

RETURN TO NATURAL VALUES

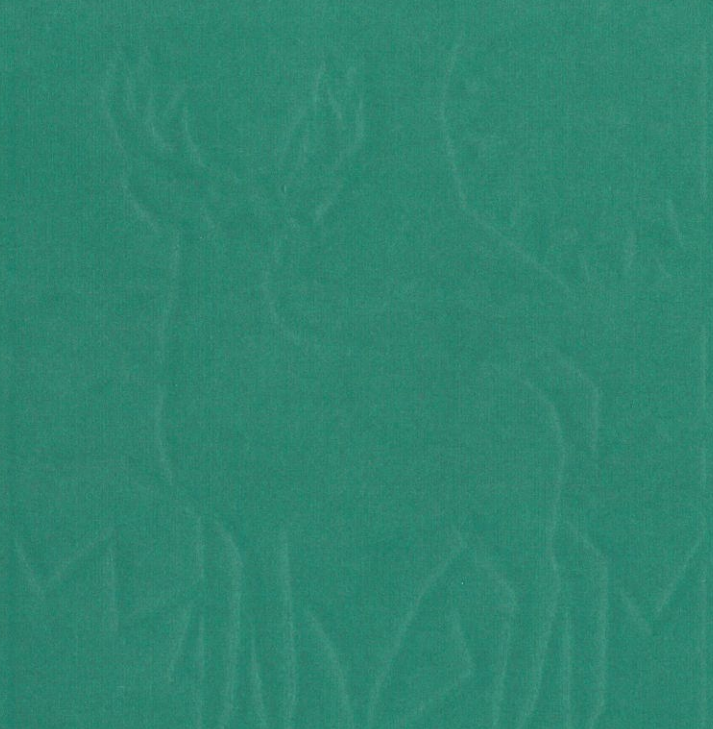


Deerfield



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





They came upon a natural wood, of grasses, ferns, and trees.

To drink in all the magic of a cedar-scented breeze.

It drew them to a winding path where deer would often roam.

And walked together hand-in-hand, as birds sang

'Welcome Home'.

DAVID LIEBE



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





natural enclave

tucked in at the edge of the woods near Burnaby Lake Park, Deerfield, with its winding paths and remarkably low density, may remind you of a neighbourhood of days gone by. The type of neighbourhood where you might someday raise your family.

Polygon is proud to offer these elegant executive town-homes magically balanced on the edge of nature in the heart of Burnaby.



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



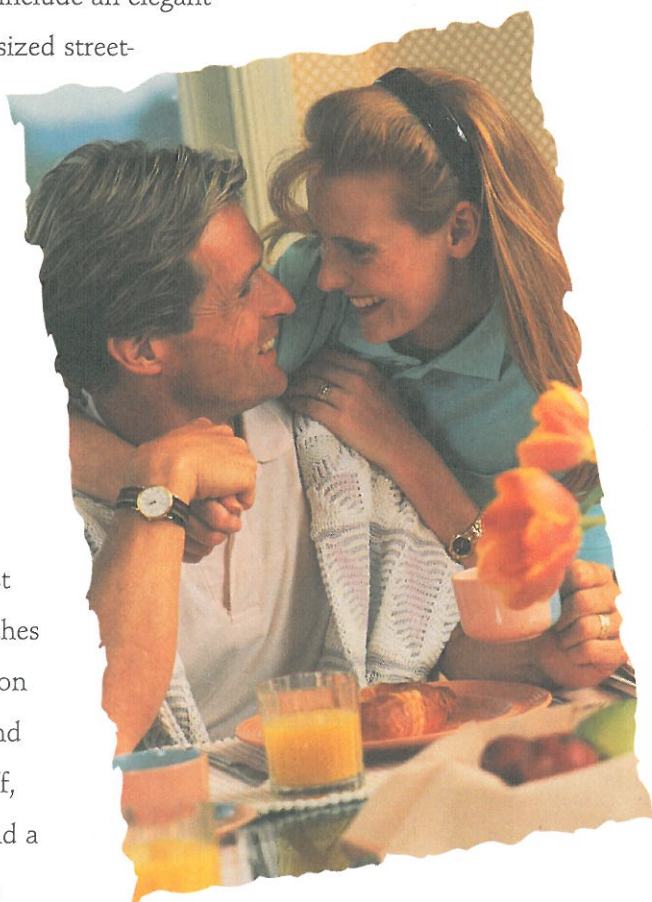


located within a quiet and secure neighbourhood, Deerfield is a wonderful environment for new homeowners and their families. Modelled after Polygon's successful Francisco Lane community, also located in Burnaby, Deerfield offers well-designed attached homes generously sited on gently terraced landscaped grounds.

