



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





The Oaklands Story.

The Oaklands presents a unique housing opportunity – a planned community of modern homes, yet a haven of stunning natural beauty and parkland in the midst of a bustling urban area.

The Oaklands is a new, upscale 40-acre residential community bordering Burnaby's Deer Lake Park. It includes a three-acre linear park within the residential area, featuring a winding staircase down to the lake. Biking and walking paths are only steps from every home. Across the lake, Burnaby's arts centre, theatre, fine dining, and more are all close by.

With much of The Oaklands already developed, Kenwood represents a special opportunity to purchase a spacious townhome in this premier location overlooking Deer Lake and the Coastal Mountains beyond.



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*Discover a haven of stunning natural beauty
that will change the way you look at life.*

*It's not about getting rich.
It's about making life richer.*

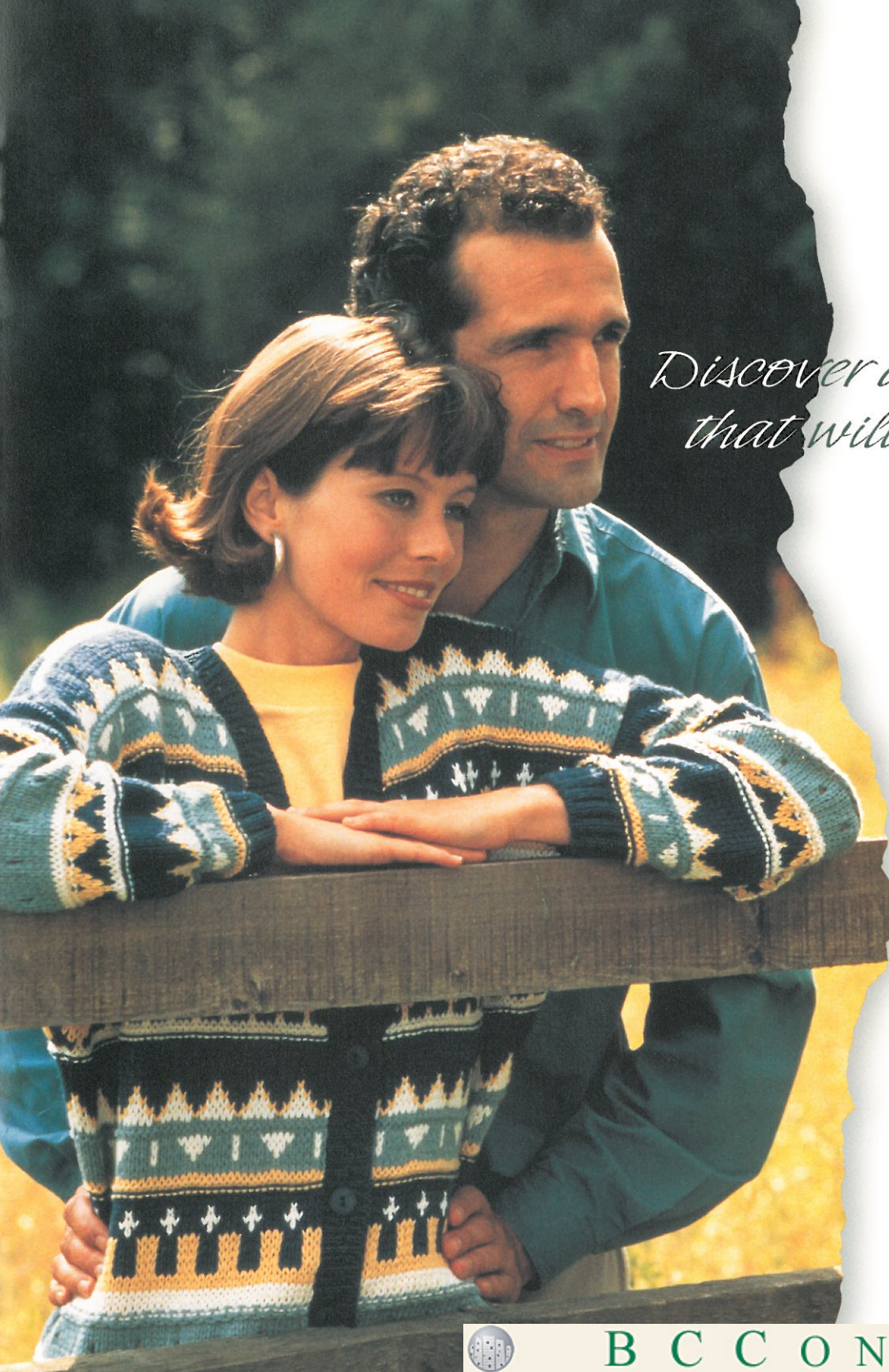
Enter Kenwood under a canopy of trees that might have been here since Chief Joe Capilano first discovered the stream that sings its way through a buried channel, from Deer Lake to the sea. Emerge on a rugged hillside, transformed into a community with breathtaking views of the Coastal Mountains. Explore the placid lake below and the park beyond, where hiking and cycling paths can take you further into nature, or lead you to the theatre and arts centre.

