

THE 
MADISON



THE TOAST OF TOWN CENTRE



POLYGON



BCCONDOS.NET



POLYGON GOES STRAIGHT TO THE HEART ... IN COQUITLAM'S NEW TOWN CENTRE



The excitement is building in Coquitlam as Polygon proudly introduces The Madison, an exceptional new condominium community. Designed to appeal to the young and the young-at-heart, the traditional architectural style is combined with a contemporary approach to materials and design which offers a home purchase opportunity that is second to none.

A Matter of Style

The captivating style of The Madison is immediately apparent. The rich character of the exterior reflects a sense of established grandeur which is complemented by a well-proportioned entry foyer. Steeped in historic detailing, The Madison creates the warm ambience of yesteryear.

Steps to Town Centre

For convenience, The Madison's location is unparalleled. A stroll away is Coquitlam Town Centre with excellent shopping, cinemas, restaurants, and a library. The first phase of Coquitlam's recreation complex, featuring an Olympic-size swimming pool, will be just across the street. And the new Douglas College campus and a performing arts centre are also planned for the neighbourhood.

Maintaining a healthy, active life at The Madison is easy as every kind of opportunity for outdoor recreation is in the vicinity. For golfers, Westwood Plateau Golf Course will be five minutes away. Belcarra Park offers swimming, boating, and fishing ... and nearby Lafarge

Park provides tennis courts and jogging trails.

Realize Your Dream

Traditional style. Contemporary outlook. Ideal location. Security. These qualities, and more, create in The Madison an extraordinary opportunity for you to have the satisfaction and investment potential of owning that special home you've always wanted.



YOUR LIFESTYLE

The Madison responds to your lifestyle. For surprisingly affordable prices, first-time buyers can fulfill the dreams of home ownership without compromising their desire to remain within easy reach of



downtown Vancouver. For the mature buyer, such as couples whose children have left the nest, The Madison promises the freedom to pursue travel plans or leisure activities while eliminating the chores of maintaining an older house and yard.

After a hard day at the office, head out to one of the many jogging trails in the area, or burn off a few calories in the well-equipped exercise room. To make life even easier, The Madison's professional maintenance frees you from numerous chores.

Peace of Mind

Concern over security will be a thing of the past when you buy at The Madison. Ground-level suites have installed personal security systems and all other suites are prewired for a system that will ensure your peace of mind whether you're away or at home alone. A lobby video enterphone system allows you to control access to the building, and secured video-surveilled entry underground parking will help safeguard your automobile.

The Choice is Yours

The real magic of The Madison is the special character of the individual residences. The community consists of both apartments and townhouses — pick the design that suits you best. Decide on a one or two bedroom



suite, in a choice of two designer colour schemes, then select your home from the wide variety of floorplans available. In fact, for price, selection, and quality, The Madison outshines all comparable developments in Greater Vancouver!



AMENITIES SECOND TO NONE

First Impressions

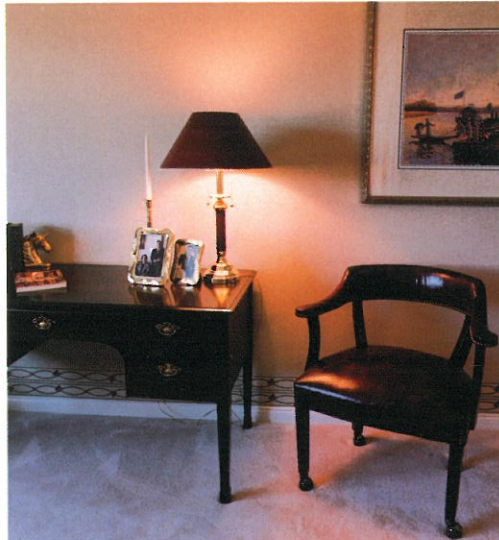
- ❖ Outstanding traditional architecture
- ❖ Richly appointed furnished lobby with hand-set tile
- ❖ Polished brass entry hardware
- ❖ Heritage-style raised panel front door
- ❖ Elegant marble suite entry

Fine Living Features

- ❖ Gas fireplace with marble surround and hearth
- ❖ Custom designed wood mantle
- ❖ Heritage-style interior doors
- ❖ Enamel and brass finish Athena door hardware by Weiser
- ❖ Plush nylon carpeting
- ❖ Solid wood baseboards
- ❖ Decora rocker light switches
- ❖ 10 ft. high living room ceilings (penthouse level)
- ❖ Horizontal mini-blinds
- ❖ Vertical blinds on sliding doors
- ❖ Master bedroom walk-in closet
- ❖ Electric heating with individual room thermostats
- ❖ Double-glazed windows
- ❖ Balcony or patio for outdoor living

Beautiful Bathrooms

- ❖ Oval soaker tub with imported ceramic tile surround



- ❖ Oversized shower stall in second bathroom with double shower heads (some plans)
- ❖ Cultured granite counter-top and sink in master ensuite
- ❖ Full-width vanity mirror
- ❖ Polished brass and chrome faucets
- ❖ Low profile toilets by Eljer
- ❖ Cosmetic light bar above vanity

Step-Saver Kitchen

- ❖ Halogen track lighting
- ❖ Task light over sink
- ❖ European-style white laminate cabinets
- ❖ Time-saving cabinet features (roll-out pot drawer, wine rack, and microwave shelf)
- ❖ Energy-saving dishwasher by White Westinghouse
- ❖ Energy-efficient 17 cu. ft. automatic defrost refrigerator by White Westinghouse

