's International Realty, who has been named the Sales Director.

“It’s an established neighborhood with amenities that will never dull and during the preview we will be showcasing what you can look forward to as a homeowner at Graystone, so stay tuned!”

The Preview Gallery at 1305 Madison Street is open for priority previews before the official public sales campaign in Spring 2021. For a reservation to visit the preview gallery or access the App, visit www.thegraystone.com or call 206.717.5000 to register.

The project team includes:

- Daniels Real Estate
- Greentown
- Turner Construction
- LMN Architects
- Hewitt, Landscape Architects
- Robin Chell Design
- Realogics Sotheby’s International Realty
- Columbia Hospitality
- Caliber Home Loans
- First American Title and Escrow