



Wildflower



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



*“...the scent of
the flowers, the
shade of the trees
and the fragrant
showers refresh me
and everything in
its labours.”*

DE BERCEO



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Think back to the time
of casual, friendly communities, where neighbours took leisurely
walks on winding paths among traditional style homes.
Picture modern conveniences and comforts,
security and low maintenance. Put them all together at Wildflower,
Polygon's executive townhome community at the edge of the woods
near Burnaby Lake and Robert Burnaby Park,
in the heart of Burnaby.



Enjoy quiet
strolls along many
paths through the
natural forest
located just down
below Wildflower.



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*ome home to comfort, convenience, and a leisurely lifestyle
in the heart of Burnaby – come home to Wildflower.*

Nestled in a quiet and secure established neighbourhood, Wildflower will provide a wonderful welcome to all those who will call this community home. Like Deerfield, its sister Polygon community across the street, Wildflower offers well-designed attached homes sited on gently terraced landscaped grounds.

Wildflower's executive homes range in size from 1760 to 1965 square feet, with fully finished recreation rooms and powder rooms on the lower level. The architectural style, reminiscent of the Victorian era, features an impressive gatehouse, large bay windows, chimneys, peaked roofs, and oversized balconies. Attached two car garages are standard.



Thoughtful Extras

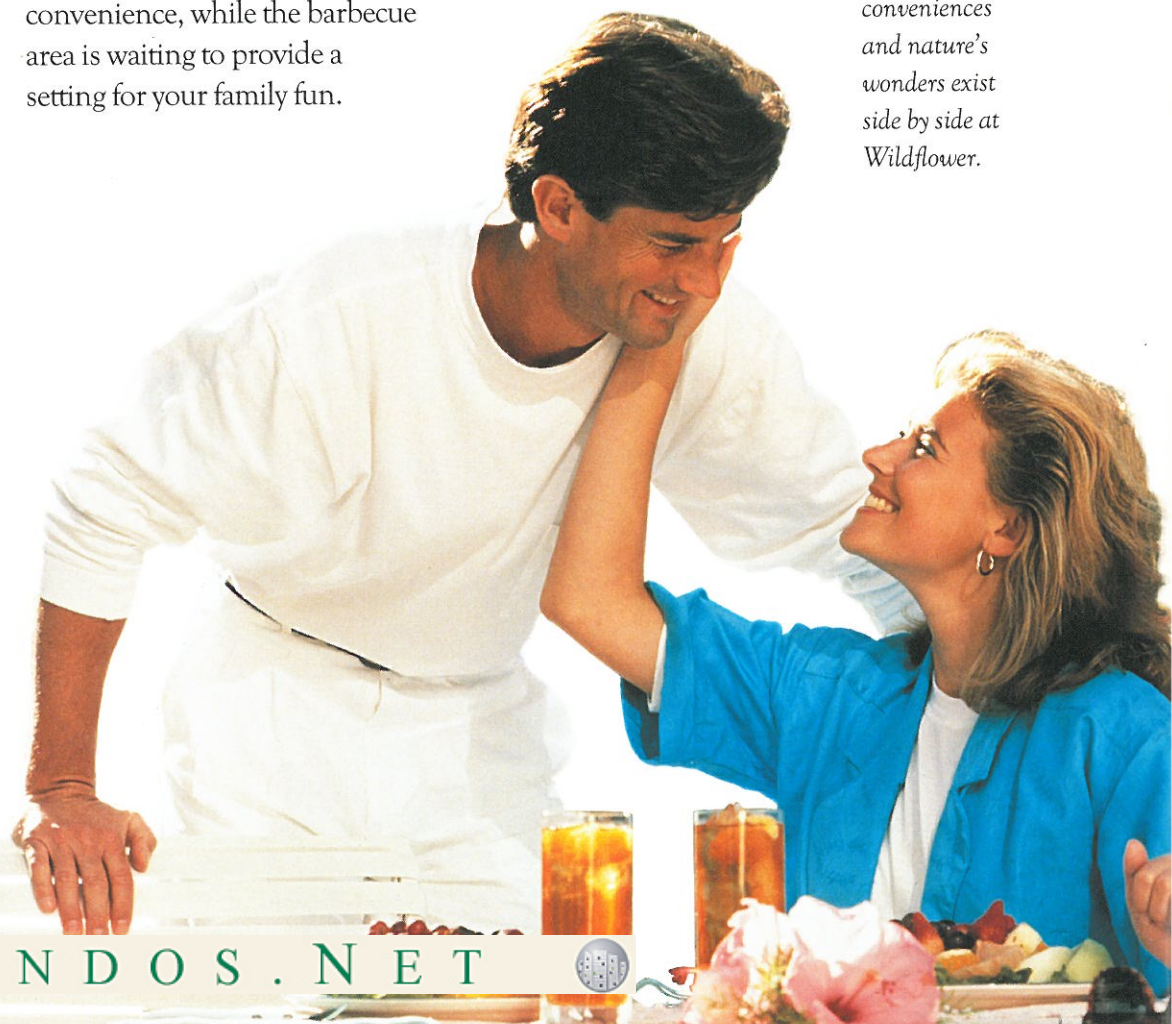
Each step-saver kitchen is flanked by a bright nook and cozy family room with access to the deck outside.