Relax in Kenwood's gracious homes, thoughtfully designed to contemporary standards, including formal and informal living areas, extra recreation and storage space – everything you need whether your family is growing or grown – all assured by Polygon's commitment to quality construction and high specifications. Savour the quality of life you've earned. Whatever your stage of life, Kenwood offers you the rare opportunity of both the home and the location you've been awaiting.



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Contemporary homes creatively designed in harmony with the natural surroundings.

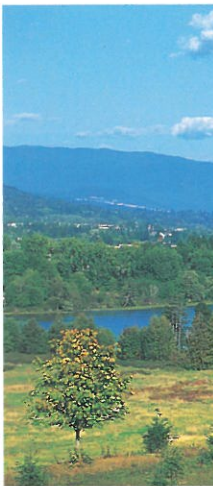
Kenwood has been designed for those who know what's important in their lives. For those whose home is a retreat, a personal haven where they can relax and appreciate their own priorities: family, nature, security, and a place to call their own. Those who would rather hike along the shores of Deer Lake than mow a lawn, or slip over to the theatre instead of doing home repairs. And, whether you need room

for a growing family or to display the many treasures you've lovingly collected over the years, your Kenwood home has space to spare.

The location offers a rare combination of urban convenience and rural setting – only minutes from Burnaby's many amenities, yet within a quiet enclave overlooking Deer Lake and the North Shore Mountains. Cycling, running, or hiking – there are paths in every direction, beginning almost outside your door.

Preserving What's Important. Care has been taken to retain the things that make this area special. You'll pass under a canopy of mature trees when you enter Kenwood, and find more extensive landscaping along the nearby path down to the lake.

Kenwood's West Coast style, by renowned Vancouver architect Raymond Letkeman, features private entry porches, cedar shingles and siding, extensive detailing, decorative trim and brackets. The homes enhance the natural setting.



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You'll find many ways to enjoy new-found leisure time.

Designs for Every Lifestyle. Some Kenwood homes feature main level living, with garage, master suite, and all living areas on the main level.

Others have the bedrooms separated from the living areas, so parents can relax after the kids are in bed. All have stylish arched doorways dividing the formal living room and dining area from the more casual kitchen, nook, and family room. The cozy natural gas fireplace with marble hearth and surround provides a gathering point after the sun has set and outside activities are over.

Cooking for yourself or guests will be a delight in your thoughtfully designed contemporary kitchen with its white Armadi cabinets and convenient features such as stainless steel double compartment sink with vegetable spray, track and valance lighting, built-in spice rack, pot drawers, and designer-selected ceramic tile backsplash.

Bringing the Outside In.

Many Kenwood floor plans feature window seats in the master bedroom and one of the other bedrooms, and some homes even have a window seat in the dining area. The architect has used windows as important design features by bringing the outdoors and natural light into the homes with corner window arrangements, wide window seats, and transoms over all exterior doors. And, when bringing the outside in isn't sufficient, outdoor entertaining will be easy and fun with the large wood deck off the nook and family room.

