



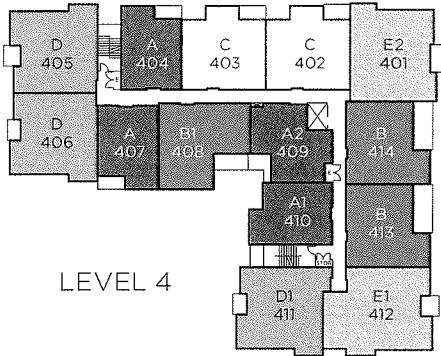
# TALUSWOOD

AT TIMBER COURT

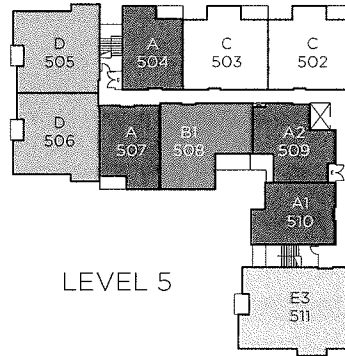
# NORTH BUILDING



EAST 27<sup>TH</sup> STREET



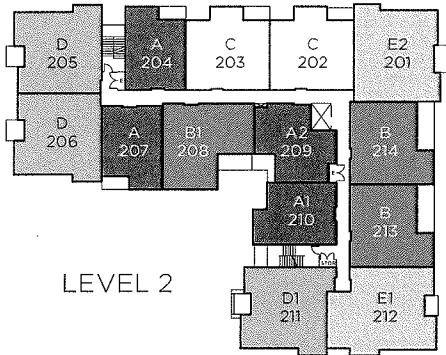
LEVEL 4



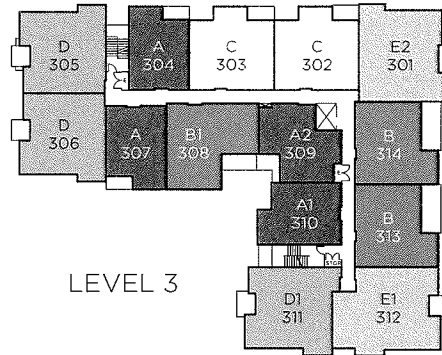
LEVEL 5

- A SERIES  
1 Bedroom
- B SERIES  
2 Bedroom
- C SERIES  
2 Bedroom
- D SERIES  
2 Bedroom
- E SERIES  
3 Bedroom  
3 Bedroom + Den
- S SERIES  
Studio

