

FEATURES

COLBORNE — LANE —

WELCOME HOME

- Situated in Coquitlam's picturesque Smiling Creek neighbourhood atop Burke Mountain, you'll find Polygon's newest addition to this desirable community.
- A limited collection of Arts & Crafts-inspired duplex residences featuring unique detailing such as welcoming entry porches, window bays, wood shingling and stucco details.
- Expansive windows and charming window boxes add character and fill homes with light.
- Streetscapes impress with picket fencing and individual entry gates (most homes).
- Entertain on generous decks or patios and enjoy outdoor living in your own private fenced yard.
- Secure double car garages provide a safe haven for your things and keep your vehicles protected from the elements.
- Heritage-style, custom coloured metal front entry doors with transom window welcome you home (most homes).

INSPIRED INTERIORS

- Warm laminate floors throughout the main level sets the tone for rich design throughout.
- Enjoy the convenience of a main floor powder room in every home.
- Two-panel doors enhanced with chrome lever hardware complement the interiors.
- Your choice of two designer colour schemes in Dark or Light.
- Overheight ceilings on the main floor add an elegant, airy ambience.
- Plush and durable carpeting in hallways and bedrooms puts comfort at your feet.
- Expansive Low-E windows let all the sunshine in while improving energy efficiency.
- Convenient horizontal mini blinds on windows and vertical blinds on sliding doors included.
- Enjoy a comfortable environment with electric base-board heat and individually controlled thermostats.
- Create a cozy ambience with a linear electric fireplace and custom mantel surround (some homes).

KITCHENS THAT CAPTIVATE

- Modern flat panel cabinetry in dark wood grain or high gloss white elegantly matched with contemporary chrome pulls.
- Cabinets and drawers feature soft-close hardware.
- Attractive laminate flooring is durable and easy to maintain.
- Convenient features include either a lazy susan or pantry (most homes), and a kitchen island with built-in microwave niche.
- Experience the luxury of engineered stone countertops and full-height imported marble tile backsplash.
- Sleek stainless steel appliances by KitchenAid®:
 - 36" wide 20 cubic foot Energy Star™ french door refrigerator with water dispenser and ice maker
 - 30" wide self-cleaning stainless steel five-burner gas cooktop and electric wall oven
 - 24" wide, four-button dishwasher with Whisper Quiet® Sound Insulation System
 - 30" wide slim-line range hood with two-speed fan

(continued)



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KITCHENS *(continued)*

- Double stainless steel sink with Grohe single-lever faucet and convenient pull-out vegetable spray makes for easy preparation and clean-up.
- Light up your work area with contemporary halogen track lighting.
- Two roll-out recycling bins under the kitchen sink make it easy for you to do your part for the environment.

BATHROOMS THAT PAMPER

- Enjoy the convenience of a main floor powder room with stylish porcelain tile flooring with a contemporary wall-mounted or vanity sink.
- Retreat to the master ensuite bathroom featuring a glass shower with rain shower head, luxurious soaker tub with porcelain tile surround, engineered stone counters, dual rectangular porcelain sinks, oversize floating vanity mirror and large format porcelain tile flooring.

BATHROOMS *(continued)*

- Main bathrooms feature a bathtub with ceramic tile surround, rectangular porcelain sink, ceramic tile flooring, engineered stone countertops and vanity lighting.
- All bathrooms feature faucets by Grohe, custom wood flat panel cabinetry matched with decorative chrome pulls, and dual-flush water closets.

MAKING LIFE SIMPLE

- Built-in closet shelving for added convenience.
- Cable outlets in living room, bedrooms and flex rooms ensure you're always connected.
- Telephone jacks in living room and master bedroom.
- All homes have multi-media internet connections for high speed access in convenient locations.
- Two hose bibs: one in the front and one in rear yard.
- Laundry closets with rough-in for side-by-side washer and dryer (most homes).

SAFE AND SOUND

- Hard-wired smoke detectors.
- Secure deadbolt hardware on front entry door.
- Recessed lighting at all front entries.
- Polygon New Generation Rainscreen construction for our west coast climate.
- Mail kiosk with metal gates.
- Comprehensive Insurance provided by Travelers Canada including two years for materials, five years for building envelope, and ten years for structural defects.

CUSTOM CHOICES

- Washer and dryer.
- Microwave with trim kit.

