

POLYGON'S THE LLOYD A LURE FOR BUYERS

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The Nakoma Club is an 18,000-square-foot amenity space for residents at The Lloyd.



Bedrooms are flooded with plenty of natural light and floors are topped with nylon carpeting, while kitchen and living area floors are laminate.

The design for the master-planned community of Windsor Gate began back in 2004 and judging from the rapid pace of sales of the newest highrise — The Lloyd — developer Polygon hit the mark right from the beginning.

Just two months after the units hit the market, Polygon has sold 135 of the total of 179 homes in The Lloyd, the third of four highrises to be built on the 22-acre site, which also includes four- and five-storey low-rise buildings.

Buyer Gary Fung was one of those who checked out The Lloyd when it was put on sale in March. From the moment they walked into the presentation suite for the 27-storey tower, he says he and his girlfriend knew they would be buying a home there.

"The decision was made pretty quick," said the Vancouver restaurant cook, who bought a two-bedroom, two-bathroom 920-squarefoot suite on the fifth floor. "It is a corner unit with lots of light and windows. It's the same layout as the show suite, which gave us a good idea of what we were going to get."

The couple had looked in New Westminister and downtown Vancouver, where they both work, but ultimately chose Coquitlam Centre because they got the best value for their dollar there. It helped that they had both grown up in the area and that their families live nearby.

Being certain about the price they would pay was also important, said Fung, adding he had heard stories about people getting caught up in bidding contests on resale properties and paying much more than they had counted on.

"There is security in buying into a pre-sale because there is no up-bidding in the price," he said. "We also wanted to be near the new SkyTrain line but didn't want to be right beside it because of the noise," he said.

Goldie Alam, Polygon's senior vice-president of marketing, said the newest tower has more three-bedroom suites than the previous towers, which have been well received by families and downsizers and the "melting pot" of buyers attracted to the development.



MAKING IT HOME
Polygon's The Lloyd a bright new addition to Coquitlam's Windsor Gate community **Page H8**



The 27-storey Lloyd comprises 179 two- and three-bedroom homes.

A five-minute walk to Coquitlam Town Centre



The Nakoma Club offers a gymnasium, outdoor swimming pool and more.



Large frameless showers have built-in benches and niches for toiletries.



Bathrooms in The Lloyd feature large-format porcelain tile flooring, while large vanity mirrors include recessed lighting.

have been sold to people who already have a Polygon home or have lived in one in the Coquitlam area.

"I think people really like the Windsor Gate area because it is separate from the Coquitlam town centre. You are tucked in near Glenn Park and Coquitlam River Park. It's a bit more peaceful, quiet and residential, but it is only a five-minute walk to Coquitlam Town Centre and everything you need."

Keith Hemphill's architectural firm Rositch Hemphill has worked on the Windsor Park master plan since its inception.

The building's name pays tribute to pioneer architect Frank Lloyd Wright and his instantly recognizable style, he said.

The Lloyd offers a variety of views, with the mountains to the north and east and more distant vistas to the south and west.

The community, ultimately home to 1,450 suites, reflects the benefits of densification well managed, where one can provide services, while maintaining a human scale that focuses on pedestrians rather than motor vehicles, he said.

Hemphill says he is particularly proud of the layout of Windsor Gate. "There is a great integration of public space with the landscape architecture, especially with the buildings and open spaces around the Nakoma Club."

The club is an 18,000-squarefoot

amenity for Windsor Gate residents and includes an outdoor swimming pool, full-height gymnasium for a basketball-badminton court, spacious "great room" lounge and kitchen area, fitness room, media theatre, games and craft rooms and accommodation for residents' guests.

As with other Polygon projects, The Nakoma has numerous activities to encourage residents to mingle, including movie nights and other social gatherings.

The Lloyd's high standard of finishings starts with a solid-wood stained front door with polished chrome hardware. Three colour schemes are offered with dark, light and white. Flooring in the kitchen and living areas is laminate with nylon carpeting in the bedrooms.

The kitchens feature contemporary flat-panel custom cabinetry with polished chrome pulls on the lower cabinets, polished engineered stone countertops with a full-height glass tile backsplash. Stainless steel appliances are made by KitchenAid, including a 30-inch-wide five burner gas cooktop and self-cleaning oven, over-the-range microwave/hood fan, and a 16.8-cubic-foot integrated Fisher & Paykel french door refrigerator with bottom-mounted freezer.

The bathrooms have oversized frameless showers with a built-in bench and niche for toiletries. Floors are topped with large-format porcelain tiles, while the vanity mirror comes with recessed lighting. All suites have built-in stacking or side-by-side washer and dryers. Bicycle storage lockers are an option in the underground parking.

"This is a really popular community because Windsor Gate is so established," she said. "About a third of our homes