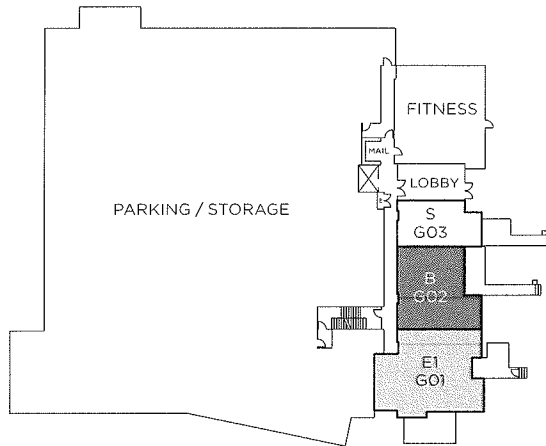
LIBRARY LANE



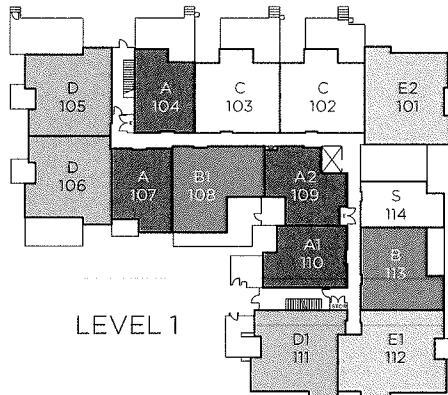
LEVEL 2



LEVEL 3



GROUND LEVEL



LEVEL 1



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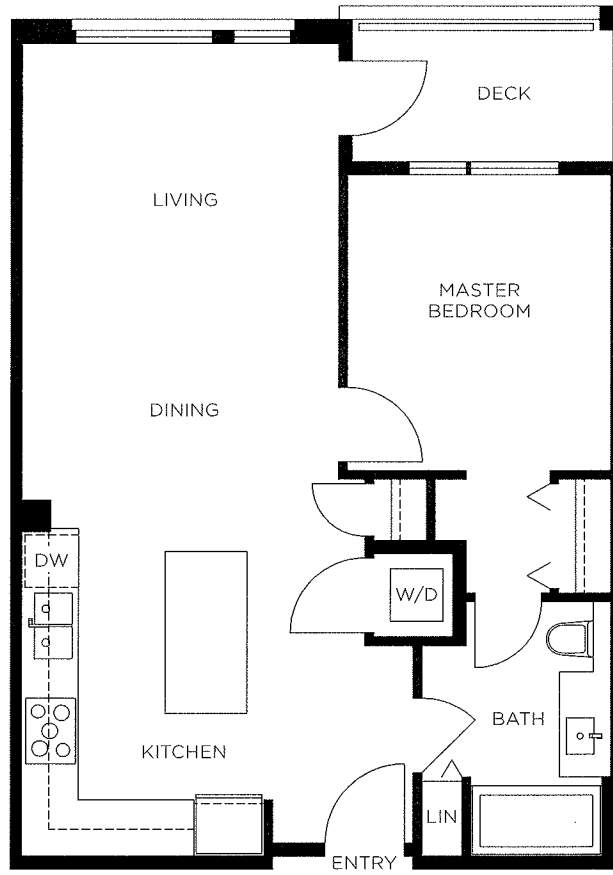


# TALUSWOOD

AT TIMBER COURT

# A

1 Bedroom, 1 Bathroom  
Approx. 672 - 684 Sq.Ft.



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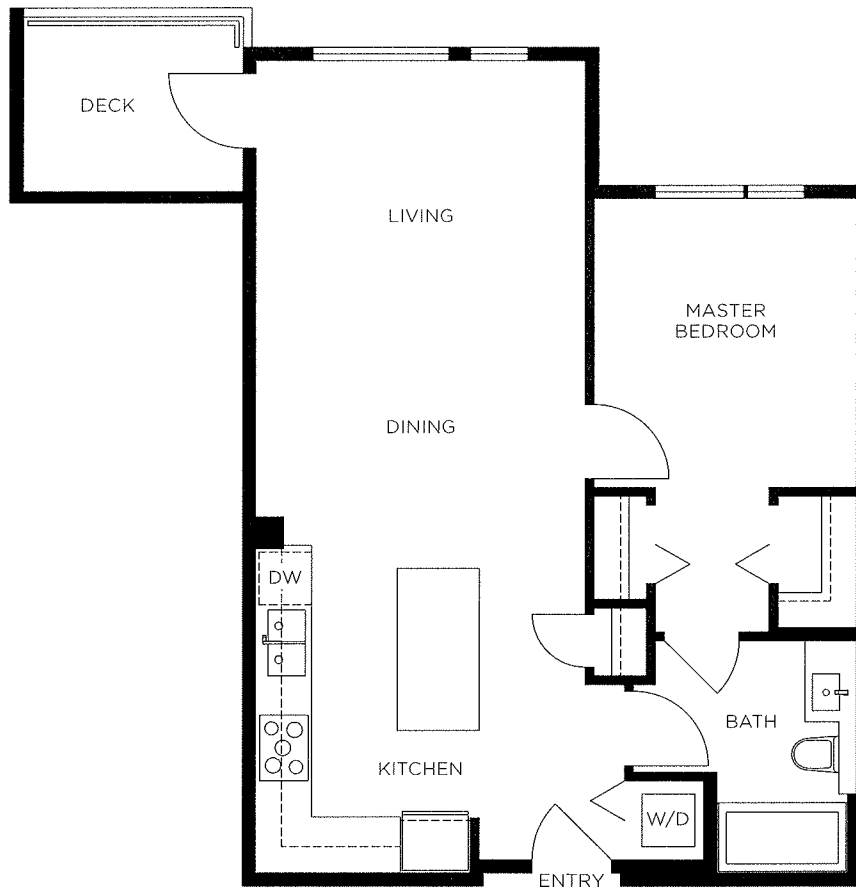