- ❖ Self-cleaning range by White Westinghouse
- ❖ 1/3 h.p. garbage disposal
- ❖ Double stainless steel kitchen sink
- ❖ Vegetable spray
- ❖ Decorative light fixture in breakfast nook (some plans)
- ❖ Easy-to-clean vinyl flooring

Thoughtfully Planned

- ❖ Pre-wiring for alarm system (full alarm system in ground-level suites)
- ❖ Acoustic construction, between floors
- ❖ Secure underground parking
- ❖ Freeze-frame video surveillance cameras at garage entry and lobby
- ❖ Remote control parking entry
- ❖ Enterphone at main lobby
- ❖ Pre-wired television outlets
- ❖ Pre-wired telephone jacks

Amenities and Service

- ❖ Fully-equipped fitness studio
- ❖ Storage lockers
- ❖ Two custom elevators

Options to Enhance Your Living Pleasure

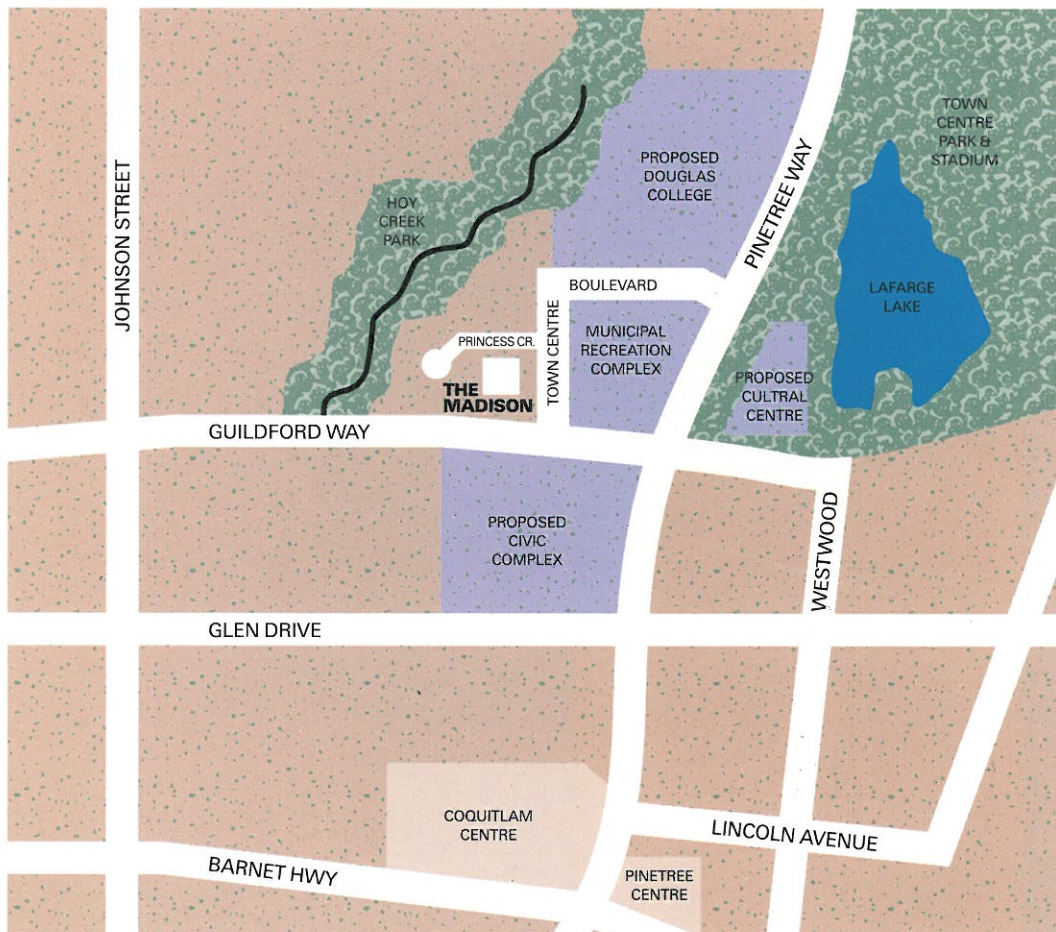
- ❖ Security system (other floors)
- ❖ Appliance package (washer/dryer, microwave)



The Polygon Story

The Madison is built by Polygon Madison Project Limited, part of the Polygon Group of Companies which, since 1977, has created several thousand homes of distinction throughout Greater Vancouver. In collaboration with leading West Coast architects, Polygon specializes in building communities that offer the best in quality and value.

Polygon is a recipient of the Master Builder Award from the New Home Warranty Program of British Columbia with whom all Polygon homes are registered.



*T*he Madison has a beautiful quiet setting just a short distance from Lafarge Park with its wide variety of recreational amenities.

It is also centrally located to many other recreation areas, major transportation routes, and within easy walking distance of all the shopping and facilities in the Coquitlam Town Centre complex.

THE MADISON

2990 PRINCESS CRESCENT,
COQUITLAM, B.C.

Telephone: 464-3971 Facsimile: 464-3976

The Polygon Vision

To demonstrate excellence in home building with people of integrity working together to provide value for our customers and a lasting contribution to our community.



POLYGON



B C C O N D O S . N E T

