

## HARTWELL

31098 Westridge Place, Abbotsford


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Priced from \$229,900

### Overview

Discover a home within reach at Hartwell, the newest collection of affordable townhomes at Polygon's new landmark master-planned community of Westerleigh in [West Abbotsford](#)

This limited collection of two and three bedroom townhome residences showcases welcoming Arts & Crafts-style architecture with distinctive stonework and wood shingles. 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, Hartwell is minutes away from [education](#), [recreation](#), and urban amenities. Plus every Hartwell resident can take advantage of membership to Club West, Westerleigh's future 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 articulated gables, stonework and wood shingles.
- Natural light fills homes through oversized 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, marble accent tiles, and full-length vanity mirror.
- Enjoy the afternoon sun on the centrally located and lushly landscaped courtyard.

Find the home that's right for you.

[view floor plans](#)

[view photos](#)


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Open 12 – 5pm (except Friday)

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604.607.7801  
[hartwell@polyhomes.com](mailto:hartwell@polyhomes.com)

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Judy Rohatyn  
Sales Manager  
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### FEATURE ARTICLE

#### NEW HOME PROJECT-PROFILE

## RIVER DISTRICT BREATHES LIFE INTO SOUTH VANCOUVER

A former industrial area along the Fraser River is being transformed into a complete community that...

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# features

# Hartwell

AT WESTERLEIGH

## YOUR HARTWELL HOME

- Designed by award-winning Robert Ciccozzi Architecture Inc., Hartwell features warm Arts & Crafts architecture with signature details including articulated gables, stonework and cedar shingles.
- Natural light shines through oversized windows with decorative window planting shelves.
- Picket fences with individual entry gates create welcoming front yards (some homes).
- Special landscape touches include a central, lushly landscaped courtyard with trellises and outdoor seating accented by meandering walkways.
- Welcoming cultured stone monuments flank the entry drive.
- All homes feature generous decks or patios for outdoor entertaining and some homes offer private fenced backyards.
- Every home has the added convenience of attached garages with lots of space for cars or storage.

## INSPIRED INTERIORS

- Come home to a welcoming, contemporary front door complete with window, integral lighting and brushed satin nickel hardware by Taymor; interiors feature three-panel woodgrain doors with brushed satin nickel hardware.
- Rich Dark Walnut or Teak Mocha wood laminate flooring makes a lasting first impression in the entry.
- Airy 9-foot ceilings throughout the main level.
- Sink your toes into plush 35 oz. carpeting by Beaulieu in the living and dining rooms, hallways and bedrooms (most homes).
- Warm wood laminate flooring throughout the main level (some homes).
- Low-E glass windows reduce UV light damage while improving energy efficiency.
- Your choice of two designer colour schemes, Dark and Light, that showcase timeless tones and finishes.
- Create a comfortable environment with individually controlled thermostats and electric baseboard heat.

## GOURMET KITCHENS

- Contemporary custom-crafted flat-panel laminate cabinetry in Walnut or Teak with brushed satin nickel pulls.
- Attractive and durable Dark Walnut or Teak Mocha wood laminate flooring.

- Polished granite countertops are complemented with full-height imported ceramic tile backsplash.
- Enjoy thoughtful, space-saving design elements like 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 is 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 coordinating black accents:
  - 18.4-cubic-foot auto defrost top-mounted ENERGY STAR Whirlpool refrigerator.
  - 24"-wide EnergyStar stainless steel Whirlpool dishwasher with easy-clean touchpads.
  - 30"-wide self-cleaning slide-in Whirlpool electric range.
  - Broan hood fan with light.

## PRISTINE BATHROOMS

- Retreat to the ensuite bathroom featuring a spacious walk-in shower with glass door, soaker tub (some homes), double "his and her" 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 toilets and vanity lighting.
- Custom-designed flat-panel laminate cabinetry in Walnut or Teak with brushed satin nickel pulls.
- Designer laminate countertops with integral backsplash.

