

A stylized, geometric mountain range graphic in shades of gray, composed of overlapping, angular shapes that create a sense of depth and perspective. The mountains are rendered in a minimalist, blocky style, with some peaks and valleys clearly defined by the overlapping planes.

# HIGHLINE

AT GARIBALDI SPRINGS

COMING SOON



# WILD BY NATURE

Nestled between Whistler and Vancouver in beautiful Squamish, the striking collection of cottages, townhomes and duplexes at Highline by Polygon is designed for those who feel most at home in nature.

ATWELL PEAK, GARIBALDI PROVINCIAL PARK



A woman wearing a black helmet and a green long-sleeved shirt is riding a black mountain bike through a dense forest. She is smiling and looking towards the right. The forest has tall, thin trees and a ground covered in ferns and moss. The image is framed with a white border on the left and top, and a dark grey border on the right and bottom.

# ADVENTURE CAPITAL OF CANADA

The Canadian West Coast is known the world over for its stunning nature. Landmark mountains like the Stawamus Chief, postcard-worthy inlets like Howe Sound and epic basecamps for every mountain adrenaline sport you can think of, have put Squamish on the radar of outdoor enthusiasts up and down the West Coast and beyond. Whether you hike, ride or climb, or you ski, surf or sail, you do it as much for the rush and challenge, as for the privilege of doing it in such breathtaking wilderness.

TRAIL: ROLLERCOASTER





FERGIE'S CAFE



THE VALLEY LIVING



SAHA EATERY



BACKCOUNTRY BREWING

## SMALL CITY VIBES

A logging town that evolved by the hand of its founding families, Squamish quickly grew into the ideal base camp for avid adventurers up and down the West Coast. Linking Vancouver and Whistler in under an hour on either side, and featuring some familiar and favourite urban trappings alongside revamped mom-and-pop shops, Squamish manages to maintain that small-town feel that's a big part of its charm.



TEAG + GRAY

## BRACKENDALE

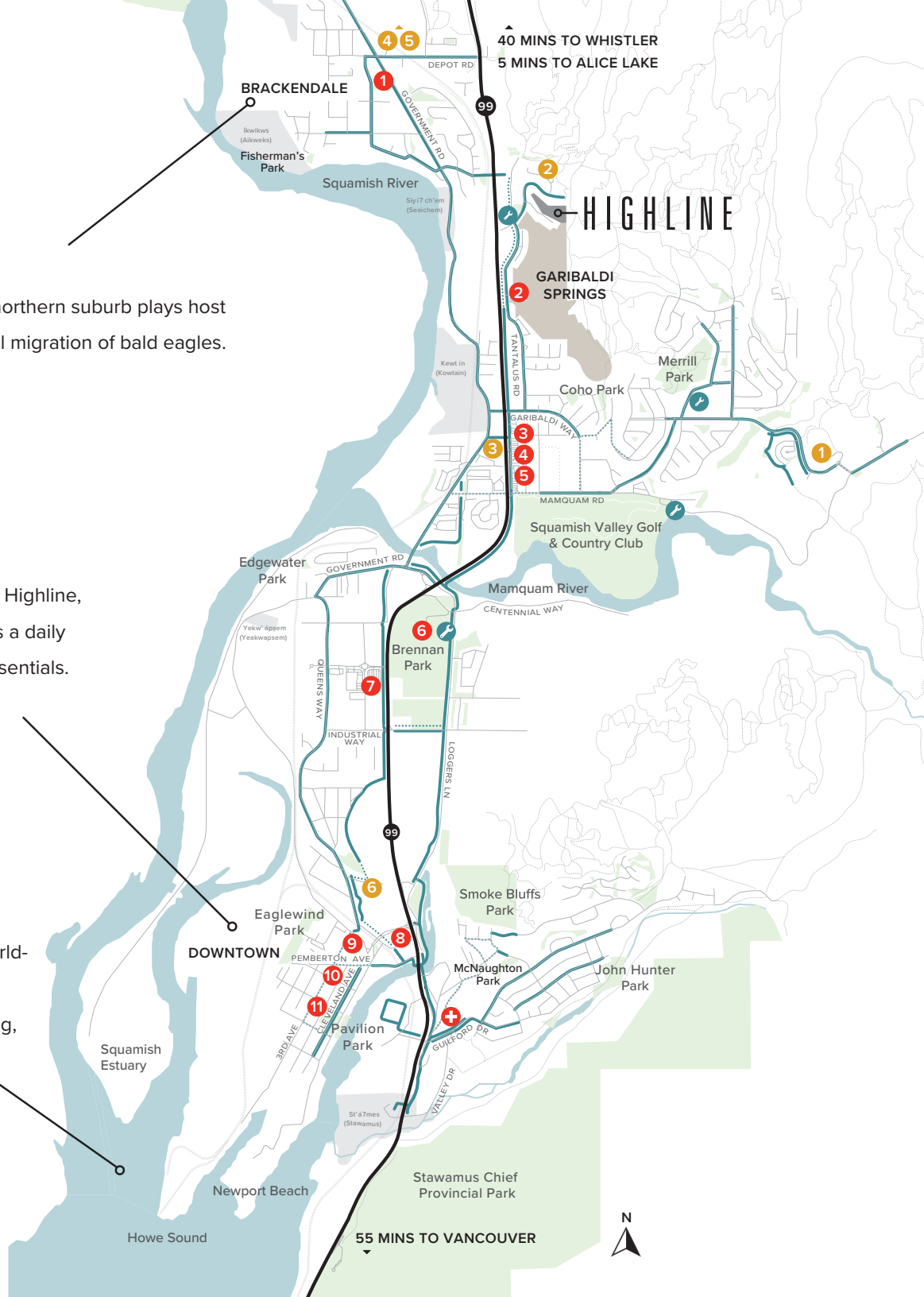
Squamish's riverfront northern suburb plays host to a spectacular annual migration of bald eagles.

