

101

2 BEDROOM, 2 BATHROOM
APPROX. 810 SQ.FT.



The builder reserves the right to make modifications and changes should they be necessary. The quality homes at Sitka are built by Polygon Sitka Homes Ltd.



FEATURES

WEST COAST ELEGANCE

- Homes in a contemporary West Coast tower designed by award-winning IBI/HB Architects
- Sitka features a dramatic cantilevered roof with wooden soffits enhanced by the surrounding landscape of cedar and fir trees
- Signature architectural details of the tower include natural wood detailing, stone-cladding on lower levels, and a reinforced concrete structure with metal and glass spandrel panels
- An entry canopy dressed in wood and sleek metal creates an impressive arrival space
- Enjoy a fashionable and contemporary lobby with frameless glass entry doors, marble flooring, wood paneling, and a cozy seating area with a custom double sided fireplace
- Beautifully manicured landscaping includes a bridged walkway over a welcoming water feature, a decorative granite perimeter wall and attractive hedging
- A semi-private courtyard area with bench seating is the perfect spot to read in the sun or enjoy the outdoors
- Original art by a renowned local First Nations artist showcased in the Sitka lobby

SOPHISTICATED INTERIORS

- Airy 8' 6" ceilings create a spacious feel in the residences' main living areas
- Enter your home through contemporary rift-cut Oak entry doors that feature polished chrome hardware and a custom entry plaque
- Low-E glazed windows of expansive glass with low sills maximize the sunlight in all rooms and capture scenic views of the campus and its natural surroundings
- Premium hardwood flooring throughout living spaces and luxurious 100% wool carpeting in bedrooms provide both beauty and warmth under your feet
- Choose from two designer colour schemes - Shadow and Daybreak - to reflect your own unique style
- A spacious walk-in closet is included in most master bedrooms, complete with convenient built-in shelving to help organize everything
- Create the perfect ambience in the kitchen and entry areas with soft, recessed lighting

GOURMET KITCHENS THAT INSPIRE

- Custom-designed natural wood cabinetry in quarter Teak or charcoal rift-cut White Oak is elegantly matched with polished chrome pulls on the lower cabinets
- Run your fingertips along the smooth, stylish full-depth caesarstone countertops with its dramatic waterfall edge
- A tile backsplash of marble mosaic and custom, under-cabinet halogen lighting add even more drama to the room's surfaces and cabinetry
- All Sitka kitchens are outfitted with superior, modern appliances:
 - Four-burner natural gas cook tops by Bosch
 - Bosch electric wall ovens are located in a cabinet tower along with a built-in Panasonic microwave, or in a lower cabinet below the gas cook top
 - 30" wide Liebherr counter depth refrigerators are seamlessly integrated into the custom cabinetry
 - Fully integrated Bosch dishwashers
 - Homes feature a contemporary Broan Elite Slimline hood fan or the Over The Range Bosch microwave/hood fan, depending on the kitchen configuration
- Double stainless steel sinks
- European-style goose neck single-lever faucets with integral pull-out spray handle by Grohe
- Soft-touch close cabinets, cookware drawers and other specialized storage solutions
- Protect and display your favourite vintages in a custom-designed wine tower at the end of your full-height pantry (most homes)
- Dual roll-out recycling bins in every home

LUXURY BATHROOMS

- Retreat into a master bathroom ensuite designed as the home's sanctuary, complete with custom vanities, solid countertops of imported marble, undermounted wash basins, and boutique hotel-inspired electric towel warmer
- Ensuites also feature a spacious walk-in shower or a soaker tub and shower combination, heated marble flooring, chrome Grohe faucets, and under-vanity lighting
- Floating solid wood cabinets in quarter Teak or charcoal rift-cut White Oak
- Sleek-profile, dual flush water closets by Toto
- Polished chrome shower controls, and European-style wand shower heads that are fully adjustable



THOUGHTFUL CONVENIENCES

- Full-size LG front-loading stacking washer and dryer
- Attractive vertical blinds create a sense of privacy
- Multiple pre-wired connections for high-speed cable and ADSL; cable television outlets in bedrooms and living rooms; and CAT 5e wiring throughout all homes

PEACE OF MIND

- Sitka will offer a full-time resident manager
- Security proximity readers protect Sitka's main entry points, parkade entries, lobbies and other key locations
- Digital recording cameras in parkade and lobby
- Security system complete for all ground floor homes and rough-in for wireless security provided on all other floors.
- Elevator lock-off restricts floor access to residents only. All stairwells are locked except for code-required crossover levels
- Underground parking features bright lighting, digital cameras and emergency alert buttons
- Homes feature heavy-duty integral locking systems with reinforced door frames, lighting, and door viewers at each suite entry
- Monitored fire sprinklers and hard-wired smoke detectors in all homes and common areas
- Comprehensive warranty protection by Travellers Guarantee 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 designed for the West Coast climate
- Dedicated after-sales service by Polygon's renowned Customer Service team

SPECIAL PENTHOUSE FEATURES

- Ensure your cherished Pinot Grigio or Viognier is cooled to the ideal temperature in your own elegant wine chiller
- Gas BBQ hook ups are available on your expansive terrace to grill summer dinners to perfection
- Keep comfortably cool in the warmer months with a fully air-conditioned home
- 36" wide Jenn-Air counter depth refrigerator

CUSTOM CHOICES

- Upgrade to a Bosch stacking washer and dryer combination
- Secure storage lockers with key fob access only
- 19" flat screen TV built into kitchen pantry
- Wireless security system