



## FEATURES

### PRESTIGE UPON ARRIVAL

- Designed by Chris Dikeakos Architects Inc., Sophora at the Park impresses with a striking exterior along with a dramatic entry canopy, decorative screens and light fixtures
- A water feature surrounded by lush landscaping graces the entrance
- Overheight glass entry doors open into an expansive lobby featuring stylish seating areas and a sleek fireplace

### RESORT-STYLE LIVING

- Enjoy membership to the exclusive Sophora Club, featuring 5,000 square feet of indoor facilities paired with 13,000 square feet of outdoor amenities
- Stay in shape with an air-conditioned fitness studio and yoga loft; host a gathering in the lounge with a wet bar or in the family-friendly games library
- A large covered outdoor area with patio furniture, in addition to a barbecue and dining area adjacent to a water feature. Other amenities include a children's play zone, a large chess set and an expansive open lawn space

### A SIGNATURE HOME

- A contemporary, solid-wood stained door with polished chrome hardware welcomes you home
- Interior doors feature a modern square-panel design and polished chrome lever handles
- Choose from three designer-selected colour schemes to complement your furnishings and decor: Mocha, London Fog and Vanilla
- Sleek wood-style laminate flooring and overheight 8' 6" ceilings throughout the main living areas
- Walk in comfort and style on durable textured carpeting in bedrooms
- Expansive low-E windows maximize sunlight, improve energy efficiency and keep your home at a comfortable temperature

- Elegant swinging patio doors open onto spacious balconies
- Contemporary 3" fabric vertical blinds
- Stay comfortable all year-round with a heat-pump temperature-control system to warm and cool your home

### HIGH-STYLE KITCHENS

- Well-designed kitchens to inspire culinary creativity and casual entertaining
- Overheight custom cabinetry is complemented by engineered stone countertops, sleek polished chrome pulls and under-cabinet lighting
- Enjoy the extra space and storage provided by a kitchen island with extended overhangs, great for breakfasts and coffee breaks (floorplan-specific)
- Stunning full-height natural stone mosaic backsplash beautifully accents cabinets and countertops
- Contemporary brand-name appliances include:
  - 30"-wide five-burner gas cooktop and electric wall oven
  - 24"-wide dishwasher integrated into custom cabinetry
  - 30" refrigerator integrated into custom cabinetry
  - Microwave elegantly integrated into custom cabinetry
  - 30" under-cabinet slide-out 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 (some homes) and soft-close hardware on doors and drawers
- Beautifully illuminate your work area with recessed lighting
- A dual rollout recycling bin station makes it easy to care for the environment

(continued)



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### SPA-INSPIRED BATHROOMS

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

### SPECIAL TOUCHES

- Convenient in-suite stacking washer and dryer
- A multi-USB port is conveniently located in every kitchen
- Homes are pre-wired for cable and internet for easy connections
- Welcome friends and family with convenient underground visitor parking
- A dedicated dog grooming room helps to keep your pet – and your home – clean
- 24" front-load washer and dryer

### PEACE OF MIND

- Enjoy the service provided by an on-site resident manager
- Polygon's New Generation high-rise building approach means that Sophora has enhanced durability and weather protection from the West Coast climate
- Keep your home and family safe with fire sprinklers and hard-wired smoke detectors in all homes and common areas

- Exclusive key fob access to underground parking and common areas
- For added privacy, the elevator has secure lock-off control access to each floor; residents can only stop on their own floors, the ground floor and parking floors
- Underground parking features digital cameras, emergency alert buttons, and energy-efficient lighting
- 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)
- After-sales care by Polygon's dedicated customer service team
- A wireless security system is standard for all cityhomes and podium-level residences
- Take extra care of your bicycles with the option of a bicycle storage locker

### EXCLUSIVE PENTHOUSE FEATURES

- Enjoy the sophisticated look and feel of engineered hardwood flooring throughout the main living areas
- Gourmet kitchens boast a pullout pantry, a kitchen island with a waterfall edge, an upgraded appliance package with a 36" integrated stainless steel fridge with French doors and a wine fridge
- Laundry room is equipped with a side-by-side washer and dryer
- A convenient gas barbecue outlet makes outdoor cookouts effortless

### CITY HOMES

- Come home through a gated fence to a streetside front door
- Enjoy the fresh air on a patio just off the kitchen equipped with a gas barbecue outlet, hose bib, and lighting
- Offer guests the convenience of a main-floor powder room