# TALUSWOOD

AT TIMBER COURT

## A1

1 Bedroom, 1 Bathroom  
Approx. 695 Sq.Ft.



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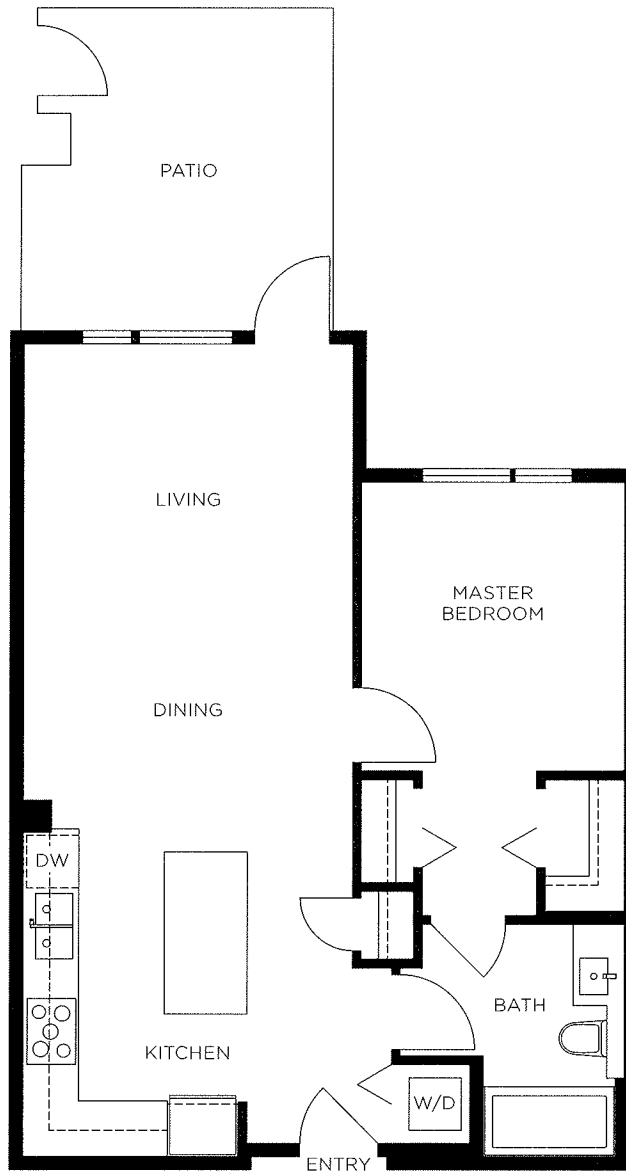
# TALUSWOOD

AT TIMBER COURT

# A1

Home 110, 1 Bedroom, 1 Bathroom  
Approx. 695 Sq.Ft.

DATE: 07/12/17  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]



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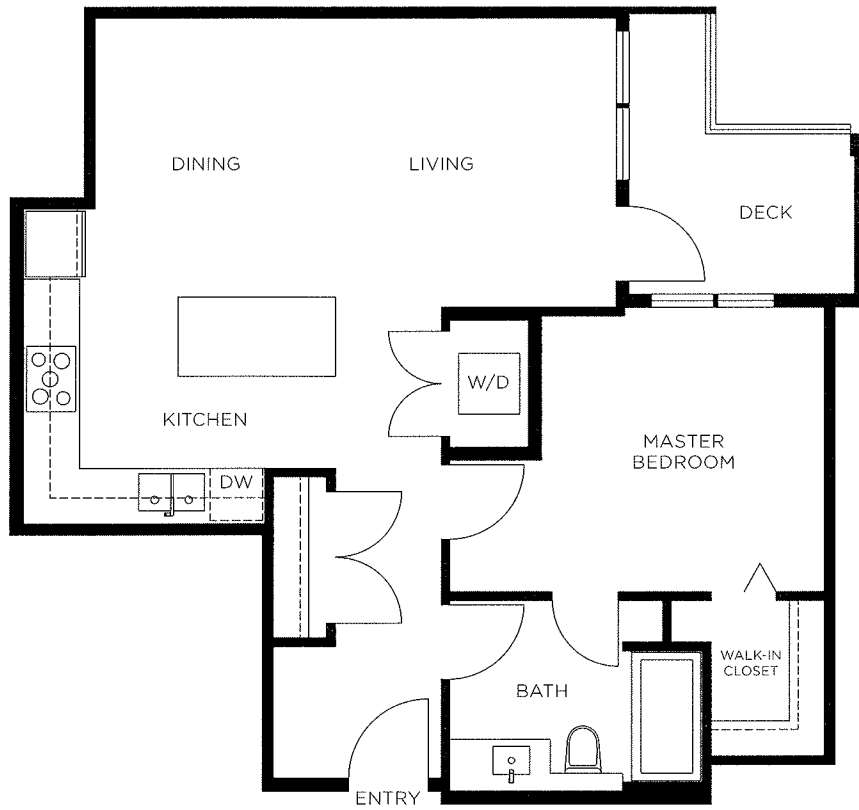


