

*Queen's
Gate*

DESTINATION OF A LIFETIME



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The Polygon Story

The quality homes of Queen's Gate are built by Polygon Ventures 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 specializes in building attractive residential environments that will endure for generations.

All Polygon homes are registered under the New Home Warranty Program of British Columbia and are notable for both their construction quality and the reliability of Polygon's customer service. Polygon is a member of the Canadian Home Builders Association and the Urban Development Institute.



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A Return To Elegance



Reflect for a moment on life at Queen's Gate, the elegant condominium community for active adults in Richmond, British Columbia. Picture yourself enjoying well landscaped grounds, relaxing in the recreation lounge, or meeting the challenges of the fitness club. Consider the impact of entertaining amidst the brass and bronze, polished woods and hand-cut stone of the Georgian-style architecture. Reflect on the good life, and then conclude... that Queen's Gate is the destination of a lifetime.



Queen's Gate: A World Within A World

takes you from the distinctive Georgian-styled arch with its security gates, past the grand European fountain and mature landscaping, and into the well-appointed lobbies. Everywhere, the attention to detail delights the eye: from the period balcony railings and specialty carpeting and tilework, to the mullioned windows and interior heritage doors. Rich crown mouldings, bleached oaks, pounded brass, and beautiful railing details are all part of the world of Queen's Gate.

The Time To Enjoy

The ambiance of life at Queen's

Gate is what you would want it to be. You'll have the time to enjoy all the attractions and activities that Richmond, and the condominium community itself, have to offer.

The private fitness and social club serves as the architectural and emotional heart of Queen's Gate. Here you can swim in the pool,



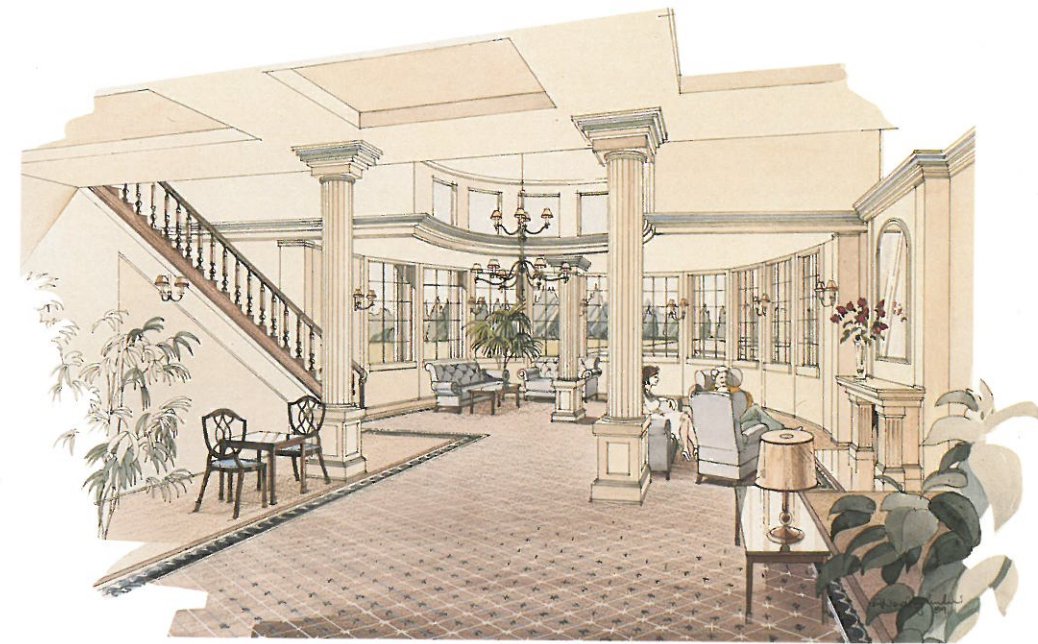
relax in the spa tub, enjoy sociable evenings with neighbours in the lounge or games

room, work out on an exercycle in the fitness room, or complete a project in the hobby shop.

Outdoors, you'll find other spaces thoughtfully planned for your leisure use. A special room accommodates bicycle storage. The landscaped central courtyard is a relaxing spot for

evening strolls. And the Richmond community itself offers countless options for a day or evening's entertainment.

It's all possible at Queen's Gate as professional maintenance frees you from



homeowner chores. A resident concierge keeps things running smoothly. And, a commitment to quality from the builder ensures that these will be homes of lasting value—*now* and for years to come.



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



Meets All Expectations

It's Your Choice

Queen's Gate consists of quality built condominium apartments ranging from 740 to 1,300+ square feet in spacious floorplans that include one bedroom, two bedrooms, and two bedroom/nook configurations.