## CLUB WEST

- The true centre of the community, Club West is an impressive private clubhouse that provides space to connect with neighbours and entertain family and friends.
- Host an evening of wine and cheese on the outdoor terrace or in the great room with fireplace.
- Relax in the sun at the resort-style pool and whirlpool.
- Accommodate out-of-town visitors in the guest suites.
- Re-energize with an invigorating work-out in the fitness studio.

- Challenge friends to a game of hockey in the indoor floor-hockey room or take in the latest blockbuster in the screening room.
- A resident concierge can assist you in gathering together or getting away from it all.

## 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

## THOUGHTFUL CONVENIENCES

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

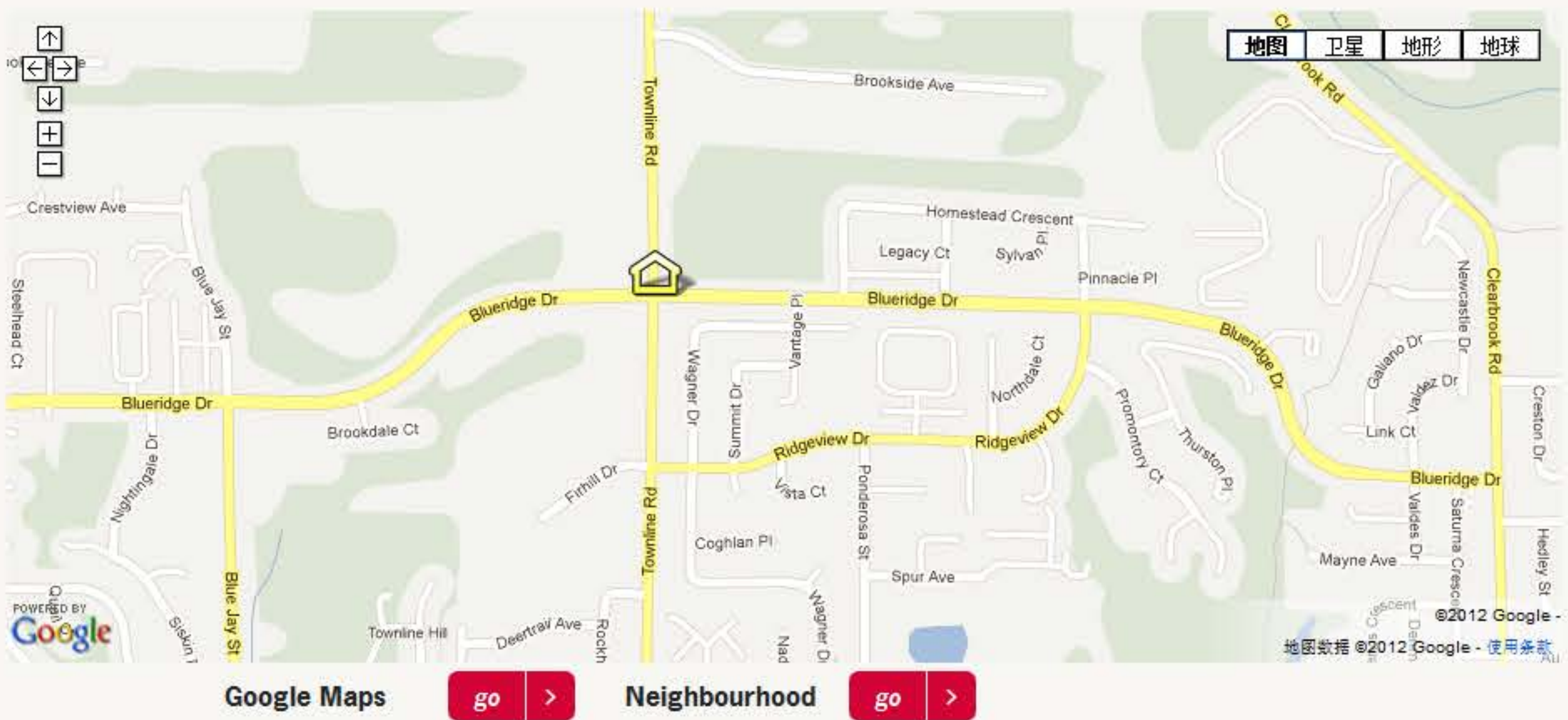
## OPTIONAL UPGRADES

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



# EXPLORE HARTWELL

Interactive Map



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A former industrial area along the Fraser River is being transformed into a complete community that...