# TALUSWOOD

AT TIMBER COURT

## A2

1 Bedroom, 1 Bathroom  
Approx. 729 Sq.Ft.



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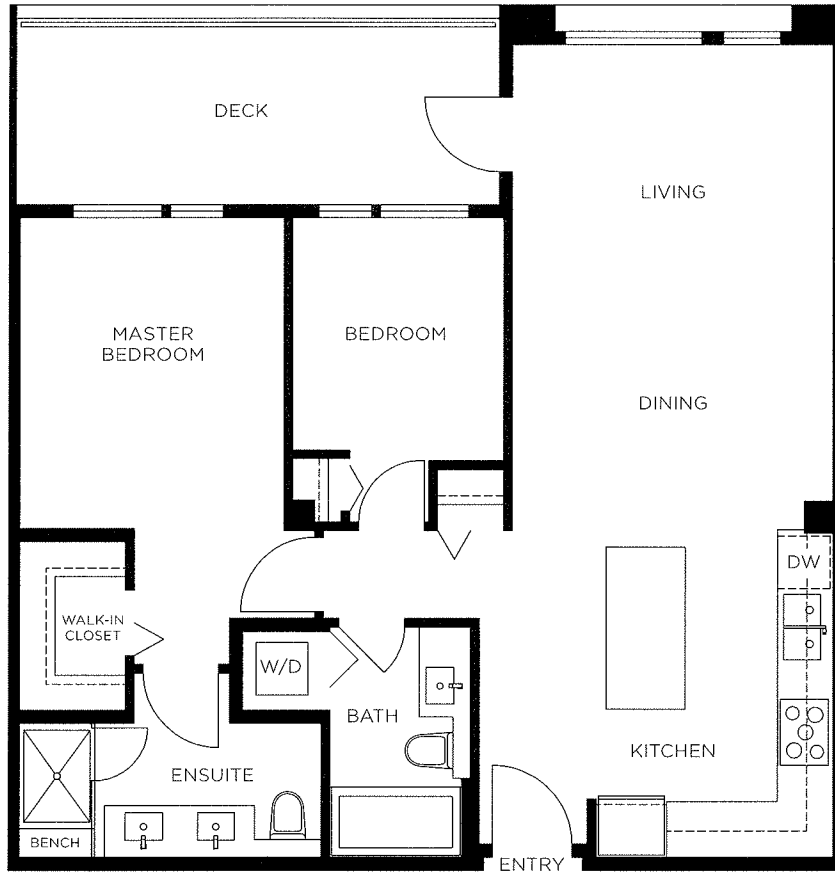


# TALUSWOOD

AT TIMBER COURT

## B

2 Bedroom, 2 Bathroom  
Approx. 872 Sq.Ft.



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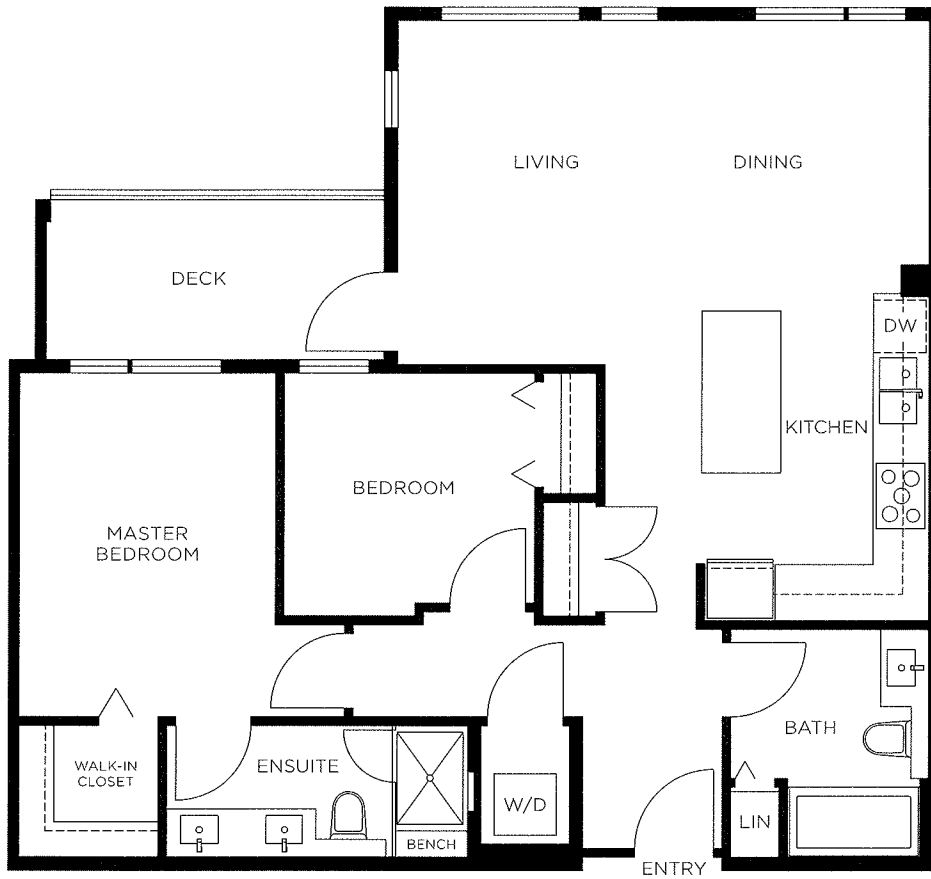
# TALUSWOOD