Every townhome has a spacious master bedroom (some on the main floor) with an inviting window seat, walk-in closet, and sumptuous ensuite bath. The finishing touches are the quality you've come to expect from Polygon – natural gas fireplaces, forced air heating, dramatic entries. Some Wildflower homes will also offer a view of the North Shore mountains.

Outside, perimeter fencing ensures your privacy while a pedestrian gatehouse gives character to the entrance. Through careful design, garages have been kept unobtrusive, creating a more pedestrian-oriented community. Greet your neighbours as you stroll through Wildflower and beyond to the woods of Burnaby Lake, or to the many nearby parks in the surrounding neighbourhood. At Wildflower, even a covered carwash area has been provided for your convenience, while the barbecue area is waiting to provide a setting for your family fun.



 *Urban conveniences and nature's wonders exist side by side at Wildflower.*



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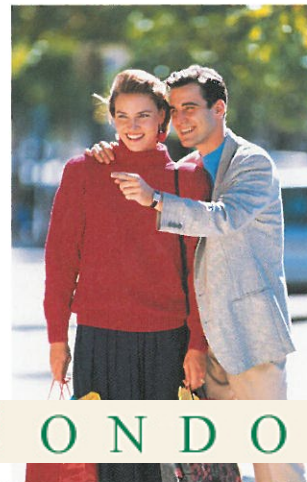




Like its sister community, Deerfield, Wildflower offers well-designed homes in a quiet, established neighbourhood.

It's All Within Reach

Three minutes away by car, the Cariboo Road exit to the TransCanada 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 recreation opportunities, Wildflower has it all. Several golf courses are close by, while shopping at Metrotown, Lougheed Mall, and the farmer's market at Westminster Quay are all a short drive away.



Whether you're seeking a farmer's market or the selection available in a major mall, it's only a few minutes from Wildflower.



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Features

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

Entry

- Heritage-style front door with transom window
- Large custom sidelite for generous natural lighting (some plans)
- Brass door hardware with deadbolt lock by Weiser
- Italian ceramic tile entry
- Vaulted entry (some plans)

Master Suite

- Large walk-in closet
- Cozy bay window seat
- Full-width vanity mirror
- Cultured onyx countertop with dual integral oval sinks by Aquarius
- White raised panel vanity with locking drawers
- Walk-in shower with dual head (most plans)
- Ceramic tile shower surround with glass door
- Easy-care vinyl flooring

Main Bathroom Detailing

- Full-width vanity mirror
- Oval soaker tub by Valley
- Laminate countertop
- White raised panel vanity
- Easy-care vinyl flooring

Step-Saver Kitchen

- Bright eating nook with large windows
- European-style white raised panel cabinets by Canterbury
- High pressure laminate countertops
- Microwave shelf
- Convenient cabinet features including spice rack and pot drawers
- Valance and halogen track lighting
- Double compartment cast iron sink by Kohler with disposal
- Chrome single lever faucet and vegetable spray
- Self-cleaning range by Whirlpool
- Energy-efficient dishwasher by Whirlpool
- 18 cu. ft. automatic defrost refrigerator with icemaker rough-in by Whirlpool
- Easy-to-clean vinyl flooring

