

LIST ALL (A-Z)

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KINFIELD

OVERVIEW

KINFIELD

31125 Westridge Place, Abbotsford



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Priced from \$269,900

Overview

A new and exciting era is starting in [West Abbotsford](#)... discover Kinfield, the premier collection of townhomes at Polygon's master-planned community of Westerleigh.

This limited collection of two and three bedroom townhome townhomes showcases welcoming Arts & Crafts-style architecture with distinctive stonework and inviting entries. Inside contemporary interiors feature open plan layouts and gourmet kitchens with granite counters, stainless steel appliances and warm laminate flooring. For added convenience, private decks invite outdoor living and attached garages welcome residents of every home.

Located in the growing West Abbotsford neighbourhood, Kinfield is minutes away from [education](#), [recreation](#) and urban amenities. Plus every Kinfield resident can take advantage of membership to Club West, Westerleigh's 9,000 square foot resort-style private clubhouse with outdoor pool, fitness studio, fireside lounge, hockey room, theatre and much more.

Features

- Warm Arts & Crafts architecture designed by award-winning Robert Ciccozzi Architecture Inc.
- Signature exterior features include gables with shingles and wood brackets.
- Natural light fills homes through bay windows while decorative window shelves add character.
- Entertain on generous decks or patios and enjoy outdoor living in your own private, fenced backyard.
- Nine-foot ceilings on the main floor add an elegant, airy ambience; upper and lower floors feature eight-foot ceilings.
- Polished granite countertops are complemented with full-height imported ceramic tile backsplash.
- Retreat to the ensuite bathroom featuring a spacious walk-in shower with glass door, dual porcelain sinks, dual-flush toilet by Sterling Kohler, marble accent tiles, full-length vanity mirror, and cosmetic light bar.



Find the home that's right for you.

view floor plans >

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Kinfield

AT WESTERLEIGH

features

YOUR THOUGHTFULLY PLANNED HOME

- Warm Arts & Crafts architecture designed by award-winning Robert Ciccozzi Architecture Inc.
- Signature exterior features include gables with shingles and wood brackets.
- Welcoming stone accents, chimneys, pitched roofs and wide overhangs create a warm, inviting look.
- Natural light fills homes through bay windows while decorative window shelves add character.
- Picket fencing with individual entry gates welcome at streetscape (some homes).
- Special landscape touches include a central village green, trellises, meandering walkways and a public trail system bordered by a forested tree retention area.
- Cultured stone monuments flank the entry drive and welcome you home.
- During warmer months, entertain on generous decks or patios and enjoy outdoor living in your own private, fenced backyard (some homes).
- Tandem double-car garages offer lots of room for cars or storage.
- Relax and rejuvenate in the true centre of the community - Club West. This 9,800 sq. ft. private clubhouse features an outdoor terrace, resort-style pool and whirlpool, guest suites for out-of-town visitors, fitness studio, great room with fireplace, resident concierge, screening room and more!

IMPRESSIVE INTERIORS

- Contemporary metal front door complete with windows, integral lighting and brushed satin nickel hardware by Taymor welcomes you home; interiors feature three-panel woodgrain doors with brushed satin nickel hardware.
- Rich Dark Walnut or Teak Mocha wood laminate flooring makes a dramatic statement in the entry.
- Nine-foot ceilings on the main floor add an elegant, airy ambience; upper and lower floors feature eight-foot ceilings.
- Enjoy the comfort of plush 35 oz. carpeting by Beaulieu in living and dining rooms, hallways and bedrooms (most homes).
- End homes feature wood laminate flooring throughout the main level.

- Low-E glass windows reduce UV light damage while improving energy efficiency.
- Your choice of two designer selected colour schemes: Dusk (Dark) or Daybreak (Light).
- Custom-finished baseboards throughout.
- Create a comfortable environment with electric baseboard heat and individually controlled thermostats.

KITCHENS THAT INSPIRE

- Contemporary custom-crafted flat-panel laminate cabinetry in Walnut or Teak paired by brushed satin nickel pulls.
- Attractive Dark Walnut or Teak Mocha wood laminate flooring is durable and practical.
- Polished granite countertops are complemented with full-height imported ceramic tile backsplash.
- Kitchen tasks are easier and more efficient with a microwave shelf, corner lazy susan cupboard (some homes), recycling bins, pantry (some homes), and kitchen island (some homes).
- Illuminate your work area with contemporary halogen track lighting and halogen task lighting over the sink.
- Meal preparation and cleanup are a breeze with double-bowl stainless steel sinks with single lever faucet and pullout vegetable spray and flex line by Grohe.
- Sleek stainless steel appliances with black accents coordinate beautifully:
 - 18.2-cubic-foot auto defrost top-mounted ENERGY STAR Frigidaire refrigerator.
 - 24"-wide five-level ultra-quiet precision stainless steel Frigidaire dishwasher with 10 easy-clean touchpads.
 - 30"-wide self-cleaning slide-in Frigidaire electric range.
 - Two-speed Broan hood fan with light.

