



Andaluca



Artist's impression. The entryway and stone work are not exactly as shown.

Live well, play hard, rest easy: welcome to Andaluca by Polygon, a timeless collection of one and two bedroom apartments and cityhomes in the heart of the West End.

LIVE WELL

If you're looking for a home with character as well as comfort, you'll love Andaluca. The Queen Anne style of architecture is timeless: peaked roofs, wooden gables, weathered stone and a palette of colours inspired by the West Coast landscape complement the surrounding heritage neighbourhood.

Polygon has designed these cityhomes and apartments for the way you live, with cozy gas fireplaces, deep soaker tubs and breakfast bars for your morning coffee. Spacious garden level patios and balconies are ideal for outdoor entertaining. Interiors offer classic lines and dramatic oversized windows, making rooms exceptionally bright and open. Entries and kitchens feature hardwood floors, and every home offers at least 40 square feet of 'flex' space suitable for conversion to a home office – a popular option in today's on-line business environment.

PLAY HARD

It's truly a West End way of life at Andaluca. Within a three-block radius you'll find Robson, Davie and Denman Streets, the focal points of downtown action! Enjoy the sophistication as well as the eclectic joie de vivre of the West End community. No matter where you choose to go, you're never far

from Andaluca; some of the best shops, cafés and restaurants in Vancouver are just minutes away. Enjoy a jog along the sea wall at English Bay then meet friends for dinner at Delilah's. Explore Stanley Park in the morning and play tennis in the afternoon. Window shop along Robson Street as you stroll to work in the mornings – and don't forget to pick up some fresh offerings at the nearby Robson Public Market!

REST EASY

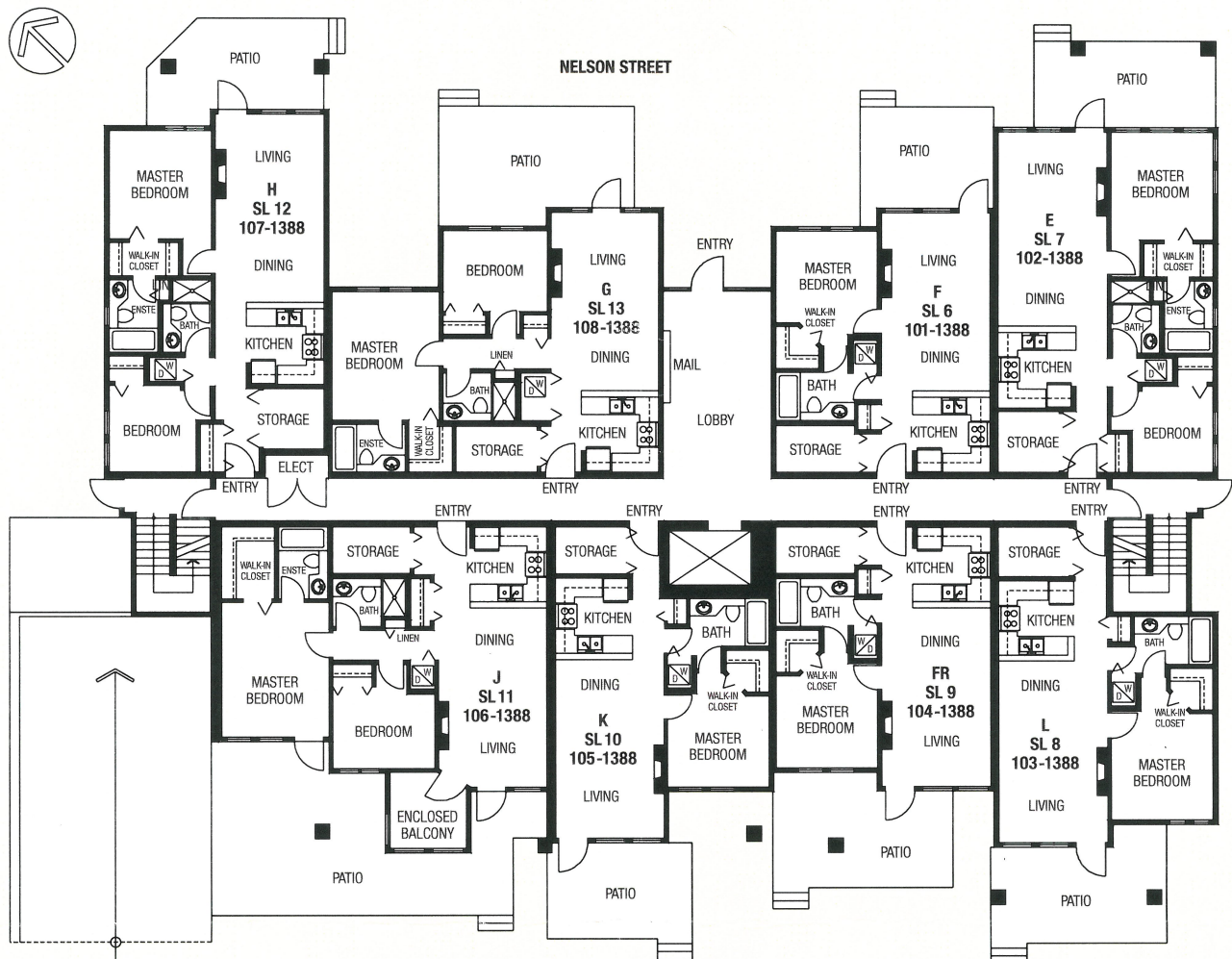
Polygon, one of B.C.'s leading home builders for over 18 years, has incorporated the latest 'Rain Screen' system into Andaluca's construction so you can rest easy. And for safety, Andaluca is equipped with the best security possible. Video cameras constantly monitor the parking garage, entrance lobby and corridors. Emergency safety buttons, which set off a siren and flashing lights, are provided in the garage, and entry is by personal entry codes or cards only.

