

ROYCROFT

1153 Kensal Place, Coquitlam



ROYCROFT

AT WINDSOR GATE

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Now Selling!

Priced from \$304,900

Overview

Tucked away inside Polygon's landmark master-planned community of Windsor Gate in **Coquitlam Town Centre**, you'll find Roycroft, the newest collection of apartment residences.

This limited collection of one, two and three bedroom apartment residences features distinctive brick architecture inspired by the legendary **Frank Lloyd Wright**. Inside, contemporary interiors feature open plan layouts, gourmet kitchens with granite counters, stainless steel appliances and spacious decks or patios for outdoor living.

At Roycroft, you can enjoy an unparalleled location within Coquitlam... just steps to the natural amenities of **Coquitlam River** and **Lafarge Lake** yet top **schools**, shops, **transit**, performing arts venues and eateries are just minutes away.

Residents at Roycroft will also enjoy membership to the Nakoma Club – Windsor Gate's 18,000 square foot private clubhouse. Standing at the heart of the community, the Nakoma Club will feature an outdoor pool, landscaped terrace, fully-equipped fitness studio and gymnasium, screening room, great room lounge, guest suites, resident concierge and much more.

Features

- Contemporary architecture inspired by renowned architect Frank Lloyd Wright features signature design elements, including pitched roofs, large overhangs and expansive windows.
- Rich laminate flooring throughout all living areas is attractive, durable and easy to maintain.
- Kitchens feature with granite countertops, custom-crafted horizontal grain flat-panel laminate cabinetry and sleek stainless steel appliances.
- Cozy electric fireplace with custom-designed mantel and rough-in wiring above makes the perfect spot for your flat screen TV.
- Entertain and relax outdoors on spacious balconies or ground floor patios with private yards.
- Surround yourself in luxury with marble countertops in all bathrooms, porcelain tile flooring, dual-flush toilets and designer sinks by Kohler.
- Enjoy country club living with membership to the exclusive Nakoma Club and its 18,000- square-foot of resort-style amenities.

Find the home that's right for you.

view floor plans >

view photos >

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Open 12 – 6pm (except Friday)

1153 Kensal Place
Coquitlam, BC
604.552.1113
roycroft@polyhomes.com

Polygon Roycroft Homes Ltd.
Polygon Windsor Gate Ltd.

MAP

FLOOR PLANS

PHOTOS



Laura Cavanagh
Sales Manager
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NEW HOME PROJECT-PROFILE

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NEW WATER**

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Welcome Home

- Contemporary architecture inspired by renowned architect Frank Lloyd Wright features signature design elements, including pitched roofs, large overhangs and expansive windows
- Tree-lined public roads, grassy boulevards, distinctive street lighting, and a prominent entry monument with lush landscaping create an appealing and welcoming streetscape
- Roycroft's welcoming lobby showcases warm wood veneer walls, coffered ceiling accents, and a custom fireplace with a dramatic concrete mantel and surround
- Enjoy country club living with membership to the exclusive Nakoma Club and its 18,000- square-feet of resort-style amenities

Inspired Interiors

- Contemporary front doors welcome you home with an elegant custom suite number plaque and brushed chrome hardware
- Rich laminate flooring throughout all living areas is attractive, durable and easy to maintain
- Cozy electric fireplace with custom-designed mantel and rough-in wiring above makes the perfect spot for your flat screen tv.
- Plush, 35-ounce carpeting in bedrooms puts luxury and warmth beneath your feet
- Let the natural light in through sleek, vertical blinds on all sliding doors and horizontal blinds on all windows
- Entertain and relax outdoors on spacious balconies or ground floor patios
- Enjoy extra outdoor space in a private yard off the patios of most ground-floor homes