BEAUTIFUL BATHROOMS

- Retreat to the ensuite bathroom featuring a spacious walk-in shower with glass door, dual porcelain sinks, dual-flush toilet by Sterling Kohler, marble accent tiles, full-length vanity mirror, and cosmetic light bar.

- Main bathrooms feature a bathtub with ceramic tile surround, porcelain sink, dual-flush toilet by Sterling Kohler and vanity lighting.
- Custom-designed flat-panel laminate cabinetry in a Walnut or Teak paired with brushed satin nickel pulls.
- Designer-selected laminate countertops with integral backsplash.

SAFE AND SECURE

- Polygon New Generation Design with state-of-the-art rain screen protection for durability in West Coast weather.
- Hard-wired smoke detector and CO monitor.
- Well-lit pedestrian pathways and common areas.
- Decorative and functional feature lighting at the entrance to every home.
- Comprehensive Travelers Guarantee of Canada insurance including:
 - 2 years of coverage for materials
 - 5 years of coverage for building envelope
 - 10 years of coverage for structural defects

ENJOY THE CONVENIENCE

- Front and rear hose bibs for all your gardening needs (most homes).
- Wood privacy screens between patios and decks.
- Extra storage space.
- Built-in closet shelving.
- Multimedia connections for high-speed cable and internet access.

CUSTOM CHOICES

- Stacking washer/dryer system.
- Microwave with designer trim kit.
- Enhanced peace of mind with wireless security system package.
- Warm wood laminate flooring in living and dining rooms (some homes).
- Upgrade to a Samsung counter-depth stainless steel fridge with a bottom-mount freezer.
- Relax in front of a cozy electric fireplace with custom-designed mantel.

The builder reserves the right to make modifications and changes should they be necessary. The quality homes at Kinfield are built by Polygon Kinfield Homes Ltd.



BC CONDO.S.NET



FLOOR PLANS

Kinfield Floor Plans



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Features Sheet

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Plan A

2 bedroom & 2 Bathrooms.
Approx. 1,197 sq.ft.

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Plan B1

2 Bedroom & 2 Bathroom.
Approx. 1,236 sq.ft.

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Plan D2

3 Bedroom & 2 Bathroom.
Approx. 1,260 sq.ft.

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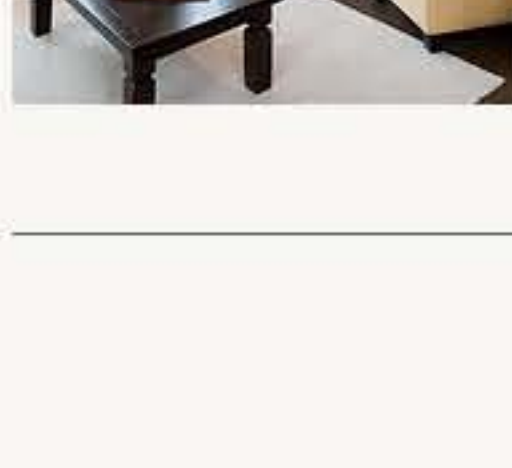
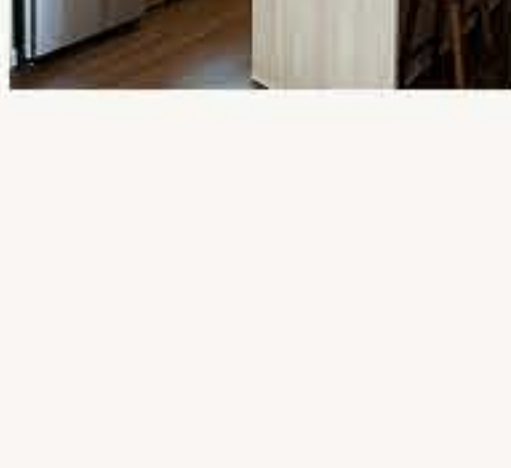
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NEIGHBOURHOOD