You can also feel secure in the knowledge that Polygon stands firmly behind every home we build. With a comprehensive Customer Service program, five-year New Home Warranty and our own three-year Weather Shield Warranty, we're committed to providing quality and service that's second to none.





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*Andaluca's garden level site plan; second, third and top floors are similar.
The builder reserves the right to make modifications and changes should they be necessary.*

Andaluca offers a choice of one or two bedroom apartment homes, and two bedroom Cityhomes. All plans feature contemporary open living/dining areas as well as plenty of 'flex' space. Secure bicycle lockers and storage rooms are also available.

ONE BEDROOM HOMES (approx. 620 – 700 sq.ft.)

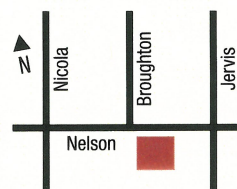
Well designed homes with large, bright master bedroom, open kitchen with breakfast bar, and spacious garden patios or balconies. Master bedroom features walk-in closet and dual-access ensuite bathroom, complete with deep soaker tub.

TWO BEDROOM HOMES (approx. 820 sq.ft.)

Open kitchens look onto spacious living/dining area, ideal for entertaining. These homes feature two large bedrooms, and two bathrooms, and many also include an enclosed balcony. The master suite enjoys ensuite bathroom with soaker tub, while the second bathroom provides a walk-in shower.

EXCLUSIVE TWO BEDROOM CITYHOMES (approx. 1,020 sq.ft.)

The three Cityhomes are on two levels with private entries. They enjoy plenty of natural light with wraparound windows in the living room, while the dining room has large doors opening onto the garden level patio (some plans). The living/dining areas and open kitchen are on the lower level, perfect for entertaining. Upstairs you'll find the master bedroom with walk-in closet and ensuite bathroom, and the second bedroom with bathroom and a walk-in shower.



Polygon Andaluca Development Ltd.



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Andaluca

A Landscape for Fine Living

A Sense of Arrival

Classic West Coast heritage design by David Hewitt
Lush landscape of laurel, ivy, azaleas, privet, birch and maple trees, including many mature trees original to the property
Karastan woven wool carpet through hallways
Dramatic suite entry doors with custom crafted wood surround

Impeccable Interiors

Maple hardwood floors throughout entry and kitchen
Custom designed two-tone Sisal carpeting through main living areas
Living room fireplace crowned by custom crafted wood mantel and framed with Italian porcelain tile surround
Nine foot ceilings throughout
Solid wood baseboards throughout
Two designer colour schemes: Olive and Driftwood
Deck or balcony with picket handrails (*most plans*)
Walk-out private patio with decorative pavers (*ground floor homes*)
Sleek brushed chrome interior door levers

The Epicurian Bath

Deep oval soaker tub by Valley (*ensuite*) and chrome pressure-balanced showerhead
Pionite countertop in suede matte finish with chrome Monticello faucets by Moen
Full width vanity mirror (*most plans*)
Italian porcelain tile floor
Classic white ceramic tile tub surround with earth-tone glass accent tiles
Polished chrome accessories

Dinner is Served

Open plan kitchen with custom designed European style cabinetry
Maple hardwood flooring
The full complement of Whirlpool appliances: 19 cubic foot auto-defrost refrigerator, self-cleaning range with hood fan, energy-efficient dishwasher
Steel Queen double sink with pull-out vegetable spray
In-sink disposal
Halogen track lighting
Maple breakfast bar with halogen pendant lighting (*most plans*)
Deep Pionite countertops with full ceramic tile backsplash

Meaningful Details

In-suite laundry with G.E. washer and dryer
Generous walk-in or walk-through closets
Flex space or enclosed balcony suitable for home office
Minimum of three television outlets & three telephone jacks
Video enterphone system (allows you to screen visitors through your TV set)
Security system built in to ground floor homes; pre-wired in all other homes
Venetian blinds on all windows; vertical blinds for sliding doors
Built-in closet shelving
Remote parkade door opener

The Substance Behind the Style

Rain-resistant design with wide overhangs and air space between exterior sheathing and exterior finishing materials to provide a moisture break
In-ground irrigation system for landscaped areas
Secured underground parkade with bright lighting, white walls, emergency buttons and surveillance camera
Locked bicycle storage in parkade
Monitored fire sprinklers in all suites and common areas
Hard-wired smoke detectors
Energy-efficient fireplace design
Double glazed thermally broken windows
Central natural gas-fired hot water system
Polygon's Three-Year Weather Shield Warranty
Five-Year B.C. New Home Warranty

You Might Add...

Secured bike storage lockers in parkade
Security system

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