The three-bedroom executive homes range in size from 1740 square feet to 1795 square feet, with fully-finished bonus and powder rooms. Features include an elegant gatehouse, large bay windows, oversized street-front balconies, chimneys, peaked roofs, and turrets reminiscent of turn-of-the-century San Francisco. Attached two-car garages are standard, as well as front yards enclosed by a picket fence and gate.

ALL THE EXTRAS.

Each townhome has a spectacular master bedroom, a thoughtfully combined family room and breakfast nook area, plus all the finishing touches you've come to expect from a Polygon home including forced air heating and natural gas fireplaces. To top it all off, many Deerfield homes will command a view of the North Shore mountains.

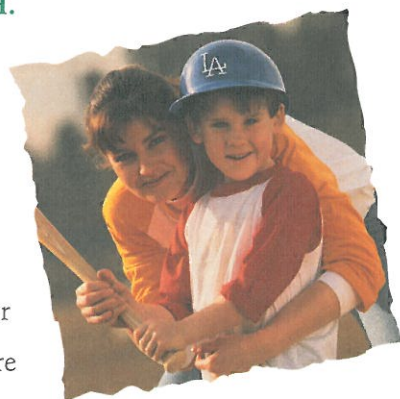




Outside, an entry gate ensures a secure environment. Private walkways intersect the grounds, leading to untouched natural areas. Through careful design, garages have been kept unobtrusive, creating a more pedestrian-oriented community. Even a covered carwash area has been thoughtfully provided. And for those who want to relax at home, there's also lots to do at Deerfield – with an outdoor pool, whirlpool spa and a fully-equipped exercise room.

IT'S ALL WITHIN REACH.

Three minutes away by car, the Cariboo Road exit to the Trans Canada Highway brings the entire Lower Mainland within easy reach. Four elementary schools are located in the immediate



area and Cariboo Hill Secondary School is only two blocks east. Simon Fraser University and the British Columbia Institute of Technology are also close-at-hand. For those looking for recreational opportunities, Deerfield has it all. Burnaby Lake and the heritage area of Queen's Park are close by, while several golf courses and shopping at Metrotown, Lougheed Mall, and the farmer's market at Westminster Quay are all a short drive away.



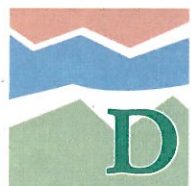


*Whether first-time homeowner or a couple looking for a change of pace –
Deerfield will definitely be a wonderful place to call home.*



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





Deerfield is destined to become a premier townhome development for homeowners in the Burnaby area. Its ideal natural setting and attractive lifestyle amenities are matched only by the many features found in the thoughtful architecture and interior design of these low-density executive homes.

ENTRY

- Italian ceramic tile entry
- Heritage-style front door with decorative transom window
- Brass door hardware
- Vaulted entry (some units)

MASTER BEDROOM

- Walk-in closet
- Mirrored closet doors
- Cozy bay window seat



ENSUITE

BATHROOM DETAILING

- Full-length vanity mirror
- Cultured granite countertop with double sink and drawers
- Oversized dual head shower with handset ceramic tile surround and glass door

MAIN

BATHROOM DETAILING

- Oval soaker tub
- Skylights (some plans)

STEP-SAVER KITCHEN

- European-style white raised panel cabinets by Armadi
- Laminate countertops
- Microwave shelf
- Convenient cabinet features including spice drawer, lazy susan and pot drawers
- Valence and track lighting
- Double compartment stainless steel sink with disposal
- Chrome single lever faucet and vegetable spray
- Self-cleaning range by Whirlpool
- Energy-efficient Whirlpool dishwasher
- Whirlpool automatic defrost refrigerator with icemaker rough-in
- Easy-to-clean vinyl flooring

OTHER FINE LIVING FEATURES

- Large family room off kitchen
- Natural gas fireplace with marble hearth and surround
- Hand-crafted wood mantle
- Decorative wood baseboards
- Laundry and storage area
- Linen closet
- Four TV outlets
- Deadbolt entry lock
- Smoke detectors on each level
- Extra party wall sound protection
- Decora rocker light switches
- Forced air heating to basement and main floor
- Zoned electric heat to upper floor