Gourmet Kitchens

- Experience the richness of polished granite countertops
- An imported ceramic tile backsplash adds a touch of sophistication while being effortless to clean
- Contemporary, horizontal grain flat-panel laminate cabinetry in teak and antique oak is elegantly matched with brushed chrome hardware
- Highlight your kitchen work area with soft, halogen track lighting
- Special cabinet features include a drawer bank, lazy susan, microwave shelf, built-in recycling containers and a convenient pantry for extra storage (select homes)
- Contemporary stainless steel appliances in every home:
 - Samsung stainless steel 18 cubic foot refrigerator with bottom mount freezer
 - GE self-cleaning slide-in gas range
 - GE variable-speed stainless steel range hood fan with light
 - Energy-star GE dishwasher with electronic touch pad control
- Double stainless steel sinks with single-lever faucet and pull-out vegetable spray by Moen for easy preparation and clean-up

Luxurious Bathrooms

- Surround yourself in luxury with marble countertops in all bathrooms, porcelain tile flooring, dual-flush toilets and designer sinks by Kohler
- Contemporary horizontal grain flat-panel laminate cabinetry in teak or antique oak is complemented by stylish brushed chrome hardware
- Enjoy the simple expressions of style, including the Moen single-lever tub and shower control, and full-width vanity mirror with soft bar lighting (select homes)
- Relax the day away in the ensuite bathroom with its deep soaker tub and/or shower with porcelain tile and delicate marble mosaic accents
- Enjoy the convenience of a spacious second bathroom that features a chrome and glass walk-in shower

Thoughtful Touches

- Generous walk-in closets in select master bedrooms with built-in shelving
- Cable outlets in living room and bedrooms ensure you're always connected
- Telephone jacks in living room, bedrooms, nook and closets (for security monitoring)
- All homes are pre-wired for high-speed internet access
- Low-E Energy Star windows fill homes with light while improving energy efficiency
- Electric baseboard heating throughout homes with individual thermostat controls
- Convenient visitor parking

Safe and Secure

- Secure, well-lit underground parkade with emergency buttons, video surveillance in the lobby and overhead security gates
- Enterphone and security cameras outside of main lobby let homeowners pre-screen visitors using the TV screen
- Accent lighting along pedestrian walkways
- Alarm system within ground-floor suites, secure deadbolt hardware on entry door, and sprinklers in all homes and common areas
- Convenient and safe key fob access to parkade and all common areas
- Comprehensive warranty protection by Travelers Guarantee Company of Canada:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural components (10 years)
- After-sales care by Polygon's Customer Service team

Custom Choices

- Samsung stacking washer and dryer
- Wireless security system (Floors 2, 3, 4)
- Secure storage locker



LIST ALL (A-Z)

