FEATURES

LEXFORD

WEST COAST LIVING

- Lexford showcases West Coast Modern design with a contemporary colour palette of white, dark grey and black; the building features wood-look beams, brick detailing, black window frames and, at the entrance, a black metal canopy
- A grand sense of arrival greets you in a hotel-style lobby, with inviting seating, impressive double-height ceilings, warm wood panelling and statement pendant lighting
- Ideally located in an established Port Coquitlam neighbourhood, Lexford offers easy access to community parks and trails; and Coquitlam Centre, shopping and rapid transit are just minutes away
- Ground-level homes offer direct entry from the street, providing an effortless arrival experience (select homes)

AMENITIES AT YOUR DOOR

- Live in balance throughout the year with over 7,000 square feet of indoor and outdoor amenities designed to complement your lifestyle
- Stay active and refreshed in the fully equipped fitness studio, where you can enjoy a cardio workout, a strength training session, or a relaxing yoga practice in the designated yoga area
- Gather with friends and neighbours in a versatile lounge featuring ample seating, a community harvest table, foosball, and a bar fridge with serving station
- Stay productive close to home with dedicated study lounge spaces
- Never miss a delivery, with secure and accessible parcel lockers
- Outdoor amenities include a kids' play area, lawn space, picnic tables, bike wash, car wash area and community garden area

ELEGANT INTERIORS

- All homes feature an inviting flat-panel, stained-wood entry door with a polished chrome handle, modern door surround and custom entry plaque
- Homes are finished in one of two designer-selected colour schemes: Trail and River
- Rich and durable laminate wood flooring anchors the living spaces
- Plush carpet adds additional comfort in all bedrooms
- Nine-foot ceilings throughout the living areas create an airy, elegant feeling
- Low-E windows, with sleek black exterior frames, reduce UV exposure and fill your home with natural light
- Experience stylish functionality with windows and doors adorned with sleek roller blinds, adding privacy and elegance to your living space
- Extend your living space with a covered deck (most homes) or a ground-floor patio, seamlessly connecting indoor and outdoor area for your entertainment
- Maintain an ideal interior environment in any season with a heat-pump heating and air-conditioning system

CONTEMPORARY KITCHENS

- Revel in the everyday luxury of engineered stone countertops, plus a spacious island to accommodate casual dining (most homes)
- Homes feature sleek stainless steel appliances that include:
  - 33"-wide refrigerator with bottom-mount freezer
  - 30"-wide four-burner gas cooktop and self-cleaning wall oven
  - 24" stainless steel dishwasher
  - Slide-out hood fan
- Simplify cleanup with quality fixtures, including an undermount sink with a single-lever chrome faucet and a pullout vegetable spray

(continued)

The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Lexford are built by Polygon Lexford Homes Ltd. 10/29/26

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- Flat-panelled cabinetry is highlighted by sleek stainless steel pulls
- Generously sized cabinetry solutions include stacked drawers, adjustable shelving and rotating corner cupboards (most homes)
- Light up your kitchen workspace with pot lights and under-cabinet task lighting, blending contemporary design with practicality
- Intelligent details throughout include soft-closing cabinetry and drawers, a USB electrical outlet and a rollout recycling station

SPA-INSPIRED BATHROOMS

- Retreat to bathrooms and ensuites featuring designer-selected imported porcelain tile flooring and custom cabinetry with stainless steel pulls
- Luxuriate in the primary bedroom's ensuite, with a spa-inspired shower featuring a rain shower head and an adjustable hand-held wand
- The ensuite also features designer-selected engineered stone countertops with a porcelain undermount sink and stainless steel hardware
- Secondary bathrooms feature a bathtub with a ceramic tile surround, a porcelain sink, engineered stone countertops and sleek pot lights
- Conserve water with low-flow, water-efficient fixtures throughout

EVERYDAY CONVENIENCES

- An in-suite washer and dryer make laundry effortlessly convenient
- Keep your gear ready in a secured bike storage room; there's also an on-site bike tuning and wash area
- Every residential parking stall comes roughed-in with a cover plate for Level 2 EV charging
- Ground-floor patios are outfitted with a hose bib for easy outdoor use
- All homes are wired for technology, with pre-wired connections for high-speed internet

PEACE OF MIND

- Built to BC Energy Step Code 3 for a more energy-efficient, comfortable home
- Keep your home and family safe with hard-wired smoke detectors, carbon monoxide monitors and fire sprinklers in all homes and common areas
- Feel secure in the well-lit residents' and visitors' parkade, with safety buttons for added security
- Digital recording cameras in the parkade and common area offer additional assurance
- Doors feature heavy deadbolt locks and door viewers; a wireless security system is standard in ground-floor homes
- Each home is built with Polygon's New Generation design and construction for outstanding durability in the West Coast climate
- 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)
- Enjoy Polygon's thoughtful after-sales care provided by the dedicated and attentive Customer Service team

OPTIONS

- Microwave with designer trim kit
- Store bikes, outdoor gear or additional personal items in a secure storage locker (limited supply)

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