EXTERIOR

- San Francisco-style bay windows
- Turrets in many residences
- Security gate with enterphone and camera
- Secure perimeter fencing
- Pedestrian gatehouse with locked entry
- Low-maintenance vinyl siding
- Premium 25-year fibreglass shingles
- Lighted footpaths with benches
- Covered carwash area
- Convenient Canada Post location
- Spacious decks
- Fenced yards and patios (some plans)
- Aluminum soffits and eavestroughs
- Double attached garage
- Victorian exterior coachlamps

AMENITIES

- Outdoor pool
- Fully-equipped exercise room and changing facilities
- Outdoor whirlpool spa
- Children's sandbox and play area

OPTIONS TO ENHANCE YOUR LIVING PLEASURE

- Security system hardware
- Built-in vacuum
- Garage door opener
- Washer/dryer

The developer reserves the right to make modifications and changes should they be necessary.





THE NATURAL VALUES OF POLYGON

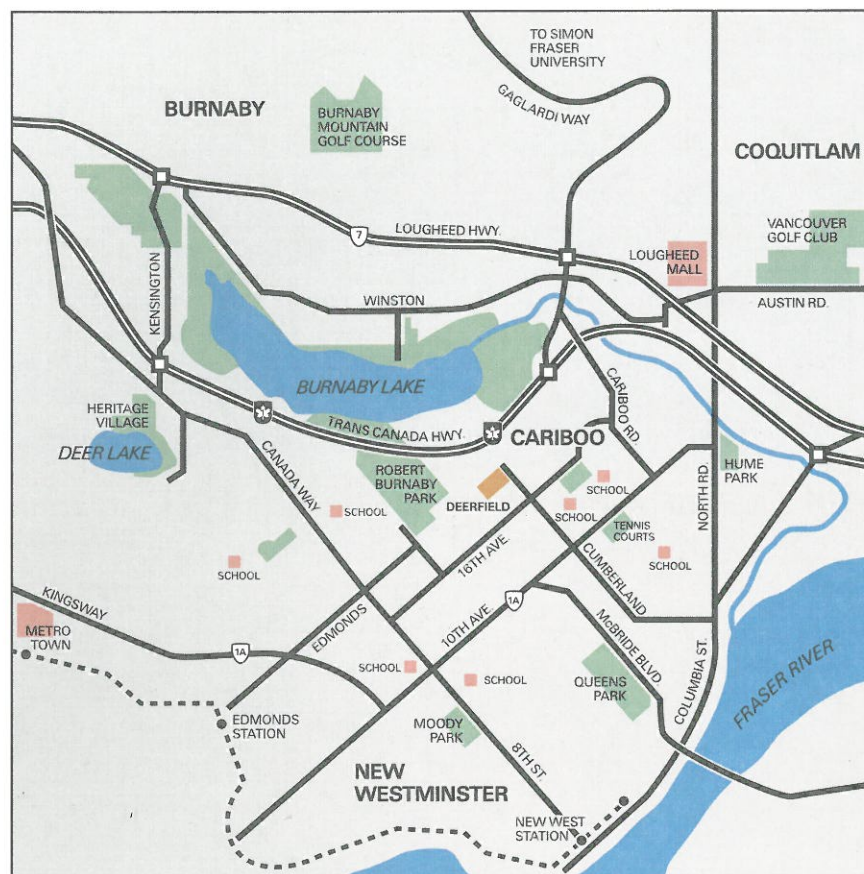
At Polygon, we know that our present customer is often our future customer. That's why we work so hard to build on our relationships, pledging to provide the levels of comfort, protection, and ease of ownership that purchasers have come to appreciate at all of our communities.

It starts with location. We build on the best sites in the Lower Mainland, right in the heart of established neighbourhoods, with shops, services, parks, and recreation facilities just around the corner. This assures our homeowners of lasting value and increasing potential.

Then we take every opportunity to listen to what our customers want, translating their needs into superiorly constructed homes with lots of architectural imagination and all the extras including attractive landscaping, outstanding security features, and luxury amenities.

And our service doesn't just end with the sale. Our customer service manager is there when you need him, standing behind the New Home Warranty Program of B.C. and Polygon's own unique Weather Shield guarantee. It's all just part of the Polygon difference –





Deerfield, 8412 Cumberland Street, Burnaby.
Telephone: (604) 540-6837



The quality homes of Deerfield are built by Polygon Deerfield Development Limited, part of the Polygon Group of Companies which, since 1977, has created several thousand homes of distinction throughout Greater Vancouver.



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