EXPLORE ABBOTSFORD

Kinfield



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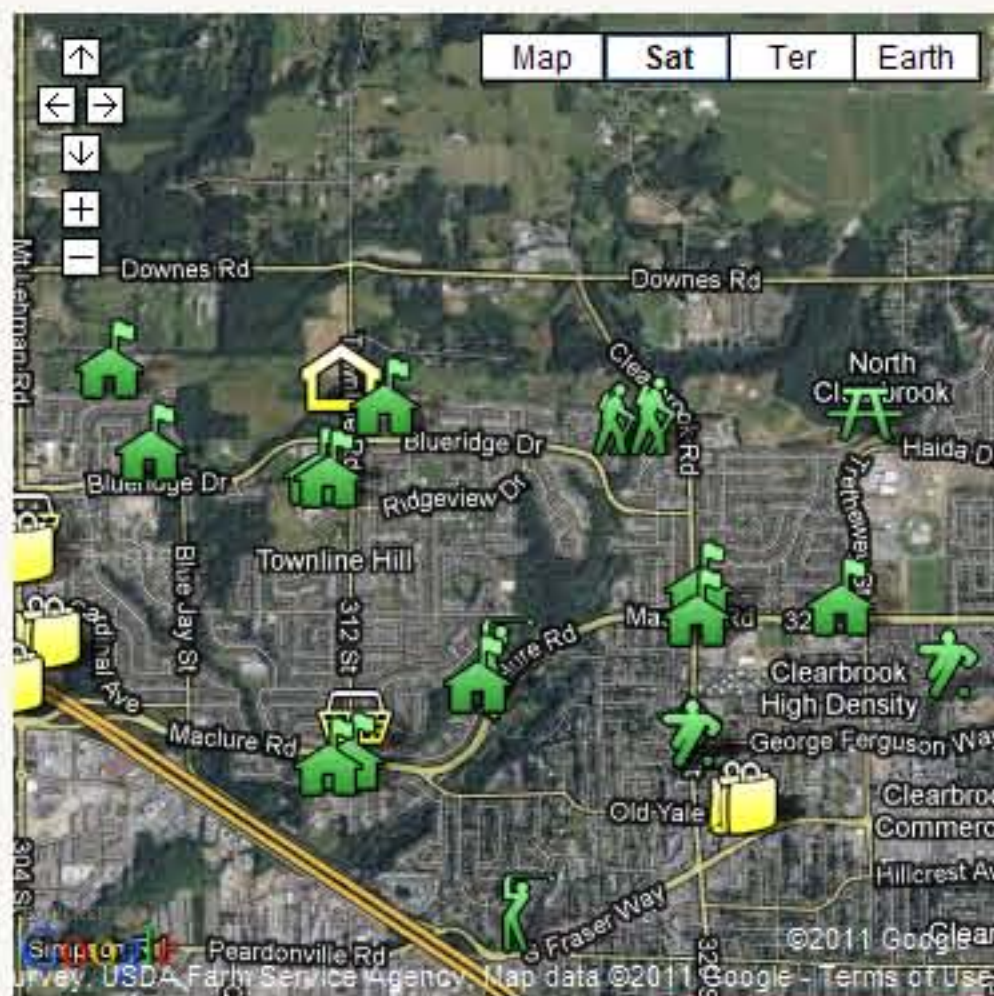
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large map >

Situated between Langley to the west, Chilliwack to the east, the Fraser River to the north and the U.S. border to the south, **Abbotsford** boasts one of the fastest growing economies in Canada, and has now become the 5th largest city in BC. With mountains, valleys, lakes and rivers that inspire and refresh everyday, the residents of Abbotsford have discovered that it truly is a spectacular place to live with young families and working individuals drawn to the area for its affordability and superior quality of living.

Experience some of the most beautiful parks and green spaces in Western Canada. Spend a day at **Mill Lake** or explore the **Discovery Trail**, an all-season corridor connecting the east and west end of Abbotsford. There's also an exciting and extensive roster of community events for everyone in the family. From the **Abbotsford International Air Show** to **family skating nights**, from **world class mountain biking on Sumas Mountain** to year-round golfing at the **Indoor Golf Centre** - Abbotsford is dedicated to offering programs and activities for every age group.

