

FEATURES



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

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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)