Other Fine Living Features

- Large family room off kitchen
- Spacious deck off family room
- Natural gas fireplace with marble hearth and surround
- Hand-crafted wood mantel
- Vaulted or nine ft. ceilings on main floor
- Decorative wood baseboards
- Heritage doors throughout
- Laundry room or closet with side-by-side hook-ups
- Linen closet
- Ample storage area
- Main floor master bedroom (some plans)
- Large recreation room
- Powder room on lower level
- Five cable outlets
- Smoke detectors on each level
- Superior party wall sound protection



- Decora rocker light switches
- Natural gas forced air heating to basement and main floor
- Zoned electric heat to upper floor for energy efficiency
- Prewired for security system and monitoring
- Natural gas 40 U.S. gallon hot water heater
- Mini-blinds throughout; verticals on sliding glass doors

Exterior

- San Francisco-style bay windows
- Perimeter fencing
- Attractive gatehouse feature
- Low-maintenance vinyl siding
- Premium 25-year fiberglass shingles
- Double glazed thermally broken aluminum windows
- Spacious decks for outdoor entertaining
- Patios (some plans)
- Aluminum soffits and eavestroughs
- Double attached garage
- Victorian exterior coachlamps

Amenities

- Covered carwash area
- Convenient Canada Post location
- Children's play area
- Central outdoor entertainment area
- Safety sidewalks on internal streets

Options to Enhance Your Living Pleasure

- Security system hardware
- Built-in vacuum
- Garage door opener
- Washer/dryer
- Microwave with trim kit

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



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he 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 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 lasting value and increasing investment potential.

Then, we listen to what our customers want, translating their needs into homes of superior construction with lots of architectural imagination. We include all the extras such as attractive landscaping, outstanding security features, and luxurious amenities.

And our service doesn't end with the sale. A 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 part of the Polygon difference — why we build communities, not just houses.



Wildflower

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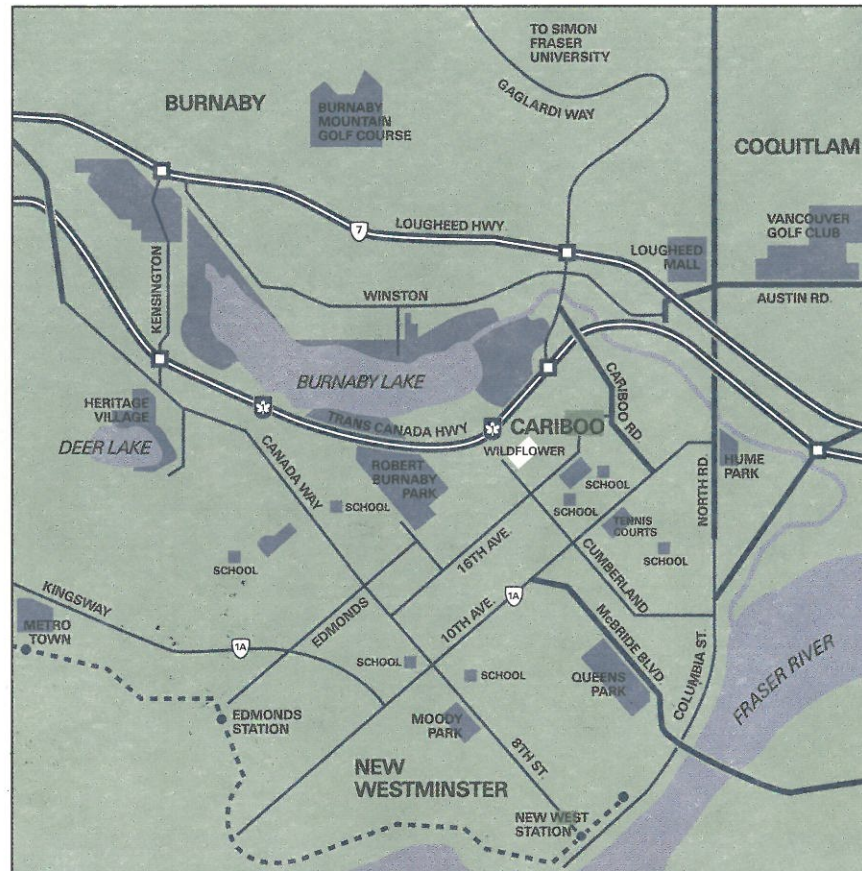


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 The quality homes of Wildflower are built by Polygon Wildflower Development Limited, part of the Polygon Group of Companies which has created several thousand homes of distinction throughout Greater Vancouver.