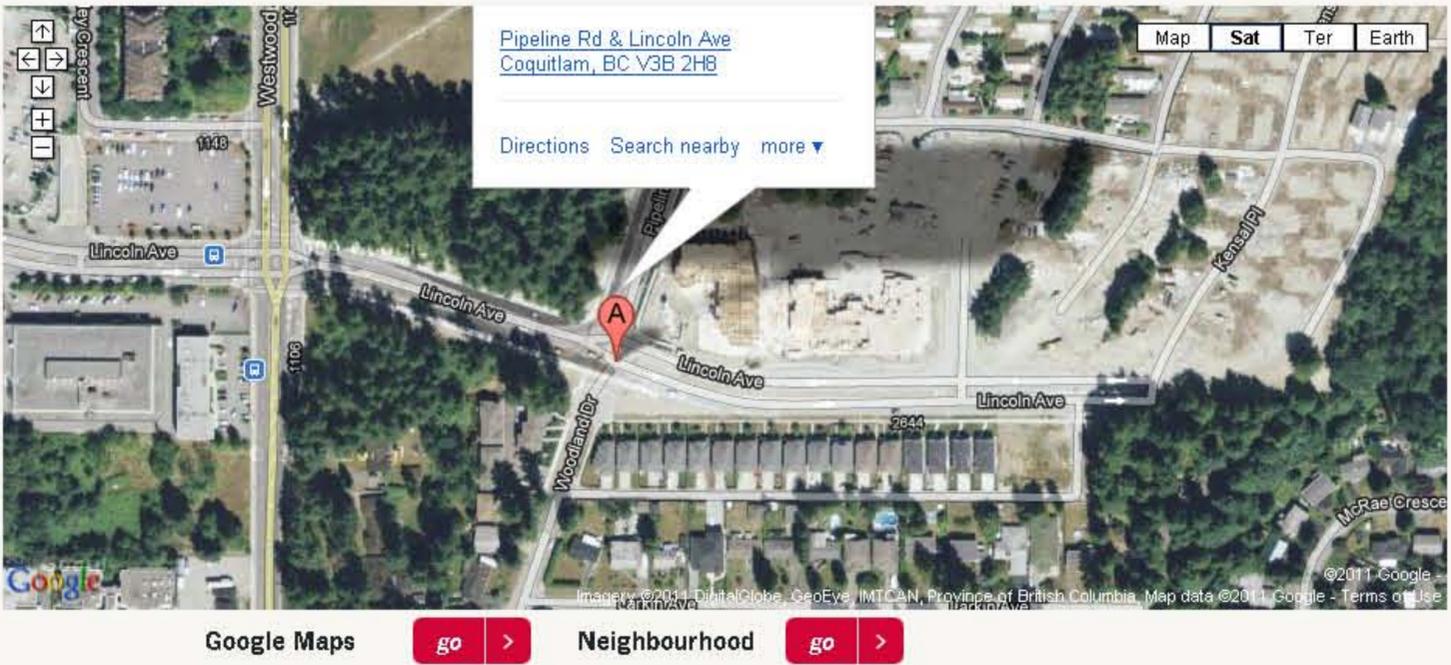
MAP VIEW

ROYCROFT

MAP

EXPLORE ROYCROFT

Interactive Map



Pipeline Rd & Lincoln Ave
Coquitlam, BC V3B 2H8

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EXPLORE COQUITLAM

Roycroft



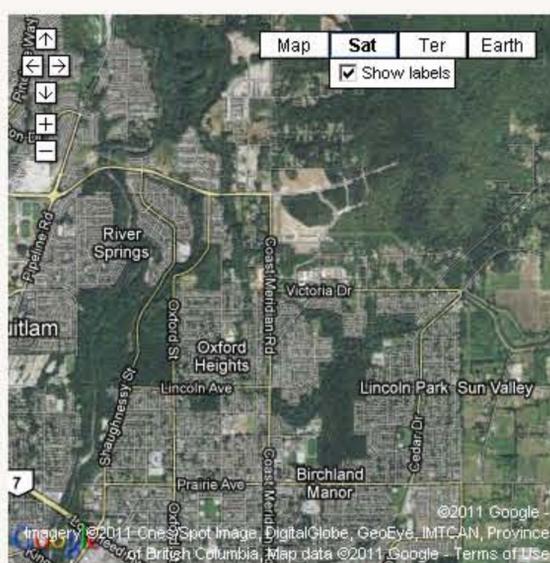
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Lifestyle opportunities abound in this bustling city, with everything from great schools like **Pinetree Secondary** to the vast array of shopping opportunities at **Coquitlam Centre mall**. Take in a travelling art exhibit at the **Evergreen Cultural Centre**. Enroll in a continuing education course at the **David Lam campus of Douglas College**. Enjoy dinner at a great local restaurant. Go for a jog around **Lafarge Lake or on Town Centre Park's** running tracks. Spend your morning enjoying a round of golf at the **Westwood Plateau Golf and Country Club**. Explore the natural attractions including nearby Coquitlam River Park, just one block away.

For the busy commuter, Greater Vancouver comes right to the neighbourhood, with the **West Coast Express station** and future **Evergreen Rapid Transit Line** close at hand.