## DOWNTOWN




A 10-minute drive from Highline, downtown Squamish is a daily destination for life's essentials.

## HOWE SOUND













This unique fjord with dramatic views is a world-renowned destination for sea kayaking, sailing, kiteboarding, paddleboarding and fishing.




## GETTING AROUND

-  Bike routes
-  Future routes
-  Adventure Hubs

## COMMUNITY ESSENTIALS

-  Hospital
-  Brackendale General Store
-  Norman Rudy's Pub
-  Your Independent Grocer
-  London Drugs
-  Anytime Fitness
-  Brennan Park Recreation Centre
-  Walmart
-  Nesters Market
-  Save-On-Foods
-  Shoppers Drug Mart
-  Squamish Public Library

## NOTABLE SCHOOLS

-  Quest University
-  Skyridge Montessori
-  Mamquam Elementary
-  Brackendale Elementary
-  Don Ross Middle
-  Howe Sound Secondary

# RETURN TO WILD

*“Rewilding” is a progressive approach to conservation. Essentially defined as returning parcels of urban and suburban land to Mother Nature’s hand, either by leaving them alone or by reseeding them with species from native landscapes. Rewilding is a critical dimension of the Garibaldi Springs story, adding to the lifestyle and longevity of its communities.*

**90**  
ACRE




ECOLOGICAL RESERVE: 70 ACRES  
OF FOREST, 20 ACRES OF WETLANDS

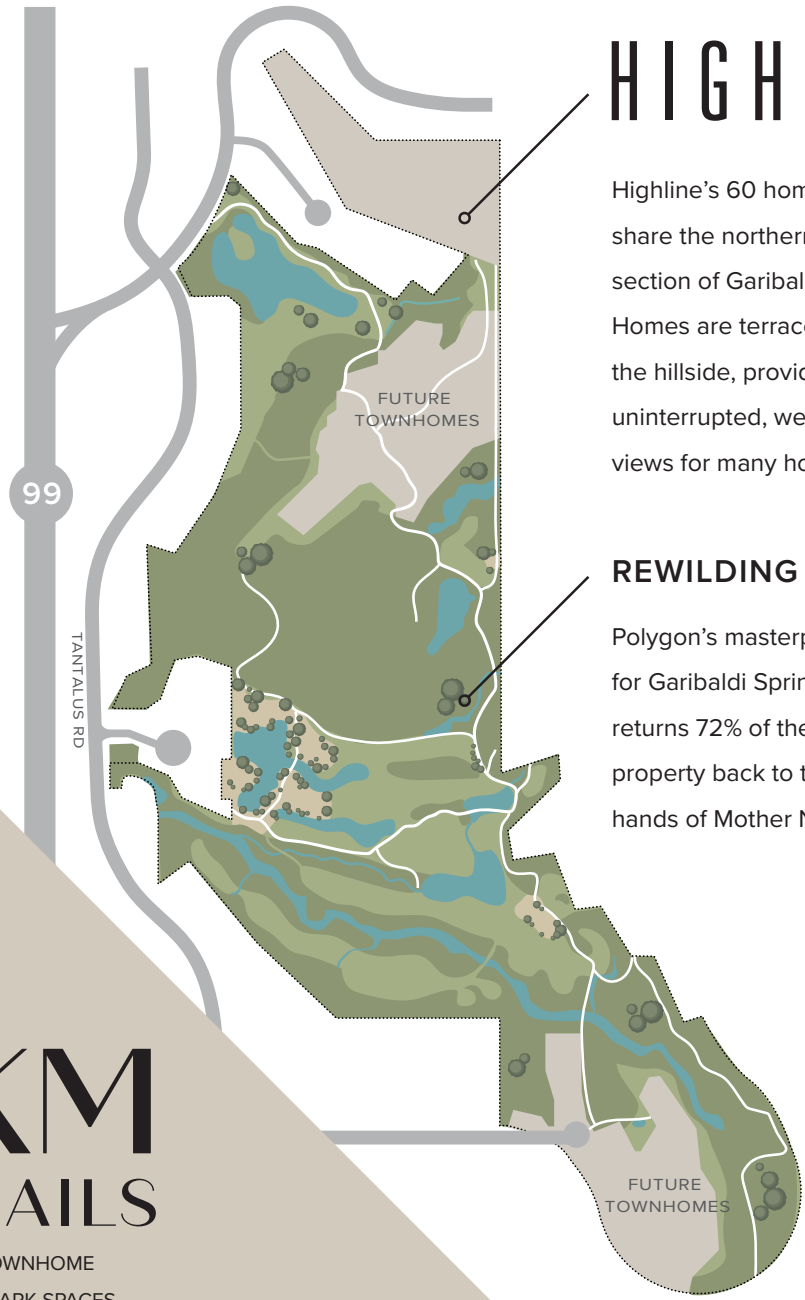
**+3**  
ACRES

NEW, FULLY ACCESSIBLE  
PUBLIC PARK SPACES

**3 KM**  
OF TRAILS

CONNECTING NEW TOWNHOME  
COMMUNITIES WITH PARK SPACES

PUBLIC PARKS   
FOREST   
TRAIL NETWORK 



## HIGHLINE

Highline’s 60 homes share the northernmost section of Garibaldi Springs. Homes are terraced onto the hillside, providing uninterrupted, west-facing views for many homes.

## REWILDING

Polygon’s masterplan for Garibaldi Springs returns 72% of the property back to the hands of Mother Nature.



# MODERN MOUNTAIN ARCHITECTURE

Highline homes are comfortable base camps for families who enjoy spending as much time outdoors as possible. These modern mountain homes make a strong first impression with sharply pitched rooflines and black framed windows, accented by engineered stone and natural wood timbers.





# CREATURE COMFORTS

Home interiors are as cozy as they are modern. Bright and open spaces are designed around a gourmet kitchen with a spacious island that becomes a natural gathering point for friends and family. Recharge in spa-inspired ensuites with dual sinks, under-cabinet motion lighting and luxurious showers with integrated bench seating and a hand-held shower wand.





# HIGHLINE

AT GARIBALDI SPRINGS

DRAFT



## FEATURES

### DISTINCTIVE HOMES

- Nestled between Whistler and Vancouver in beautiful Squamish, this striking collection of two- and three-bedroom cottages, townhomes and duplexes is designed for those who love spending time in the outdoors
- Enjoy being surrounded by nature, with a 90-acre ecological reserve and a 3-acre community park as your neighbours
- Explore walking and biking trails just steps away from home, connecting you to Squamish's extensive trail network
- Highline makes a strong first impression with modern mountain-inspired architecture featuring sharply pitched rooflines and black-framed windows, accented by natural wood timbers, a rich siding palette and engineered stone
- Expansive windows fill homes with natural light and provide stunning mountain and valley views (most homes)
