

FEATURES



Modern Living Amid Nature

- Wordsworth is a collection of concrete apartments and cityhomes bordering Wesbrook Village's Mundell Park
- Enjoy an exceptional blend of nature, culture and contemporary living close to parks, the ocean, urban essentials and educational institutions of the highest quality
- Designed by Franc Architecture, Wordsworth is defined by distinctive and refined West Coast contemporary architecture enhanced by a striking entry canopy and double-height lobby to welcome you home
- Lush landscaping by Hapa Collaborative integrates seating nooks, providing an ideal place to relax with a book
- Enjoy easy access to UBC's beautiful greenway network and multitude of exceptional amenities, including the Chan Centre for the Performing Arts, UBC Aquatic Centre, Museum of Anthropology, Beaty Biodiversity Museum and much more

Contemporary Interiors

- All tower suites feature a modern wood veneer door with polished chrome hardware and a custom entry plaque
- Main living areas offer up to 9'0" over-height ceilings

- Maintain a desired interior environment in any season with an in-suite heat pump system, easily adjusted with a thermostat inside your home
- Kitchen and entry areas are artfully illuminated by subtle recessed potlights
- Premium engineered wood flooring throughout main living spaces and bedrooms creates a foundation of comfort and style
- Two designer-selected colour schemes, Branches and Snow, offer customization to suit your style and furniture
- A walk-in closet with custom shelving, drawers and lighting in the main bedroom helps keep your wardrobe organized
- Expansive low-E glazed windows provide light-filled interiors and views of the surrounding greenery, North Shore mountains, or the Salish Sea while contributing to energy efficiency
- A generous balcony or patio expands your living space into the outdoors

Chef-ready Kitchens

- Your thoughtfully designed kitchen will inspire you to discover new favourite dishes and host memorable gatherings
- Custom natural wood or matte white cabinetry with LED under-cabinet lighting, integrated pulls, and soft-closing hardware and drawers provide significant storage in style

- Refined engineered stone countertops are complemented by an impressive full-height engineered stone backsplash
- **Contemporary brand-name appliances for home plans A and B (one-bedroom and one-plus-den residences) include:**
 - 24"-wide gas cooktop and electric wall oven
 - 24"-wide dishwasher integrated into custom cabinetry
 - 22"-wide refrigerator integrated into custom cabinetry
 - Dual-speed, slim style ventilation hood fan
 - Studio homes feature over-the-range hood fan and microwave combination
- **Stylish, high-quality appliances for home plans C, D, and E (two-bedroom residences or larger) include:**
 - 30"-wide five-burner gas cooktop and electric wall oven
 - 24"-wide dishwasher integrated into custom cabinetry
 - 30" refrigerator with an ice maker integrated into custom cabinetry
 - Microwave with trim kit also elegantly integrated into cabinetry
 - Dual-speed, slim-style ventilation hood fan

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- Meal prep and clean-up are easy with a stylish 30" stainless undermount sink (18" single sink for home plans A and B), single-lever faucet in polished chrome with pull-out spray handle, and a dual roll-out recycling station

Soothing Bathrooms

- Freshen up in the serene main ensuite, featuring natural stone wall tiles, low-profile shower drains, large-format mirrors and floating-style cabinetry
- A European-style ensuite shower system features a ceiling-mounted rain shower head, a handheld wand, frameless glass enclosure and integrated bench seating in ensuites
- Other thoughtful details include imported engineered stone countertops, modern vanity with accent lighting, square undermount sinks and a single-lever chrome faucet
- A convenient cabinet behind the vanity mirror will store your favourite fragrances within reach
- Conserve water with sleek dual-flush water closets

Smart Building

- As a Polygon TELUS Residential Smart Building, the homes at Wordsworth come with a series of technological features including keyless entry, smart home automation, smart parcel lockers and more for residents to enjoy elevated living

Convenient Details

- All homes are pre-wired for high-speed cable connection and ADSL cable television outlets, and a USB-C electrical outlet in the kitchen for your digital convenience
- 24" in-suite stacking washer and dryer make laundry effortlessly convenient
- Opaque roller shades on all windows offer added privacy and easy control over natural light
- Secure parcel delivery system in the lobby makes receiving packages hassle-free
- Stay in shape with Wordsworth's in-building cardio studio
- Hallway wall sconces and designer millwork accents on every level provide an elevated ambience
- Inquire with the sales team about upgraded features in the penthouse residences and cityhomes

Security and Comfort

- Building concierge takes care of the fine details for you
- Security proximity readers protect The Wordsworth's main entry points, including the parkade, lobbies and other key locations
- All ground-level homes include a security system
- Tower elevators enable floor access for residents only

- Underground parkade is equipped with emergency alert buttons for added peace of mind
- Digital recording cameras in the parkade, lobby and mailbox area offer additional assurance
- Each suite entry is built with a door viewer and heavy-duty integral locking system with reinforced doorframe
- Hard-wired smoke detectors and monitored fire sprinklers installed in all homes and common areas
- 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)
- Steel-reinforced concrete construction provides outstanding durability for the West Coast climate
- Dedicated after-sales service by Polygon's renowned Customer Service team
- Rough-in for EV parking at every stall (contact sales staff for details)
- Repair bikes in a dedicated work area and store them in a secure storage locker with outlets
- Dog wash for your furry friends

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CITYHOMES AND PENTHOUSE FEATURES

- Upgraded 8' entry doors and select elevated ceilings up to 10' (ask sales manager for details)
 - Rich marble finishes throughout your main ensuite
 - Retreat to a spa-like ensuite with a tile base spa shower (in penthouses and cityhomes)
 - Convenient hose bibs on penthouse balconies and cityhome patios
 - BBQ gas outlet installed on cityhome patios and penthouse decks for hosting gourmet feasts for family and friends
 - All penthouse residences feature private garages with an attached storage room, while cityhomes offer patios and immediate access to neighbouring Mundell Park and walking trails in Pacific Spirit Regional Park
- **Premium-quality appliances for penthouses and cityhomes include:**
 - 36"-wide gas cooktop
 - 30" electric wall oven
 - 36" refrigerator with ice maker integrated into custom cabinetry
 - 30" microwave with trim kit elegantly integrated into cabinetry
 - Dual-speed, slim-style ventilation hood fan
 - 24"-wide dishwasher integrated into custom cabinetry
 - 24" wine fridge to keep your beverages at an optimal temperature

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