



TOWNHOME FLOORPLANS & FEATURES



## FEATURES — TOWNHOMES

### WELCOME HOME TO BYRNEPARK

- Situated in the heart of South Burnaby, Byrnepark is Polygon's newest addition to this nature-filled, family-friendly community.
- The limited collection of West Coast contemporary homes features spacious townhome residences and a low-rise apartment building.
- Defined by distinctive detailing, features include welcoming entries, materials inspired by nature, large flat roof overhangs and expansive windows.
- Streetscapes and pathways create an inviting pedestrian-friendly outdoor environment, with wood fencing and individual home entry gates.
- Generous decks and patios offer ample space for entertaining, dining and savouring the outdoors all year round.
- Front-entry doors provide a warm welcome, accented with satin nickel hardware, transom windows, soffit lighting and a doorbell.

### INSPIRED INTERIORS

- Warm wood-style laminate flooring throughout the main level, lower level bedroom and entry hallway sets a natural tone.
- A main floor powder room offers comfort and convenience for residents and guests alike.
- Two-panelled doors enhanced with satin chrome lever hardware complement the interiors.
- Your choice of two designer colour palettes allows you to tailor your home to your preferred style: Snow or Sand.
- 9-foot ceilings on the main floor add an elegant, airy sense of space and flow.
- Plush and durable carpeting in bedrooms and top floor hallways provides comfort with every step.
- Expansive low-E windows let sunshine in while ensuring energy efficiency.
- Convenient roller blinds make it easy to manage the natural light.
- Electric baseboard heating and individually controlled thermostats enable you to customize the interior environment to your liking.

### KITCHENS THAT CAPTIVATE

- Modern flat-panel cabinetry in grey wood laminate or high gloss white is elegantly matched with contemporary polished chrome pulls.
- Cabinets and drawers feature quiet soft-close hardware.
- Attractive wood-style laminate flooring is durable and easy to maintain.
- Experience the luxury of an expansive kitchen island, engineered stone countertops and full-height marble tile backsplash.
- Sleek and efficient stainless steel appliance package, including:
  - 36" wide 22-cubic-foot Fisher and Paykel™ fully integrated into cabinetry refrigerator with ice maker and pull-out freezer drawer.
  - 30" wide KitchenAid® self-cleaning electric wall oven and 5-burner gas cooktop.
  - 30" wide KitchenAid® slim-line, slide-out range hood with 4-speed fan.
  - 24" wide KitchenAid® integrated dishwasher.
  - Microwave with trim kit.
- Double stainless steel sink with Riobel single-lever faucet and convenient pull-out vegetable spray makes for easy preparation and clean-up.
- Light up your work area with contemporary recessed lighting.
- Vibrant under-cabinet lighting adds to the elevated aesthetic.
- Roll-out recycling bins under the kitchen sink make it easy to do your part for the environment.

### BATHROOMS THAT PAMPER

- Main floor powder room with stylish porcelain tile flooring, contemporary cabinetry and vanity sink.
- Ensuites boast a spa-inspired shower with a bench, frameless door, and rain shower head with wand. Vanities feature engineered stone counters, dual porcelain sinks and oversized mirrors (floorplan specific).
- Main bathrooms include a bathtub with ceramic tile surround, porcelain sink, dual-flush water closets, porcelain tile flooring, engineered stone countertops and pot lighting.

### MAKING LIFE SIMPLE

- All homes are wired for technology with multiple pre-wired connections for high-speed cable and ADSL, and cable television outlets in bedrooms, living rooms and family rooms.
- Two hose bibs – one in the front and one in rear – for easy gardening.
- USB outlet in the kitchen for convenient charging.
- Laundry closets with side-by-side washer and dryer, engineered stone countertops, and upper storage for added convenience (floorplan specific).
- Private double-car garages with EV capable parking keep your vehicles protected from the elements and provide storage for your extra items and seasonal gear.

### SAFE AND SOUND

- Hard-wired smoke detectors.
- Secure deadbolt hardware on front entry door for peace of mind.
- Tasteful recessed lighting at your front entrance.
- Polygon New Generation Rainscreen construction for our West Coast climate.
- 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).
- Enjoy Polygon's after-sales care, provided by our dedicated Customer Service team.