- Entertain on generous decks or patios and enjoy outdoor living in your own fully fenced yard (most homes)
- Grand entry monuments greet you as you enter the community

### IMPRESSIVE INTERIORS

- A metal front-entry door, illuminated address plaque, decorative rain chain and doorbell, modern LED lighting and satin nickel hardware welcome you home

- Enjoy the elegant, airy ambience of overheight ceilings on the main floor and 9-foot ceilings in main bedrooms
- Rich laminate wood flooring runs in the entryway, kitchen and living/dining areas
- Plush carpeting in bedrooms and stairways puts warmth and comfort at your feet
- Homes are outfitted in one of two designer-selected colour schemes: Dawn or Dusk
- Create a comfortable environment with electric baseboard heating and individually controlled thermostats
- Dedicated bike storage for each home
- Overheight garages offer side-by-side parking and provide room to store all your other outdoor adventure gear (most homes)

### GOURMET FAMILY KITCHENS

- Contemporary flat-panel custom cabinetry with brushed nickel hardware
- Experience the everyday luxury of engineered stone countertops with a full-height porcelain tile backsplash
- A spacious kitchen island becomes a natural gathering place
- Convenient cabinet features include a rotating corner cupboard and recycling bins
- Light up your work area with contemporary pot lighting and under-cabinet lighting

- Sleek stainless steel KitchenAid appliances coordinate beautifully:
  - 20-cubic-foot refrigerator with bottom-mount freezer, an icemaker and a water dispenser
  - 30"-wide glass-top electric range with oven
  - 24"-wide dishwasher
  - 30"-wide variable-speed hood fan with light
- Meal prep and cleanup are a breeze with a double-bowl undermount stainless steel sink featuring a single-lever low-flow faucet with pullout vegetable sprayer

### SPA-INSPIRED BATHROOMS

- Convenient powder room with porcelain tile flooring on the main level of every home
- All ensuite offer a luxurious frameless shower complete with engineered stone bench seating and a hand-held shower wand
- Ensuites also feature dual sinks, vanity lighting, under-cabinet motion lighting, engineered stone countertops and an integrated backsplash
- Main bathrooms feature engineered stone countertops, a bathtub with a ceramic tile surround, a porcelain sink and vanity lighting
- Porcelain tile flooring and flat-panel cabinetry with brushed nickel pulls create a sleek-sophisticated look
- Conserve water with dual-flush toilets

### THOUGHTFUL CONVENIENCES

- Two hose bibs: one in the front and one at the rear of the home
- Multimedia internet connections for high-speed access
- A rough-in to wall-mount your TV in the living space
- Roller shades on all windows provide additional privacy
- EV-ready parking with a Level 2 rough-in (most homes)

### SAFETY AND SECURITY

- Keep your home and family safe with hard-wired smoke detectors, carbon monoxide monitors and sprinklers
- Exterior doors feature deadbolt locks
- Your home is backed by the comprehensive Travelers 2-5-10 Year Home Warranty, including coverage for:
  - Materials and labour (2 years)
  - Building envelope (5 years)
  - Structural components (10 years)
- Enjoy Polygon's after-sales care, provided by our dedicated Customer Service team

### OPTIONS

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

\*Contact sales staff for details.

