



WEST WIND

— ◆ —
at Ielə̀m

— FEATURES —



NATURE-INSPIRED SOPHISTICATION

- Designed by Rositch Hemphill Architects, West Wind is a residential community at Ieləḿ that includes a concrete tower and a collection of spacious family townhomes. Ieləḿ is a 21.44-acre master-planned community by Musqueam Capital Corporation that features extensive and well-appointed lifestyle amenities.
- Steps from beautiful Pacific Spirit Park, University Golf Club, walking trails, a retail plaza, community and daycare centres and more, offering an unparalleled blend of nature, culture and contemporary convenience
- Live in a milieu of higher learning, steps from the University of British Columbia's Vancouver campus
- Enjoy easy access to a beautiful greenway network and multitude of exceptional amenities at UBC, including the Chan Centre for the Performing Arts, the new UBC Aquatic Centre, the Museum of Anthropology, the Beaty Biodiversity Museum and more
- Lush landscaping and a natural rain garden create an impressive and inviting entry
- Community exteriors feature art panels designed by local Musqueam artist Gracieline Ulu
- Step into the over-height hotel-inspired lobby featuring natural wood and stone elements

MODERN INTERIORS

- Come home to a distinguished suite entry featuring a contemporary wood veneer door with polished chrome hardware and a custom entry plaque
- Most homes feature over-height ceilings up to 8'10" in main living areas
- Walk in comfort on wood-style laminate flooring throughout main living spaces and soft wool carpeting in bedrooms
- Choose from two professionally selected designer colour schemes to coordinate with your furnishings and décor: Earth and Sky
- Keep comfortably cool in the warmer months with in-suite cooling through an efficient heat-pump system
- Sleek recessed lighting beautifully illuminates the kitchen and entry area
- Expansive, low-E glazed windows improve energy efficiency while providing light-filled interiors and views of the surrounding parks, Burrard Inlet, downtown Vancouver, North Shore Mountains and beyond



GOURMET KITCHENS

- Smart, contemporary kitchens inspire culinary adventures and gourmet gatherings
- Custom rich matte white or grey cabinetry with polished chrome pulls provides elegant storage
- Food preparation and clean-up are a breeze with a square-profile 18" stainless steel undermount sink and European-style single-lever faucet in polished chrome, with a pull-out spray handle
- Intelligent details throughout include soft-closing cabinetry and drawers, a USB electrical outlet and a recycling station
- Sleek engineered stone countertops are complemented by a full-height marble tile backsplash
- Enjoy stylish, superior-quality stainless steel brand-name appliances:
 - 24" gas cooktop
 - 24" electric wall oven
 - Counter-depth 24" refrigerator with integrated cabinet panel
 - 24" dishwasher fully integrated into the beautiful cabinetry
- Two bedroom homes feature double sinks, 24" dishwashers, 30" refrigerators, 30" gas cooktops and 30" wall ovens.

THOUGHTFUL CONVENIENCES

- Roller shades on all windows and increased opacity shades on bedroom windows provide additional privacy
- All homes are wired for modern technology with various connections for high-speed cable and ADSL
- In-suite stacking washer and dryer make laundry effortlessly convenient
- Socialize with friends in one of two residents' lounges
- Enjoy tranquil reading in the study room
- EV-ready parking stalls included throughout the building for connection to vehicle chargers
- Automatic lockers for efficient parcel deliveries
- A dog wash station and bike repair workshop conveniently located in the parkade
- A concierge stationed in the lobby takes care of special requests



SPA-INSPIRED ENSUITES

- Step into an oasis in the master ensuite bathroom, beautifully designed with imported porcelain floor tiles and floating-style cabinets
- Pamper yourself with a European-style frameless shower, featuring a ceiling rain shower head, handheld shower wand and integrated bench seating
- A convenient cabinet behind a mirror keeps your favourite fragrance and skin care products within easy reach
- Custom details include a modern vanity with accent lighting, square undermount washbasins and imported engineered stone countertops
- Polished chrome single-lever faucets add a designer touch
- Conserve water with sleek-profile, dual-flush water closets

PEACE OF MIND

- Proximity readers at West Wind's main entry points, parkades, lobbies and other key locations provide access through convenient cellphone-enabled Bluetooth technology
- Tower elevators restrict floor access to residents only
- Digital recording cameras in parkade and lobbies
- Underground parkade equipped with emergency alert buttons
- Each suite entry includes a door viewer and heavy-duty integral locking system with a reinforced doorframe
- Hard-wired smoke detectors and monitored fire sprinklers in all homes and common areas
- A security system is included in all ground-level cityhomes
- 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)
- Superior steel reinforced concrete construction provides the tower with outstanding durability for our West Coast climate
- Dedicated after-sales service by Polygon's renowned Customer Service team