For urban conveniences, there's a great mix of local shops and services. Just minutes from Westerleigh at the Mount Lehman interchange is **High Street** - this highly anticipated 600,000 square foot retail centre will feature an outdoor market-style shopping experience complete with a water park and playground for the kids. Domestic and international travel is easy with the convenience of the **Abbotsford International Airport** and, for hassle-free commuting into downtown Vancouver, the **West Coast Express** runs five trains a day/five days a week between Vancouver and the Mission City Station which is just a short drive away. With its natural beauty, incredibly friendly country lifestyle and urban conveniences, it's easy to see why Abbotsford is one of the most refreshing places to live in British Columbia.



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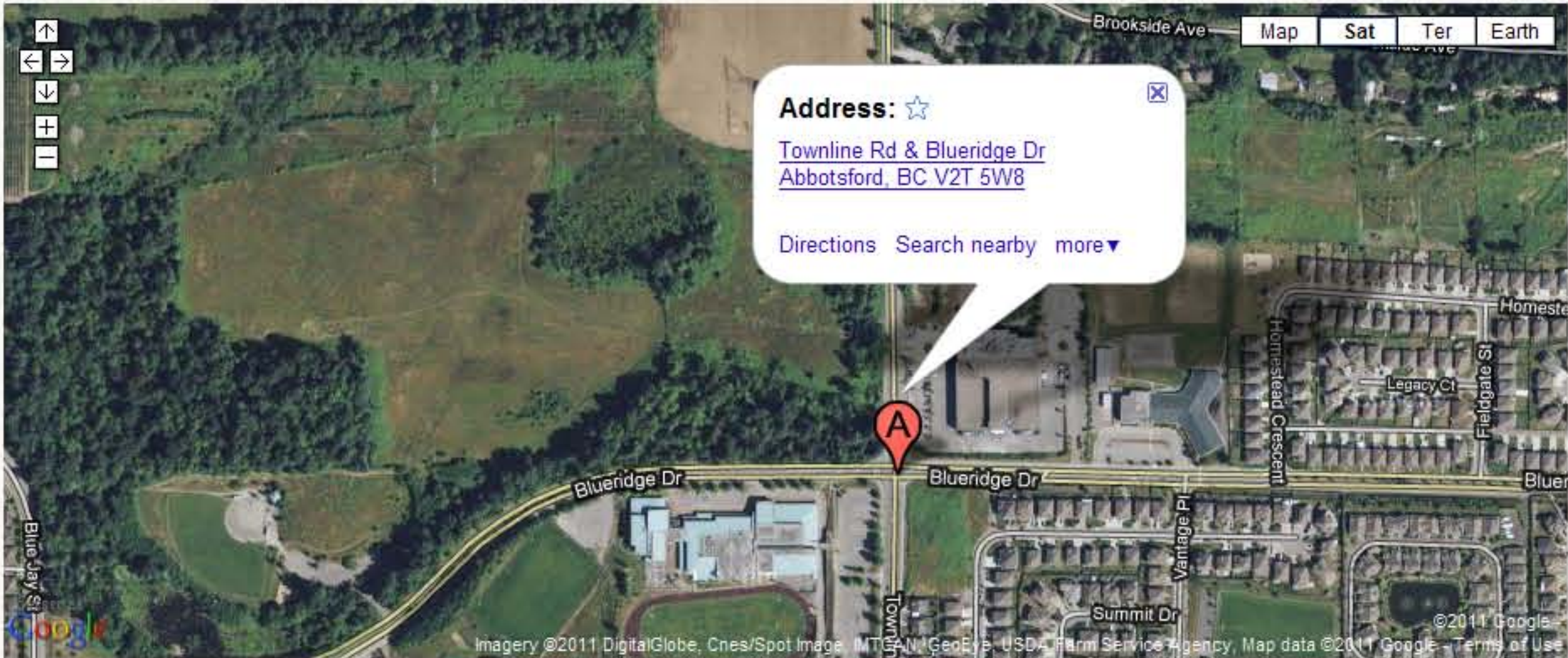
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Two and Three Bedroom
Townhomes

