

FEATURES



URBAN ARRIVAL

- Discover prestigious park-side living at The Laureates in Vancouver's most desirable neighbourhood, across from Pacific Spirit Park and adjacent to Michael Smith Park.
- The Laureates features striking West Coast contemporary architecture with dramatic landscaping and an impressive water feature.
- Make an entrance into the sleek and contemporary lobby, featuring marble flooring, wood paneling and glass doors overlooking a tranquil fountain.
- Enter your home beneath a sculpted glass canopy portecochère, inspired by the five-star hotels of Europe.
- Relax with a book in the sun and enjoy some fresh air in a courtyard with seating.

MODERN INTERIORS

- Come home to your suite through a contemporary Rift-Cut White Oak door that features polished chrome hardware and a custom entry plaque.
- Nine-foot ceilings in the main living areas create an airy, spacious feeling.
- Keep comfortably cool in the warmer months with a fully air-conditioned home.
- Impress guests with your view of the Strait of Georgia (many homes).
- Maximize sunlight and dramatic views while improving energy efficiency with expansive Low-E glazed windows, featuring low sills in all rooms.
- Walk in style and comfort on premium engineered wood flooring throughout living spaces, and luxurious wool carpeting in bedrooms.
- Choose from three professionally selected designer colour schemes: White, Light and Dark.
- Store your clothes easily in a spacious walk-in or walkthrough master bedroom closet with built-in shelving for additional storage.
- Recessed lighting throughout the kitchen and entry area illuminates your home beautifully.
- Entertain friends or unwind with a glass of wine on a generous private deck.

GOURMET KITCHENS

- Enjoy stylish, superior-quality stainless steel EnergyStar appliances:
 - Five-burner Bosch gas cooktop
 - Bosch electric wall oven located in a cabinet tower with built-in Panasonic microwave or in the base cabinet below cooktop
 - Bosch counter-depth refrigerator with integrated cabinet panel
 - Bosch dishwasher fully integrated into the beautiful cabinetry
- Intelligence is in the details. Every kitchen at The Laureates features soft-touch close cabinetry and drawers, as well as dual roll-out recycling bin stations.
- Create a refined ambiance with contemporary, custom designed natural wood cabinets in White, Grey Rift-Cut Oak or Dark Rift-Cut Oak, fitted with polished chrome pulls on lower cabinets.
- Bask in modern elegance with full-depth engineered stone countertops featuring a modern waterfall edge, complemented by a marble tile backsplash.
- Prepare food and clean up easily with a Kindred square-profile double stainless steel sink with base protection grate (most homes).
- 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, featuring imported 12" x 24" marble floor tiles.
- Floating cabinets in White, Grey Rift-Cut Oak or Dark Rift-Cut Oak set the backdrop for an elegant retreat.
- Custom-designed vanity with imported solid marble countertops and matching stone backsplash.
- Square, under-mounted washbasins and extra accent lighting under the vanity add a touch of sophistication to ensuite washrooms.

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BATHROOMS (CONT.)

- Polished chrome Grohe widespread faucets make a nice designer touch.
- Conserve water discreetly with sleek-profile, dual flush water closets by Toto.
- Pamper yourself with a European-style thermostatic shower system, including a rainshower head and handheld wand for your convenience, accented by polished chrome shower controls.
- Soak your cares away in the ensuite tub with beautiful tile surround.

THOUGHTFUL CONVENIENCES

- Horizontal blinds on all windows provide additional privacy.
- The Laureates is 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.
- A stacking washer/dryer makes laundry easy and convenient.
- Stay in shape with The Laureates' in-building fitness studio.

PEACE OF MIND

- Enjoy the added service and security provided by a full time resident manager.
- Security proximity readers protect The Laureates' main entry points, parkade entries, lobbies and other key locations.
- Your home is pre-wired for security, enabling a wide range of wireless security systems.

- Elevator lock-off restricts floor access to residents only and protects your privacy.
- For additional security, all stairwells are locked except for code-required crossover levels.
- Digital recording cameras in parkade and lobby deter unwanted activity.
- Walk safely through underground parking with bright lighting and emergency alert buttons.
- Heavy-duty integral locking system with reinforced door frames, lighting and door viewers at each suite entry.
- 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.

OPTIONS

- Storage lockers to stow your belongings.
- Bike lockers make exploring the neighbourhood easy.
- Extra parking stall (limited quantity).