# HIGHLINE

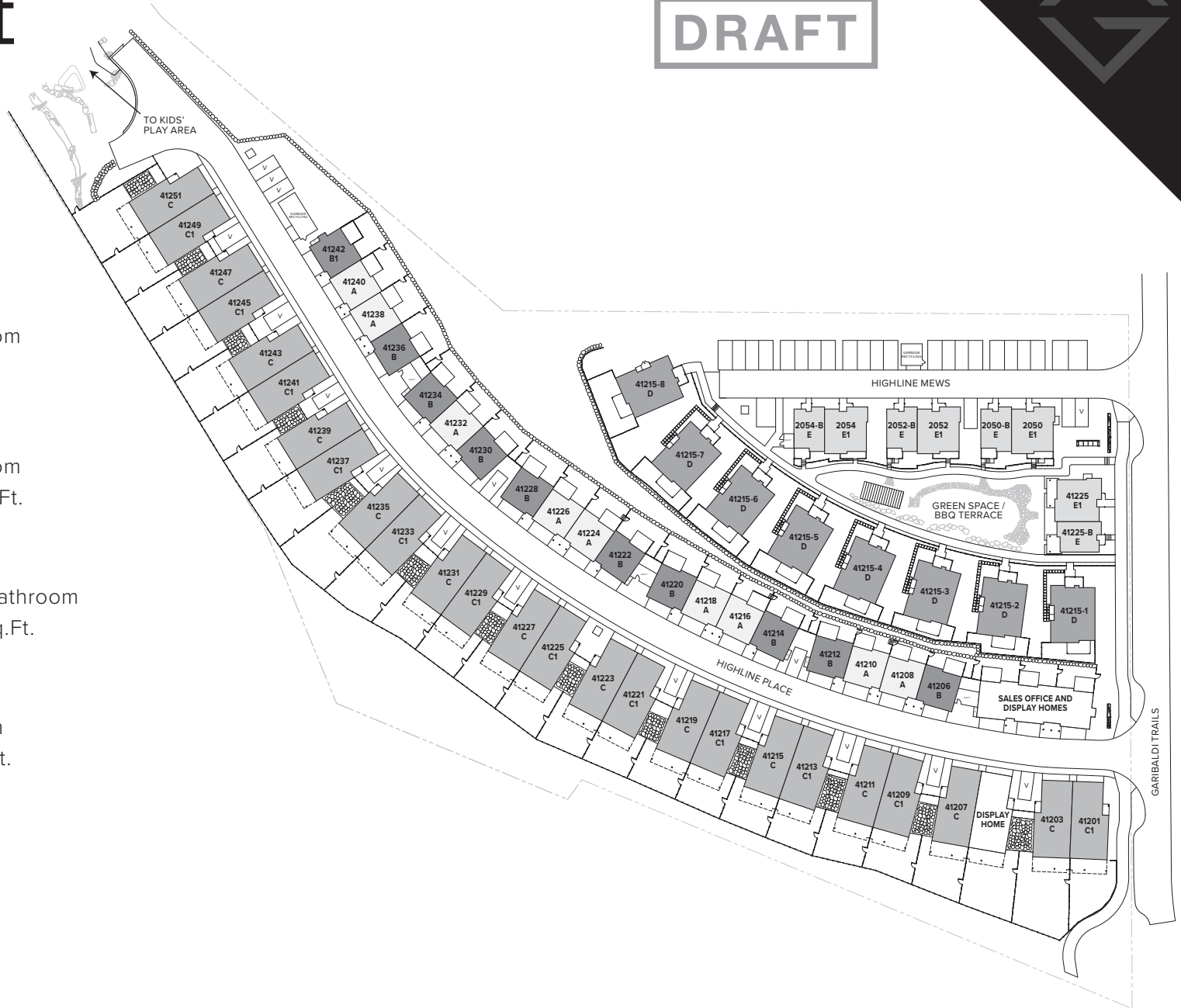
AT GARIBALDI SPRINGS

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## SITE PLAN

- A** **ARBUTUS SERIES**  
3 bedroom / 2.5 bathroom  
Approx. 1,478 Sq.Ft.
- B** **BALSAM SERIES**  
3 bedroom / 2.5 bathroom  
Approx. 1,537 – 1,554 Sq.Ft.
- C** **CEDAR SERIES**  
3 bedroom + flex / 4.5 bathroom  
Approx. 2,602 – 2,687 Sq.Ft.
- D** **DOUGLAS SERIES**  
2 bedroom / 2 bathroom  
Approx. 1,179 – 1,198 Sq.Ft.