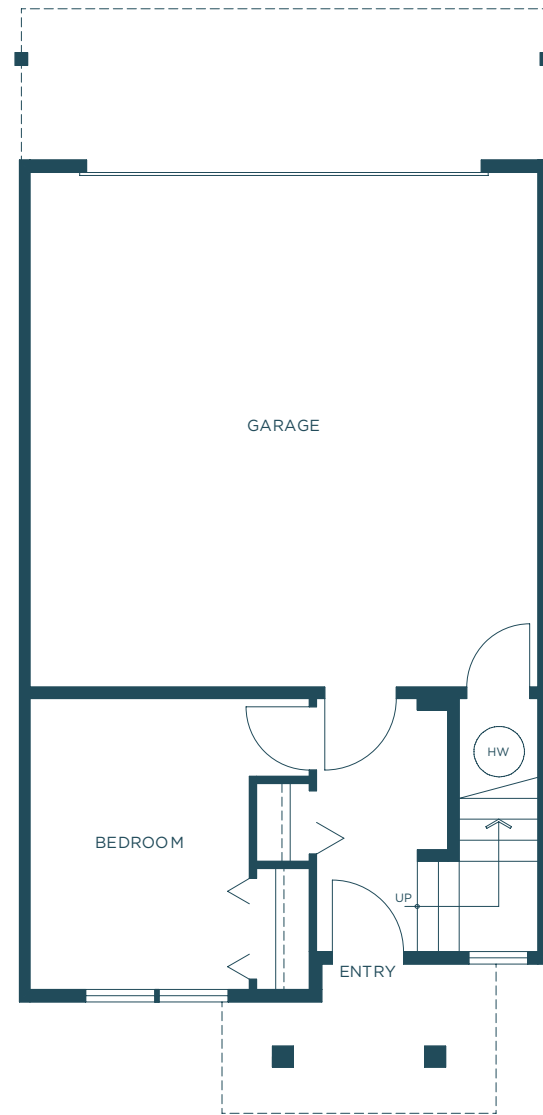
### AMENITIES

- Well-appointed fitness studio provides a convenient place to exercise just steps from your door.
- Landscaped central green space featuring children's play elements and seating to enjoy the outdoors.
- Lit pedestrian walkways throughout the site provide interconnected routes to green space and major areas within the community.