AT TIMBER COURT

## B1

2 Bedroom, 2 Bathroom  
Approx. 949 Sq.Ft.

418411



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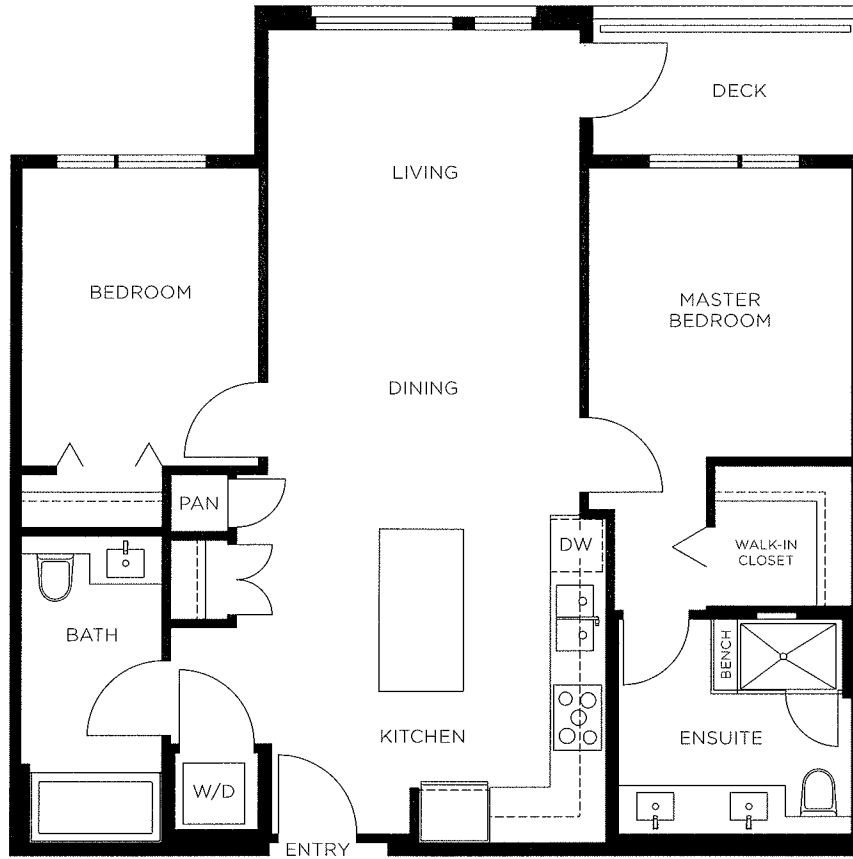
# TALUSWOOD

AT TIMBER COURT

C

2 Bedroom, 2 Bathroom  
Approx. 911 Sq.Ft.

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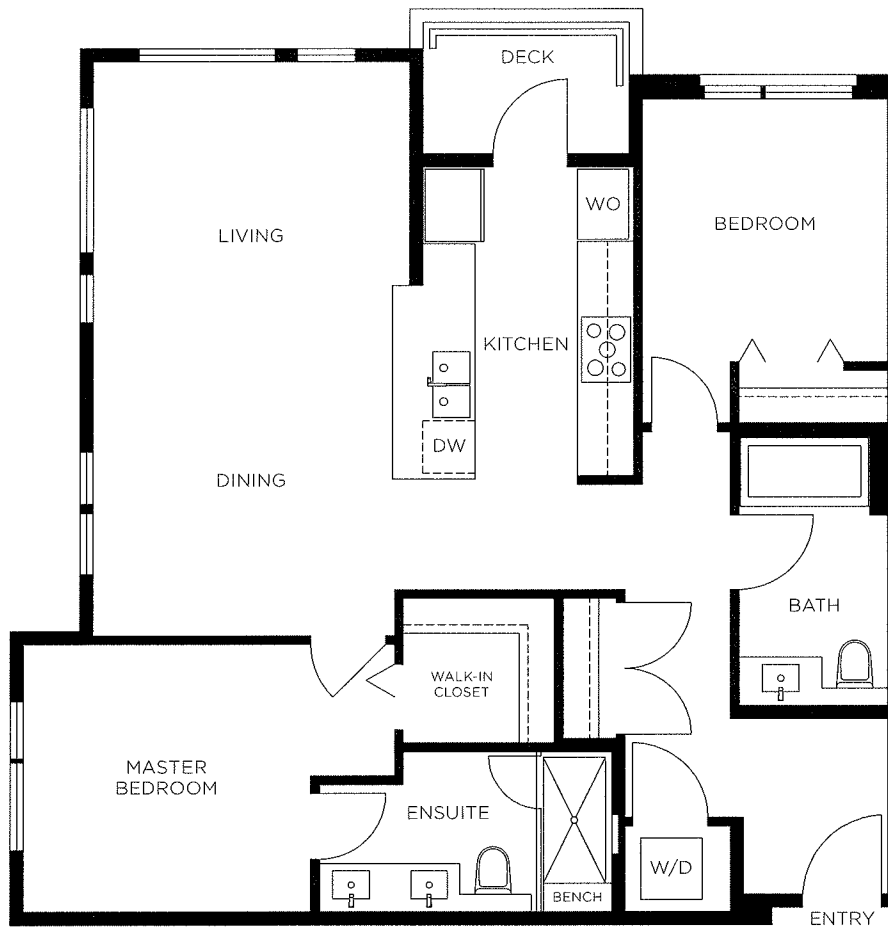
# TALUSWOOD