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Highline are built by Polygon Highline Homes Ltd. and Polygon Garibaldi Springs Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E.



# HIGHLINE

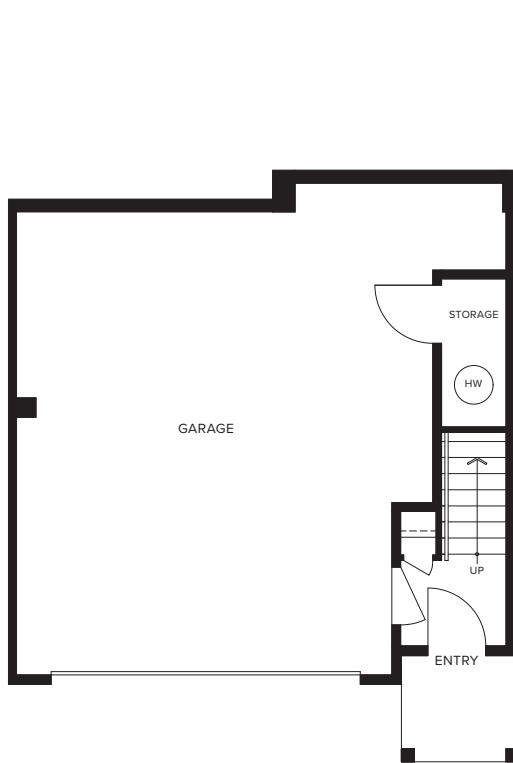
AT GARIBALDI SPRINGS

## PLAN A

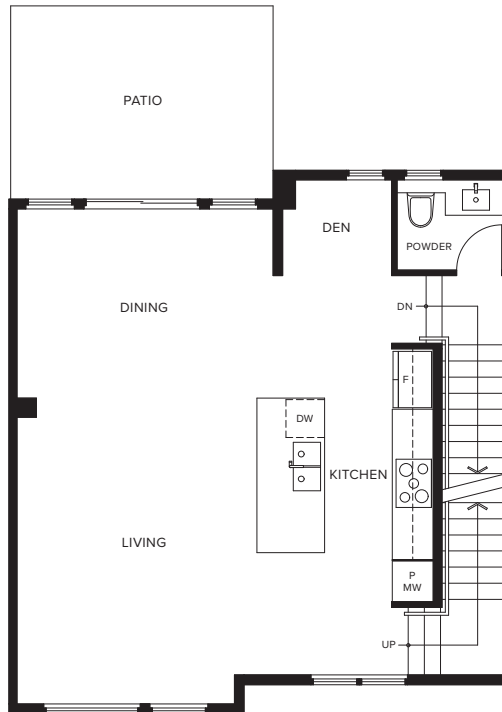
ARBUTUS SERIES

3 bedroom / 2.5 bathroom / Approx. 1,478 Sq.Ft.

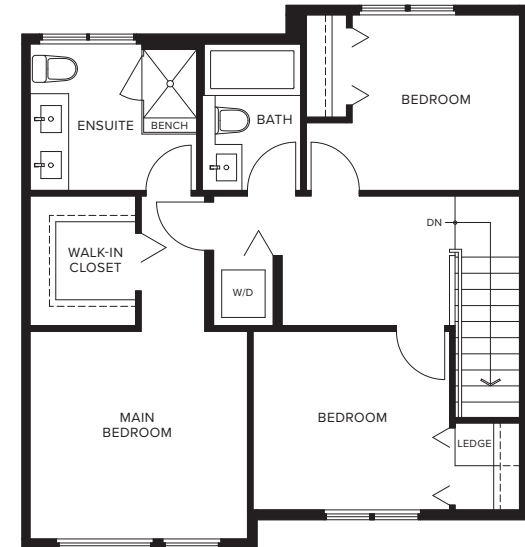
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LOWER



MAIN



UPPER

# HIGHLINE

AT GARIBALDI SPRINGS

## PLAN B

BALSAM SERIES

3 bedroom / 2.5 bathroom / Approx. 1,537 Sq.Ft.