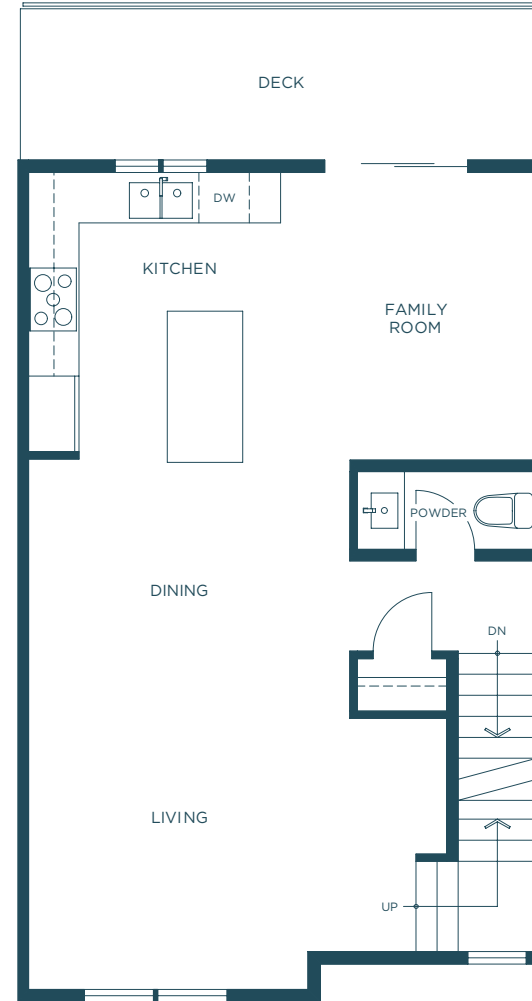


**ASPEN SERIES**  
4 BEDROOM + FAMILY ROOM  
2.5 BATHROOM  
APPROX. 1,518 SQ. FT.

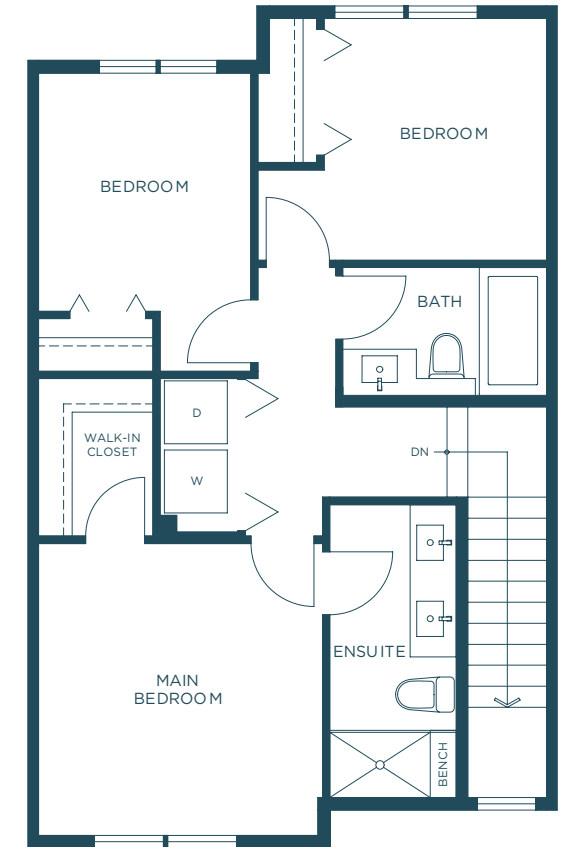
**DRAFT**



LOWER



MAIN



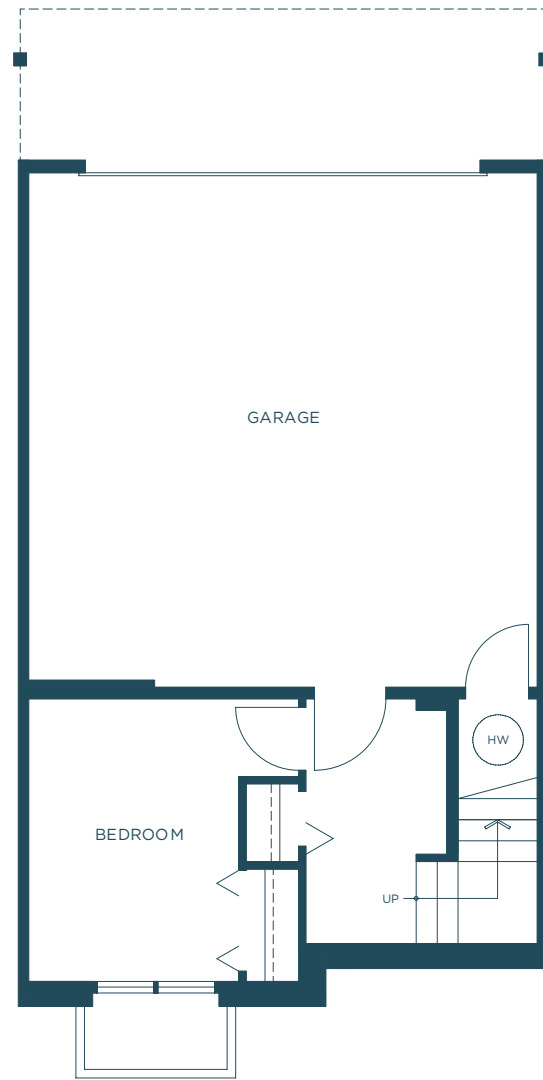
