

AN IMPRESSIVE ARRIVAL

- Designed by award-winning Ray Letkeman Architects Inc., Queen Mary impresses with contemporary West Coast urban architecture.
- Enjoy stunning city, water and mountain views from two distinctive buildings.
- Strong brick cladding with granite and cedar detailing create a visually striking exterior.
- Make an entrance into cozy lobbies with custom concrete fireplaces and natural stone flooring.
- Modern flat-panel stained wood entry doors featuring polished chrome hardware create an inviting arrival.
- Distinctive suite entry plaques personalize each private residence.

DISTINGUISHED INTERIORS

- Rich laminate flooring sets the tone for tasteful design throughout the main living areas.
- Unwind or entertain guests on a large deck or spacious patio with private yard for most ground floor homes.
- Nine-foot ceilings in living and dining rooms create an airy feel (most homes).
- Choose from two designer colour schemes to create a warm, welcoming atmosphere.
- Walk in comfort and style on durable plush carpeting in bedrooms.
- Horizontal blinds on all windows protect your privacy and minimize sun glare.
- Curl up with a good book in front of the contemporary living room fireplace, complete with a custom-designed mantel.
- Radiant in-floor heating keeps your home warm and comfortable.

GOURMET KITCHENS

- Warm laminate flooring throughout kitchen and breakfast nooks is stylish, durable and easy to maintain.
- Soak up the refined ambiance with custom, premium flat-panel cabinetry in charcoal stained rift-cut Oak or high-gloss white and elegantly matched polished chrome pulls.
- Light up your work area with tasteful halogen track lighting.

- Kitchen tasks are easier with special cabinet features including soft-close doors, a pantry (some homes) and a lazy susan (some homes).
- Dual roll-out recycling bin stations make it easy to sort your recyclables.
- Engineered stone countertops and a handset glass tile backsplash provide eye-catching elegance.
- Relax with a cup of coffee in the breakfast nook (some homes) or at the convenient breakfast bar (most homes).
- A sleek, stainless steel appliance package coordinates beautifully:
 - Fisher & Paykel 17 cu.ft. refrigerator with bottom mount freezer
 - Whirlpool Energy Star® dishwasher with Quiet Partner™ I sound package
 - Electric wall oven and gas cook top by Whirlpool
 - Microwave and hoodfan combination by Whirlpool
- Prepare food and clean up easily with undermount double-compartment stainless steel sink.
- Polished chrome faucet by Grohe includes space-saving vegetable pull-out spray.

BATHROOMS THAT PAMPER

- Step into style on designer-selected imported porcelain tile flooring.
- Custom, premium flat-panel cabinetry in charcoal stained rift-cut Oak or high-gloss white elegantly matches polished chrome pulls.
- Feel pampered in the ensuite bathroom with its luxurious soaker tub and/or shower with ceramic tub and shower surround, dual sinks, sleek engineered stone countertops and tasteful, imported glass mosaic accent tiles.
- Polished chrome tub and shower faucets by Grohe add a sophisticated touch.
- Look your best with a floating vanity mirror and contemporary lighting.
- Enjoy the convenience of a spacious second bathroom that features engineered stone countertops, cabinetry with polished chrome hardware and a shower or tub.
- Dual-flush toilets with soft-closing lids help conserve water.

EVERYDAY CONVENIENCE

- Full capacity stacking washer and dryer by Whirlpool.
- Well-located TV outlets and telephone jacks.
- Homes are wired for high-speed internet access.
- Key fob access to parkade and common areas.
- Ample underground visitor parking.

SAFETY AND ENERGY

- Walk safely through the secure, well-lit underground parkade with security cameras and emergency buttons for added security.
- Enterphones outside the main lobbies feature a security camera for peace of mind, as well as the option to pre-screen visitors via your TV.
- A heavy deadbolt lock and door viewer for each suite entry protects your home and family.
- Ground floor homes feature alarm systems.
- Sprinklers in all homes and common areas keep you and your property safe.
- Improve energy efficiency and minimize exposure to damaging UV rays with "low E", double glazed, thermally broken vinyl windows.
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural components (10 years)
- Polygon's "New Generation" design is constructed for outstanding durability in the West Coast climate.

OPTIONS

- In-suite wireless security system on upper floors.
- Secured storage/bicycle locker to protect your belongings.
- Additional parking stall.