

FEATURES

WELCOME HOME

- Situated in Coquitlam's picturesque Smiling Creek neighbourhood atop Burke Mountain, you'll find Polygon's newest addition to this nature-filled, family-friendly community
- A limited collection of Tudor-inspired townhome residences featuring unique detailing such as welcoming entry porches, window bays, rich brickwork, and wood bracket details
- Expansive windows fill homes with light
- Streetscapes and pathways impress with wood picket fencing and individual entry gates with brick piers (some homes)
- Entertain on decks or patios and enjoy outdoor living in your own yard
- Private double-car garages provide safe storage and keep your vehicles protected from the elements (garage door opener included)
- Heritage-style, custom-coloured front entry doors are accented with chrome hardware and transom windows (most homes)
- Custom entry plaques with integrated lighting welcome you home, and charming wall mounted planter boxes add character (some homes)

INSPIRED INTERIORS

- Warm wood laminate flooring on the main level sets the tone for rich design
- Enjoy the convenience of a main floor powder room in every home
- Panelled doors enhanced with chrome lever hardware complement the interiors
- Your choice of three designer colour schemes in Dawn, Dusk or Moonlight
- Overheight ceilings on the main floor add an elegant airy ambience
- Plush and durable carpeting in hallways and bedrooms puts comfort to your feet
- Expansive Low-E windows let all the sunshine in while improving energy efficiency
- Convenient horizontal mini blinds on windows and vertical blinds on sliding doors
- Enjoy a comfortable environment with electric baseboard heat and individually controlled thermostats

KITCHENS THAT CAPTIVATE

- Modern flat-panel cabinetry in dark wood, light wood, or high gloss white is elegantly matched with contemporary chrome pulls
- Cabinets and drawers feature soft-close hardware
- Attractive wood laminate flooring is durable and easy to maintain
- Experience the luxury of an expansive kitchen island, engineered stone countertops and full-height linear mosaic marble tile backsplash
- Sleek stainless steel appliances by KitchenAid:
 - 36" wide, 22 cubic feet Energy Star French door refrigerator with water dispenser, ice maker, and pull-out freezer drawer
 - 30" wide self-cleaning electric wall oven and 5-burner gas cooktop
 - 24" wide dishwasher
 - 30" wide slim-line, slide-out range hood with 3-speed fan
- Double stainless steel sink with Grohe single-lever faucet and convenient pull-out vegetable spray makes for easy preparation and clean-up
- Light up your work area with contemporary halogen track lighting
- Roll-out recycling bins under the kitchen sink make it easy for you to do your part for the environment

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BATHROOMS THAT PAMPER

- Enjoy the convenience of a main floor powder room with stylish porcelain tile flooring and a contemporary wall-mounted or vanity sink
- Retreat to the master ensuite, featuring a spa-inspired shower with bench, built-in niche (some homes) and frameless door, rain shower-head with wand, and luxurious soaker tub (some homes); vanities feature engineered stone counters, dual rectangular porcelain sinks and oversized mirrors
- Main bathrooms feature a bathtub with ceramic tile surround, rectangular porcelain sink, porcelain tile flooring, engineered stone countertops and vanity lighting
- All bathrooms feature faucets by Grohe, custom flat-panel cabinetry matched with chrome pulls, porcelain tile flooring and dual-flush toilets

MAKING LIFE SIMPLE

- All homes are wired for technology with multiple pre-wired connections for high-speed cable and ADSL, minimum CAT 5e wiring throughout, and cable television outlets in bedrooms (some homes), living rooms and flex rooms
- Two hose bibs: one in the front and one in the rear yard
- Laundry closets with rough-in for side-by-side washer and dryer (all homes)

SAFE AND SOUND

- Hard-wired smoke detectors
- Secure deadbolt hardware on front entry door
- Recessed lighting at all front entries
- Polygon New Generation Rainscreen construction to withstand our West Coast climate
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)

CUSTOM CHOICES

- Washer and dryer
- Microwave with trim kit

ENJOYABLE AMENITIES

- A private 1,100 sq.ft. health club with a fully equipped fitness studio, free weights area and yoga room overlooking terraced landscaping and green space
- Two central green spaces featuring a children's play area and seating
- Pedestrian walkways throughout the site provide interconnected routes to green spaces and trails in the surrounding areas