UPPER



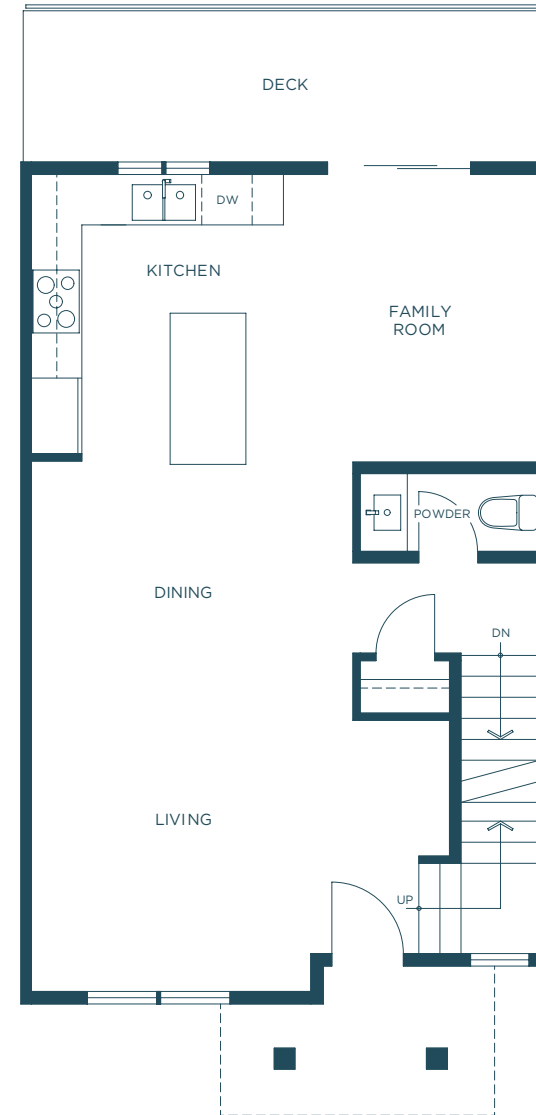
# BIRCH SERIES

4 BEDROOM + FAMILY ROOM  
2.5 BATHROOM  
APPROX. 1,528 SQ. FT.

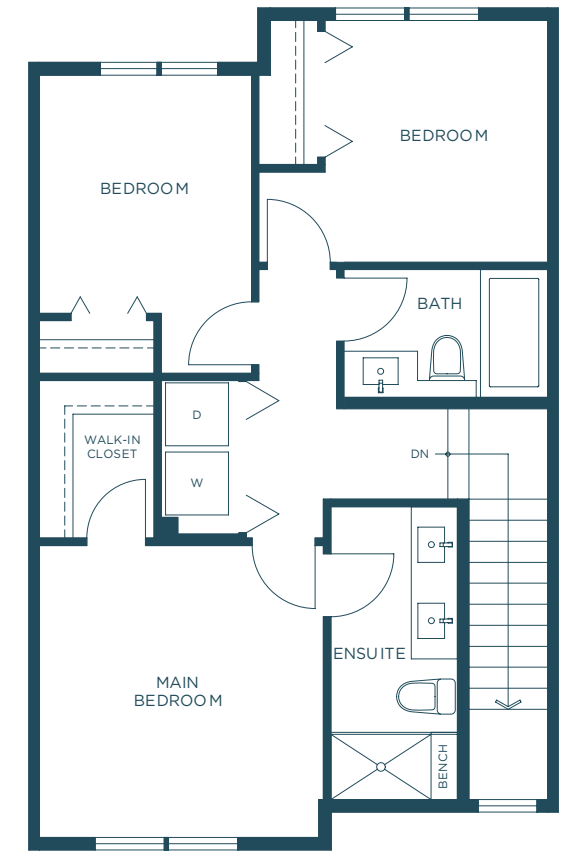
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LOWER