Starting from \$269,900

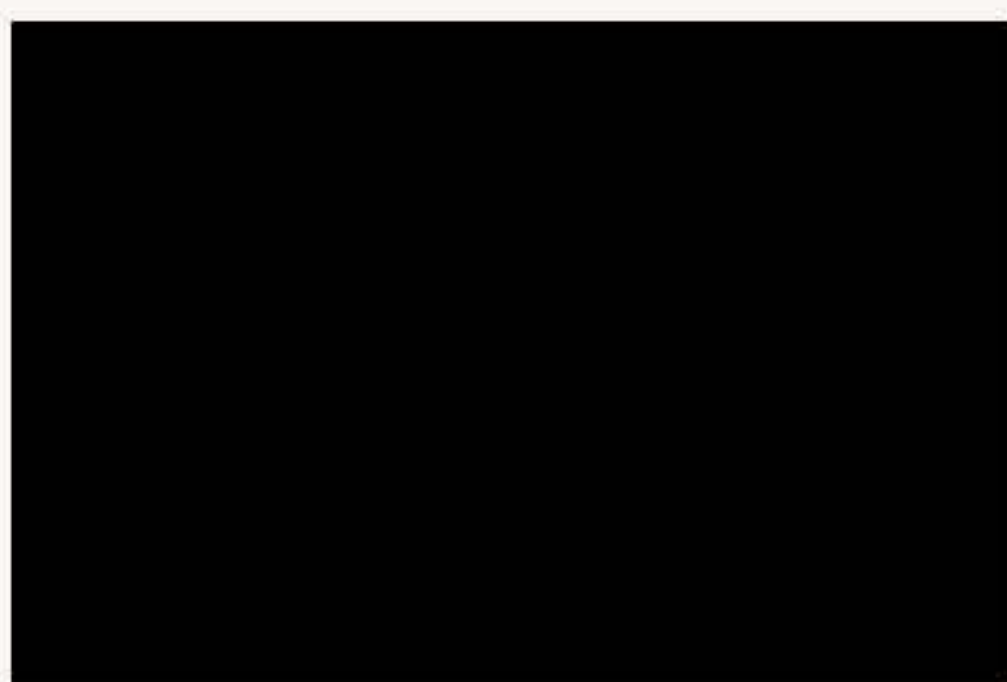
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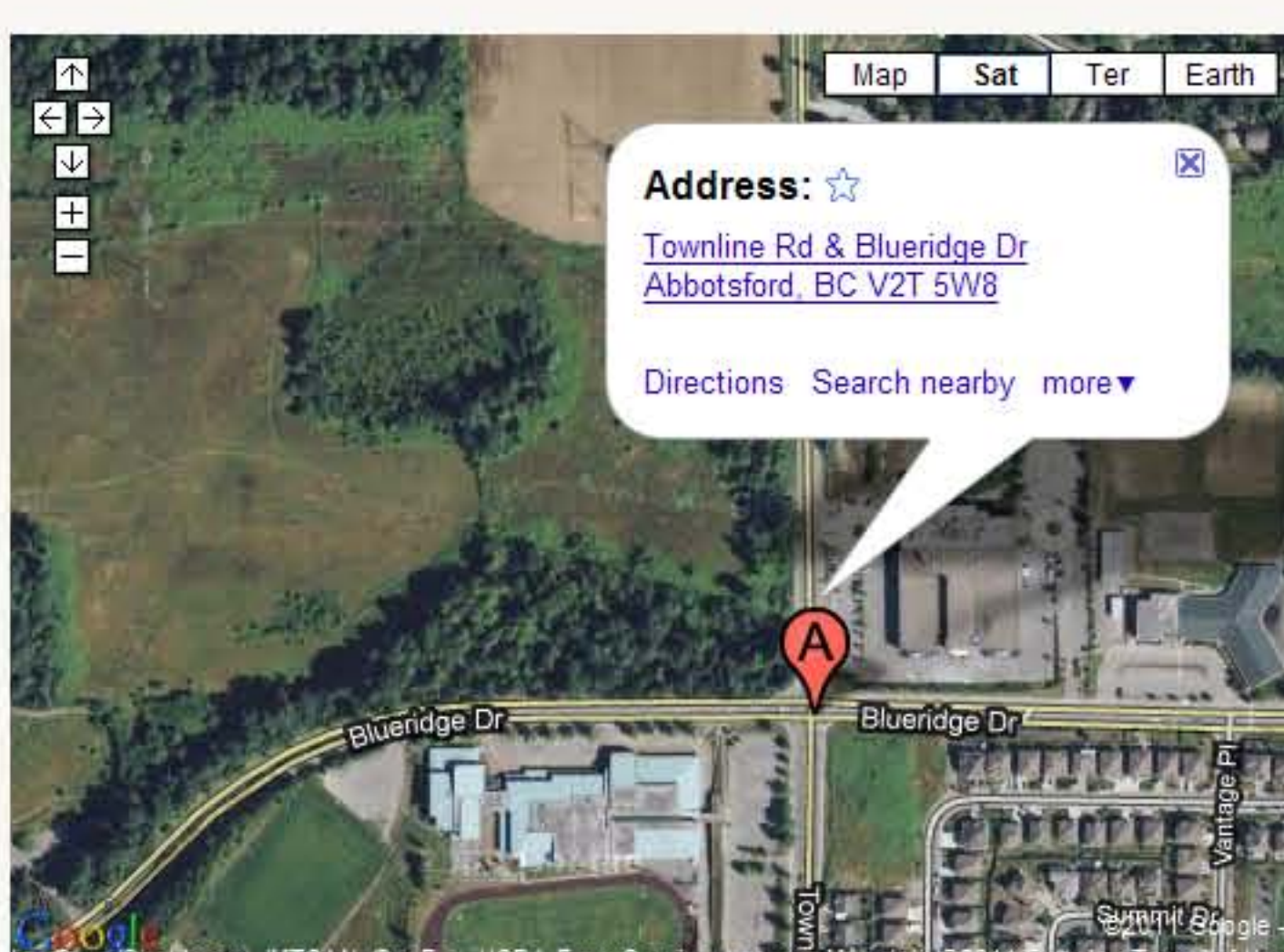
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Area Map