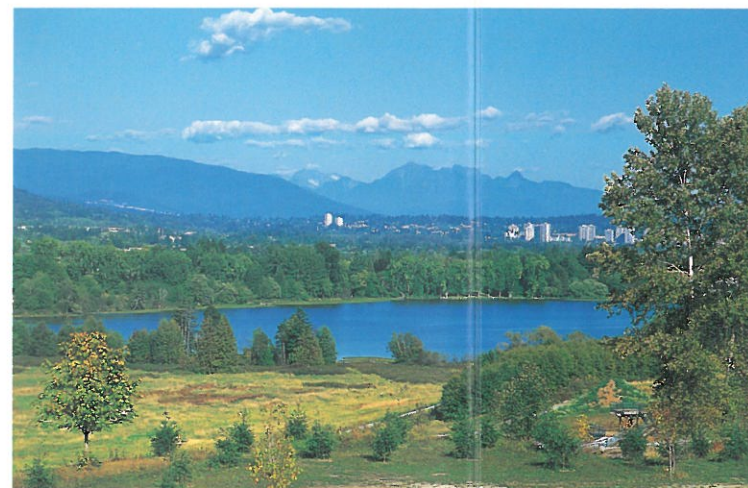


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Deer Lake's backdrop of coastal mountains presents a spectacular panorama



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The master suite has its own walk-in closet and sumptuous ensuite with dual sinks and shower, while the main bath in some plans features an oval soaker tub. Handset ceramic tile floors and showers, cultured onyx countertops, full width mirrors and more contribute to the luxury of your most private rooms. Both additional bedrooms are generously sized for every member of the family, or they may be used as home offices.

Thoughtful Design. All the homes at Kenwood have ample, well-lit extra space in the basement level, as well as a powder room near the entrance from your double garage.

Luxury, comfort, and thoughtful design come together at Kenwood. Add to that Polygon's reputation for quality construction and commitment to customer service, and your Kenwood home will represent not only the home of your dreams, but a solid investment in your future as well.



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Urban Retreat.

Kenwood's location is unique in the extraordinary natural retreat it offers to those who call it home, combined with its easy access to urban amenities. Deer Lake, with its many bike and hiking trails, is only steps from your door, while a short excursion around the lake brings you to the Burnaby Art Gallery, James Cowan Theatre, Heritage Village, and more. Shopping of any kind is a breeze with Metrotown only five minutes away. And Burnaby's central location makes any part of the Lower Mainland easily accessible.



It's easy to forget that you're right in the bustling heart of Burnaby.

Building Communities. Nothing stands alone.

At Polygon, no customer stands alone. That's why we work so hard at building relationships, pledging to provide the levels of comfort, protection, and ease of ownership that many thousands of home buyers have come to appreciate in our communities.

Our customer service managers respond when needed, standing behind our commitment to the New Home Warranty Program of B.C. and Polygon's own unique Weather Shield guarantee.

The quality residences of Kenwood are built by Polygon Kenwood Homes Limited, part of the Polygon Group of Companies which has created several thousand homes of distinction throughout Greater Vancouver in collaboration with the West Coast's leading architects. Polygon has a Master Builder status with the New Home Warranty Program of B.C., with whom all Polygon homes are registered.



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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.



