



FEATURES

WEST COAST ELEGANCE

- Homes in a contemporary West Coast tower designed by award-winning IBI/HB Architects
- Sitka features a dramatic cantilevered roof with wooden soffits enhanced by the surrounding landscape of cedar and fir trees
- Signature architectural details of the tower include natural wood detailing, stone-cladding on lower levels, and a reinforced concrete structure with metal and glass spandrel panels
- An entry canopy dressed in wood and sleek metal creates an impressive arrival space
- Enjoy a fashionable and contemporary lobby with frameless glass entry doors, marble flooring, wood paneling, and a cozy seating area with a custom double sided fireplace
- Beautifully manicured landscaping includes a bridged walkway over a welcoming water feature, a decorative granite perimeter wall and attractive hedging
- A semi-private courtyard area with bench seating is the perfect spot to read in the sun or enjoy the outdoors
- Original art by a renowned local First Nations artist showcased in the Sitka lobby

SOPHISTICATED INTERIORS

- Airy 8' 6" ceilings create a spacious feel in the residences' main living areas
- Enter your home through contemporary rift-cut Oak entry doors that feature polished chrome hardware and a custom entry plaque
- Low-E glazed windows of expansive glass with low sills maximize the sunlight in all rooms and capture scenic views of the campus and its natural surroundings
- Premium hardwood flooring throughout living spaces and luxurious 100% wool carpeting in bedrooms provide both beauty and warmth under your feet
- Choose from two designer colour schemes - Shadow and Daybreak - to reflect your own unique style
- A spacious walk-in closet is included in most master bedrooms, complete with convenient built-in shelving to help organize everything
- Create the perfect ambience in the kitchen and entry areas with soft, recessed lighting

GOURMET KITCHENS THAT INSPIRE

- Custom-designed natural wood cabinetry in quarter Teak or charcoal rift-cut White Oak is elegantly matched with polished chrome pulls on the lower cabinets
- Run your fingertips along the smooth, stylish full-depth caesarstone countertops with its dramatic waterfall edge
- A tile backsplash of marble mosaic and custom, under-cabinet halogen lighting add even more drama to the room's surfaces and cabinetry
- All Sitka kitchens are outfitted with superior, modern appliances:
 - *Four-burner natural gas cook tops by Bosch*
 - *Bosch electric wall ovens are located in a cabinet tower along with a built-in Panasonic microwave, or in a lower cabinet below the gas cook top*
 - *30" wide Liebherr counter depth refrigerators are seamlessly integrated into the custom cabinetry*
 - *Fully integrated Bosch dishwashers*
 - *Homes feature a contemporary Broan Elite Slimline hood fan or the Over The Range Bosch microwave/hood fan, depending on the kitchen configuration*
- Double stainless steel sinks
- European-style goose neck single-lever faucets with integral pull-out spray handle by Grohe
- Soft-touch close cabinets, cookware drawers and other specialized storage solutions
- Protect and display your favourite vintages in a custom-designed wine tower at the end of your full-height pantry (most homes)
- Dual roll-out recycling bins in every home

LUXURY BATHROOMS

- Retreat into a master bathroom ensuite designed as the home's sanctuary, complete with custom vanities, solid countertops of imported marble, undermounted wash basins, and boutique hotel-inspired electric towel warmer
- Ensuities also feature a spacious walk-in shower or a soaker tub and shower combination, heated marble flooring, chrome Grohe faucets, and under-vanity lighting
- Floating solid wood cabinets in quarter Teak or charcoal rift-cut White Oak
- Sleek-profile, dual flush water closets by Toto
- Polished chrome shower controls, and European-style wand shower heads that are fully adjustable





THOUGHTFUL CONVENIENCES

- Full-size LG front-loading stacking washer and dryer
- Attractive vertical blinds create a sense of privacy
- Multiple pre-wired connections for high-speed cable and ADSL; cable television outlets in bedrooms and living rooms; and CAT 5e wiring throughout all homes

PEACE OF MIND

- Sitka will offer a full-time resident manager
- Security proximity readers protect Sitka's main entry points, parkade entries, lobbies and other key locations
- Digital recording cameras in parkade and lobby
- Security system complete for all ground floor homes and rough-in for wireless security provided on all other floors.
- Elevator lock-off restricts floor access to residents only. All stairwells are locked except for code-required crossover levels
- Underground parking features bright lighting, digital cameras and emergency alert buttons
- Homes feature heavy-duty integral locking systems with reinforced door frames, lighting, and door viewers at each suite entry
- Monitored fire sprinklers and hard-wired smoke detectors in all homes and common areas
- Comprehensive warranty protection by Travellers Guarantee Company of Canada, including coverage for:
 - *Materials and labour (2 years)*
 - *Building envelope (5 years)*
 - *Structural defects (10 years)*
- Superior reinforced concrete and steel construction designed for the West Coast climate
- Dedicated after-sales service by Polygon's renowned Customer Service team

SPECIAL PENTHOUSE FEATURES

- Ensure your cherished Pinot Grigio or Viognier is cooled to the ideal temperature in your own elegant wine chiller
- Gas BBQ hook ups are available on your expansive terrace to grill summer dinners to perfection
- Keep comfortably cool in the warmer months with a fully air-conditioned home
- 36" wide Jenn-Air counter depth refrigerator

CUSTOM CHOICES

- Upgrade to a Bosch stacking washer and dryer combination
- Secure storage lockers with key fob access only
- 19" flat screen TV built into kitchen pantry
- Wireless security system