AT TIMBER COURT

**D**

2 Bedroom, 2 Bathroom  
Approx. 990 Sq.Ft.

PROPOSED DEVELOPMENT BY POLYGON  
**DRAFT**  
POLYGON HOMES LTD. 2017



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# TALUSWOOD

AT TIMBER COURT

## D1

2 Bedroom, 2 Bathroom  
Approx. 1,031 Sq.Ft.

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. SEE SCHEDULE 'A' FOR DETAILS.

### DRAFT

DATE: 07/12/17



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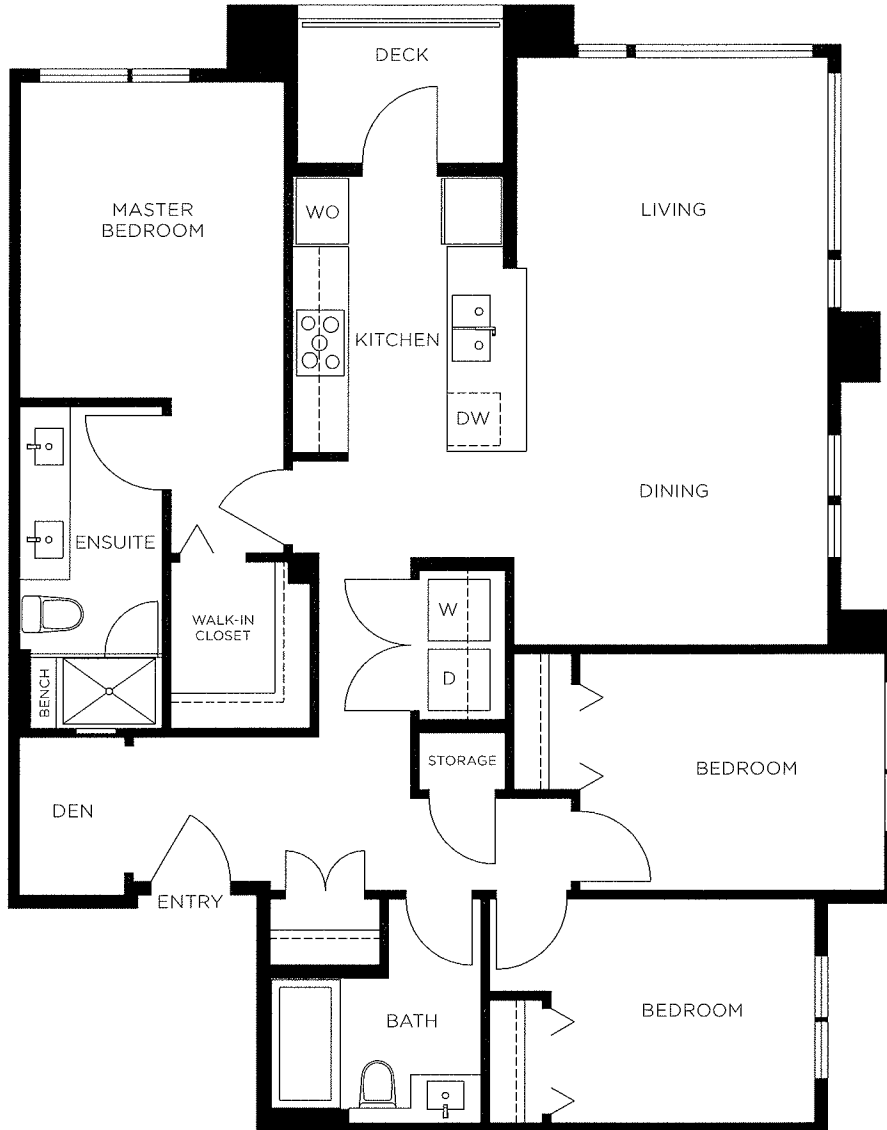
# TALUSWOOD