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# HIGHLINE

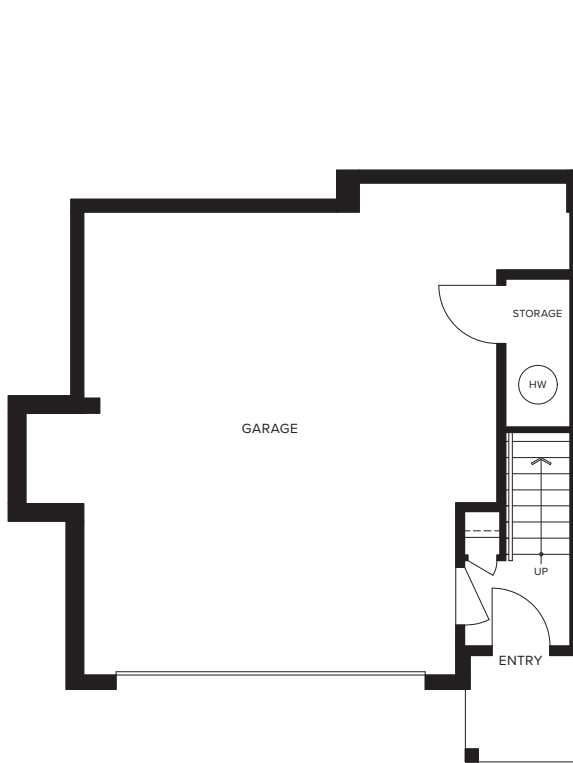
AT GARIBALDI SPRINGS

## PLAN B1

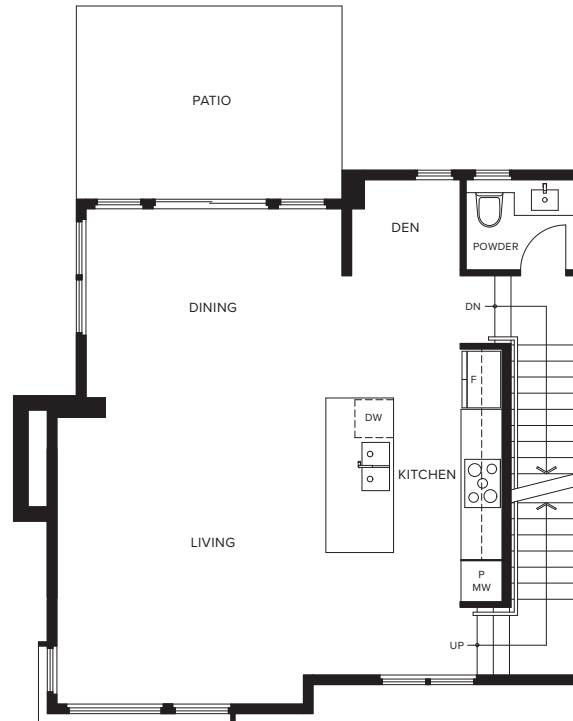
BALSAM SERIES

3 bedroom / 2.5 bathroom / Approx. 1,554 Sq.Ft.

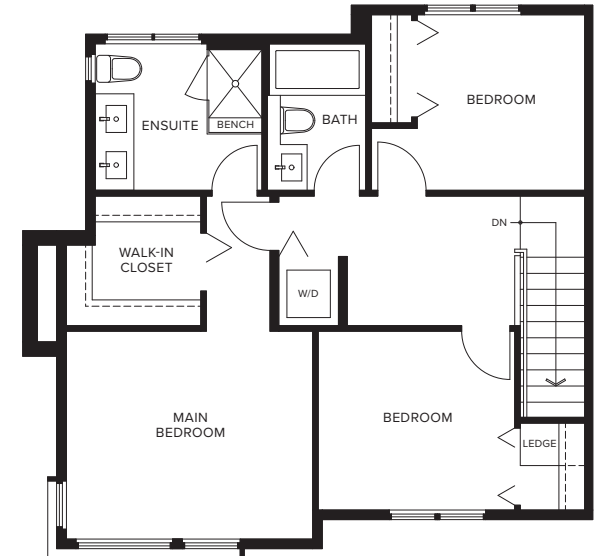
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LOWER