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THE POLYGON VISION

To demonstrate excellence in home building, with people of integrity working together to provide good value for our customers and a lasting contribution to our community.



POLYGON

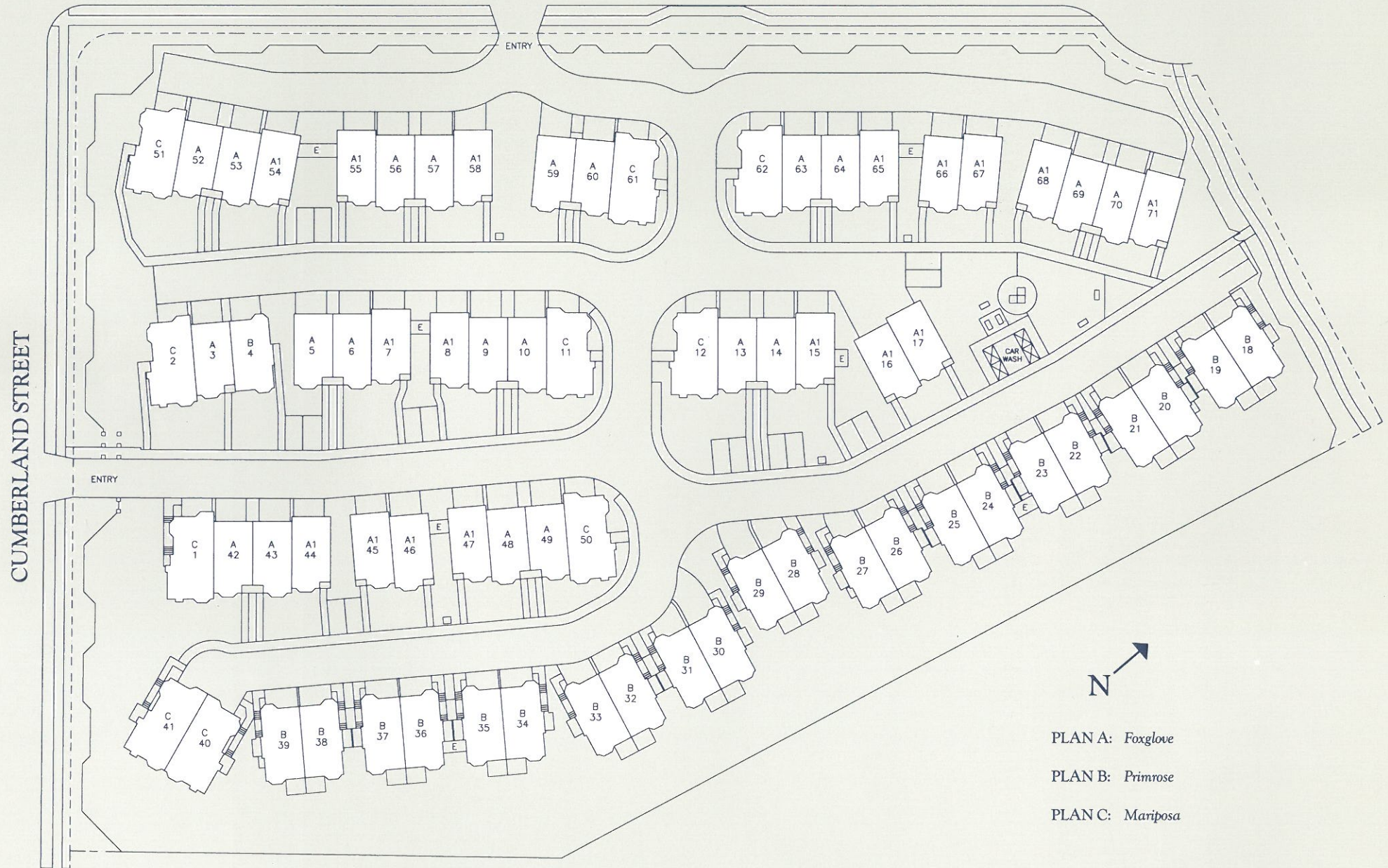


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CUMBERLAND PLACE



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