AT TIMBER COURT

## E1

3 Bedroom + Den, 2 Bathroom  
Approx. 1,172 - 1,186 Sq.Ft.

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# TALUSWOOD

AT TIMBER COURT

## E2

3 Bedroom, 2 Bathroom  
Approx. 1,106 Sq.Ft.



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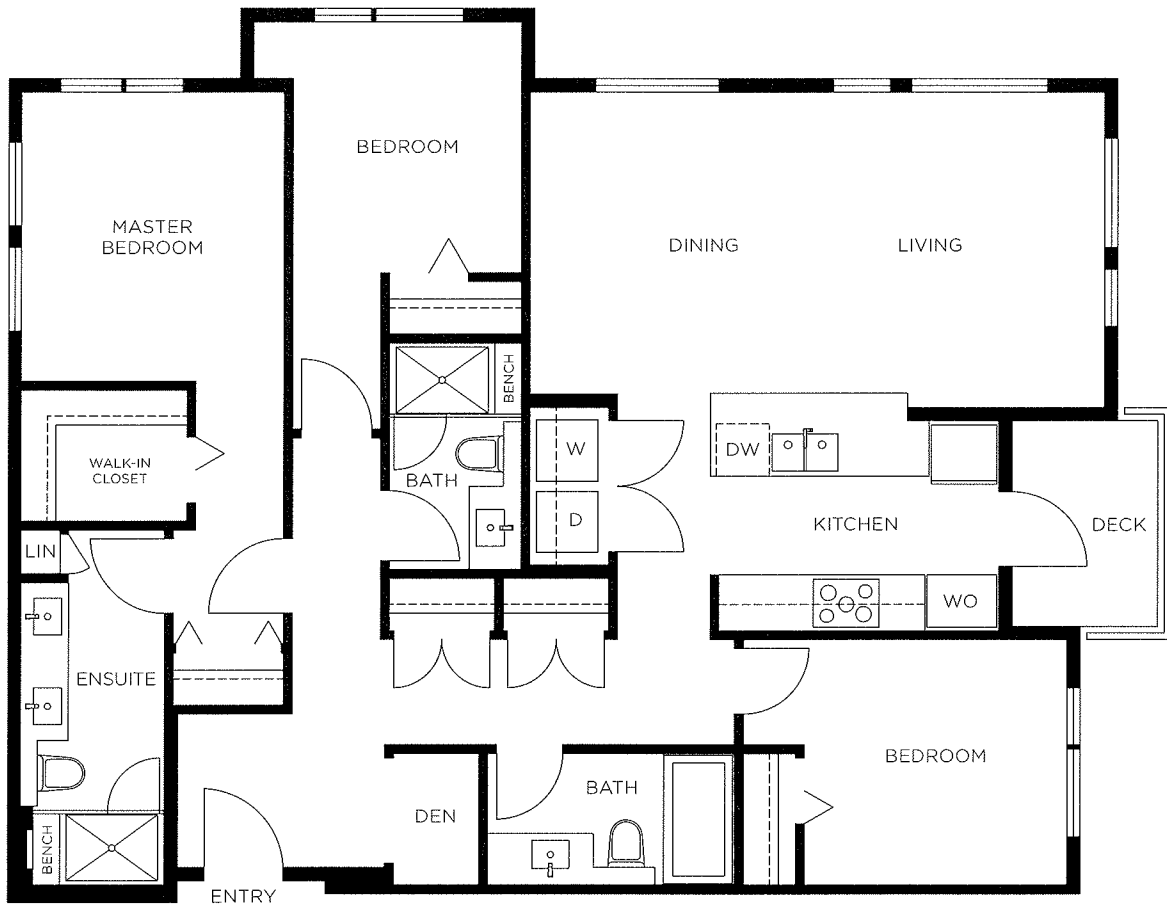


# TALUSWOOD

AT TIMBER COURT

## E3

3 Bedroom + Den, 3 Bathroom  
Approx. 1,265 Sq.Ft.



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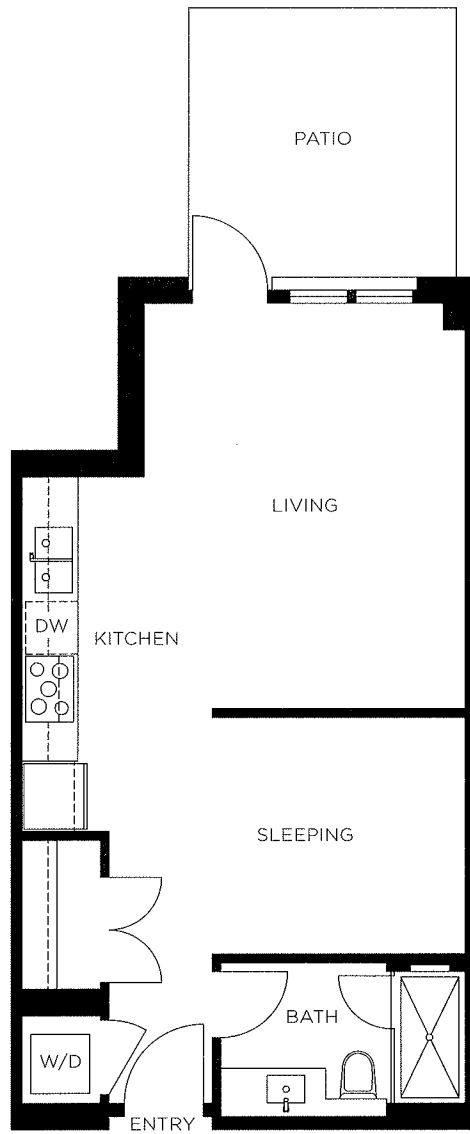


