



*Artist conceptual rendering only.*

## 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.



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## 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).