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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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# Hartwell at Westerleigh

[www.polyhomes.com](http://www.polyhomes.com)

By [Polygon Realty Ltd.](#)

Townline Rd & Blueridge Dr [Abbotsford](#) from \$229,900

Hartwell at Westerleigh is a new townhouse project by [Polygon Realty Ltd.](#) currently in preconstruction at Townline Rd & Blueridge Dr in [Abbotsford](#). Available townhouses start at \$229,900.



DEVELOPMENT NAME Hartwell at Westerleigh

DEVELOPER(S) [Polygon Realty Ltd.](#)

PROJECT TYPE Townhouse

ADDRESS Townline Rd & Blueridge Dr

NEIGHBOURHOOD/CITY Abbotsford

STATE/PROVINCE British Columbia

POSTAL CODE V2T 5W8

PROJECT WEBSITE [www.polyhomes.com](http://www.polyhomes.com)

EMAIL [hartwell@polyhomes.com](mailto:hartwell@polyhomes.com)

SALES CENTRE PHONE # 604.607.7801



B C C O N D O S . N E T



CONSTRUCTION STATUS Preconstruction  
SELLING STATUS Registration Phase  
ARCHITECT(S) Robert Ciccozzi Architecture Inc.

## PROJECT SUMMARY

From Hartwell at Westerleigh:

Discover a home within reach at Hartwell, the newest collection of affordable townhomes at Polygon's new landmark master-planned community of Westerleigh in West Abbotsford

This limited collection of two and three bedroom townhome residences showcases welcoming Arts & Crafts-style architecture with distinctive stonework and wood shingles. 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, Hartwell is minutes away from education, recreation, and urban amenities. Plus every Hartwell resident can take advantage of membership to Club West, Westerleigh's future 9,800 square foot resort-style private clubhouse with outdoor pool, fitness studio, fireside lounge, hockey room, theatre and much more.

## PROJECT AMENITIES

Outdoor Pool | Workout Facilities | Lounge | Hockey Room | Movie Screen Room

PRICES(AVAILABLE UNITS) From \$229,900



West Abbotsford Hartwell Townhomes in  
Westerleigh Community from \$229,900! Grand  
Opening at the Hartwell Abbotsford Westerleigh  
Polygon Development ON NOW!



## New Abbotsford Hartwell at Westerleigh Townhomes

Located in the West Abbotsford real estate district, the Hartwell Westerleigh townhome community is a new Polygon development featuring affordable two and three bedroom homes. Affordable pricing starts from the low \$200's (latest update is \$229,900) and this limited/exclusive collection of Arts & Crafts style Abbotsford Hartwell Townhomes in Westerleigh will feature amazing stonework, masonry and wood shingle accents. The architecture is definitely Arts & Crafts with a modern twist and the new Hartwell at Westerleigh Abbotsford townhomes will feature private decks for outdoor entertainment and relaxation space in addition



