



THE RESIDENCES

— AT NOBEL PARK —

FEATURES

NATURE-INSPIRED SOPHISTICATION

- Discover The Residences at Nobel Park at UBC's award-winning Wesbrook Village. Perched next to a treed greenway and beautiful Nobel Park, this community includes a concrete tower and a low-rise building, along with a collection of spacious family townhomes
- Live in a milieu of higher learning, steps from the natural beauty of Pacific Spirit Regional Park and five other urban neighbourhood parks
- Enjoy easy access to UBC's beautiful greenway network and multitude of exceptional amenities including the Chan Centre for the Performing Arts, the new UBC Aquatic Centre, the Museum of Anthropology, the Beaty Biodiversity Museum and much more
- Lush landscaping and a dramatic water feature create an impressive entry
- Step into the over-height lobby featuring natural wood and stone elements
- A private courtyard with seating is a perfect place to relax with a book and enjoy some fresh air and sunshine

MODERN INTERIORS

- Come home to a distinguished suite entry featuring a contemporary rift-cut white oak door with polished chrome hardware and a custom entry plaque
- Most homes feature 9' over-height smooth-finish ceilings in main living areas
- Walk in style and comfort on premium engineered wood flooring throughout main living spaces and luxurious wool carpeting in bedrooms
- Choose from three professionally selected designer colour schemes to coordinate with your furnishings and décor: Earth, Sunset and Snow
- Stay organized with a spacious walk-in or walk-through master bedroom closet
- Keep comfortably cool in the warmer months with air conditioned interiors
- Sleek recessed lighting beautifully illuminates the kitchen and entry area
- Expansive, low-E glazed windows improve energy efficiency while providing light-filled interiors and lovely views of the surrounding greenery
- Entertain friends or unwind on a generous private deck

GOURMET KITCHENS

- Smart, contemporary kitchens inspire culinary adventures and gourmet gatherings
- Custom natural wood or high-gloss white cabinetry with polished chrome pulls and soft-closing hardware provides ample, elegant storage
- Sleek engineered stone countertops featuring a modern waterfall edge are complemented by a full-height marble tile backsplash
- Enjoy stylish, superior-quality stainless steel appliances:
 - Five-burner cooktop
 - Electric wall-oven located in a cabinet tower with built-in microwave or in the base cabinet below cooktop
 - Counter-depth refrigerator with integrated cabinet panel
 - Dishwasher fully integrated into the beautiful cabinetry
- Intelligent details throughout include soft-closing cabinetry and drawers, a USB electrical outlet and a dual roll-out recycling bin station
- Food preparation and clean-up are a breeze with a square-profile double stainless steel undermount sink and a 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, beautifully designed with imported marble floor tiles, floating cabinets and feature walls
- Pamper yourself with a European-style thermostatic shower system featuring a ceiling rain shower head, a second shower head with a handheld wand, a built-in niche for toiletries and integrated bench seating
- Custom details include a modern vanity with extra accent lighting, square undermount washbasins, and imported engineered stone countertops with matching stone backsplash
- A convenient cabinet behind a backlit mirror keeps your favourite fragrance within easy reach
- Polished chrome widespread faucets add a designer touch
- Conserve water with sleek-profile, dual-flush water closets

THOUGHTFUL CONVENIENCES

- Roller shades on all windows provide additional privacy
- All homes are 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
- An in-suite washer/dryer makes laundry effortlessly convenient
- Stay in shape at the fitness studio or socialize with friends in the inviting lounge, two great on-site amenities at The Residences at Nobel Park

PEACE OF MIND

- Enjoy the added service and security provided by a full-time resident manager
- Security proximity readers protect The Residences at Nobel Park's main entry points, parkade entries, lobbies and other key locations
- Tower elevators restrict floor access to residents only
- A security system is included in all ground-level homes
- Digital recording cameras in parkade and lobbies
- Underground parkade equipped with emergency alert buttons
- Each suite entry includes a door viewer and heavy-duty integral locking system with reinforced doorframe
- 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

