



CATES LANDING
NORTH VANCOUVER

FEATURES

CATES LANDING
Apartments

HOMES WITH CHARACTER

- Gently terraced towards the ocean and nestled next to beautiful Cates Park, moments from Deep Cove, this limited number of waterfront residences will transform this cherished location into the jewel of the North Shore.
- Envisioned by renowned architect Keith Hemphill of RHA, the West Coast modern homes will feature deep overhangs, hardie board siding, and cultured stone accents.
- The entry drive is marked with a cultured stone monument, while custom light fixtures and signage lead the way to your home.
- Each bright lobby features contemporary details such as marble flooring, wood paneling, and designer seating.
- Take in calming views of Burrard Inlet or stroll the new waterfront pathway through the wondrous trails of Cates Park.

WARM AND WELCOMING INTERIORS

- Choose from three designer-selected colour schemes: Light, Dark, or White.
- Airy nine-foot ceilings throughout living areas create spacious and open interiors.
- Laminate wood flooring throughout living areas sets the tone for tasteful design.
- Radiant in-floor heating puts comfort at your feet.
- Plush carpet in bedrooms creates a warm and cozy way to wake up.
- Entertainment-sized decks or patios extend your living space outside, and gas outlets make year round barbequing a breeze.

ELEGANT AND EFFICIENT KITCHENS

- Enjoy custom-designed cabinetry in Light or Dark stained rift cut oak flat-panel, or White painted shaker matched with polished chrome hardware.
- Engineered stone countertops and marble back-splashes create an atmosphere of everyday luxury.
- Special cabinet details include a lazy susan, pull-out spice rack and pantry (some homes).
- Some homes feature a family-sized kitchen island with breakfast bar.
- Soft-closing hardware for all cabinet doors and drawers.
- Shine a little light on your work area with undercabinet lighting, and contemporary recessed lighting.
- Cleanup is a breeze with an undermount stainless steel sink, single-lever faucet, and pull-out vegetable spray with flex line by Grohe™.
- A recycling station is built in to the kitchen of every home.
- Appliances coordinate beautifully:
 - 30" counter-depth integrated 17 cubic foot refrigerator by Liebherr™ with bottom mount freezer drawers, sliding full-width glass shelves, and ice maker.
 - 24" EnergyStar™ integrated dishwasher by KitchenAid with hidden controls.
 - 30" five-burner gas cooktop and electric stainless steel wall-oven by KitchenAid.
 - 30" slimline stainless steel slide-out ventilation system by Broan™.
 - Stainless steel microwave and trim kit by Panasonic.

The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Cates Landing are developed by Polygon Cates Landing Ltd. This is currently not an offering for sale. Such an offering can only be made by way of a disclosure statement. E. & O. E.

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SPA-INSPIRED BATHROOMS

- Pamper yourself with imported, designer-selected large format porcelain tile flooring, engineered stone countertops, polished chrome Grohe™ faucets, and contemporary tubs with porcelain tile surrounds (some homes).
- Most ensuites offer his-and-hers undermount sinks and a convenient medicine cabinet niche.
- Ensuites also feature a luxurious oversized spa-style shower with frameless shower doors, a ceiling rain shower head plus a second shower head with wand, built in toiletries niche and integrated bench seating.
- Modern vanity mirrors and lighting ensure you always look your best.
- High efficiency dual-flush water closets.

PEACE OF MIND

- Homes built for durability in our West Coast weather, with Polygon New Generation technology and rain screen protection.
- Hard-wired smoke detector and Carbon Monoxide monitors.
- Pedestrian pathways and common areas are well-lit.
- Comprehensive Insurance provided by Travelers Canada including two years for materials, five years for building envelope, and ten years for structural defects.

THOUGHTFUL CONVENIENCES

- Full capacity side-by-side washer/dryer.
- Generous storage space including walk-in closets in master bedrooms with built-in closet shelving.
- Convenient USB charger outlets provided in all dens or kitchens.
- Multimedia connections for high-speed Internet access and data network wiring.
- Key fob access to building, parkade and common areas.
- Secure, well-lit underground visitor parking for friends and family.

EVERYDAY AMENITIES

- Enjoy the added amenities of a fitness studio, meeting room, workshop and guest suite.
- Storage is plentiful with convenient storage lockers, common bicycle storage and a kayak storage area.
- Pamper your four legged friends in the convenient dog grooming room.

OPTIONS

- A deluxe oversized storage locker to keep your belongings easily accessible.
- Limited number of additional parking stalls available for purchase.

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