

FEATURES



EAST RIDGE

COOPER MEADOWS

YOUR HOME

- Nestled within Polygon's Cooper Meadows masterplanned community in the heart of Abbotsford, East Ridge is a thoughtfully curated collection of spacious three and four bedroom townhomes, artfully crafted with growing families in mind
- Surrounded by parks and walking trails, this is a place where families can grow and flourish – close to nature, top schools, and everyday urban conveniences
- Modern farmhouse-inspired architecture makes a statement with pitched roofs, decorative shutters, a refined mix of shingle and lap siding, and stone detail (select homes)
- Distinctive brick entry monuments greet you as you enter the community

- Custom entry plaques, with lighting and a doorbell, welcome you home
- Entertain on private decks or patios and enjoy outdoor living in your own fully fenced yard (most homes)

INSPIRED INTERIORS

- Enjoy the elegant, airy ambience of overheight ceilings on the main floor and in the primary bedroom
- Warm wood-inspired laminate flooring throughout the main and lower levels sets the tone for rich design throughout
- Contemporary wood interior doors are complemented by matte black hardware
- Two thoughtfully curated designer colour schemes: Light and Dark

- Maintain an ideal interior environment in any season with a heat pump system, with easily adjustable heating and cooling
- Plush and durable carpeting in bedrooms, stairways and closets puts comfort at your feet
- Expansive low-E windows let all the sunshine in while improving energy efficiency
- Convenient roller blinds on windows, and on patio and balcony doors

GOURMET FAMILY KITCHENS

- Modern, two-toned cabinetry with matte black pulls on lower cabinets
- Cabinets and drawers feature soft-close hardware
- Distinctive engineered stone countertops and full-height ceramic tile backsplash

- Expansive kitchen island with built-in storage is ideal for casual dining, food prep, and entertaining
- Sleek stainless steel appliances coordinate beautifully:
 - 32"-wide refrigerator
 - 30"-wide glass-top electric cooktop with oven
 - 24" dishwasher
 - 30"-wide variable-speed range hood fan
- Undermount stainless steel sink with single-lever matte black faucet and convenient pullout vegetable spray makes for easy preparation and cleanup
- Light up your work area with contemporary pot lights and under-cabinet lighting
- Rollout recycling bins under the kitchen sink make it easy to do your part 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 East Ridge are built by Polygon East Ridge Homes Ltd. and Cooper Meadows Developments Ltd. 09/03/25

 **POLYGON**
POLYGON EAST RIDGE HOMES LTD.
COOPER MEADOWS DEVELOPMENTS LTD.

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SPA-INSPIRED BATHROOMS

- Enjoy the convenience of a main floor powder room, with stylish porcelain tile flooring and a floating cabinet (most homes)
- Relax and rejuvenate in your serene primary ensuite, which features a spa-inspired shower, integrated bench seating and rain shower head with wand
- Secondary bathrooms feature a bathtub with porcelain tile surround, a porcelain sink, engineered stone countertops and sleek pot lights
- All bathrooms feature porcelain tile flooring, dual-flush toilets and custom flat-panel cabinetry with decorative matte black pulls

PEACE OF MIND

- All homes are wired for technology, with pre-wired connections for high-speed internet
- Exterior doors feature deadbolt locks

- Keep your home and family safe with hard-wired smoke detectors and carbon monoxide monitors in all homes
- As a Polygon TELUS Residential Smart Community, the homes at East Ridge come with a series of advanced technological features for enhanced livability and elevated security, including keyless entry, smart home automation and more; plus, enjoy a three-year TELUS SmartHome security monitoring package (ask sales staff for details)
- 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)
- Dedicated after-sales care by Polygon's renowned Customer Service team

THOUGHTFUL CONVENIENCES

- A rough-in to wall-mount your TV in the living space
- Two hose bibs: one in the front and one at the rear
- Laundry closets built to accommodate a side-by-side or stacking washer and dryer (floorplan-specific)
- Overheight, side-by-side, two-car garages come equipped with a rough-in for a Level 2 outlet and plenty of room to store bikes, tools or weekend adventure gear
- Some homes feature extra large garages with even more space to store life's accessories

WELCOME TO THE COOPER CLUB

- Enjoy resort-style amenities at The Cooper Club, a spectacular 10,000 square foot residents-only clubhouse in the heart of the community

- Make a splash in the outdoor pool, relax in the hot tub or gather with friends and family in the outdoor lounge featuring a cozy firepit
- Stunning fireside lounge is the perfect place to socialize, play board games or curl up with your favourite book
- Focus on your health in the well-equipped fitness studio
- Reserve the multi-purpose room for your events – craft nights, birthday parties, club meetings, and more
- Convenient indoor dog wash station
- On-site resident manager to help maintain the community

OPTIONS TO SUIT YOUR NEEDS

- Microwave with designer trim kit
- Stacking or side-by-side washer and dryer (floorplan-specific)

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