



FEATURES

DRAFT

SOPHISTICATED ARRIVAL

- Designed by award-winning RLA Architects Inc., Berkeley House is an exquisite collection of apartment homes in Richmond's desirable Alexandra Gardens neighbourhood, within walking distance of hundreds of restaurants, shops and services
- Inspired by contemporary West Coast architecture, Berkeley House's distinctive features include bold brick facades, overheight windows in select locations and a signature two-storey clubhouse
- Hotel-style lobbies impress with wood panelled walls, custom ambient lighting, imported stone flooring, and inviting seating areas where residents can relax and socialize
- Enjoy the central courtyard with lush landscaping, a plaza with catenary lighting, an open lawn seating area and a children's playground
- Indulge in the comforts and convenience of the Berkeley Club, a 5,000-square-foot clubhouse with a suite of resort-inspired amenities for the whole family to enjoy

INSPIRED INTERIORS

- A flat-panel stained wood entry door with polished chrome lever handle welcomes you home
- Stay comfortable all year-round with a heat-pump air conditioning system to warm and cool your home
- Overheight nine-foot ceilings in main living spaces create an airy, elegant ambience; some top-floor homes feature even higher ceilings in select areas
- Rich wood-style laminate flooring throughout main living areas is sophisticated and easy to care for
- Plush carpeting in bedrooms puts warmth and comfort at your feet
- Modern panelled interior doors are accented by polished chrome levers
- Choose from three carefully selected designer colour schemes to suit your furnishings and decor: Vanilla, Latte and Mocha
- Enjoy outdoor living on a generous sundeck or spacious ground-floor patio
- Low-E window glazing reduces UV-light damage and improves energy efficiency
- Contemporary horizontal mini-blinds on all windows and vertical blinds on swing doors

IMPRESSIVE KITCHENS

- Well-designed kitchens full of smart details inspire culinary creativity and casual entertaining
- Extra-tall flat-panel custom cabinetry is complemented by sleek polished chrome pulls and under-cabinet lighting
- Engineered stone countertops are chic and durable, and include extended overhangs for breakfasts and coffee breaks
- Enjoy the extra space and storage provided by a kitchen island (most homes)
- Stunning full-height marble mosaic backsplash beautifully accents the cabinets and countertops
- Contemporary brand-name appliances include:
 - 30"-wide gas cooktop and electric wall oven
 - 24"-wide dishwasher integrated into custom cabinetry
 - 30" refrigerator integrated into custom cabinetry
 - 24" front-load washer and dryer
 - Microwave with trim kit is elegantly integrated into cabinetry
 - Dual-speed slim-style ventilation hood fan
- Sleek stainless steel undermount sink with single-lever chrome faucet and convenient pullout vegetable spray
- Special cabinet features include a Lazy Susan (most homes) and soft-close hardware on doors and drawers
- Beautifully illuminate your work area with contemporary pot lighting over the kitchen island (most homes)
- A dual rollout recycling bin station makes it easy to care for the environment

The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Berkeley House are built by Polygon Berkeley House 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. 06/21/18





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BRILLIANT BATHROOMS

- Retreat to the master ensuite, rich in design and detail with a contemporary floating vanity mirror with medicine cabinet, under-cabinet lighting, and a modern soaker tub or spa shower with frameless glass door, rain shower head and bench seating
- Flat-panel cabinetry with polished chrome pulls expertly coordinates with the marble-inspired porcelain tile flooring
- Designer-selected engineered stone countertops and dual porcelain undermount sinks (most homes) bring together style and convenience
- Second bathrooms feature soaker tubs (most homes, where applicable) and engineered stone countertops with coordinating backsplash and rectangular undermount sinks
- Conserve water with high-efficiency dual-flush water closets

CLUBHOUSE AMENITIES

- Enjoy exclusive access to 5,000 square feet of resort-style amenities at the Berkeley Club
- Socialize in the grand lounge, which features a stylish seating area, a billiards table and beautiful collaborative workspaces
- Relax or entertain on the outdoor patio area overlooking the central courtyard
- Work out in the spacious fitness studio equipped with free weights and cardio machines, or recharge in the dedicated yoga zone
- Tranquil music practice lounge doubles as a relaxing reading room
- Temperature-controlled environment for your comfort
- Well-appointed washrooms

PEACE OF MIND

- Keep your home and family safe with a carbon monoxide monitor, hard-wired smoke detectors and fire sprinklers in all homes and common areas
- Suite entry doors feature heavy deadbolt locks and door viewers; a security system is standard on ground-floor homes
- Digital recording cameras in the main lobbies and above the entry phones offer additional assurance
- On-site resident manager provides added service and security
- Secure, well-lit parkade for residents and visitors
- Convenient key fob access to building, parkade and common areas
- Each home is built with Polygon's New Generation Design and Construction for outstanding durability in the West Coast climate
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural components (10 years)
- Renowned after-sales care by Polygon's dedicated customer service team

THOUGHTFUL TOUCHES

- Homes are pre-wired for cable and internet for easy connections
- Convenient 24" in-suite stacking or side-by-side washer and dryer (floorplan-specific)
- Dog washing station makes cleanup easy after a day of outdoor fun with your pet
- Electronic parcel concierge system for deliveries
- Bike storage area
- Outdoor children's play area
- Level two electrical outlets provided at all residential parking stalls

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