



HAWTHORNE

AT TIMBER COURT

HIGHLIGHTS OF YOUR LYNN VALLEY APARTMENT BUILDING

- Find a variety of one, two and three bedroom floorplans available for rent
- Most ground-level homes offer convenient direct entry from the street
- Access your home from two convenient elevators
- Enjoy access to an in-building fitness studio
- Communal bike parking area
- Well-lit underground visitor parking, equipped with EV charging, shared with neighbouring building Juniper
- All homes are pet friendly
- Most homes feature a multi-purpose den

DISTINGUISHED INTERIORS

- A contemporary, flat-panel, stained-wood entry door welcomes you home
- Hydronic (water-based) in-floor radiant heating system
- Rich laminate flooring sets the tone for tasteful design throughout
- Overheight ceilings in living and dining areas create a spacious, open interior
- Homes are outfitted in one of two tasteful colour schemes
- Plush nylon carpeting in all bedrooms
- Horizontal blinds provided on all windows
- Low-e, double-glazed, thermally broken vinyl windows improve energy efficiency and ensure ideal indoor temperatures year-round
- Enjoy a balcony or a ground-level patio and for most ground-level homes, a yard

SPA-INSPIRED BATHROOMS

- Imported, designer-selected porcelain tile flooring creates a sophisticated look
- Flat-panel, square-line profile cabinetry features polished chrome pulls and soft-closing hardware
- Custom cabinetry comes in either laminate veneer or glossy white (home specific)
- Ensuites offer a luxurious oversized shower with a semi-frameless door and a rain shower head with wand
- Attractive and durable quartz countertops accented by Grohe faucets (most homes)
- High-efficiency, low-flush toilets

GOURMET KITCHENS

- Premium flat-panel cabinetry is accented with polished chrome pulls and soft-closing hardware
- Elegant polished quartz countertops with a ceramic tile backsplash
- Sleek stainless steel GE appliances coordinate beautifully:
 - 18 cu.ft. stainless steel refrigerator
 - 30" slide-in electric convection range with ceramic glass cooktop
 - Stainless steel dishwasher
 - Convenient over-the-range microwave and hood fan unit
- Special cabinet features include a Lazy Susan (some homes)
- A dual-bin rollout recycling station makes it easy to care for the environment
- Stylish stainless steel sink makes food preparation and cleanup simple
- Polished chrome faucet by Grohe with retractable pullout vegetable spray offers style and convenience

Features

PEACE OF MIND

- Underground parkade with security cameras and emergency buttons gives you added reassurance
- Enter phones with security cameras outside main lobby
- Each suite entry door comes with a deadbolt lock and a door viewer
- Smoke detectors and fire sprinklers are installed in all homes and common areas
- Each home is built with Polygon's New Generation design and construction

THOUGHTFUL TOUCHES

- Homes come with stacking washer/dryer
- One-year free internet and cable for all new residents (conditions from TELUS apply)
- Community children's play area outside neighbouring building Taluswood North (coming soon)
- The added convenience of a parcel delivery area
- Convenient key fob access to the building, the parkade and all common areas

OPTIONS UPON REQUEST

- A storage locker
- Underground parking stalls
- Ask about our selection of 34 adaptable homes offering modified features to support accessibility needs