



MANTYLA

WINDSOR GATE

DRAFT

FEATURES

PRESTIGE UPON ARRIVAL

- Inspired by the distinctive architectural style of Frank Lloyd Wright, Mantyla impresses with dramatic overhangs, brick and granite detailing, decorative metal screens and striking light fixtures
- An elegant water feature with waterfall edge surrounded by lush landscaping graces the entrance
- Overheight double doors open into a grand lobby featuring stylish seating areas and a custom fireplace

RESORT-STYLE LIVING

- Enjoy membership to the exclusive Nakoma Club featuring 18,000 square feet of resort-style amenities
- Stay in shape with Mantyla's private in-building amenities, including an air-conditioned fitness studio overlooking and with direct access to a landscaped terrace
- A large landscaped terrace, shared with The Lloyd tower, includes a pavilion for family-style dining, a covered BBQ area, seating, and walkways
- Relax in the luxurious social lounge with television and inviting seating areas

A SIGNATURE HOME

- A contemporary, solid-wood stained door with polished chrome hardware welcomes you home
- Interior doors feature a modern square panel design and polished chrome lever handles
- Choose from two designer-selected colour schemes to complement your furnishings and décor: Dark and White
- Sleek wood laminate flooring and overheight 8' 6" ceilings throughout the main living areas
- Walk in comfort and style on durable, plush nylon carpeting in bedrooms
- Expansive low-E windows maximize sunlight, improve energy efficiency and keep your home a comfortable temperature
- Elegant sliding or swinging patio doors open onto spacious balconies perfect for outdoor entertaining

HIGH-STYLE KITCHENS

- Dine, entertain and cook in style in an elegant, well-designed kitchen
- Contemporary flat-panel custom cabinetry with polished chrome pulls on lower cabinets
- Polished engineered-stone countertops and a full-height glass-tile backsplash

- Superior stainless steel appliances coordinate beautifully:
 - 30" wide KitchenAid 5-burner gas cooktop and self-cleaning wall oven
 - KitchenAid over-the-range microwave with a space-saving hood fan
 - Energy-efficient, touch-controlled KitchenAid dishwasher integrated seamlessly into custom cabinetry
 - A 16.8 cubic foot 36" Fisher & Paykel refrigerator with ice-maker featuring French doors and an energy efficient, single-drawer bottom-mounted freezer is integrated into cabinetry
- Preparation and cleanup are a snap with under-mounted double sinks in stainless steel and a single-lever faucet with pull-out vegetable spray
- Experience the everyday luxury of well-designed kitchen details, including soft-close cabinet hardware, sleek under-cabinet lighting and a built-in recycling bin

SPA-INSPIRED BATHROOMS

- Retreat to bathrooms and ensuites rich in spa-inspired details
- Relax in a contemporary rectangular soaker tub with polished chrome fixtures
- Step into an oversized spa-style shower with frameless shower doors, rainshower head in ensuites and some bathrooms, built-in niche and integrated bench seating
- Polished engineered-stone countertops and large-format porcelain tile on floor and wall create a sleek, elegant look
- Oversized vanity mirrors beautifully lit with recessed lighting
- Flat-panel floating cabinets feature dramatic under-cabinet lighting and polished chrome pulls
- Dual-flush toilets help to reduce water consumption

SPECIAL TOUCHES

- Laundry is effortless with a stacking or side-by-side washer and dryer in a well-lit space
- A multi USB port is conveniently located in every kitchen
- TV outlets and telephone jacks are located where you need them
- Every home is wired for today's technology and for the future with multi-port and high-speed wiring
- Welcome friends and family with convenient underground visitor parking
- A dedicated dog washing room helps to keep your pet and home clean

PEACE OF MIND

- Enjoy the added security and service provided by an on-site resident manager
- Polygon's New Generation high-rise building approach means Mantyla has enhanced durability and weather protection for the west coast climate
- Keep your home and family safe with fire sprinklers and hard-wired smoke detectors in all homes and common areas
- Exclusive key fob access to underground parking and common areas
- For added privacy, the elevator has secure lock-off control access to each floor; residents can only stop on their own floors, the ground floor and parking floors
- Underground parking features digital cameras, emergency alert buttons, and energy efficient lighting
- A wireless security system is standard for all podium level and city homes
- Each home is backed by Travelers Canada with a comprehensive 2/5/10 warranty
- After-sales care by Polygon's dedicated Customer Service team
- Safeguard your bicycles with the option of a storage locker

EXCLUSIVE PENTHOUSE FEATURES

- Fisher & Paykel fridge is complemented by an upgraded Bosch appliance package in penthouse kitchens
- Spa ensuite bathrooms feature frameless glass shower doors and a thermostatic shower diverter with wand that provides a deluxe showering experience
- Create a cozy ambiance with an electric fireplace and custom mantle surround
- Air conditioning keeps your home comfortably cool in the warmer months
- Convenient hose bib and gas BBQ outlet on patios make cookouts effortless

CITY HOMES

- Come home through a gated fence to a streetside front door with private access
- Two-level homes with 9' ceilings in main areas create an airy experience
- Enjoy the fresh air on a patio just off the kitchen equipped with BBQ outlet, hose bib, and lighting
- Offer guests the convenience of a first floor powder room
- Rest easy with a finished wireless security system

The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Mantyla are built by Polygon Mantyla Tower Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 01/12/17



POLYGON

Polygon Mantyla Tower Ltd. Polygon Windsor Gate Ltd.



BC CONDOS.NET