# TALUSWOOD

AT TIMBER COURT

# S

Studio, 1 Bathroom  
Approx. 520 - 530 Sq.Ft.



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## TALUSWOOD

AT TIMBER COURT

# FEATURES



### YOUR LYNN VALLEY HOME

- Designed by award-winning Raymond Letkeman Architects Inc., Taluswood at Timber Court features modern West Coast architecture distinguished by pitched roofs and prominent wood beams
- Find thoughtful pedestrian pathways throughout the community and a focal public art installation on 27th Street
- The lobby is filled with natural sunlight and features timber-supported canopies, a welcoming lounge with a fireplace and imported stone flooring
- Most ground-level homes offer direct entry from the street through a fenced yard
- Enjoy the convenience of a fully-equipped fitness studio and a social lounge, exclusive to Timber Court residents

### DISTINGUISHED INTERIORS

- Welcoming you home is a contemporary, flat-panel, stained wood entry door with polished chrome hardware
- Hydronic (water-based) in-floor radiant heating system keeps you comfortable
- Rich laminate flooring sets the tone for tasteful design throughout
- Airy nine-foot ceilings in living areas create a spacious, open interior
- Premium flat-panel cabinetry in stained wood veneer or glossy white is accented with polished chrome pulls and soft-closing hardware
- Choose from two designer-selected colour schemes: Dark or Light
- Plush nylon carpeting in bedrooms puts durable style at your feet
- Horizontal blinds on windows provide additional privacy
- Low E, double glazed, thermally broken, vinyl windows improve energy efficiency and ensure ideal indoor temperatures year round

### SPA-INSPIRED BATHROOMS

- Imported, designer-selected porcelain tile flooring creates a sophisticated look
- Ensuites offer a luxurious oversized shower with frameless shower doors and rainshower head with wand, built-in toiletries niche (some homes) and integrated bench seating (most homes)
- Attractive and durable quartz countertops accented by Grohe faucets
- Prepare for your day in style with a contemporary vanity mirror and lighting
- Water-conserving, dual-flush water closets feature soft-closing lids

### GOURMET KITCHENS

- Elegant, polished quartz countertops with a handset marble backsplash
- A kitchen island expands your work space and becomes a family gathering place (some homes)
- Sleek, stainless steel appliances by KitchenAid and Fisher & Paykel coordinate beautifully:
  - Energy Star qualified dishwasher fully integrated with custom cabinetry
  - 17 cu.ft. counter-depth french door refrigerator
  - Wall oven with even-heat technology
  - 5-Burner gas cooktop with full-width cast iron grates
  - Convenient microwave and hoodfan combination unit
- Contemporary recessed pot lights and under-cabinet lighting beautifully illuminate your work area
- Special cabinet features include a Lazy Susan (some homes)
- Durable laminate flooring ensures an effortless clean up
- A dual roll-out recycling bin station makes it easy to care for the environment
- Stylish, undermount stainless steel sink makes food preparation and clean up simple
- Polished chrome faucet by Grohe with retractable pull-out vegetable spray offers style and convenience

### PEACE OF MIND

- Gated underground parkade with security cameras and emergency buttons gives you added safety and security
- Each suite entry comes with a heavy deadbolt lock and door viewer
- Ground floor homes feature wired-in alarm systems
- Smoke detectors and fire sprinklers are installed 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 components (10 years)
- Polygon "New Generation" design and construction provides outstanding durability in the West Coast climate

### THOUGHTFUL TOUCHES

- Conveniently located TV outlets and telephone jacks mean your electronics are placed exactly where you want them
- Wired for high-speed Internet access
- Washer/dryer is included in every home
- Enter the building, parkade and common areas with key fob access
- Gated underground visitor parking for friends and family
- A dog wash station in the parkade creates the perfect rinsing area after a day in the neighbourhood trails

### OPTIONS TO SUIT YOUR NEEDS

- A storage/bicycle locker to keep your gear
- Additional parking stall