



# Bristol Heights

AT WESTERLEIGH

## FEATURES

### YOUR BRISTOL HEIGHTS HOME

- The newest and final collection of townhomes in Abbotsford's masterplanned community of Westerleigh
- Come home to striking Contemporary Farmhouse architecture featuring big verandas, generous stone accents and a welcoming entry
- Board and batten siding complements the three rail fences throughout
- Enjoy the best of masterplan living in well-established Westerleigh: stroll or bike the Discovery Trail right outside your home and make the most of Club West, the residents only resort-style clubhouse featuring a full-sized outdoor pool, BBQ terrace, theatre room, workout room, and so much more
- Cultured stone monuments flank the entry drive leading the way to the lushly landscaped central green with pathways, convenient outdoor seating, an orchard, and a nature-inspired children's play area
- Entertain on generous decks or patios and enjoy outdoor living in your own fully-fenced yard
- Raised yards are featured in many homes, offering main floor access to your yard
- Every home has the added convenience of an attached two-car garage, and some garages include an extra storage nook
- Enjoy a healthy sustainable lifestyle with a community garden and tool shed

### INSPIRED INTERIORS

- Come home to a welcoming front door with a window
- Interiors feature two-panel heritage style doors with satin nickel hardware
- Enjoy the convenience of a main floor powder room
- Airy 9-foot ceilings throughout the main level
- Laminate wood flooring in Seville Oak or Soho Walnut throughout the main level
- Plush carpeting in bedrooms puts warmth and comfort at your feet
- Your choice of two designer-selected colour schemes: Autumn or Equinox
- Create a comfortable environment with individually controlled thermostats and electric baseboard heat
- Expansive, low-E glazed windows improve energy efficiency while providing light-filled interiors

### GOURMET KITCHENS

- Contemporary custom-crafted flat-panel laminate cabinetry in White Gloss and Grey Cedar with polished chrome pulls
- Sleek stainless steel appliances coordinate beautifully:
  - 18-cubic-foot auto defrost top-mounted refrigerator
  - 24"-wide stainless steel dishwasher
  - 30"-wide slide-in 4-burner electric range
  - 30"-wide two-speed hood fan with light
- Experience the everyday luxury of polished engineered stone countertops and full-height ceramic tile backsplash
- An entertainment-sized kitchen island becomes a family gathering place (some homes)
- Light up your work area with contemporary track lighting
- Kitchen tasks are easier and more efficient with a rotating corner cupboard (some homes)
- Preparation and clean-up are a snap with double stainless steel sinks featuring a single-lever low flow faucet with pull-out vegetable spray
- A dual roll-out recycling bin station makes it easy to care for the environment



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### PRISTINE BATHROOMS

- Retreat to the master ensuite, rich in design and detail with contemporary full-height vanity mirror complemented by engineered stone countertop and dual porcelain sinks
- Step into a spa shower that brings together style and convenience with a glass door, showerhead with wand and bench seating
- Main bathrooms feature a bathtub with ceramic tile surround, porcelain sink and vanity light bar
- Porcelain tile flooring and flat-panel cabinetry in White Gloss or Grey Cedar with polished chrome pulls create a sleek sophisticated look
- All bathrooms feature dual-flush toilets

### ENJOY THE CONVENIENCE

- Front and rear hose bibs for all your gardening needs (most homes)
- Privacy screens between patios and decks
- Vertical blinds on sliding doors, horizontal blinds on windows and swing patio doors
- Extra storage nook is provided in the garage (most homes)
- Pre-wired for cable and internet

### SAFE AND SECURE

- Keep your home and family safe with a carbon monoxide monitor and smoke detector hard-wired into all homes
- Well-lit front entries, pedestrian pathways and common areas
- Each home is built with Polygon's New Generation design and construction for outstanding durability in the West Coast climate
- 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)
- Enjoy Polygon's after-sales care provided by our dedicated Customer Service Team

### CUSTOM CHOICES

- Stacking or side-by-side (plan specific) washer and dryer
- Microwave with designer trim kit
- Upgrade to a counter-depth Fisher & Paykel stainless steel fridge with a bottom-mount freezer
- Garage door opener

### CLUB WEST

- The true centre of the Westerleigh masterplanned community, Club West is an impressive private clubhouse that provides space to connect with neighbours and entertain family and friends
- Host an evening of wine and cheese on the outdoor terrace or in the lounge next to the cozy fireplace
- Relax in the sun and enjoy mountain views at the resort-style pool and whirlpool
- Accommodate out-of-town visitors in the guest suites
- Re-energize with an invigorating workout in the fitness studio
- Challenge friends to a game of hockey in the indoor floor hockey room
- Take in the latest blockbuster in the theatre room
- Wash your dog at the convenient dog wash station
- Let the resident concierge take care of the finer details, so you can have more fun