to attached garages which are very convenient. Just minutes away from urban amenities as well as local conveniences, educational facilities and outdoor recreation, the new Abbotsford Hartwell Townhomes at Westerleigh community will start sales in Spring 2012. The Hartwell Abbotsford townhomes are built and designed by Polygon Homes, a notable and award winning developer in the Lower Mainland/Fraser Valley. The Hartwell Townhomes in Abbotsford will also feature open play floorplans as well as gourmet kitchens that are finished with high-end countertops, cabinetry, stainless steel appliances and laminate wood floors. When it comes to this master planned Westerleigh Abbotsford community, the new residents at Hartwell Townhomes will be able to enjoy the close to 10,000 square foot amenity space which is called Club West at Westerleigh Abbotsford, where homebuyers will gain membership to this exclusive club upon closing. Here at Club West Westerleigh, townhouse owners will be able to enjoy a hockey room, movie theatre, a fireside lounge/clubhouse social lounge space, fitness gym as well as an outdoor pool. Again, the new Hartwell Abbotsford townhomes are located in the West Abbotsford Westerleigh community and the 2 and 3 bedroom homes will start from the low \$200' s. You can visit [http://www.polyhomes.com/community/hartwell\\_townhomes\\_abbotsford](http://www.polyhomes.com/community/hartwell_townhomes_abbotsford) for more information or simply type in [www.polygonhomes.com](http://www.polygonhomes.com) to see other upcoming projects by Polygon Homes.



## More Details about the Westerleigh Abbotsford Hartwell Townhouses

If you are a single, couple or family looking for multi-level living that is as close to single family detached living as possible without the maintenance, then the new Westerleigh Abbotsford Hartwell Townhouse community by Polygon Homes should certainly be on your list to see. Situated just between Langley and Chilliwack and between the border to the United States and the mighty Fraser River, the West Abbotsford community of Westerleigh welcomes the new Hartwell Abbotsford townhouses. As BC's fifth largest city, Abbotsford real estate is on the uptick with many people moving into the region for its liveable communities and job growth. Here, residents at the West Abbotsford Hartwell Townhouses will be able to enjoy everything from the lakes and rivers to the mountain and valleys when it comes to outdoor recreation. When it comes to shopping, dining and other community amenities, the Westerleigh Abbotsford Hartwell townhouse project is within a short drive away to High Street with over six hundred thousand square feet of commercial and retail space as well as many big box retailers, boutique stores and fine/casual dining options. For home owners at the presale Westerleigh Hartwell Abbotsford townhouses who need to commute to downtown Vancouver for work or play, the West Coast Express is just minutes away as is the Abbotsford International Airport which is adding many new flight paths to its offerings. The new Polygon Hartwell Townhouses in West Abbotsford real estate market will certainly offer the best of both worlds: affordable urban living with a refreshingly country feel with natural beauty surrounding you versus living in a concrete jungle (in a studio). Also, recreational options and outdoor pursuits are just seconds away. Here at the presale Abbotsford Hartwell townhouses by Polygon Homes, owners can enjoy the Discovery Trail or Mill Lake as well as plenty of urban parks and greenspaces that make up your backyard. There are lots of golf courses as well as the Indoor Golf Centre where you can practise year round.