MAIN



UPPER

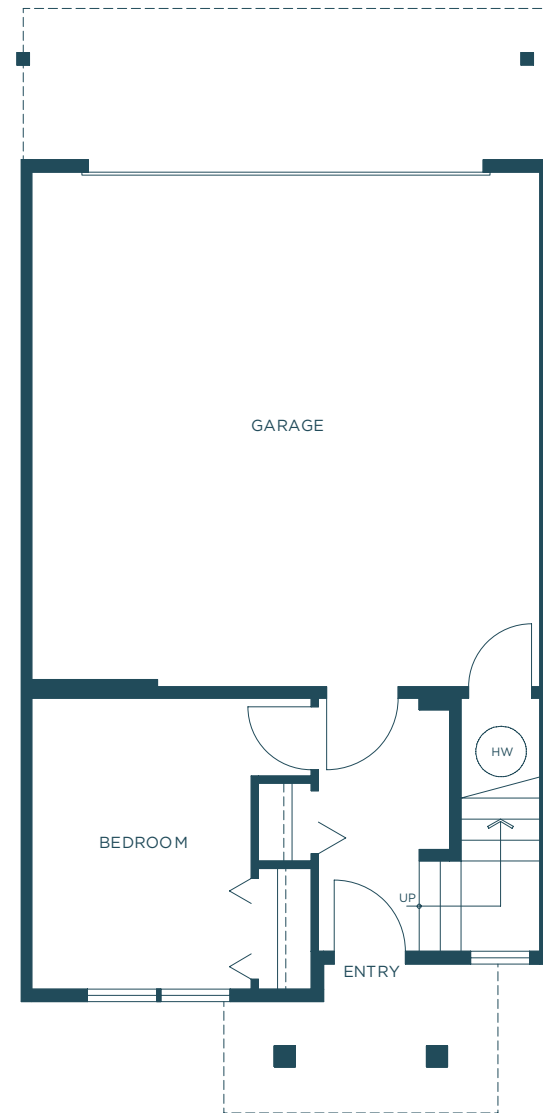


# CYPRESS SERIES

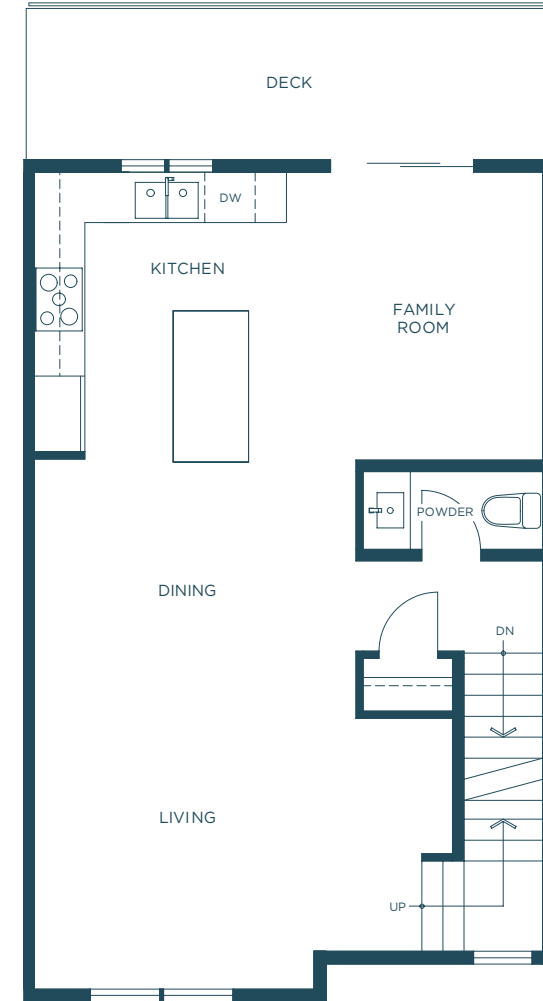
4 BEDROOM + FAMILY ROOM  
2.5 BATHROOM

APPROX. 1,507—1,512 SQ. FT.

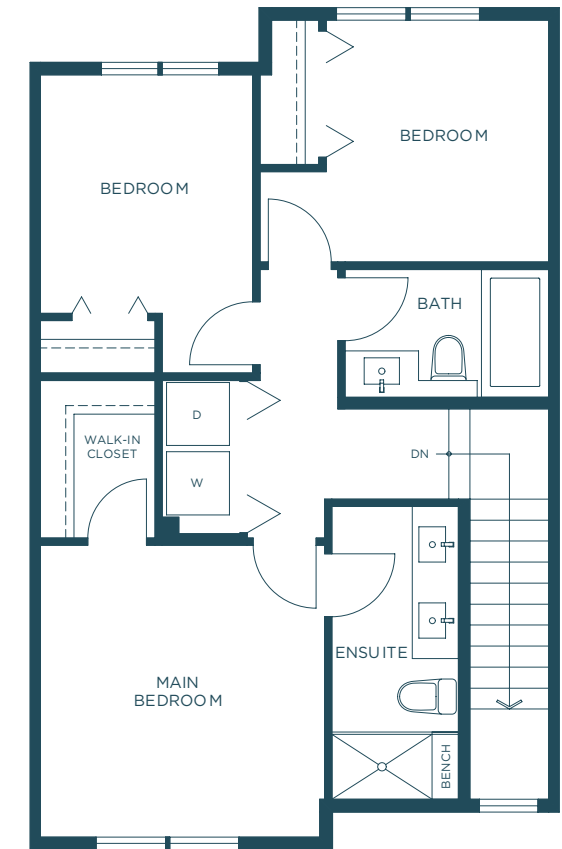
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LOWER