Features

• Entry

Mirrored closet doors in entry
Elegant entry with marble flooring
Solid brass finish entry door hardware
by Almet

• Other Fine Living Features

10 floor plans to choose from
9' ceilings throughout
Thirteen foot volume ceiling in living room
or master bedroom (some plans)
36 ounce wall to wall carpeting by Victor
Two designer colour schemes
Heritage style interior doors
Weiser Corsair lever style brass finish
interior door hardware
Decora rocker light switches
Solid wood baseboards and crown
mouldings in the main living area
6' high windows
Skylights in penthouse level

• Master Bedroom

Mirrored closet doors
Spacious walk-in closet (most plans)

• Bathroom Detailing

Full ensuite with potlighting
Kohler bathroom fixtures
Cultured onyx ensuite vanity countertop



Full length vanity mirror in all baths
42" oval non-slip soaker tubs by Hytec
with integral grab bar
Double vanity sinks in all two bedroom
floor plans
Bank of drawers (most plans)
Walk-in shower in second bathrooms
Brass faucets by Kohler
European laminate cabinets by Suncrest
Ceramic towel and paper bars
Frosted shell wall sconces (most plans)

• Step Saver Kitchen

Ceramic kitchen tile backsplash
Contemporary kitchen valence lighting
Time saving cabinet features (roll-out
pot drawer, lazy susan, wine rack,
microwave shelf)
Built in wall oven and cooktop by
Jenn-Aire
Energy saving dishwasher by Jenn-Aire
Double stainless steel kitchen sinks,
vegetable spray and garburator
Bleached oak cabinets

Novilon or Dyna Flor vinyl floors
Leaded glass corner cabinet door
(some plans)
Daylight ceiling

• Energy Efficiency & Security

Natural gas fireplace with marble hearth
Central gas domestic hot water system
Pre-wiring for alarm system
Secured covered parking
Enterphone at main entry gate
Secured perimeter fencing

• Exterior Features

Large decks off the terrace level
Two elegantly appointed lobbies
Two elevators for easy access
Two mail rooms
Fountain court with unique central jets
Dramatic arched entry gate

• Options To Enhance Your Living Pleasure

Security system
Appliance package: washer/dryer,
microwave, refrigerator

• Amenities

Hobby room gymnasium with special
gym floorings
Bicycle storage room
Full recreation area with games room
and kitchen
40' lap pool and whirlpool
Two guest suites
Hobby room/workshop

• Staffing

Full time concierge
Part time activities coordinator

Come Home To Queen's Gate

Elegant Georgian styling

Nine foot ceilings

Spacious living areas

Convenient location

Concierge.



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





There are
few residences in
the Lower Mainland
where enjoying the
sun reflecting off

the spacious terraces is as inviting. Where one
can so conveniently cycle or stroll river front
paths, then return to relax around the fireplace
in the friendly lounge...or where a morning
dip in the lap pool can be complemented by a
soak in the private spa at day's end.

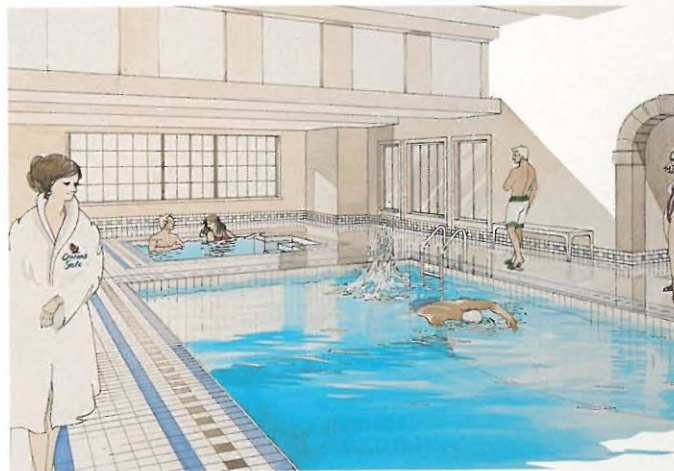
Few communities can claim the same
exacting attention to capturing the finest aspects
of town and country living. And *none* can

equal the timeless elegance of the thoughtfully
executed Georgian architecture.

This is Queen's Gate, Richmond's premier
address for active adults.

A World Apart

To visit Queen's Gate is to enter a world
of lasting impressions. A stately entrance



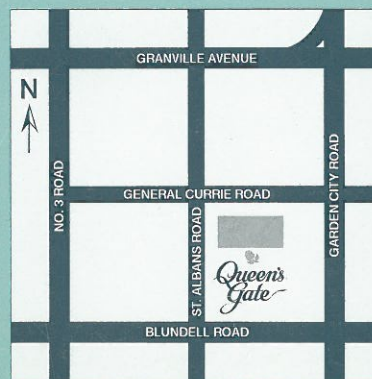
Richmond...The Destination

Few communities in Canada can rival Richmond, British Columbia for striking the perfect balance between exciting urban vitality and relaxed country charm. For Queen's Gate residents, every day becomes an adventure as the maintenance-free lifestyle really *does* leave you free to discover the delights of living in this desirable west coast community. Golf...tennis...cycling...shopping...or dining out— it's all within reach of Queen's Gate.

Five minutes to the north, the international shops and services of Richmond Centre and Lansdowne Park shopping centres provide all of life's necessities, and not just a few of its indulgences, with fine dining and cinemas close at hand.

To the south are found the traditional farmer's markets; while, a short drive away, the heritage village of Steveston captivates the senses with its antique shops, river views, and wharves of boats lined up to sell freshly-caught seafood to the passersby.

The colourful BridgePoint waterfront complex, Richmond/Steveston dike path, Riefel Bird Sanctuary, Boundary Bay beaches, ferry access to the Islands, and highway link to the United States are all closer than ever from your home at Queen's Gate.



8520 General Currie Road, Richmond
Telephone: (604) 278-6448



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