Mary Callahan
Sales Manager

5298 Oakmount Crescent, Burnaby, B.C.
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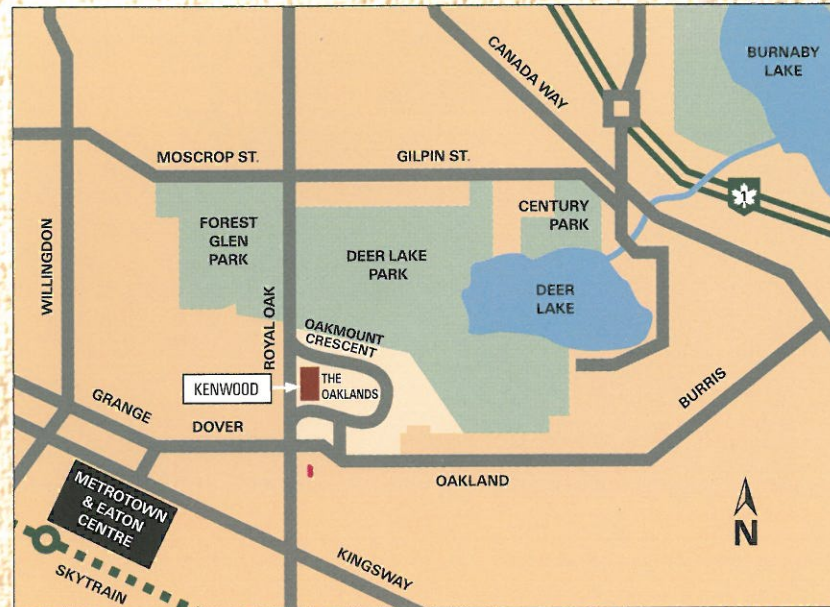
The homes at Kenwood are proudly built by Polygon Kenwood Homes Limited.

In representing the builder, our on site sales team will provide you with the highest level of



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5298 Oakmount Crescent, Burnaby, B.C.

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Quality Features

Stylish Entries

- Elegant imported Italian ceramic tile entry
- Six panel traditional style door with transom window
- Heritage style thumb latch hardware with deadbolt by Weiser
- Sliding doors or French garden door to patios and decks, many with mountain or lake views

Contemporary Kitchen

- Bright eating nook with oversize windows
- White raised panel cabinets by Armadi with convenient fittings including microwave shelf, spice rack, pot drawers
- High pressure laminate countertops with rolled edge
- Designer selected ceramic tile backsplash
- Stainless steel double sink with single lever chrome faucet, vegetable spray and 1/3 h.p. garbage disposal
- Energy efficient dishwasher by G.E.
- Self-cleaning range by G.E.
- Over-counter valance lighting
- Contemporary halogen track lighting
- Easy-care vinyl flooring

Designed for Your Lifestyle

- Large family room off kitchen
- Bay windows and window seats
- Skylights (some plans)
- Natural gas fireplace with marble hearth and surround and handcrafted wood mantel in living room
- Second fireplace with wood cap mantel and ceramic surround in family room (some plans)
- Wooden baseboards throughout
- Vaulted or nine foot ceilings on main level
- Two designer colour schemes
- 36 oz. carpet
- Ample storage areas
- Main floor master bedroom (some plans)
- Laundry room or closet
- Linen closet

Master Suite with Opulent Ensuite

- Spacious master bedroom with north-facing window seat (most plans)
- Roomy walk-in closet
- Handset imported Italian tile floor in ensuite

- Chrome/brass faucets by Delta
- Five foot oval soaker tub with ceramic tile deck and three foot shower, or four foot ceramic tiled shower
- Cultured onyx countertop with dual sinks
- Locking medicine drawer
- Full width mirror over vanity

Exterior Details

- Mix of natural cedar shingles and siding with bold wood trim
- Cedar shingle roof
- Low maintenance aluminum soffits and eavestroughs
- Double garage with cladwood door
- Spacious deck for outdoor entertaining
- Patio (some plans)
- Carriage lights on garages, coach lights at entrances

Quality Construction & Security

- Double glazed thermally broken windows
- Natural gas forced air heating with supplemental electric baseboard heaters upstairs

- Individual gas-fired 40 U.S. gallon hot water heater
- R14 exterior wall insulation
- R40 roof insulation
- "Silent Floor" system by Truss Joist International
- Alarm system prewiring
- Smoke detectors
- Perimeter fencing
- Attractive stone-fronted post box shelter
- Covered carwash area
- Safety sidewalks on internal streets

Options to Enhance Your Home

- Built-in vacuum
- Security system hardware
- Appliance package: washer, dryer, refrigerator and microwave
- Automatic garage door opener and transmitter