MAIN



UPPER

# HIGHLINE

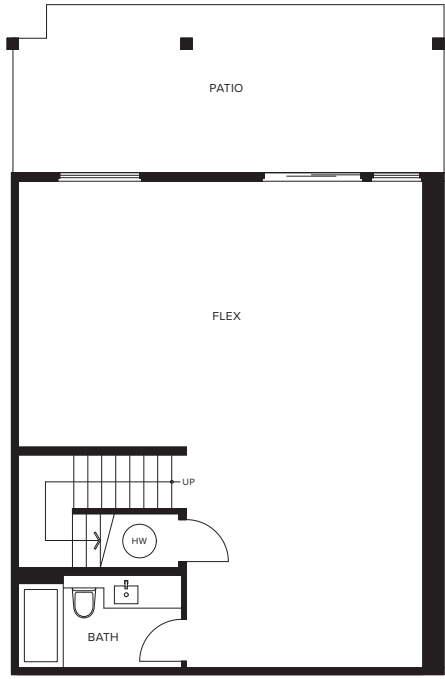
AT GARIBALDI SPRINGS

## PLAN C

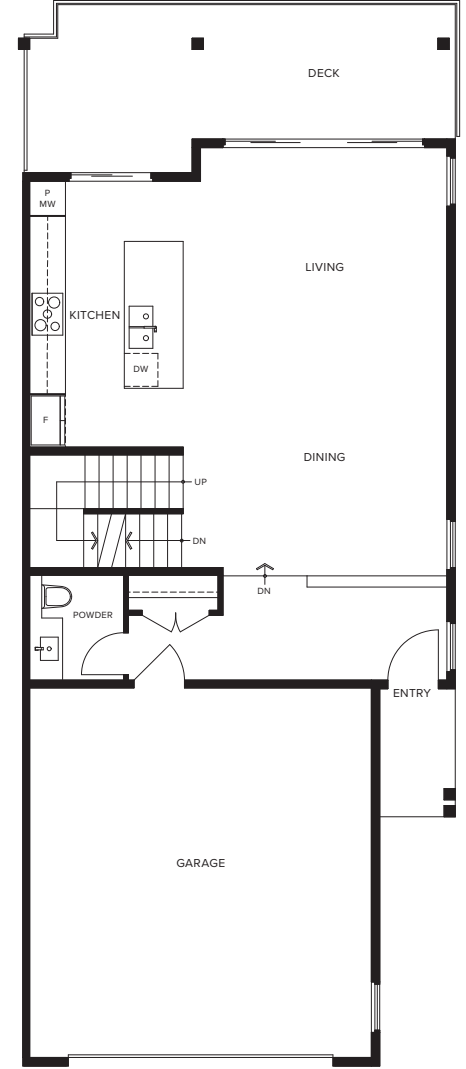
CEDAR SERIES

3 bedroom + flex / 4.5 bathroom / Approx. 2,602 – 2,687 Sq.Ft.

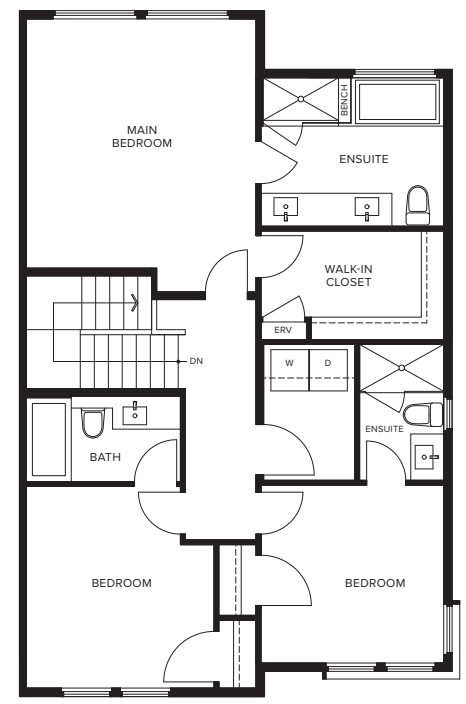
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LOWER



MAIN



UPPER

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11/02/22



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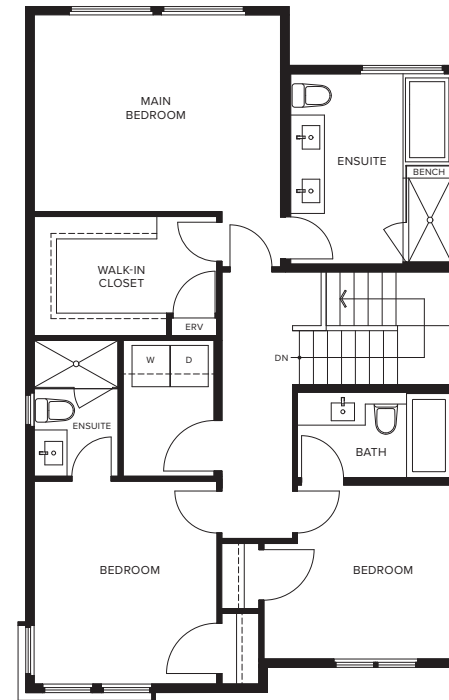
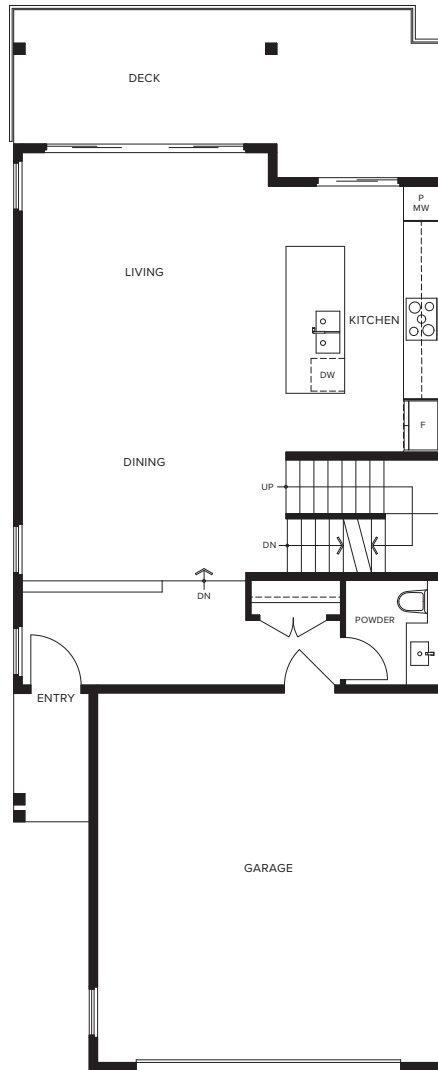
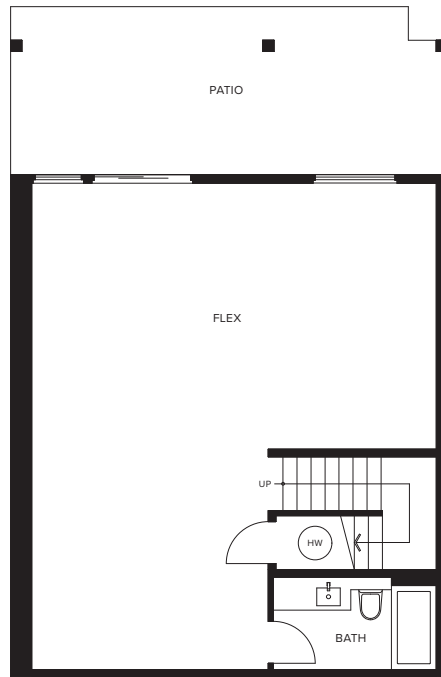
AT GARIBALDI SPRINGS