Coquitlam, BC

Current 10°C <small>Hourly Forecast</small>	Fri Eve 14°C <small>Full Forecast</small>
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Roycroft, 1153 Kensal Place, Coquitlam, BC

Thursday, October 13th, 2011

Other

Polygon Roycroft Homes Ltd.

Tucked away inside Polygon's landmark master-planned community of Windsor Gate in Coquitlam Town Centre, you'll find Roycroft, the newest collection of apartment residences. This limited collection of one, two and three bedroom apartment residences features distinctive brick architecture inspired by the legendary Frank Lloyd Wright. Inside, contemporary interiors feature open plan layouts, gourmet kitchens with granite counters, stainless steel appliances and spacious decks or patios for outdoor living. At Roycroft, you can enjoy an unparalleled location within Coquitlam...just steps to the natural amenities of Coquitlam River and Lafarge Lake yet top schools, shops, transit, performing arts venues and eateries are just minutes away. Residents at Roycroft will also enjoy membership to the Nakoma Club - Windsor Gate's 18,000 square foot private clubhouse. Standing at the heart of the community, the Nakoma Club will feature an outdoor pool, landscaped terrace, fully-equipped fitness studio and gymnasium, screening room, great room lounge, guest suites, resident concierge and much more.

Sales Office

Open daily from 12pm - 6pm Closed on Fridays.

Address

1153 Kensal Place Coquitlam, BC

Website: www.polyhomes.com/community/roycroft

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ALERT: Great Launch at Roycroft at Windsor Gate Coquitlam Real Estate Project by Polygon - Low-Rise Frank Lloyd Wright Inspired New Coquitlam Apartments for Sale with Beautiful 18,000 Square Foot Nakoma Club Amenities



Coquitlam Roycroft at Windsor Gate Apartments

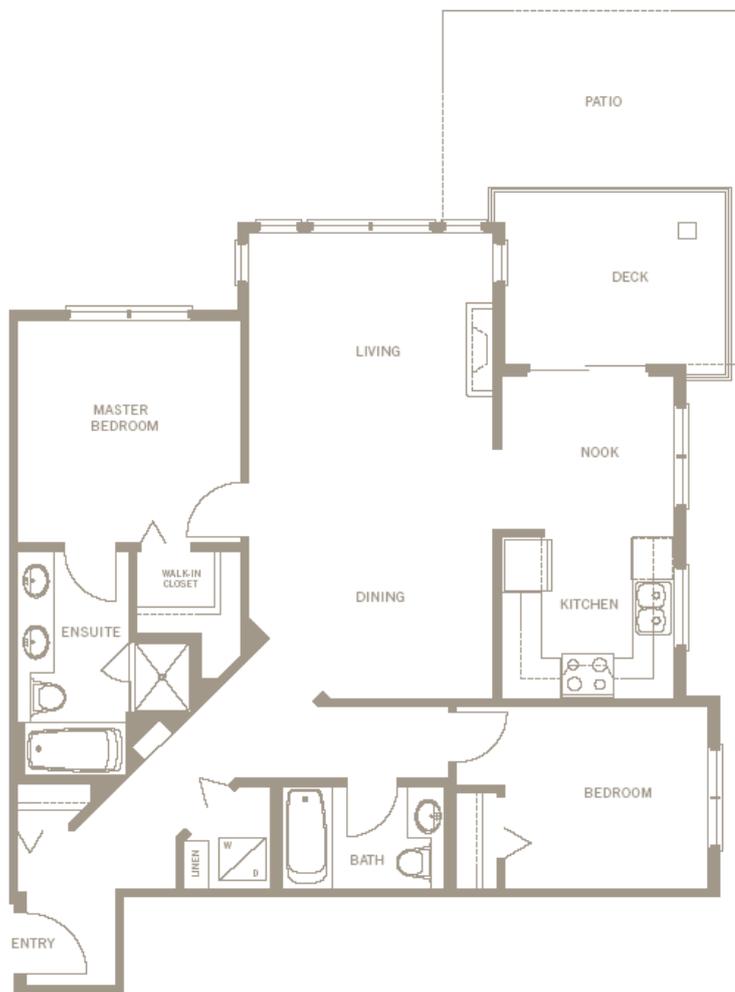
The masterplanned community of Windsor Gate Coquitlam is welcoming a new phase of the project. Introducing the Roycroft Coquitlam apartments for sale at Windsor Gate, this new collection of 1, 2 and 3 bedroom condominium residences feature architecture that is inspired by the late Frank Lloyd Wright. Brick façades and beautiful exteriors make this a distinctive development. The builder for the Roycroft Coquitlam Apartments for sale is Polygon Homes, a master builder with lots of experience in building multi-family apartment buildings in the Lower Mainland. The newest collection of Windsor Gate Coquitlam apartments features open plan floor plans, gourmet kitchens with stainless steel appliances and granite counters in addition to beautiful bathrooms which act as a master retreat. The floor plans at the new Coquitlam Roycroft Windsor Gate apartments will also offer spacious patios and decks. Homeowners and residents will also have access to the exclusive Nakoma Club at Windsor Gate, an impressive fifteen thousand square foot private clubhouse that includes a resident concierge, guest suites for out of towners, a clubhouse lounge with fireplace, theatre room, full gym, fitness studio, a landscaped patio and an outdoor swimming pool. The Frank Lloyd Wright inspired new Coquitlam apartments for sale offer a great location that is just steps from beautiful green spaces, parks, the Coquitlam River as well as Lafarge Lake. From public transit routes and highways to performing arts venues and entertainment and from shopping to dining, the Roycroft at Windsor Gate Coquitlam apartments are ideally situated for all lifestyles. For more details about Roycroft by Polygon, please visit their marketing web page at <http://polyhomes.com/community/roycroft> or visit the developer website at www.polyhomes.com for all the other projects on the go.