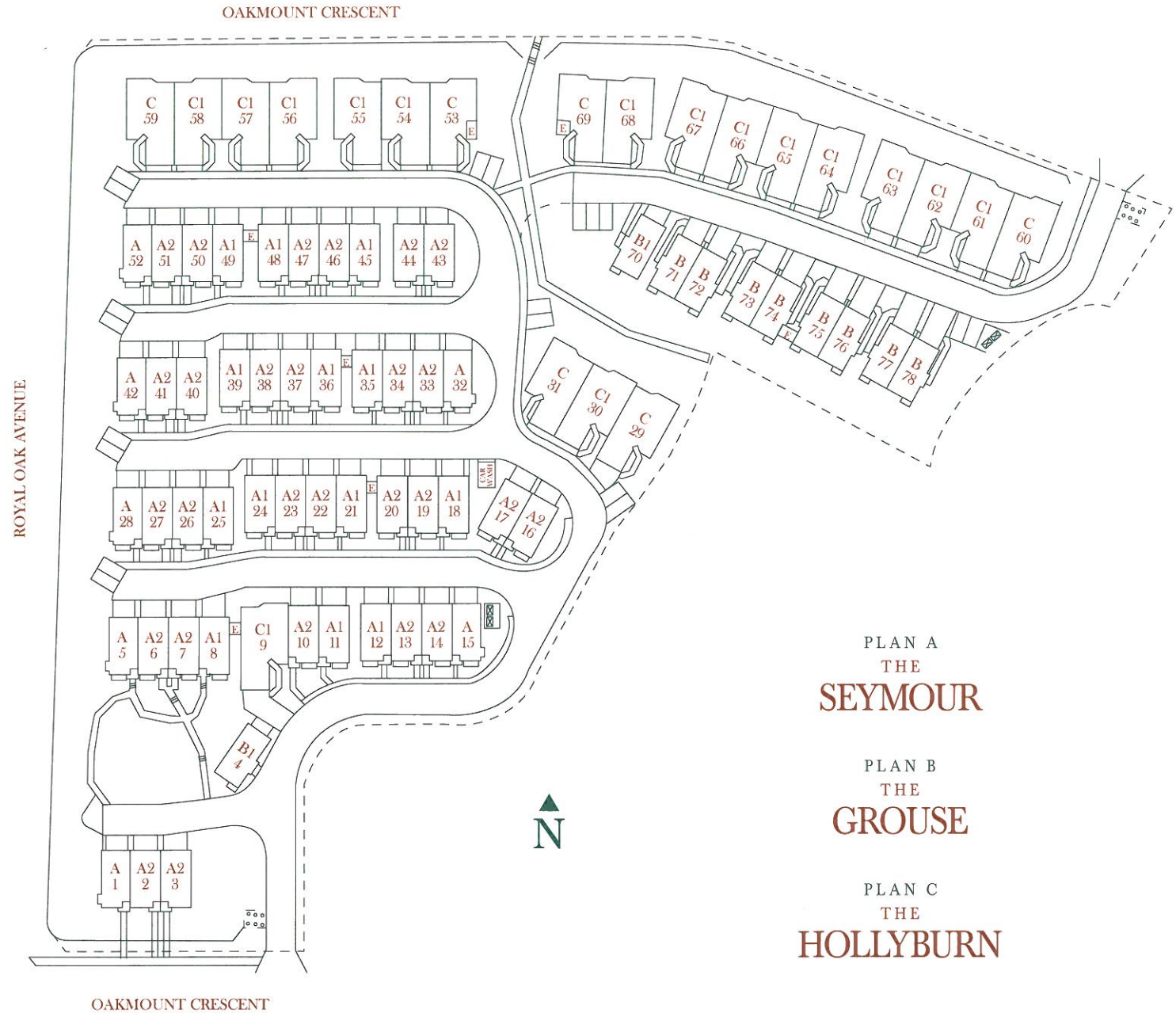
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Kenwood's location offers you a rare opportunity to make your home in a beautiful natural setting, yet only moments from every urban amenity you might desire.

SITE PLAN



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



e necessary.