



# FEATURES

DRAFT

## SOPHISTICATED ARRIVAL

- Designed by award-winning RLA Architects Inc., Berkeley House is an exquisite collection of apartment homes in Richmond's desirable Alexandra Gardens neighbourhood, within walking distance of hundreds of restaurants, shops and services
- Inspired by contemporary West Coast architecture, Berkeley House's distinctive features include bold brick facades, overheight windows in select locations and a signature two-storey clubhouse
- Hotel-style lobbies impress with wood panelled walls, custom ambient lighting, imported stone flooring, and inviting seating areas where residents can relax and socialize
- Enjoy the central courtyard with lush landscaping, a plaza with catenary lighting, an open lawn seating area and a children's playground
- Indulge in the comforts and convenience of the Berkeley Club, a 5,000-square-foot clubhouse with a suite of resort-inspired amenities for the whole family to enjoy

## INSPIRED INTERIORS

- A flat-panel stained wood entry door with polished chrome lever handle welcomes you home
- Stay comfortable all year-round with a heat-pump air conditioning system to warm and cool your home
- Overheight nine-foot ceilings in main living spaces create an airy, elegant ambience; some top-floor homes feature even higher ceilings in select areas
- Rich wood-style laminate flooring throughout main living areas is sophisticated and easy to care for
- Plush carpeting in bedrooms puts warmth and comfort at your feet
- Modern panelled interior doors are accented by polished chrome levers
- Choose from three carefully selected designer colour schemes to suit your furnishings and decor: Vanilla, Latte and Mocha
- Enjoy outdoor living on a generous sundeck or spacious ground-floor patio
- Low-E window glazing reduces UV-light damage and improves energy efficiency
- Contemporary horizontal mini-blinds on all windows and vertical blinds on swing doors

## IMPRESSIVE KITCHENS

- Well-designed kitchens full of smart details inspire culinary creativity and casual entertaining
- Extra-tall flat-panel custom cabinetry is complemented by sleek polished chrome pulls and under-cabinet lighting
- Engineered stone countertops are chic and durable, and include extended overhangs for breakfasts and coffee breaks
- Enjoy the extra space and storage provided by a kitchen island (most homes)
- Stunning full-height marble mosaic backsplash beautifully accents the cabinets and countertops
- Contemporary brand-name appliances include:
  - 30"-wide gas cooktop and electric wall oven
  - 24"-wide dishwasher integrated into custom cabinetry
  - 30" refrigerator integrated into custom cabinetry
  - 24" front-load washer and dryer
  - Microwave with trim kit is elegantly integrated into cabinetry
  - Dual-speed slim-style ventilation hood fan
- Sleek stainless steel undermount sink with single-lever chrome faucet and convenient pullout vegetable spray
- Special cabinet features include a Lazy Susan (most homes) and soft-close hardware on doors and drawers
- Beautifully illuminate your work area with contemporary pot lighting over the kitchen island (most homes)
- A dual rollout recycling bin station makes it easy to care for the environment



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## BRILLIANT BATHROOMS

- Retreat to the master ensuite, rich in design and detail with a contemporary floating vanity mirror with medicine cabinet, under-cabinet lighting, and a modern soaker tub or spa shower with frameless glass door, rain shower head and bench seating
- Flat-panel cabinetry with polished chrome pulls expertly coordinates with the marble-inspired porcelain tile flooring
- Designer-selected engineered stone countertops and dual porcelain undermount sinks (most homes) bring together style and convenience
- Second bathrooms feature soaker tubs (most homes, where applicable) and engineered stone countertops with coordinating backsplash and rectangular undermount sinks
- Conserve water with high-efficiency dual-flush water closets

## CLUBHOUSE AMENITIES

- Enjoy exclusive access to 5,000 square feet of resort-style amenities at the Berkeley Club
- Socialize in the grand lounge, which features a stylish seating area, a billiards table and beautiful collaborative workspaces
- Relax or entertain on the outdoor patio area overlooking the central courtyard
- Work out in the spacious fitness studio equipped with free weights and cardio machines, or recharge in the dedicated yoga zone
- Tranquil music practice lounge doubles as a relaxing reading room
- Temperature-controlled environment for your comfort
- Well-appointed washrooms

## PEACE OF MIND

- Keep your home and family safe with a carbon monoxide monitor, hard-wired smoke detectors and fire sprinklers in all homes and common areas
- Suite entry doors feature heavy deadbolt locks and door viewers; a security system is standard on ground-floor homes
- Digital recording cameras in the main lobbies and above the entry phones offer additional assurance
- On-site resident manager provides added service and security
- Secure, well-lit parkade for residents and visitors
- Convenient key fob access to building, parkade 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)
- Renowned after-sales care by Polygon's dedicated customer service team

## THOUGHTFUL TOUCHES

- Homes are pre-wired for cable and internet for easy connections
- Convenient 24" in-suite stacking or side-by-side washer and dryer (floorplan-specific)
- Dog washing station makes cleanup easy after a day of outdoor fun with your pet
- Electronic parcel concierge system for deliveries
- Bike storage area
- Outdoor children's play area
- Level two electrical outlets provided at all residential parking stalls