

# FEATURES

## URBAN ARRIVAL

- Discover prestigious park-side living at The Laureates in Vancouver's most desirable neighbourhood, across from Pacific Spirit Park and adjacent to Michael Smith Park.
- The Laureates features striking West Coast contemporary architecture with dramatic landscaping and an impressive water feature.
- Make an entrance into the sleek and contemporary lobby, featuring marble flooring, wood paneling and glass doors overlooking a tranquil fountain.
- Enter your home beneath a sculpted glass canopy porte-cochère, inspired by the five-star hotels of Europe.
- Relax with a book in the sun and enjoy some fresh air in a courtyard with seating.

## MODERN INTERIORS

- Come home to your suite through a contemporary Rift-Cut White Oak door that features polished chrome hardware and a custom entry plaque.
- Nine-foot ceilings in the main living areas create an airy, spacious feeling.
- Keep comfortably cool in the warmer months with a fully air-conditioned home.
- Impress guests with your view of the Strait of Georgia (many homes).
- Maximize sunlight and dramatic views while improving energy efficiency with expansive Low-E glazed windows, featuring low sills in all rooms.
- Walk in style and comfort on premium engineered wood flooring throughout living spaces, and luxurious wool carpeting in bedrooms.
- Choose from three professionally selected designer colour schemes: White, Light and Dark.
- Store your clothes easily in a spacious walk-in or walk-through master bedroom closet with built-in shelving for additional storage.
- Recessed lighting throughout the kitchen and entry area illuminates your home beautifully.
- Entertain friends or unwind with a glass of wine on a generous private deck.

## GOURMET KITCHENS

- Enjoy stylish, superior-quality stainless steel EnergyStar appliances:
  - Five-burner Bosch gas cooktop
  - Bosch electric wall oven located in a cabinet tower with built-in Panasonic microwave or in the base cabinet below cooktop
  - Bosch counter-depth refrigerator with integrated cabinet panel
  - Bosch dishwasher fully integrated into the beautiful cabinetry
- Intelligence is in the details. Every kitchen at The Laureates features soft-touch close cabinetry and drawers, as well as dual roll-out recycling bin stations.
- Create a refined ambiance with contemporary, custom-designed natural wood cabinets in White, Grey Rift-Cut Oak or Dark Rift-Cut Oak, fitted with polished chrome pulls on lower cabinets.
- Bask in modern elegance with full-depth engineered stone countertops featuring a modern waterfall edge, complemented by a marble tile backsplash.
- Prepare food and clean up easily with a Kindred square-profile double stainless steel sink with base protection grate (most homes).
- European style single-lever faucet in polished chrome with integral pull-out spray handle by Grohe.

## SPA-INSPIRED BATHROOMS

- Step into an oasis in the master ensuite bathroom, featuring imported 12" x 24" marble floor tiles.
- Floating cabinets in White, Grey Rift-Cut Oak or Dark Rift-Cut Oak set the backdrop for an elegant retreat.
- Custom-designed vanity with imported solid marble countertops and matching stone backsplash.
- Square, under-mounted washbasins and extra accent lighting under the vanity add a touch of sophistication to ensuite washrooms.

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## BATHROOMS (CONT.)

- Polished chrome Grohe widespread faucets make a nice designer touch.
- Conserve water discreetly with sleek-profile, dual flush water closets by Toto.
- Pamper yourself with a European-style thermostatic shower system, including a rainshower head and hand-held wand for your convenience, accented by polished chrome shower controls.
- Soak your cares away in the ensuite tub with beautiful tile surround.

## THOUGHTFUL CONVENIENCES

- Horizontal blinds on all windows provide additional privacy.
- The Laureates is wired for technology with multiple pre-wired connections for high-speed cable and ADSL, minimum CAT 5e wiring throughout and cable television outlets in bedrooms and living rooms.
- A stacking washer/dryer makes laundry easy and convenient.
- Stay in shape with The Laureates' in-building fitness studio.

## PEACE OF MIND

- Enjoy the added service and security provided by a full time resident manager.
- Security proximity readers protect The Laureates' main entry points, parkade entries, lobbies and other key locations.
- Your home is pre-wired for security, enabling a wide range of wireless security systems.

- Elevator lock-off restricts floor access to residents only and protects your privacy.
- For additional security, all stairwells are locked except for code-required crossover levels.
- Digital recording cameras in parkade and lobby deter unwanted activity.
- Walk safely through underground parking with bright lighting and emergency alert buttons.
- Heavy-duty integral locking system with reinforced door frames, lighting and door viewers at each suite entry.
- Hard-wired smoke detectors and monitored fire sprinklers in all homes and common areas.
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
  - Materials and labour (2 years)
  - Building envelope (5 years)
  - Structural defects (10 years)
- Superior reinforced concrete and steel construction provides outstanding durability for our West Coast climate.
- Dedicated after-sales service by Polygon's renowned Customer Service team.

## OPTIONS

- Storage lockers to stow your belongings.
- Bike lockers make exploring the neighbourhood easy.
- Extra parking stall (limited quantity).

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