Beautifully Designed Interiors at the Roycroft Coquitlam Apartments

Amazing design and careful planning of resulted in some of the best offerings here at Windsor Gate Coquitlam real estate market. The new Roycroft Coquitlam apartments will introduce rich laminate wood floors in all living areas that are low maintenance and very durable in addition to plus thirty five ounce carpeting in the bedrooms. All of the floor plans at the new Coquitlam apartments for sale at Roycroft at Windsor Gate will have outdoor balconies and ground floor patios, which effectively extend your living and entertainment space outwards for year round fun and relaxation. Vertical and horizontal blinds are included for all sliding doors and windows to ensure your privacy at home and there are also electric fireplaces included with custom designed elegant mantels. The spa like bathrooms at the pre-sale Coquitlam apartments at Roycroft Windsor Gate will include contemporary flat panel laminated cabinetry with horizontal grains in addition to modern pulls and fixtures, Moen single lever tub and shower controls and full width vanity mirrors. The Roycroft Coquitlam apartments will also have a large soaker tub and/or shower in the ensuite in addition to generous second bathrooms in 2 bedroom floorplans that feature glass walk in showers. From dual flush toilets to finishes with porcelain tiling and marble counters, the bathrooms at The Roycroft Coquitlam real estate development are simply outstanding. Homebuyers looking for gourmet kitchens need not look any further. Here you will find a contemporary appliance set in stainless steel finish that includes an exciting Energy Star GE dishwasher with electronic touch pad system in addition to double bowl stainless steel sink, special cabinet features, track lighting and matching cabinetry as in the baths. The kitchens at the Windsor Gate Roycroft Coquitlam apartments for sale will also feature imported ceramic tiled backsplashes and polished granite countertops. Other incredible finishes that are included are pre-wiring for telephone, cable and high speed internet, walk in closets with wire shelving and electric baseboard heating. All windows are Energy Star rated and low emission and all ground floor apartments at the Coquitlam Roycroft condos have deadbolt hardware installed. The optional upgrades for homebuyers includes secure storage locker underground, wireless security system and Samsung stacked washer and dryer package.





