

URBAN ARRIVAL

- Rising eighteen stories, Academy features contemporary architecture by Nigel Baldwin Architects and DYS Architecture.
- Modern design elements include a welcoming entry canopy, dramatic concrete and metal details, spandrel glass and fir trellises.
- A full height planting lattice rises behind the entry canopy creating an identifiable building fin with growing vines to complement the surrounding landscape.
- Beautifully manicured landscaping is complimented by integrated walkways and an impressive water feature.
- Sleek and contemporary two-storey lobby with marble flooring, wood paneling and glass doors overlooking the tranquil water feature.
- A semi-private courtyard with timber bench seating is the perfect spot to read in the sun and enjoy the outdoors.

MODERN INTERIORS

- Airy 9' ceilings create a spacious feel in the main living areas.
- Keep comfortably cool in the warmer months with a fully air-conditioned home.
- Contemporary Rift-cut Oak suite entry doors with polished chrome hardware and custom suite entry plaque.
- Expansive Low-E glazed windows with low sills in all rooms capture dramatic views and maximize sunlight.

- Premium hardwood flooring throughout living spaces and luxurious wool carpeting in bedrooms.
- Three designer colour schemes: White, Light and Dark.
- Spacious walk-in master bedroom closets with built-in shelving for additional storage.
- Recessed lighting throughout the kitchen and entry areas.

GOURMET KITCHENS

- Superior quality stainless steel EnergyStar appliances:
 - Four burner Bosch electric cooktops in all homes.
 - Bosch electric wall ovens are either located in a cabinet tower with built-in Panasonic microwave, or in the base cabinet below cook-top.
 - Liebherr counter-depth refrigerators with integrated custom wood finish.
 - Fully integrated Bosch dishwashers.
 - Depending on the kitchen configurations, homes feature a contemporary Broan Elite Slimline hood fan or Over The Range Bosch microwave/hood fan combination.
- Contemporary custom-designed natural wood cabinets in White, Teak or dark Rift-cut Oak, fitted with polished chrome pulls on lower cabinets.

- Full-depth engineered stone countertops with modern waterfall edge, complemented with large format marble tile backsplash.
- Sleek Kindred square profile double stainless steel sinks (most homes) with base protection grate.
- European style goose neck single-lever faucets in polished chrome with integral pull-out spray handle by Grohe.
- Soft-touch close cabinetry and drawers.
- Dual roll-out recycling bin station in every home.

SPA-INSPIRED BATHROOMS

- Floating solid wood cabinets in White, Teak or dark Rift-cut Oak.
- Custom-designed vanities with imported solid marble countertops and matching stone backsplash.
- Rectangular under-mounted washbasins in ensuites.
- Ensuites feature imported 12" x 24" marble floor tiles highlighted with extra accent lighting under the vanity.
- Polished chrome Grohe widespread faucets.
- Sleek-profile, dual flush water closets by Toto.
- Pressure-balanced polished chrome shower controls; European-style wand and rainshower heads in ensuites are fully adjustable.

THOUGHTFUL CONVENIENCES

- Vertical blinds on all windows for added privacy.
- Multiple pre-wired connections for high-speed cable and ADSL; cable television outlets in bedrooms and living rooms.
- CAT 5e wiring throughout.

PEACE OF MIND

- Full-time resident manager.
- Security proximity readers protect main entry points, parkade entries, lobbies and other key locations.
- Security pre-wiring for all homes enables a wide range of wireless security systems.
- Elevator lock-off restricts floor access to residents only.
- All stairwells locked except for code-required crossover levels.
- Digital recording cameras in parkade and lobby.
- Underground parking with bright lighting, digital cameras and emergency alert buttons.
- Heavy-duty integral locking systems with reinforced door frames, lighting, and door viewers at each suite entry.
- Monitored fire sprinklers in all homes and common areas.

FEATURES

- Hard-wired smoke detectors.
- Comprehensive warranty protection by Travelers, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)
- Superior reinforced concrete and steel construction designed for the West Coast climate.
- Dedicated after-sales service by Polygon's renowned Customer Service team.

SPECIAL PENTHOUSE FEATURES

- Gas BBQ hookups are available on your expansive terrace to grill summer dinners to perfection.
- Airy 10'-2" ceilings create grandeur and highlight the spacious penthouse floorplans.

OPTIONS

- Bosch stacking washer/dryer.
- Storage lockers with key fob access only.
- Secure bike locker.
- iPad docking station built into the kitchen pantry.



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