

## FEATURES

### PRESTIGE UPON ARRIVAL

- Meticulously designed by acclaimed DYS Architecture, the Midori tower makes a memorable architectural statement with graceful curves and a refreshing green-leaf motif, celebrating the free spirit of artistic expression.
- With tree-lined streets, beautifully conceived lush outdoor spaces and an over-height lobby, Midori ensures an impressive arrival.
- Midori is located a just quick walk from Metropolis at Metrotown, the SkyTrain network, Bonsor Park and Recreation Complex, and a plethora of shops, restaurants and services.
- An impressive arrival with a dramatic glass entry canopy complemented by a calming water feature, lush landscaping and signature trellis structures in the courtyard.
- The lobby will impress visitors with its custom metal and glass doors, lighting features and grand foyer with a luxurious seating area.

### A SIGNATURE HOME

- Enter your home through a substantial, contemporary solid wood door, richly stained and outfitted with polished chrome hardware.
- Most floors feature 8'6" ceilings throughout main living areas.
- Your choice of three designer-selected colour schemes: New Yorker Night, Milanese Sunset and Parisian Snow.
- Wood-style laminate flooring throughout living spaces is durable and easy to maintain, while plush carpeting in bedrooms puts comfort at your feet.
- The carerra-style interior doors are two-paneled and feature polished chrome lever handles.
- Expansive low-E windows bathe homes in sunlight while being energy efficient, and vertical blinds on windows create privacy.
- Step outside your home via a sliding or swinging patio door onto a balcony, perfect for outdoor entertaining.

### CHIC KITCHEN

- The kitchen exudes modern elegance with engineered stone countertops and a full-height tile backsplash.
- Stylish and contemporary flat-panel custom cabinetry is complemented with designer-selected polished chrome pulls on lower cabinets.
- The undermount double sink in stainless steel and a sophisticated single lever faucet with telescopic vegetable spray make clean up even easier.
- Thoughtful, well-designed details are part of every kitchen, including soft-close cabinet hardware, a roll-out spice rack and a built-in recycling station.
- Beautifully illuminate your work area with recessed lighting and sleek undercabinet lighting.
- The quality appliance package includes:
  - Stylish 30" refrigerator featuring a bottom-mounted freezer is integrated with custom cabinetry.
  - 30" wide gas cooktop and self-cleaning wall oven.
  - Top mount control ENERGY STAR® dishwasher is fully integrated with custom cabinetry.
  - Microwave built into cabinetry.
  - Convenient hood fan with three-speed slide control.

### DESIGNER BATHROOMS

- Retreat to the master ensuite, rich in design and detail with oversized vanity mirrors, recessed lighting, and convenient undermount sinks.
- Most ensuites offer a luxurious oversized spa-style shower with a frameless shower door, a rain shower head with wand, a built-in niche and integrated bench seating.
- Some ensuites feature a deluxe linen closet for extra storage.
- Second bathrooms feature a contemporary rectangular soaker tub with unique polished chrome fixtures (most homes).
- All bathrooms feature engineered stone countertops and backsplashes, porcelain tile flooring and flat-panel floating custom cabinets with polished chrome pulls and soft-close hardware.
- Dual-flush water closets reduce water consumption.

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### SPECIAL TOUCHES

- Stacking or side-by-side washer and dryer for your convenience (floorplan specific).
- TV outlets and telephone jacks located just where you need them.
- Future-friendly technology including multi-port and Cat-5e wiring.
- Ample underground visitor parking.

### RESIDENTS-ONLY AMENITIES

- Fully equipped fitness studio.
- Multi-purpose lounge and billiards room.
- Dog grooming station.
- Three car wash stations provided throughout the parkade.
- Multiple electric car plug-in stations for your convenience.

### PEACE OF MIND

- Enjoy the added service of an on-site resident manager.
- Fire sprinklers and hard-wired smoke detectors in all homes and common areas.
- Key fob access to parkade and common areas.
- Security proximity readers protect Midori's main entry points, parkade entries, lobbies and other key locations.
- Digital recording cameras are in the parkade and lobby.
- The elevator has secure lock-off control access to each floor; residents can only stop on their own floors, the ground floor level and parking floors.
- Underground parking features bright lighting, digital cameras and emergency alert buttons.
- Comprehensive Travelers Canada insurance including two years for materials, five years for building envelope, and ten years for structural defects.
- After-sales care provided by Polygon's dedicated Customer Service team.
- A wireless security system is provided in each in ground floor residence and cityhome.

### SPECIAL PENTHOUSE FEATURES

- Upgraded suite entry, common area corridor.
- Air-conditioning keeps you the perfect temperature year-round.
- An electric fireplace with custom designed mantel and accent lighting to highlight your artwork.
- Ceilings up to nine feet in height throughout main living area.
- A wine fridge and an upgrade appliance package featuring a 36"-wide refrigerator.
- Two gated oversized parking spots per penthouse residence for your privacy.

### CUSTOM CHOICES

- Storage locker for outdoor gear or additional home items (limited quantity).