MAIN



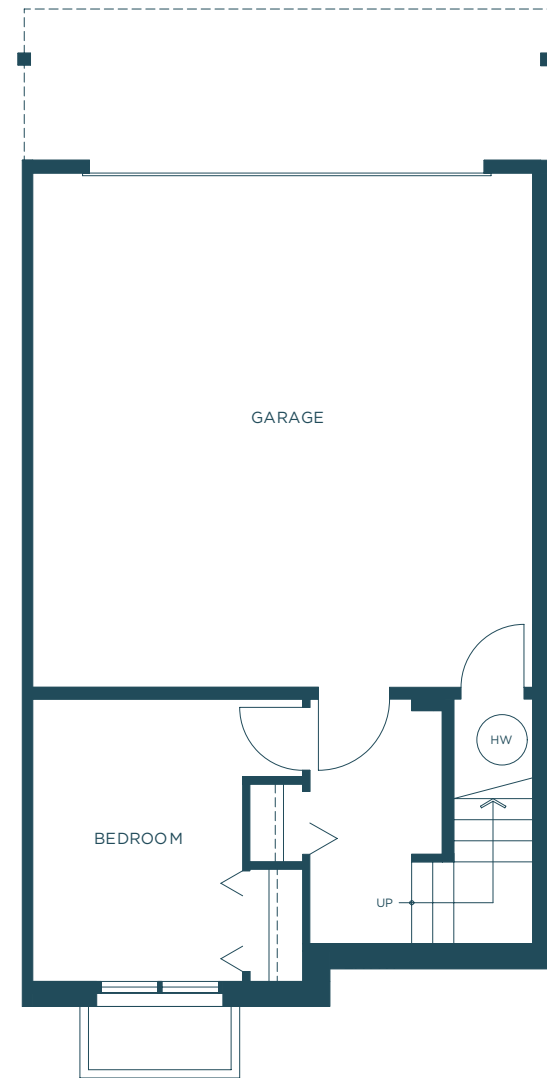
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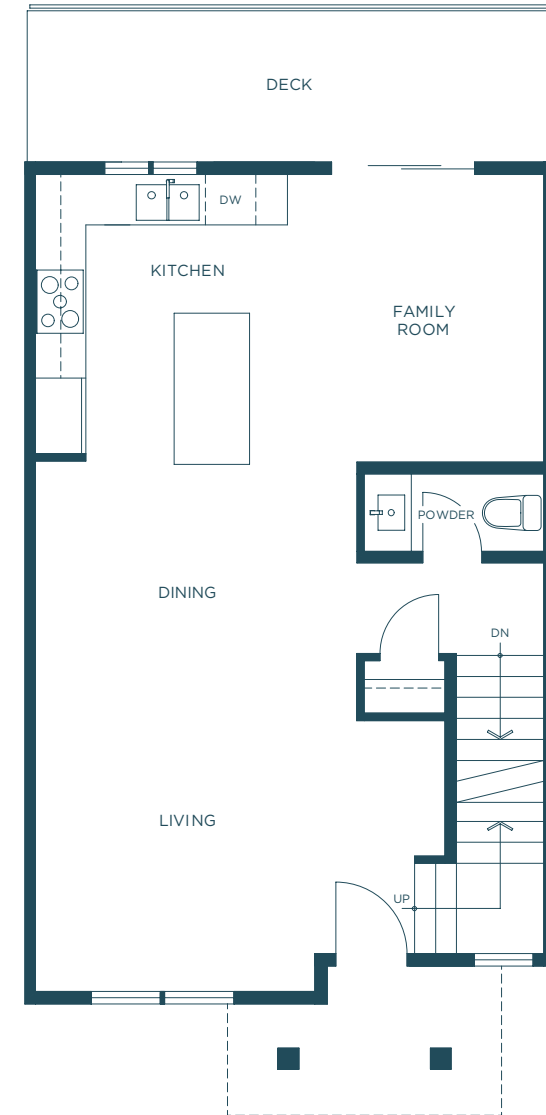
# DOUGLAS SERIES

4 BEDROOM + FAMILY ROOM  
2.5 BATHROOM  
APPROX. 1,525—1,528 SQ. FT.

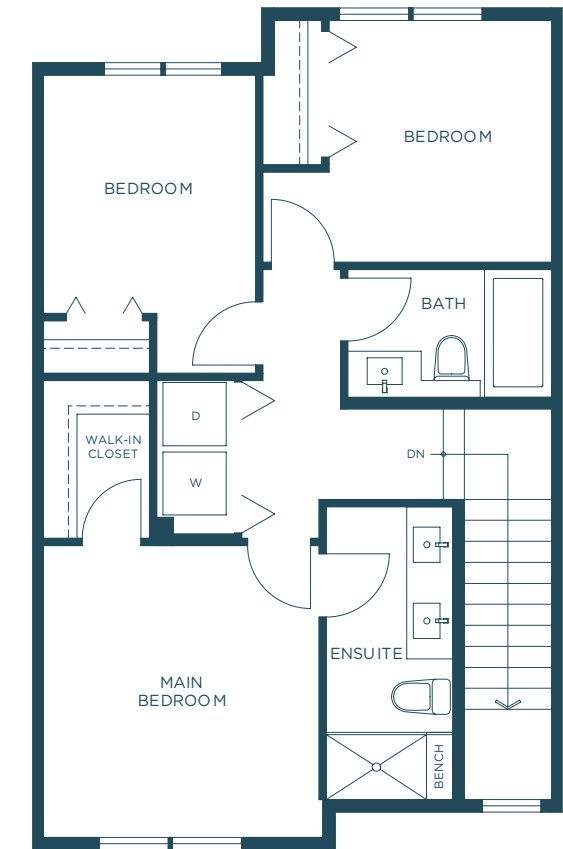
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LOWER



