



MANTYLA

WINDSOR GATE

FEATURES

PRESTIGE UPON ARRIVAL

- Inspired by the distinctive architectural style of Frank Lloyd Wright, Mantyla impresses with dramatic overhangs, brick and granite detailing, decorative metal screens and striking light fixtures
- An elegant water feature with waterfall edge surrounded by lush landscaping graces the entrance
- Overheight double doors open into a grand lobby featuring stylish seating areas and a custom fireplace

RESORT-STYLE LIVING

- Enjoy membership to the exclusive Nakoma Club featuring 18,000 square feet of resort-style amenities
- Stay in shape with Mantyla's private in-building amenities, including an air-conditioned fitness studio overlooking a landscaped terrace
- A large landscaped terrace, shared with The Lloyd tower, includes a pavilion for family-style dining, a covered BBQ area, seating, and walkways
- Relax in the luxurious social lounge with television and inviting seating areas

A SIGNATURE HOME

- A contemporary, solid-wood stained door with polished chrome hardware welcomes you home
- Interior doors feature a modern square panel design and polished chrome lever handles
- Choose from two designer-selected colour schemes to complement your furnishings and décor: Dark and White
- Sleek wood laminate flooring and overheight 8' 6" ceilings throughout the main living areas
- Walk in comfort and style on durable, plush nylon carpeting in bedrooms
- Expansive low-E windows maximize sunlight, improve energy efficiency and keep your home a comfortable temperature
- Sliding or swinging patio doors open onto spacious balconies perfect for outdoor entertaining

HIGH-STYLE KITCHENS

- Dine, entertain and cook in style in an elegant, well-designed kitchen
- Contemporary flat-panel custom cabinetry with polished chrome pulls on lower cabinets
- Polished engineered-stone countertops and a full-height glass-tile backsplash

- Superior stainless steel appliances coordinate beautifully:
 - 30" wide KitchenAid 5-burner gas cooktop and self-cleaning wall oven
 - KitchenAid over-the-range microwave with a space-saving hood fan
 - Energy-efficient, touch-controlled KitchenAid dishwasher integrated seamlessly into custom cabinetry
 - A 16.8 cubic foot 36" Fisher & Paykel refrigerator with ice-maker featuring French doors and an energy efficient, single-drawer bottom-mounted freezer is integrated into cabinetry
- Preparation and cleanup are a snap with under-mounted double sinks in stainless steel and a single-lever faucet with pull-out vegetable spray
- Experience the everyday luxury of well-designed kitchen details, including soft-close cabinet hardware, sleek under-cabinet lighting and a built-in recycling bin

SPA-INSPIRED BATHROOMS

- Retreat to bathrooms and ensuites rich in spa-inspired details
- Relax in a contemporary rectangular soaker tub with polished chrome fixtures (some bathrooms)





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Continued

- Step into an oversized spa-style shower with frameless shower doors, rainshower head in ensuites, built-in niche and integrated bench seating (some bathrooms)
- Polished engineered-stone countertops and large-format porcelain tile on floor and wall create a sleek, elegant look
- Oversized vanity mirrors beautifully lit with recessed lighting
- Flat-panel floating cabinets feature dramatic under-cabinet lighting and polished chrome pulls
- Dual-flush toilets help to reduce water consumption

SPECIAL TOUCHES

- Laundry is effortless with a stacking or side-by-side washer and dryer in a well-lit space
- A multi USB port is conveniently located in every kitchen
- TV outlets and telephone jacks are located where you need them
- Every home is wired for today's technology and for the future with multi-port and high-speed wiring
- Welcome friends and family with convenient underground visitor parking
- A dedicated dog washing room helps to keep your pet and home clean

PEACE OF MIND

- Enjoy the added security and service provided by an on-site resident manager
- Polygon's New Generation high-rise building approach means Mantyla has enhanced durability for the west coast climate
- Keep your home and family safe with fire sprinklers and hard-wired smoke detectors in all homes and common areas
- Exclusive key fob access to underground parking and common areas
- For added privacy, the elevator has secure lock-off control access to each floor; residents can only stop on their own floors, the ground floor and parking floors
- Underground parking features digital cameras, emergency alert buttons, and energy efficient lighting
- A wireless security system is standard for all podium level and city homes
- Each home is backed by Travelers Canada with a comprehensive 2/5/10 warranty
- After-sales care by Polygon's dedicated Customer Service team
- Safeguard your bicycles with the option of a storage locker

EXCLUSIVE PENTHOUSE FEATURES

- Bosch stainless steel appliance package, including French door fridge with bottom-mount freezer and front door water/ice dispenser
- Spa ensuite bathrooms feature frameless glass shower doors and a thermostatic shower diverter with wand that provides a deluxe showering experience
- Create a cozy ambiance with an electric fireplace and custom mantle surround
- Air conditioning keeps your home comfortably cool in the warmer months
- Convenient hose bib and gas BBQ outlet on patios make cookouts effortless

CITY HOMES

- Come home through a gated fence to a streetside front door with private access
- Two-level homes with 9' ceilings in main areas create an airy experience
- Enjoy the fresh air on a patio just off the kitchen equipped with BBQ outlet, hose bib, and lighting
- Offer guests the convenience of a first floor powder room
- Rest easy with a wireless security system

