CURRENTS

- AT WATER'S EDGE -

– FEATURES –

AN IMPRESSIVE ARRIVAL

- Meticulously designed by acclaimed GBL Architects, the waterfront concrete homes at Currents at Water's Edge feature a modern West Coast design with distinctive elements including copper panels, light-coloured brick and concrete, silver aluminum window walls, and a timber and steel entryway trellis – all inspired by the natural setting and marine heritage of this remarkable riverside community
- Street fronting homes boast articulated entry features with metal and brick detailing
- Step through an impressive modern entry door into a lobby beautifully finished with elements of natural stone, sustainable wood and copper accents that reflect Currents' coastal aesthetic
- Distinctive suite entry plaques identify each private residence

DISTINGUISHED INTERIORS

- Rich wood-style laminate flooring in dining and living areas sets the tone for the refined design throughout
- Nine-foot overheight ceilings in main living areas create an airy, expansive ambiance that complements the open floorplans
- Plush CRI Green Label carpeting puts durable comfort at your feet
- Two designer colour schemes to choose from: Terra and Cielo
- Vertical blinds on sliding doors, and horizontal blinds on all windows for added privacy
- Windows feature low-E glazing to maximize energy efficiency
- Enjoy outdoor living on a generous deck or patio. Select water-facing homes feature expansive dual sliding patio doors that seamlessly blend indoor and outdoor living spaces and provide stunning views of the Fraser River

GOURMET KITCHENS

- Contemporary square-edge custom cabinetry elegantly accented by polished chrome pulls and soft-close hardware
- Premium engineered stone countertops and stone tile backsplash add a luxurious look and feel
- Special cabinet features include a pantry and Lazy Susan to keep everything organized (some homes)
- Light up your work area with contemporary pot lights and under-cabinet lighting
- A roll-out recycling bin station keeps recyclables organized and tidy
- Premium stainless steel appliances:
  - 24" dishwasher seamlessly integrated into custom cabinetry
  - 36" bottom-mount refrigerator integrated into custom cabinetry (24" for one-bedroom homes)
  - 30" electric self-cleaning wall oven with a gas cooktop
  - Microwave with trim kit
  - Sleek slide-out hood fan
- Double undermount stainless steel sinks for easy food prep and clean up (most homes)
- Polished chrome faucet by Grohe with convenient pull-out vegetable spray
- Built-in USB electrical outlet

THOUGHTFUL TOUCHES

- Conveniently located TV outlets and telephone jacks in main living spaces and master bedroom
- All media wired to a centrally located hub for all your highspeed cable needs
- Gated underground resident and visitor parking
- Stacking washer and dryer

The developer reserves the right to make modifications or substitutions should they be necessary.
Any measurements provided are approximate only. The quality residences at Currents at Water's Edge are built by Polygon Currents Homes Ltd. 07/22/17

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SPA-INSPIRED BATHROOMS

- Relax and refresh in the well-appointed ensuite bathroom featuring engineered stone countertop, an oversized spa-style shower with glass door, rain shower head with wand, and integrated bench seating
- Floating cabinetry with soft-close polished chrome hardware and under-cabinet lighting
- Designer-selected imported porcelain tile flooring
- Polished chrome faucets for bathtub and shower
- Vanity mirror with contemporary lighting and a convenient medicine cabinet

PEACE OF MIND

- Well-lit underground parkade with security cameras and emergency buttons
- Enterphones outside main lobby for security; key fob access to parkade and common areas
- Heavy deadbolt lock and door viewer for each suite entry
- Ground floor homes include pre-installed alarm systems
- Hard-wired smoked detectors and sprinklers in all homes and common areas
- Enjoy the added service provided by an onsite resident manager
- After-sales care provided by Polygon's dedicated Customer Service team
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, including coverage for:
  - Materials and labour (two years)
  - Building envelope (five years)
  - Structural components (ten years)

CURRENTS AND THE ENVIRONMENT

- Currents has undertaken initiatives of the LEED Rating GOLD standard by utilizing the following sustainable materials and building practices:
  - All paints are water based, low VOC, and contain at least 20% recycled content
  - Appliances are ENERGY STAR rated where applicable
  - Low E, double glazed, thermally broken windows
  - Hydronic (water-based) baseboard heating system
  - Gypsum Wall Board contains 15% recycled content
  - CRI Green Label carpets
  - Laminate flooring underlay is CRI Green Label +Plus certified
  - Built-in roll-out recycling bin station in every home for organizing recyclables
  - Hot water and heat supplied by a local District Energy Utility
  - Dual-flush water closets to conserve water

OPTIONAL EXTRA

- Storage lockers for outdoor gear (some homes)

SPECIAL AMENITIES

- Residents-only fitness studio
- Central courtyard with children's play area, seating area and garden plots
- Roof top terrace with beautiful river view
- Bike storage
- Meeting room with kitchen and outdoor space

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