



FEATURES

BEAUMONT

WELCOME HOME

- Situated in Coquitlam's picturesque Burke Mountain neighbourhood, Beaumont is Polygon's newest addition to this nature-filled, family-friendly community
- A collection of 101 Contemporary Mountain-inspired townhome residences features refined detailing, including asymmetrical rooflines, siding, flat canopies with wood soffits at entries, and decorative touches throughout
- Streetscapes and pathways impress with cedar fencing and individual entry gates (some homes)
- Entertain on generous decks or patios and enjoy outdoor living in your own enclosed yard
- Custom-coloured fibreglass front entry doors with glass panels are complemented by vinyl double-glazed windows
- Custom entry plaques with lighting and a doorbell welcome you home
- Select homes offer an elevated walk-out yard off the main living area

INSPIRED INTERIORS

- Warm wood-inspired laminate flooring throughout the main and lower levels sets the tone for rich design throughout
- Enjoy the convenience of a main floor powder room in every home
- Contemporary-style doors enhanced with lever-style hardware complement the interiors
- Your choice of two designer colour schemes: Snow and Stone
- Overheight ceilings add an elegant, airy ambience
- Expansive low-E windows let all the sunshine in while improving energy efficiency
- Plush and durable carpeting in bedrooms puts comfort at your feet
- Convenient roller blinds on windows offer added privacy
- Maintain the ideal interior environment in any season with an in-suite heat pump heating and air conditioning system, for year-round comfort

KITCHENS THAT CAPTIVATE

- Modern two-toned cabinetry is elegantly matched with matte-black contemporary pulls
- Cabinets and drawers feature soft-close hardware
- Experience the luxury of an expansive kitchen island with an engineered stone countertop and a porcelain tile backsplash
- Sleek stainless steel appliances:
 - 36" refrigerator with French doors and an icemaker (C, D, E and F plans)
 - 33" refrigerator with French doors and an icemaker (A and B plans)
 - 30" self-cleaning electric wall oven with air fryer feature and a five-burner gas cooktop
 - 24" stainless steel dishwasher
 - Slim-line, slide-out range hood
 - 24" microwave with trim kit

- Undermount double-compartment stainless steel sink with single-lever matte-black faucet and convenient pullout spray make 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

BATHROOMS THAT PAMPER

- Enjoy the convenience of a powder room with stylish porcelain tile flooring and a floating vanity cabinet
- Retreat to the primary ensuite, featuring a spa-inspired shower with showerhead and hand-held sprayer, and a frameless glass door
- Vanities feature engineered stone counters, undermount sinks and oversized floating mirrors



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- Main bathrooms feature a soaker tub with ceramic tile surround, undermount sink, porcelain tile flooring, engineered stone countertops and pot lighting
- All bathrooms feature custom flat-panel cabinetry matched with decorative pulls, porcelain tile flooring and dual-flush toilets
- Private tandem double garages and side-by-side double garages come equipped with a rough-in for a Level 2 EV outlet, provide a safe haven for your belongings and keep your vehicles protected from the natural elements
- Host a dining experience for family and friends on your deck or patio with a barbecue gas connection
- As a Polygon TELUS Residential Smart Building, the homes at Beaumont 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)

MAKING LIFE SIMPLE

- All homes are wired for technology, with pre-wired connections for high-speed cable and internet, and TV/cable outlets in the main living areas
- Two hose bibs: one in the front and one in the rear yard
- Laundry closets built to accommodate a full-size side-by-side or stacking washer and dryer (floorplan-specific)
- Select homes feature dedicated laundry rooms with engineered stone countertop, sink and cabinetry (floorplan-specific)

SAFE AND SOUND

- Hard-wired smoke detectors
- Secure deadbolt hardware on front entry door
- Canopy lighting at all front entries

- Polygon New Generation Rainscreen construction for our West Coast climate
- Built to BC Energy Step Code Step 3 standards for enhanced energy efficiency
- 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)

AMENITIES

- Enjoy over 5,000 square feet of outdoor amenities, including a central green space with a children's play area, and landscaped plazas with seating for catching up with neighbours
- Direct access to Burke Mountain's extensive trail network and creek systems, with meandering pathways and trail connections throughout the community

- Enjoy the added convenience of low maintenance yards and common areas with a built-in irrigation system throughout the community
- Select homes enjoy breathtaking views towards Mount Baker and the surrounding farmland
- Southwest-facing homes look onto a protected stream