



VANCOUVER

1, 2 & 3 Bedroom Residences in the Heart of Vancouver's Vibrant UBC Neighbourhood

Convenient urban living meets scholastic pursuits at Eton, a collection of private residences in the masterplanned community of Wesbrook Village. Situated within an established university campus, Eton provides immediate access to an array of well-known academic institutions, from top elementary and secondary schools to the highly regarded University of British Columbia. As part of the award-winning community of Wesbrook Village, Eton's residents will enjoy a plethora of leisure and shopping opportunities close at hand.



Masterpieces for Gracious Living

Just steps from one of the city's most celebrated green spaces – Pacific Spirit Regional Park – the residences at Eton feature elegant, spacious interiors with air conditioning, contemporary finishes, premium appliances and serene spa-style ensuites.

Features

- Keep comfortably cool in the warmer months with a fully air-conditioned home
- Experience the elegant, airy ambience created by nine-foot ceilings in the main living areas
- Sleek engineered stone countertops are complemented by a full-height marble tile backsplash
- Enjoy the convenience of premium stainless steel appliances in the kitchen
- Step into an oasis in the master ensuite, featuring imported marble floor tiles and floating cabinets
- Pamper yourself with a European-style thermostatic shower system featuring marble wall tiles, a ceiling rain shower head plus a handheld wand, a built-in niche for toiletries, and integrated bench seating





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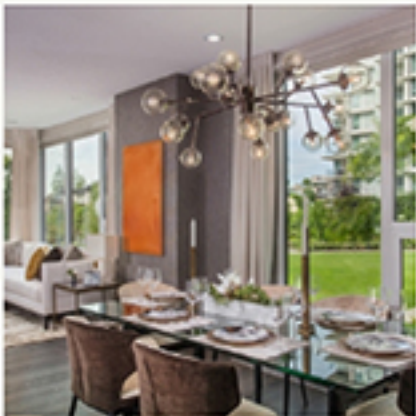
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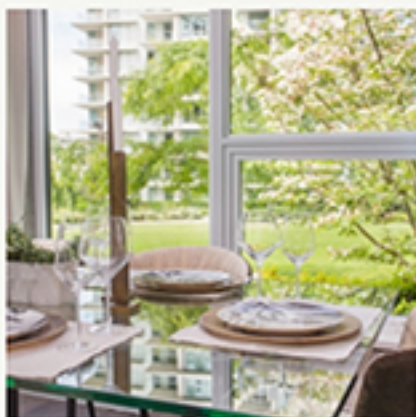
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FEATURES





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PARKSIDE SOPHISTICATION

- Discover prestigious parkside living at Eton in Vancouver's desirable UBC neighbourhood.
- Live in a milieu of higher learning, steps from the natural beauty of Pacific Spirit Regional Park and Michael Smith Park.
- Striking West Coast contemporary architecture with lush landscaping and an impressive water feature create a grand entry.
- Step into the stunning lobby featuring marble flooring, sleek wood panelling and glass doors overlooking a tranquil fountain (Eton Tower).
- A private courtyard with seating is a perfect place to relax with a book and enjoy some fresh air and sunshine.

MODERN INTERIORS

- Come home to a sophisticated suite entry, distinguished by a contemporary rift-cut oak door with polished chrome hardware and a custom entry plaque.
- Keep comfortably cool in the warmer months with a fully air-conditioned home.
- Recessed lighting in the kitchen and entry area is chic and versatile.
- Experience the elegant, airy ambiance created by nine-foot ceilings in the main living areas.
- Walk in style and comfort on premium engineered-wood flooring throughout living spaces, and luxurious wool carpeting in bedrooms.
- Enjoy exquisite views and light-filled interiors with expansive, Low-E glazed windows designed to improve energy efficiency.
- Impress guests with your view of the Strait of Georgia or Pacific Spirit Regional Park (many homes).

- Entertain friends or unwind with a glass of wine on a generous private deck.
- Choose from three professionally selected designer colour schemes to coordinate with your furnishings and décor: White, Light and Dark.
- Stay organized with a spacious walk-in or walk-through master bedroom closet.

GOURMET KITCHENS

- Smart, contemporary kitchens inspire culinary adventures and gourmet gatherings.
- Custom natural wood cabinetry with polished chrome pulls and soft-closing hardware provides ample, elegant storage.
- Sleek engineered stone countertops featuring a modern waterfall edge are complemented by a full-height marble tile backsplash.
- Enjoy stylish, superior-quality stainless steel appliances:
 - Five-burner cooktop
 - Electric wall-oven located in a cabinet tower with built-in microwave or in the base cabinet below cooktop
 - Counter-depth refrigerator with integrated cabinet panel
 - Dishwasher fully integrated into the beautiful cabinetry
- Intelligence is in the details. Every kitchen at Eton features a USB electrical outlet and a dual roll-out recycling bin station.
- Food preparation and clean-up are a breeze with a square-profile double stainless steel sink and a European-style single-lever faucet in polished chrome with integral pull-out spray handle by Grohe.

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

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FEATURES

CONTINUED

SPA-INSPIRED BATHROOMS

- Step into an oasis in the master ensuite bathroom, featuring imported marble floor tiles and floating cabinets.
- Pamper yourself with a European-style thermostatic shower system featuring marble wall tiles, a ceiling rain shower head plus a second shower head with a handheld wand, a built-in niche for toiletries and integrated bench seating.
- Custom details include a modern vanity with extra accent lighting, square under-mounted washbasins, and imported engineered stone countertops with matching stone backsplash.
- A convenient cabinet behind a backlit mirror for your favourite eau de parfum.
- Polished chrome widespread faucets add a designer touch.
- Conserve water with sleek-profile, dual-flush water closets.

THOUGHTFUL CONVENIENCES

- Roller shades on all windows provide additional privacy.
- Eton is wired for technology with multiple pre-wired connections for high-speed cable and ADSL, minimum CAT 5e wiring throughout, and cable television outlets in bedrooms and living rooms.
- An in-suite washer/dryer makes laundry easy and convenient.
- Stay in shape with Eton's fully equipped in-building fitness studio.

PEACE OF MIND

- Enjoy the added service and security provided by a full time resident manager.
- Security proximity readers protect Eton's main entry points, parkade entries, lobbies and other key locations.
- A security system is included in all ground-level homes.
- Elevator lock-off restricts floor access to residents only and protects your privacy.
- For additional security, all stairwells are locked except for code-required crossover levels.
- Digital recording cameras in parkade and lobby deter unwanted activity.
- Walk safely through underground parking with bright lighting and emergency alert buttons.
- Each suite entry includes a door viewer, lighting and a heavy-duty integral locking system with a reinforced doorframe.
- Hard-wired smoke detectors and monitored fire sprinklers 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)
- Superior reinforced concrete and steel construction provides outstanding durability for our West Coast climate.
- Dedicated after-sales service by Polygon's renowned Customer Service team.

OPTIONS

- A storage locker to stow your belongings (limited quantity).
- A bike locker makes it easy to get out for a ride.
- An extra parking stall (limited quantity).

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