

FEATURES

A STYLISH WELCOME

- R+R features modern West Coast architecture with signature elements including heavy timber and steel beams, structural glass, a dramatic cantilever canopy, metal accents and brick cladding.
- A modern entry door opens into an impressive lobby where natural stone and wood elements create a uniquely R+R ambiance.
- Distinctive suite entry plaques identify each private residence.
- Street fronting homes boast articulated entries with attractive metal and brick detailing.

HOME INTERIORS

- Spacious, open floorplans are beautifully complemented by nine-foot overheight ceilings in living areas; most top-level homes feature higher ceilings.
- Rich wood-style laminate flooring creates a refined look in the living and dining areas.
- Plush CRI Green Label carpeting puts durable comfort at your feet.
- Experience the luxurious warmth of an in-floor radiant heating system throughout your home.
- Choose from two designer colour schemes to suit your décor and style: Sky and Earth.
- Vertical blinds on sliding doors, horizontal blinds on all windows for added privacy.
- Windows feature low-E glazing to maximize energy efficiency.
- Decks and patios for outdoor living and entertaining.

GOURMET KITCHENS

- Custom square-edge cabinetry with subtle polished chrome pulls creates a contemporary look.
- Premium quartz countertops and stone backsplashes are naturally elegant and durable.
- Cabinet doors and drawers feature soft-close hardware.
- Special cabinet features include a pantry and lazy susan to keep everything organized (some homes).
- Under cabinet lighting illuminates kitchen tasks beautifully.
- A roll-out recycling bin station makes sorting and storing recyclables effortless.
- Premium stainless steel ENERGY STAR appliances:
 - Panel integrated dishwasher with sound insulation, a sleek handle, and a convenient extra shine option
 - French door refrigerator with bottom-mounted freezer
 - Convection wall oven with four custom cooking modes and a five-burner gas cooktop
 - Microwave and hoodfan combination unit
- Sleek undermount double stainless steel sinks for easy food prep and clean up.
- A polished chrome faucet with a versatile pull-out vegetable spray.
- Conveniently placed electrical outlets enhance work areas.



The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at R+R are built by Polygon R&R Homes Ltd.

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FEATURES (CONTINUED)

SPA-INSPIRED BATHROOMS

- Luxuriate in elegant ensuites featuring full walk-in showers with frameless doors, or contemporary shower and tub combinations.
- Melt away stress in your spa-inspired ensuite shower featuring an oversized rainshower head, porcelain tile surround and a built-in niche and integrated bench seating (most homes).
- Floating vanities feature soft close cabinets with chrome hardware, accented by under cabinet lighting.
- Rectangular undermount sinks with polished chrome wide-set lever faucets.
- Designer-selected porcelain tile flooring and sparkling quartz countertops.
- Conserve water with dual-flush water closets featuring soft-close lids.
- Second bathrooms feature stone countertops and square-line profile cabinetry with tubs or glass walk-in showers (some homes).

THOUGHTFUL TOUCHES

- Conveniently located TV outlets and telephone jacks in main living areas and master bedrooms.
- A centrally located media hub station in every home to meet your high-speed cable needs.
- Full capacity stacking washer and dryer.

SAFETY AND SECURITY

- Well-lit underground parking with security cameras and emergency buttons for added security.
- An enterphone system with security camera outside main lobby.
- Exclusive key fob access to parking and common areas.
- Heavy deadbolt lock and door viewer in each suite entry.
- Ground floor homes include pre-installed alarm systems.
- Sprinklers in all homes and common areas.
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, including coverage for:
 - Materials and labour (two years)
 - Building envelope (five years)
 - Structural components (ten years)
- After-sales care by Polygon's dedicated Customer Service team.



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R+R AND THE ENVIRONMENT

- R+R has undertaken initiatives of the Built Green Rating GOLD standard by using the following sustainable materials and building practices:
 - All paints are water based, low VOC and contain at least 20% recycled content
 - Appliances are ENERGY STAR rated where applicable
 - Low-E, double-glazed, thermally broken windows
 - Hydronic (water based) in-floor radiant heating system
 - R40-batt insulation contains 40% recycled content
 - CRI Green Label carpets
 - Laminate flooring underlay is CRI Green Label +Plus certified.
 - Built-in roll-out recycling bin station in every home for organizing recyclables
 - Hot water and heat supplied by a local District Energy Utility

AMENITIES TO ENJOY

- Discover the helpful services of an onsite resident manager.
- Stay in shape at the fully equipped fitness studio exclusively for residents.
- A central courtyard area with children's play area and a harvest table.
- Gated underground visitor parking.
- Bike storage.

OPTIONS

- Storage lockers for select homes.



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