## PLAN C1

CEDAR SERIES

3 bedroom + flex / 4.5 bathroom / Approx. 2,602 – 2,687 Sq.Ft.

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# HIGHLINE

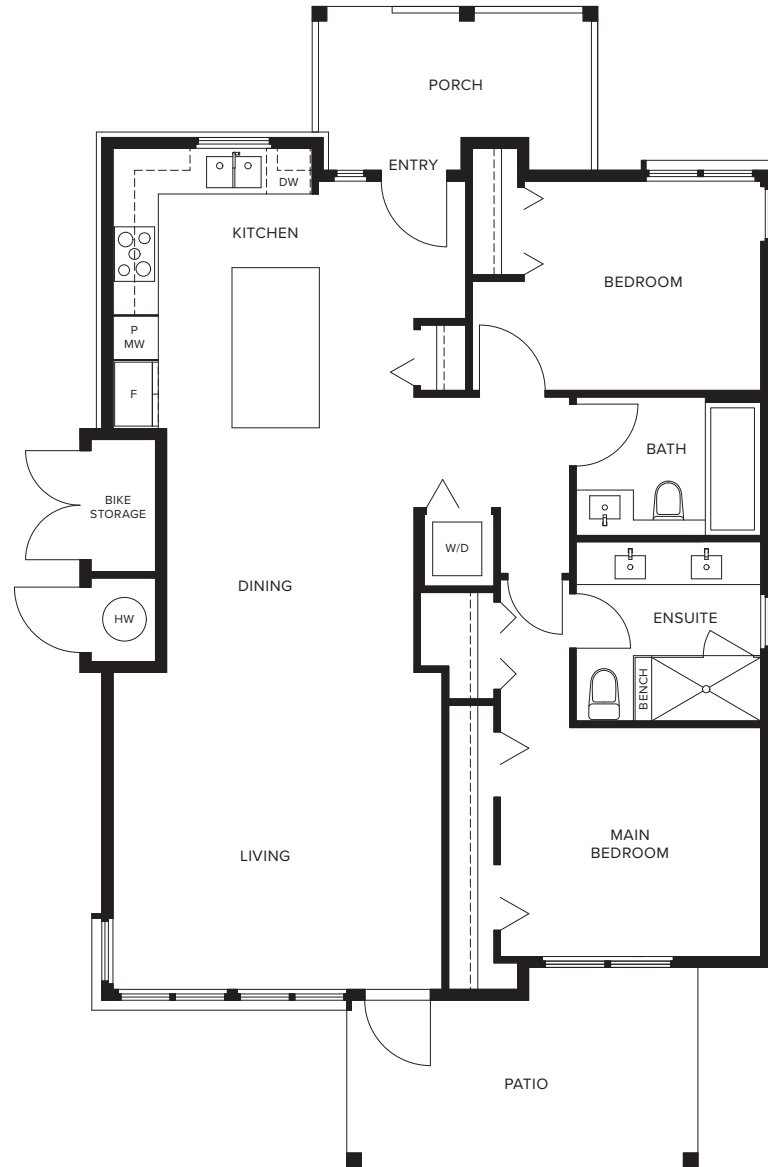
AT GARIBALDI SPRINGS

## PLAN D

DOUGLAS SERIES

2 bedroom / 2 bathroom / Approx. 1,179 – 1,198 Sq.Ft.

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10/13/22





ETON, VANCOUVER

JUNIPER AT TIMBER COURT, NORTH VANCOUVER



HADLEIGH ON THE PARK, COQUITLAM



PROMENADE, NORTH VANCOUVER



SEVEN PEAKS, SQUAMISH

# BUILT RIGHT BY POLYGON

The quality homes at Highline are built with care by Polygon Highline Homes Ltd. and Polygon Garibaldi Springs Homes Ltd. With over four decades of homebuilding in British Columbia, the Polygon family of companies has built more than 32,000 homes throughout the Lower Mainland, from concrete high-rises and wood-frame condominiums to townhomes and single-family communities. During that time, Polygon has earned the trust of thousands of families by committing to quality design, sound construction and exceptional customer service.





# COMING SOON

Cottages, townhomes and duplexes.

604.757.5550

[highline@polyhomes.com](mailto:highline@polyhomes.com)



**POLYGON**

POLYGON HIGHLINE HOMES LTD.  
POLYGON GARIBALDI SPRINGS HOMES LTD.