



# CURRENTS

- AT WATER'S EDGE -

## - FEATURES -

### AN IMPRESSIVE ARRIVAL

- Meticulously designed by acclaimed GBL Architects, the waterfront concrete homes at Currents at Water's Edge feature a modern West Coast design with distinctive elements including copper panels, light-coloured brick and concrete, silver aluminum window walls, and a timber and steel entryway trellis – all inspired by the natural setting and marine heritage of this remarkable riverside community
- Street fronting homes boast articulated entry features with metal and brick detailing
- Step through an impressive modern entry door into a lobby beautifully finished with elements of natural stone, sustainable wood and copper accents that reflect Currents' coastal aesthetic
- Distinctive suite entry plaques identify each private residence

### DISTINGUISHED INTERIORS

- Rich wood-style laminate flooring in dining and living areas sets the tone for the refined design throughout
- Nine-foot overheight ceilings in main living areas create an airy, expansive ambiance that complements the open floorplans
- PlushCRI Green Label carpeting puts durable comfort at your feet
- Two designer colour schemes to choose from: Terra and Cielo
- Vertical blinds on sliding doors, and horizontal blinds on all windows for added privacy
- Windows feature low-E glazing to maximize energy efficiency
- Enjoy outdoor living on a generous deck or patio. Select water-facing homes feature expansive dual sliding patio doors that seamlessly blend indoor and outdoor living spaces and provide stunning views of the Fraser River

### GOURMET KITCHENS

- Contemporary square-edge custom cabinetry elegantly accented by polished chrome pulls and soft-close hardware
- Premium engineered stone countertops and stone tile backsplash add a luxurious look and feel
- Special cabinet features include a pantry and Lazy Susan to keep everything organized (some homes)
- Light up your work area with contemporary pot lights and under-cabinet lighting
- A roll-out recycling bin station keeps recyclables organized and tidy
- Premium stainless steel appliances:
  - 24" dishwasher seamlessly integrated into custom cabinetry
  - 36" bottom-mount refrigerator integrated into custom cabinetry (24" for one-bedroom homes)
  - 30" electric self-cleaning wall oven with a gas cooktop
  - Microwave with trim kit
  - Sleek slide-out hood fan
- Double undermount stainless steel sinks for easy food prep and clean up (most homes)
- Polished chrome faucet by Grohe with convenient pull-out vegetable spray
- Built-in USB electrical outlet

### THOUGHTFUL TOUCHES

- Conveniently located TV outlets and telephone jacks in main living spaces and master bedroom
- All media wired to a centrally located hub for all your highspeed cable needs
- Gated underground resident and visitor parking
- Stacking washer and dryer



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### SPA-INSPIRED BATHROOMS

- Relax and refresh in the well-appointed ensuite bathroom featuring engineered stone countertop, an oversized spa-style shower with glass door, rain shower head with wand, and integrated bench seating
- Floating cabinetry with soft-close polished chrome hardware and under-cabinet lighting
- Designer-selected imported porcelain tile flooring
- Polished chrome faucets for bathtub and shower
- Vanity mirror with contemporary lighting and a convenient medicine cabinet

### PEACE OF MIND

- Well-lit underground parkade with security cameras and emergency buttons
- Interphones outside main lobby for security; key fob access to parkade and common areas
- Heavy deadbolt lock and door viewer for each suite entry
- Ground floor homes include pre-installed alarm systems
- Hard-wired smoked detectors and sprinklers in all homes and common areas
- Enjoy the added service provided by an onsite resident manager
- After-sales care provided by Polygon's dedicated Customer Service team
- 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)

### CURRENTS AND THE ENVIRONMENT

- Currents has undertaken initiatives of the LEED Rating GOLD standard by utilizing 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) baseboard heating system
  - Gypsum Wall Board contains 15% 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
  - Dual-flush water closets to conserve water

### OPTIONAL EXTRA

- Storage lockers for outdoor gear (some homes)

### SPECIAL AMENITIES

- Residents-only fitness studio
- Central courtyard with children's play area, seating area and garden plots
- Roof top terrace with beautiful river view
- Bike storage
- Meeting room with kitchen and outdoor space