## The New Hartwell Abbotsford Townhome Community at a Glance

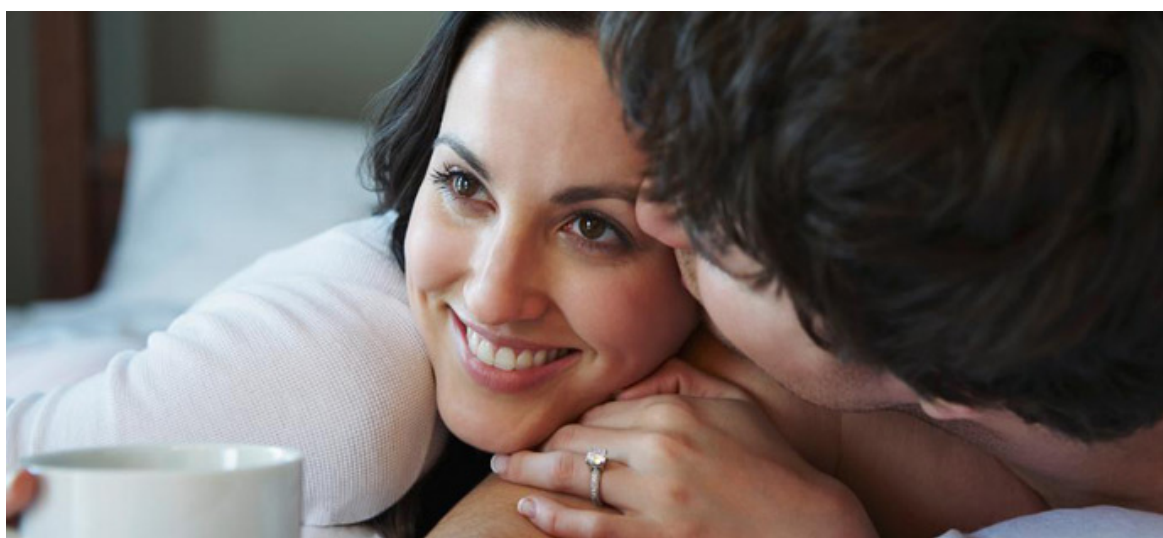
Here are some of the standard features at the new Abbotsford townhouses at Hartwell at Westerleigh by Polygon. Most of the homes will enjoy outdoor living spaces with generous patios and fenced backyards that are great for people with pets and children. In addition, you can expect to find luxurious granite counters and full height imported tiled ceramic backsplashes in the kitchen. The main living level will have 9 foot ceilings while the lower and upper floors will have eight foot ceiling heights (all considered overhead). Also, the new Abbotsford Townhomes at Hartwell at Westerleigh community will feature large windows with decorative window shelves. The ensuite bathrooms will have full length vanity mirrors, marble tiled accents, low flow toilets, two vanity sinks and a spacious walk in shower with glass door. The Arts & Crafts architecture at the Westerleigh Abbotsford Hartwell by Polygon townhomes



is designed by Robert Ciccozzi Architecture Inc and the detailed craftsmanship is seen through the stone work, gables and shingles that create a unique and pleasing façade. The Hartwell Abbotsford community will also feature a professionally designed and landscaped courtyard. Two and three bedroom Polygon townhouses start from the low \$200' s.

## From the Hartwell Townhouse Email Desk

Greetings from Hartwell, Polygon' s newest collection of affordable townhomes in the landmark master-planned community of Westerleigh in West Abbotsford real estate market. As a registrant for this exciting new Hartwell Abbotsford townhome community, we are pleased to let you know that we will begin our sales program in March 2012 with new Abbotsford Hartwell homes priced from just \$229,900! With the provincial government' s recent announcement introducing a first time homebuyer tax credit worth \$10,000 on purchases of newly built homes, now is a great time to get into a new home! Hartwell at Westerleigh Abbotsford real estate development features a limited collection of two and three bedroom townhome residences showcasing welcoming Arts & Crafts-style architecture with distinctive stonework and wood shingles. Contemporary interiors feature efficient open plan layouts and designer finishes. For added convenience, private decks invite outdoor living and attached garages welcome residents of every Westerleigh Abbotsford Hartwell home. Located in the growing West Abbotsford real estate neighbourhood, Hartwell at Westerleigh townhomes is minutes away from education, recreation, and urban amenities. And, every Hartwell Abbotsford townhome resident can take advantage of membership to Club West, Westerleigh' s future resort-inspired private clubhouse with outdoor pool, fitness studio, fireside lounge, hockey room, theatre and much more.



## New Abbotsford Town Homes from \$229,900: OPEN MARCH 10th!

With Hartwell Abbotsford town homes starting at just \$229,900 giving you mortgage payments starting from \$829 a month\*, and with the provincial government's recent announcement of a new homebuyer credit worth \$10,000, now is the time to get into a new home at Hartwell Townhouses. The three stunning display homes designed by Polygon's award winning Interior Design team at the Hartwell Abbotsford Town Home community will showcase open-plan layouts and gourmet kitchens with granite countertops and stainless steel appliances. And as a reminder, all Hartwell Abbotsford home owners will benefit from membership to the future Club West at Westleigh - an impressive residents-only clubhouse with resort-style amenities including an outdoor pool & whirlpool spa, a fitness centre, a theatre room, a mom & tot lounge, guest suites for out-of-town visitors and more.