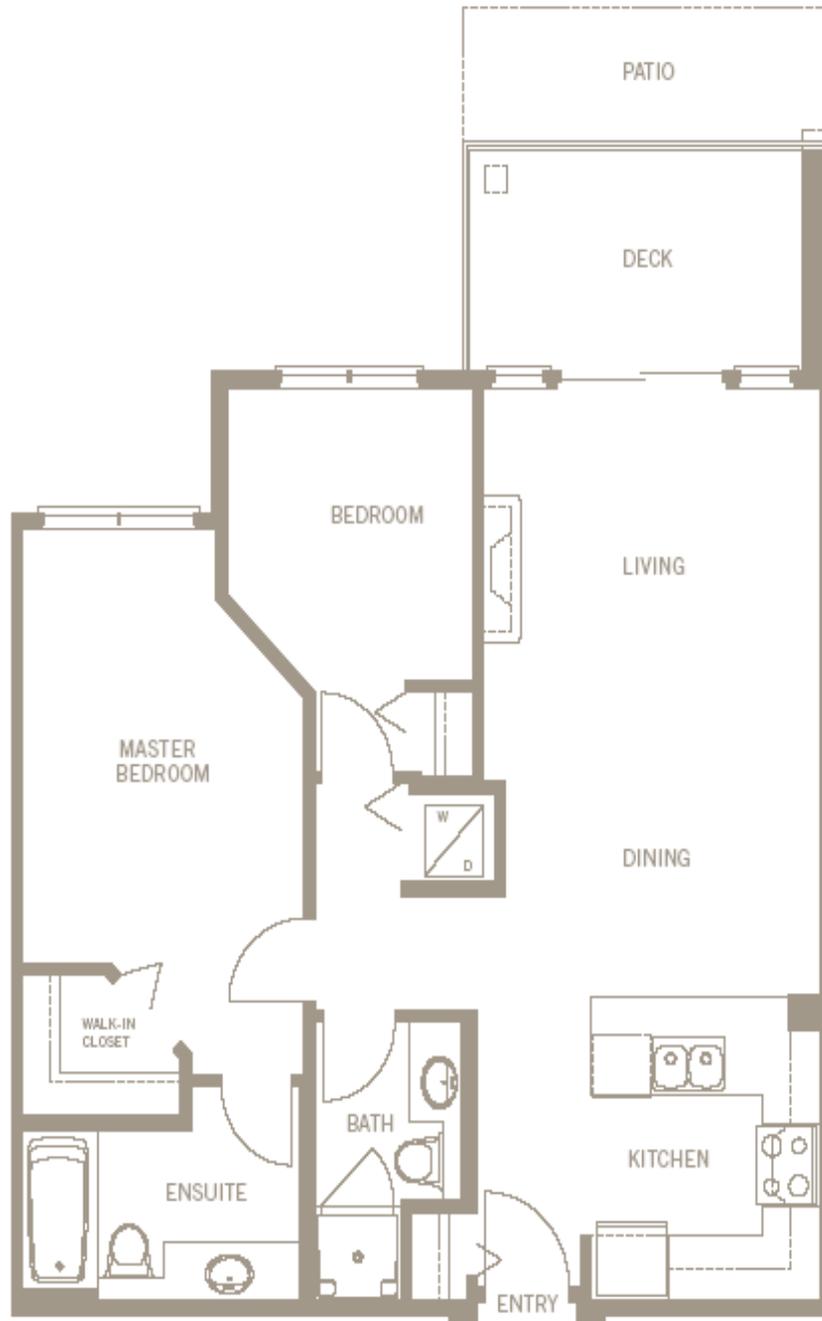
The Coquitlam Roycroft Floor Plans

Here are three draft layouts presented by the sales and marketing team at the pre-sale Coquitlam Roycroft condos for sale at Windsor Gate. Please note that all Roycroft floor plans will have in suite laundry closets, great outdoor living spaces and generously sized bedrooms. In addition, many of the larger Roycroft Coquitlam floor plans will feature master retreats with ensuites containing double vanities, walk in closets and large master bedrooms. In addition, all of the floor plans depicted here are sample drafts and can change at any time. All of the homes at Roycroft Coquitlam real estate development will also have outdoor living spaces in the form of patio decks or balconies.