MAIN



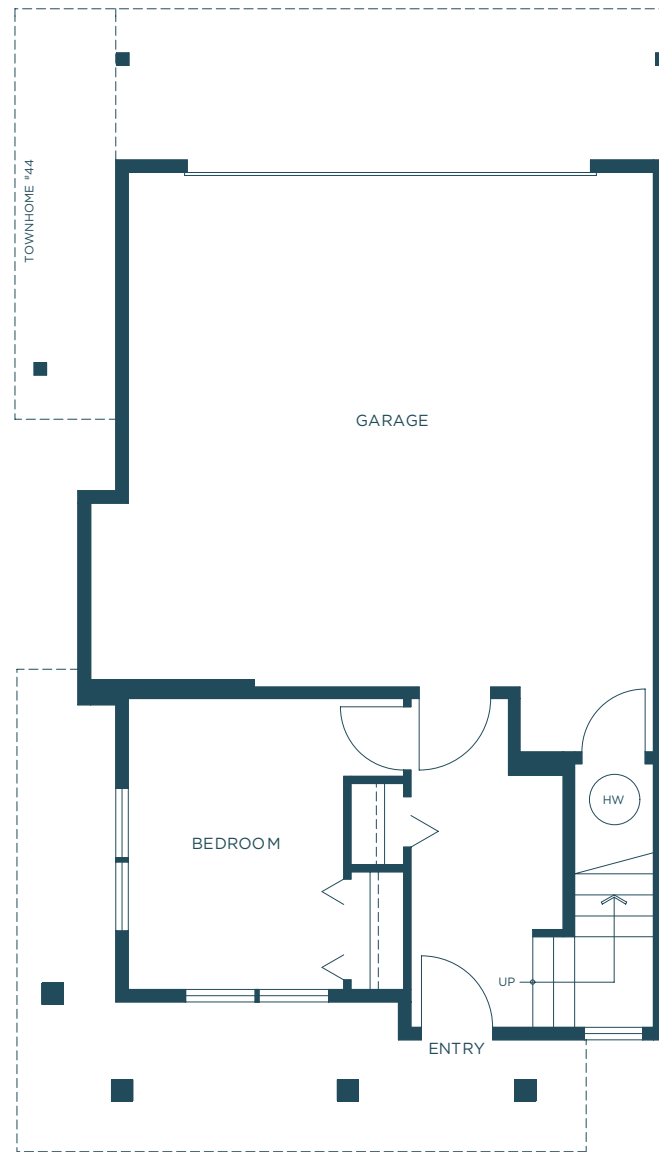
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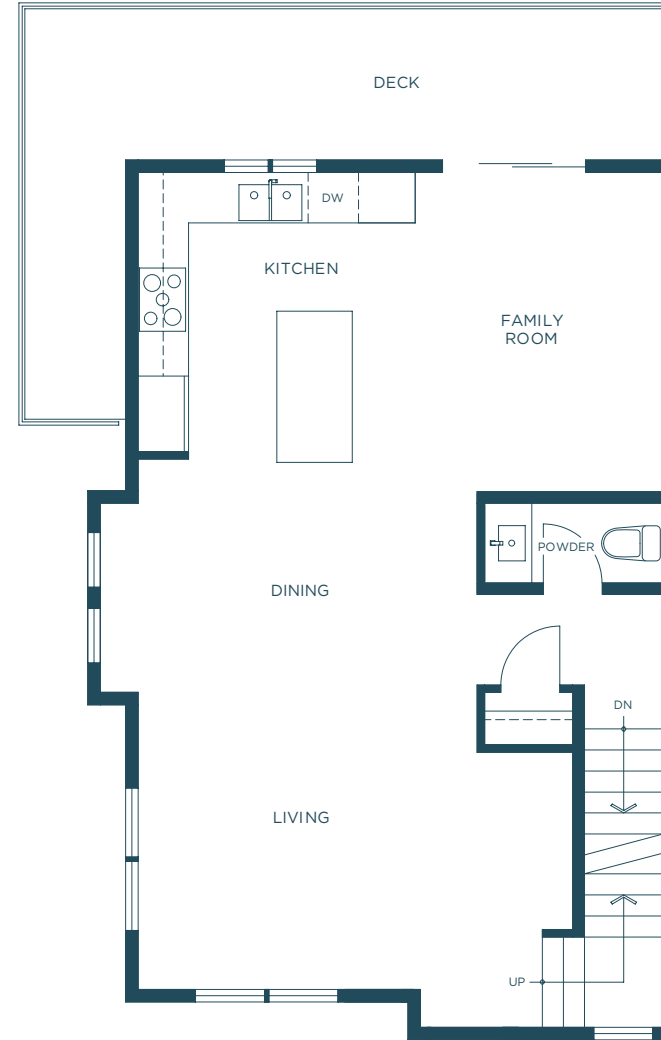
# ELM SERIES

