



FEATURES

RHYTHM EAST 3281 KENT AVENUE NORTH

AN IMPRESSIVE ARRIVAL

- With a tower of concrete and glass alongside a collection of boutique low-rise residences, Rhythm brings urban living in Vancouver to a picturesque riverside location.
- The homes at Rhythm feature contemporary West Coast architecture with distinctive elements including coloured metal panels, steel accents, glass and aluminum railings and stone cladding.
- Street-fronting homes boast articulated entry features with metal and stone detailing.
- Step inside a contemporary entry door to the lobby, featuring elements of natural stone and impressive panelling, giving Rhythm an identity and presence all its own.
- A unique water feature and landscaped courtyard create a calming place for relaxation and contemplation.
- Distinctive suite entry plaques personalize each private residence.

DISTINGUISHED INTERIORS

- Rich wood-style laminate flooring in main living areas sets the tone for modern design throughout.
- Plush CRI Green Label carpeting in bedrooms puts durable comfort at your feet.
- Overheight ceilings in living areas (most homes) create a new dimension to open floorplans.
- Two designer colour schemes to choose from: Earth and Sky.
- Vertical blinds on sliding doors, horizontal blinds on all windows for added privacy.
- Windows feature low-E glazing for energy efficiency.
- Enjoy outdoor relaxation with a large deck or patio.
- An in-floor radiant heating system creates comfortable warmth throughout your home (Rhythm West).
- The residences at Rhythm East feature slimline radiant baseboards.

GOURMET KITCHENS

- Experience the luxury of premium engineered stone countertops and marble tile backsplash.
- Custom, premium square-edge cabinetry elegantly matched with discreet polished chrome pulls.
- Cabinets and drawers feature soft-close hardware.
- Special cabinet features include a pantry and lazy susan to keep everything organized (some homes).
- Brighten your work area with recessed pot lighting.
- A roll-out recycling bin station makes going green even easier.
- Premium stainless steel ENERGY STAR appliances:
 - Bosch dishwasher with sleek recessed handle, UltraQuiet sound insulation and convenient Express Wash option;
 - Fisher & Paykel bottom-mount French door refrigerator with built-in ice maker and water dispenser;
 - Bosch electric self-cleaning wall oven with ClearTouch glass control and gas cooktop;
 - Bosch microwave and hoodfan combination unit.
- Under-mount double stainless steel sinks by Sonetto for easy food preparation and clean up.
- Polished chrome faucet by Grohe with vegetable pull-out spray.

SPA-INSPIRED BATHROOMS

- Relax in the ensuite bathroom with its sleek marble countertop, floating vanity mirror, contemporary soaker tub with ceramic tile tub and shower surround (some homes) accented with glass tiles and a frameless shower door.
- Floating flat-panel cabinetry with soft-close polished chrome hardware and under-cabinet lighting.
- Designer-selected, imported porcelain tile flooring.
- Polished chrome tub and shower faucets by Grohe.
- Square, under-mount sink with polished chrome wide set levers 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 Rhythm are developed by Polygon Rhythm Homes Ltd.



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SPA-INSPIRED BATHROOMS (continued)

- Vanity mirror with contemporary lighting.
- Conserve water with Toto dual-flush water closets featuring soft-closing lids.
- Second baths feature designer-selected stone countertops and square-line profile cabinetry with glass walk-in showers or tubs (some homes).

SAFETY AND ENERGY

- Well lit underground parkade with security cameras and emergency buttons for added security.
- Enterphones outside main lobby and key fob access to parkade and common areas.
- Heavy deadbolt lock and door viewer for each suite entry.
- Ground floor homes feature pre-installed alarm systems.
- Sprinklers in all homes and common areas.
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (two years);
 - Building envelope (five years);
 - Structural components (ten years).

CONVENIENCES

- Well-located TV outlets and telephone jacks in main living spaces and master bedroom.
- All media wired to a centrally located hub station for all your highspeed cable needs.
- Enjoy the added service provided by an onsite resident manager.
- Gated underground visitor parking.
- Stacking washer and dryer.
- Bicycle repair room and dog wash station within the community for your convenience.

RHYTHM AND THE ENVIRONMENT

- Rhythm has undertaken initiatives according to the LEED Rating GOLD standard by using the following sustainable materials and building practices:
 - All paints are water based, and low VOC;
 - Appliances are ENERGY STAR rated;
 - Low E, double glazed, thermally broken windows;
 - Hydronic (water-based) baseboard heating system;
 - R40- batt insulation contains 40% recycled content;
 - Gypsum Wall Board contains 10% recycled content;
 - CRI Green label carpets;
 - Built-in roll-out recycling bin station in every home for organizing recyclables;
 - Hot water and heat supplied by a local District Energy Utility.

OPTIONS

- Storage lockers (limited quantity) are available to keep larger items and sports equipment out of the way.

AMENITIES

- The Rhythm Club provides exclusive residents-only amenities including:
 - Fully equipped fitness studio;
 - Residents' lounge featuring a bar serving area;
 - Centrally located courtyard with children's play area, seating and water features.

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