- > Floor Plan D1 - Two Bed/Two Bath unit with kitchen nook and large deck (~1,015 sq. ft.)
- > Floorplan C - 2 Bedroom/2 Bathroom layout with small deck (~819 square feet)
- > Roycroft Floor Plan B - 1 Bed and 1 Bath layout with deck or patio (~686 sqft)

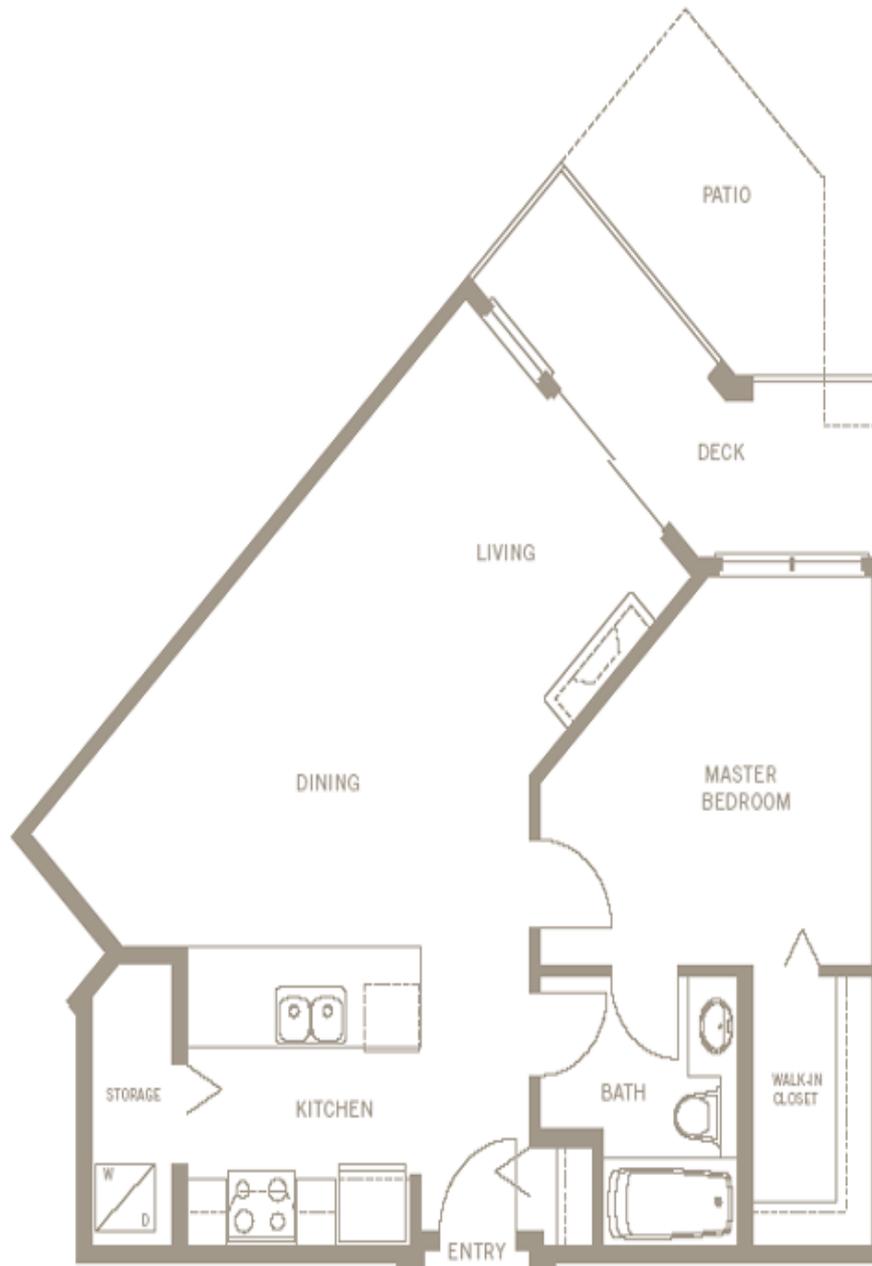
C Two Bedroom
approx. 819 square feet

ROYCROFT



B One Bedroom
approx. 686 square feet

ROYCROFT



Welcome Home to the Affordable Roycroft Coquitlam Condos

The building will have advanced security features that include a well lit underground parking garage that is access controlled in addition to an enter phone system and security cameras installed in the main entrance. Also, there is key fob access into common areas and all homes at the affordable Coquitlam Roycroft condos are covered by the 2-5-10 year Travelers Guarantee home warranty so that you can sleep easy. All of the Roycroft homes come with the Polygon's Customer Service team which has won many awards for outstanding and prompt service. Other advantages for choosing the new and affordable Roycroft Coquitlam condos is that you have access to the exclusive Nakoma Club which features over 18,000 square feet of community amenities. The



Roycroft Coquitlam condo building entrance has a welcoming lobby with wood veneer walls, coffered ceilings, custom fireplace and lounge seating for guests. The community itself will feature tree lined streets, pedestrian and family friendly streetscapes in addition to distinctive traditional street lighting. The contemporary architecture of the new Windsor Gate Roycroft Coquitlam condo building is inspired by Frank Lloyd Wright and features expansive windows, large over hangs as well as pitched roofs as you can see from the renderings.

Pre-Sales Program Starting at Windsor Gate' s Roycroft Coquitlam Apartments for Sale

