



CATES LANDING
NORTH VANCOUVER

FEATURES

CATES LANDING
Townhomes

HOMES WITH CHARACTER

- Gently terraced towards the ocean and nestled next to beautiful Cates Park, moments from Deep Cove, this limited number of waterfront residences will transform this cherished location into the jewel of the North Shore.
- Envisioned by renowned architect Keith Hemphill of RHA, the West Coast modern homes will feature deep overhangs, rich cedar siding, and cultured stone accents.
- The entry drive is marked with a cultured stone monument, while custom light fixtures and signage lead the way to your home.
- Take in calming views of Burrard Inlet or stroll the new waterfront pathway through the wondrous trails of Cates Park.

WARM AND WELCOMING INTERIORS

- Choose from five designer-selected colour schemes: Light or Dark flat-panel, or White, Dark or Grey shaker.
- Airy overheight ceilings create spacious and open interiors, with up to 11-foot ceilings on main levels and nine-foot ceilings on second and lower levels.
- Engineered hardwood flooring throughout main level living areas sets the tone for tasteful design.
- Radiant in-floor heating throughout puts comfort at your feet.
- Plush carpet in bedrooms, hallways and flex spaces add warmth and coziness.
- Curl up in the living room in front of a gas fireplace with custom surround.
- Entertainment-sized deck and patio to extend your living space outside, and a gas outlet makes year round barbequing a breeze.
- Private fenced yards open onto the waterfront, creating a luxurious space for outdoor relaxation.
- Spacious rec rooms provide ample space for entertaining or relaxing.

ELEGANT AND EFFICIENT KITCHENS

- Enjoy custom-designed, stained rift cut oak flat-panel in Light or Dark, or White, Grey or Dark shaker cabinetry, matched with polished chrome hardware.
- Engineered stone countertops and marble backsplashes create an atmosphere of everyday luxury.
- Large kitchen islands become a family gathering place and feature an undermount prep sink for your convenience.
- Storage is breeze with overheight upper cabinets, pot drawers, a corner lazy susan, pantry, and pull-out spice rack.
- Soft-closing hardware for all cabinet doors and drawers.
- Shine a little light on your work area with under-cabinet lighting and contemporary recessed pot lighting.
- Cleanup is a breeze with an undermount stainless steel sink, single-lever faucet, and pull-out vegetable spray with flex line by Grohe™.
- A recycling station is built in to the kitchen of every home.
- Appliances coordinate beautifully:
 - 36" EnergyStar™ integrated refrigerator by Bosch with sliding glass shelves and water and ice maker.
 - 24" EnergyStar™ integrated dishwasher by Bosch with hidden controls.
 - 30" five-burner gas cooktop and stainless steel electric wall-oven by Bosch.
 - 30" slimline stainless steel slide-out ventilation system by Broan™.
 - EnergyStar™ stainless steel microwave and trim kit by Bosch.
 - Convenient stainless steel wine fridge.

The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Cates Landing are developed by Polygon Cates Landing Ltd.

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 **POLYGON**



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SPA-INSPIRED BATHROOMS

- Pamper yourself with imported, designer-selected large format marble tile flooring, engineered stone countertops, and polished chrome Grohe™ faucets.
- Most ensuites offer his-and-hers undermount sinks and a convenient medicine cabinet niche.
- Ensuites also feature a luxurious oversized spa-style shower with frameless shower doors, a ceiling rain shower head plus a second shower head with wand, built in toiletries niche and integrated bench seating.
- Generous vanity mirrors and recessed lighting ensure you always look your best.
- High efficiency dual-flush water closets.
- All homes have a convenient main floor powder room with limestone flooring, and vanity with undermount sink.

PEACE OF MIND

- Homes built for durability in our West Coast weather, with Polygon New Generation technology and rain screen protection.
- Hard-wired smoke detector and Carbon Monoxide monitors.
- Pedestrian pathways and common areas are well-lit.
- Comprehensive Insurance provided by Travelers Canada including two years for materials, five years for building envelope, and ten years for structural defects.

THOUGHTFUL CONVENIENCES

- Spacious laundry rooms with full capacity side-by-side washer/dryer and plenty of room for extra storage.
- Some homes feature secondary laundry closets with rough ins for a stacking washer/dryer.
- Generous storage space including walk-in closets in master bedrooms with built-in closet shelving.
- Convenient USB charger outlets provided in all dens or kitchens.
- Multimedia connections for high-speed Internet access and data network wiring.
- Central vacuum system makes cleanup a breeze.
- Two hose bibs: one in the front and one at rear.
- Spacious garages accommodate two cars side-by-side with plenty of room for storage.
- Visitor parking for friends and family.

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