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Polygon launches first Abbotsford venture

Planned development will eventually see the building of more than 500 new homes

BY FELICITY STONE, VANCOUVER SUN MARCH 12, 2011



The Kinfield town houses are being sold with the assistance of three show homes, this one fitted with built-in shelving in the main living space.

Photograph by: By Wayne Leidenfrost, PNG, Vancouver Sun

Polygon has been building homes in Metro Vancouver and the Fraser Valley for more than 30 years - yet Kinfield at Westerleigh, a collection of 69 town houses that goes on sale today, is the company's first venture in Abbotsford.

"Our company has been looking for a large-scale development opportunity in Abbotsford for a considerable length of time," explains Ralph Archibald, Polygon's senior vice-president of sales and marketing. "We are thrilled to be introducing the masterplanned community of Westerleigh to the Fraser Valley."

Westerleigh, which will ultimately comprise more than 500 homes, occupies 42 acres in West Abbotsford. Just across the border from Langley Township, it has attracted substantial interest from potential buyers from Langley and Surrey, as well as locally. "The price is relatively the same as a [new two-bedroom] apartment in the same area," points out Archibald, "but with a town house you get so much more space, including your own yard and garage."

Townhouses with two bedrooms and two baths start at \$259,900. Both two- and three-bedroom townhouses are available in either of two layouts, one with the kitchen in the centre of the main floor living space, the other with the kitchen at the back. The three fully furnished model homes demonstrate the various configurations and features ranging from granite countertops, flat-panel wood cabinets and stainless steel appliances in the kitchen to dual porcelain sinks, spacious walk-in showers and deep soaker tubs in the ensuite baths.

As all 69 Kinfield townhouses are already framed and under construction, buyers can see the homes on the ground, as well as on a plan. Some will be ready to move into by mid-April, with the remainder finished by late June -convenient for first-time buyers who now rent and are able to move with a month's notice.

Westerleigh has been planned as a family community centred around an 8,400-square-foot private clubhouse -and there's nothing else like it in Abbotsford, says Archibald. With a great room, fireside lounge, parent and tot lounge, fully equipped kitchen and suites for out-of-town guests, residents will be able to use the club for both relaxation and entertaining.

The club will also include a fully equipped fitness centre and changing rooms, an indoor hockey room, billiards room, movie screening room, hobby room and dog wash station. Outside, an outdoor terrace with barbecue area, swimming pool and whirlpool spa will overlook a habitat enhancement area with a



naturally occurring duck pond and a stand of deciduous trees. Beyond that is agricultural land, so nothing will ever impede the panoramic mountain view to the north.

KINFIELD AT WESTERLEIGH

Location: 31125 Westridge Place, Abbotsford, at the corner of Townline Road and Blueridge Drive

Project size: 69 2-and 3-bedroom townhouses

Residence size: 1,197 -1,260 sq. ft.

Prices: Start at \$259,900

Developer: Polygon Homes

Architect: Robert Ciccozzi Architecture

Interior designer: Polygon Interior Design Team

Warranty: 2/5/10 warranty from the Travelers Guarantee Company of Canada.

Sales centre: 31125 Westridge Place, Abbotsford

Hours: 12 - 6 p.m., Sat -Thur

Telephone: 604-607-7801

Email: Kinfield@polyhomes.com

Web: polyhomes.com

Occupancy: Starting in April

Completion date: End of June

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