

FEATURES



LANDON GATE

COOPER MEADOWS

YOUR HOME

- Nestled within Polygon's Cooper Meadows masterplanned community in the heart of Abbotsford, Landon Gate is a boutique collection of spacious four bedroom rowhomes, artfully crafted with growing families in mind
- Surrounded by parks and walking trails, this is a place where families can grow and flourish – close to nature, schools and everyday urban conveniences
- Modern farmhouse-inspired architecture makes a statement with pitched roofs, a refined mix of shingle, board and batten and lap siding, and stone details (select homes)

- A distinctive brick entry monument greets you as you enter the Cooper Meadows community
- Custom wood entry plaques, with lighting and a doorbell, welcome you home
- Entertain on private patios and enjoy outdoor living in your own fully fenced yard

INSPIRED INTERIORS

- Enjoy the elegant, airy ambience of overheight ceilings
- Wood-inspired laminate flooring on the lower, main and upper floors sets the tone for rich design throughout
- Contemporary wood interior doors are complemented by matte-black hardware

- Maintain an ideal interior environment in any season with a heat pump heating and air conditioning system
- Plush and durable carpeting on stairways puts comfort at your feet
- Expansive low-E windows let all the sunshine in while improving energy efficiency
- Convenient roller blinds on windows, and on patio doors
- A spacious recreation room on the lower floor

GOURMET FAMILY KITCHENS

- Modern white cabinetry with matte-black pulls on lower cabinets
- Cabinets and drawers feature soft-close hardware

- Distinctive engineered stone countertops and ceramic tile backsplash in either white or grey (option)
- An expansive kitchen island with built-in storage is ideal for casual dining, food prep and entertaining
- Sleek stainless steel appliances coordinate beautifully:
 - 32"-wide refrigerator
 - 30"-wide glass-top electric range with oven
 - 24"-wide dishwasher
 - 28"-wide variable-speed range hood fan
 - Microwave with trim kit

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- Undermount stainless steel double sink with single-lever matte-black faucet and convenient pullout vegetable spray makes for easy preparation and cleanup
- Light up your work area with contemporary pot lights and under-cabinet lighting
- Rollout recycling bins under the kitchen sink make it easy to do your part for the environment

SPA-INSPIRED BATHROOMS

- Enjoy the convenience of a main floor powder room, with stylish porcelain tile flooring and a floating vanity cabinet
- Relax and rejuvenate in your serene primary ensuite, which features a spa-inspired shower, integrated bench seating and a rain shower head with wand

- Secondary bathrooms feature a bathtub with porcelain tile surround, a porcelain sink, engineered stone countertops and sleek pot lights
- All bathrooms feature porcelain tile flooring, dual-flush toilets and custom cabinetry with decorative matte-black pulls

PEACE OF MIND

- All homes are wired for technology, with pre-wired connections for high-speed internet
- Keep your home and family safe with hard-wired smoke detectors and carbon monoxide monitors in all homes

- As a Polygon TELUS Residential Smart Community, the homes at Landon Gate come with a series of advanced technological features for enhanced livability and elevated security, including keyless entry, smart home automation and more; plus, enjoy a three-year TELUS SmartHome security monitoring package (ask sales staff for details)
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural components (10 years)
- Dedicated after-sales care by Polygon's renowned Customer Service team



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THOUGHTFUL CONVENIENCES

- A rough-in to wall-mount your TV in the living space
- Laundry closet built to accommodate full-size, side-by-side washer and dryer
- Two hose bibs: one in the front and one at the rear
- Free-standing garages come equipped with a Level 2 outlet for an electric vehicle