



# FEATURES

## MODERN LIVING AMID NATURE

- Located next to Pacific Spirit Regional Park and close to Westbrook Village's retail plaza, The Conservatory is a modern concrete tower and collection of family cityhomes designed by dys Architects
- Enjoy an exceptional blend of nature, culture and contemporary living close to parks, ocean, urban essentials and educational institutions of the highest quality
- The Conservatory is defined by distinctive and refined West Coast Contemporary architecture enhanced by a striking entry canopy, lush courtyard landscaping and a double-height lobby to welcome you home
- The Conservatory is inspired by the convergence between the views of Pacific Spirit Regional Park and the Salish Sea. The building's facades reflect these natural influences in the variations of color, texture and pattern as you move around the community
- Enjoy a stunning outdoor public art display created by acclaimed artist Brent Comber with timber upcycled from trees harvested on-site

## CONTEMPORARY INTERIORS

- All suites in the tower feature a modern wood veneer door with polished chrome hardware and a custom entry plaque
- Maintain the perfect interior environment in any season with in-suite cooling, easily adjusted with a thermostat inside your home
- Kitchen and entry areas are artfully illuminated by subtle recessed and under-cabinetry lighting
- Premium engineered wood flooring throughout main living spaces and soothing wool carpeting in bedrooms create a foundation of comfort and style
- Two designer-selected colour schemes, Latte and Vanilla, offer customization to suit your style and furniture
- A walk-in or walk-through master bedroom closet with built-in shelving helps keep your wardrobe organized
- Expansive low-E glazed windows provide light-filled interiors and views of the surrounding greenery or the Strait of Georgia while contributing to energy efficiency
- A generous private balcony or patio expands your living space into the outdoors

## CHEF-READY KITCHENS

- The contemporary, well-planned kitchens at The Conservatory inspire you to discover new favourite dishes and host memorable gatherings
- Custom natural wood or high-gloss white cabinetry with brushed chrome pulls and soft-closing hardware and drawers provide significant storage in style
- Refined engineered stone countertops with a sleek waterfall edge and open shelving (in some homes, floorplan-dependant) are complemented by an impressive full-height marble-tile backsplash
- **Contemporary brand-name appliances for home plans A and B (one bedroom and one plus den residences) include:**
  - 24"-wide gas cooktop and electric wall oven
  - 18"-wide dishwasher integrated into custom cabinetry
  - 24"-wide refrigerator integrated into custom cabinetry
  - Over-the-range hood fan and microwave combination
- **Stylish, high-quality appliances for home plans C, D and E (most two bedroom or larger) include:**
  - 30"-wide gas five burner cooktop and electric wall oven
  - 24"-wide dishwasher integrated into custom cabinetry
  - 30" refrigerator integrated into custom cabinetry
  - Microwave with trim kit is elegantly integrated into cabinetry
  - Dual-speed, slim-style ventilation hood fan
- Meal prep and clean-up are easy with a 30" stylish stainless undermount sink (18" single sink for home plans A and B), single-lever faucet in polished chrome and pull-out spray handle, and a dual roll-out recycling station

## SOOTHING BATHROOMS

- Freshen up in serenity in the principal ensuite, featuring imported porcelain floor and marble-inspired wall tiles, large-format mirrors and floating-style cabinetry
- An European-style shower system features a ceiling-mounted rain shower head, a handheld wand, frameless glass enclosure and integrated bench seating in ensuites
- Thoughtful details include imported engineered stone countertops, modern vanity with accent lighting, square undermount sinks and a single-lever chrome faucet
- A convenient cabinet will store your favourite fragrances within reach
- Conserve water with sleek dual-flush water closets



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## CONVENIENT DETAILS

- All homes are equipped with multiple pre-wired connections for high-speed cable and ADSL cable television outlets in bedrooms and living rooms, and a USB electrical outlet in the kitchen for your digital convenience
- 24" in-suite stacking washer and dryer make laundry effortlessly convenient
- Roller shades on all windows offer added privacy and easy control over natural light
- A secure parcel delivery system in the lobby makes receiving packages hassle-free
- A library-style lounge offers inviting space for meetings, solo work or social events
- Hallway wall sconces and millwork accents on every level provide an elevated ambience
- Inquire with the sales team about upgraded features in the penthouse residences and cityhomes

## SECURITY AND COMFORT

- A building concierge to take care of the fine details for you
- Security proximity readers protect The Conservatory's main entry points, including the parkade, lobbies and other key locations
- All ground-level homes include a security system
- Tower elevators enable floor access to residents only
- The underground parkade is equipped with emergency alert buttons for added peace of mind
- Digital recording cameras in the parkade, lobby and mailbox area offer additional assurance
- Each suite entry is built with a door viewer and heavy-duty integral locking system with reinforced doorframe
- Hard-wired smoke detectors and monitored 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 defects (10 years)
- Steel-reinforced concrete construction provides outstanding durability for the West Coast climate
- Dedicated after-sales service by Polygon's renowned Customer Service team

## CITYHOMES AND PENTHOUSE FEATURES

- Upgraded 8' entry doors and select elevated ceilings up to 10' (please ask sales manager for details)
- Premium engineered hardwood flooring throughout (i.e. living and bedrooms) offers added warmth
- A full-height pull-out kitchen pantry provides enhanced organization space (some homes)
- Rich marble finishes throughout your main ensuite
- Retreat to a spa-like ensuite with a shower detailed with a linear drain (in cityhomes)
- Convenient hose bibs on penthouse balconies and cityhome patios
- BBQ gas outlet installed on cityhome patios and penthouse decks for hosting gourmet feasts for family and friends
- All penthouse and cityhome residences feature private garages for added security, while cityhomes also offer private yards and immediate access to neighbouring Khorana Park and walking trails in Pacific Spirit Regional Park
- **Premium-quality appliances for penthouses and cityhomes include:**
  - 36"-wide Miele gas cooktop (or an equivalent brand)
  - 30" Miele electric wall oven
  - 36" Miele refrigerator integrated into custom cabinetry
  - 30" microwave with trim kit is elegantly integrated into cabinetry
  - Dual-speed, slim-style ventilation hood fan
  - 24"-wide Miele dishwasher integrated into custom cabinetry
  - 24" wine fridge to keep your beverages at an optimal temperature
  - Full-sized side by side washer and dryer makes laundry effortlessly convenient