Are you ready for the latest release of homes in the master planned Coquitlam Windsor Gate community? You won' t have to wait long, as the pre-sale Coquitlam apartment program will start Saturday, May 7th at 12 noon sharp. Following the enormous success of the Bridges Townhomes by Polygon, the new Coquitlam Roycroft apartments will be a signature collection of luxurious condominiums in an every growing yet intimate community. Tucked away in a quiet site, The Roycroft Coquitlam apartments for sale are built by one of the largest and well experienced builders in the Greater Vancouver market, Polygon Homes through Polygon Roycroft Homes Ltd and Polygon Windsor Gate Ltd. An amazing locale close to Coquitlam Town Centre, the Roycroft by Polygon apartments are designed for many types of homebuyers in mind, represented by the wealth of floor plans available that range from 1, 2 as well as 3 bedroom layouts. Some of these spacious and open flow floor plans are over 1,000 square feet in size, making it a wonderful place for a family, couple or single. Contemporary details, high-end finishes and over height ceilings means that you will retain long term value in your home. The pre-sale Coquitlam apartments for sale at the Roycroft Windsor Gate community will start from an incredible pre-sale pricing of only \$249,900 (yes, less than \$250k) and because there have been hundreds of pre-registrants already, we advise that you register online at polyhomes.com or call 604.871.4191 for further details as they are released. By registering, you will receive lots of information in advance of the May 7th grand opening regarding the floor plan layouts, finishes/features and amenities here at the new Windsor Gate Coquitlam Roycroft apartments. Best of all, we believe, is the 18,000 square foot Nakoma Club at Windsor Gate where Roycroft Coquitlam apartment owners will enjoy a wealth of onsite amenities like a gym, fireside clubhouse lounge, outdoor swimming pool, fitness/yoga studio and even guest suites for your over night guests.