4 BEDROOM + FAMILY ROOM  
2.5 BATHROOM  
APPROX. 1,657 SQ. FT.

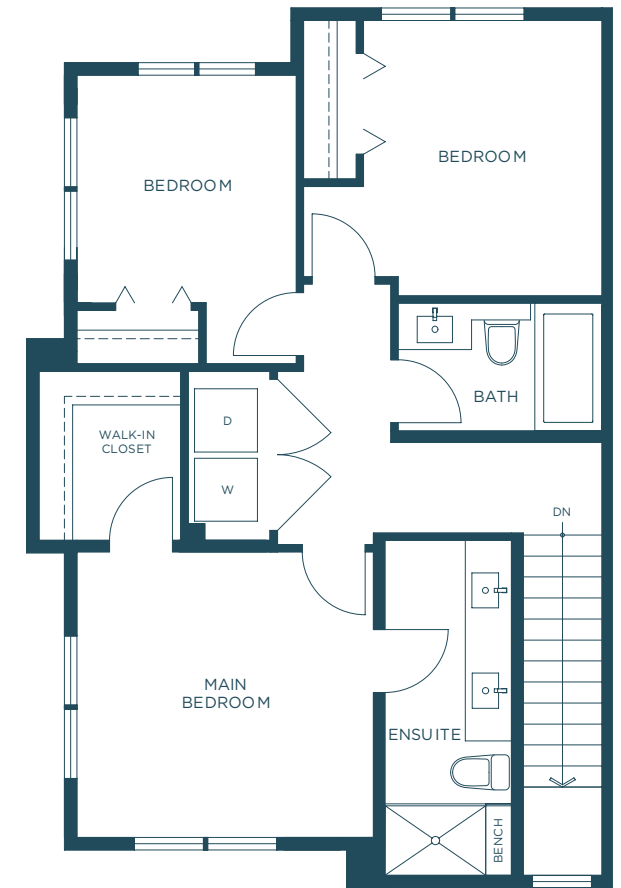
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LOWER



MAIN



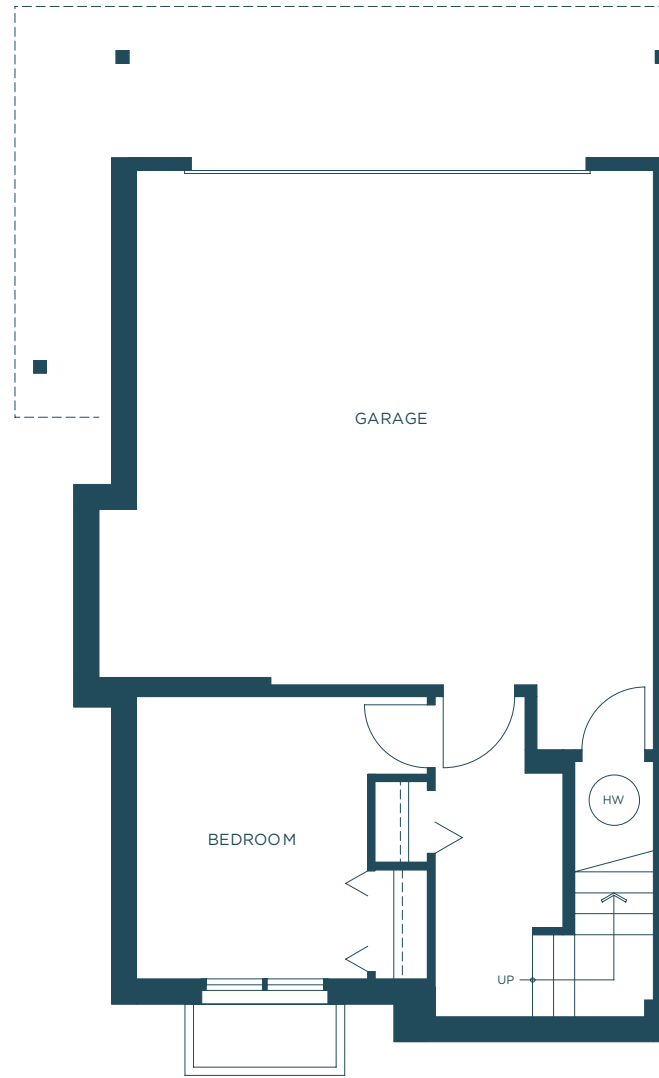
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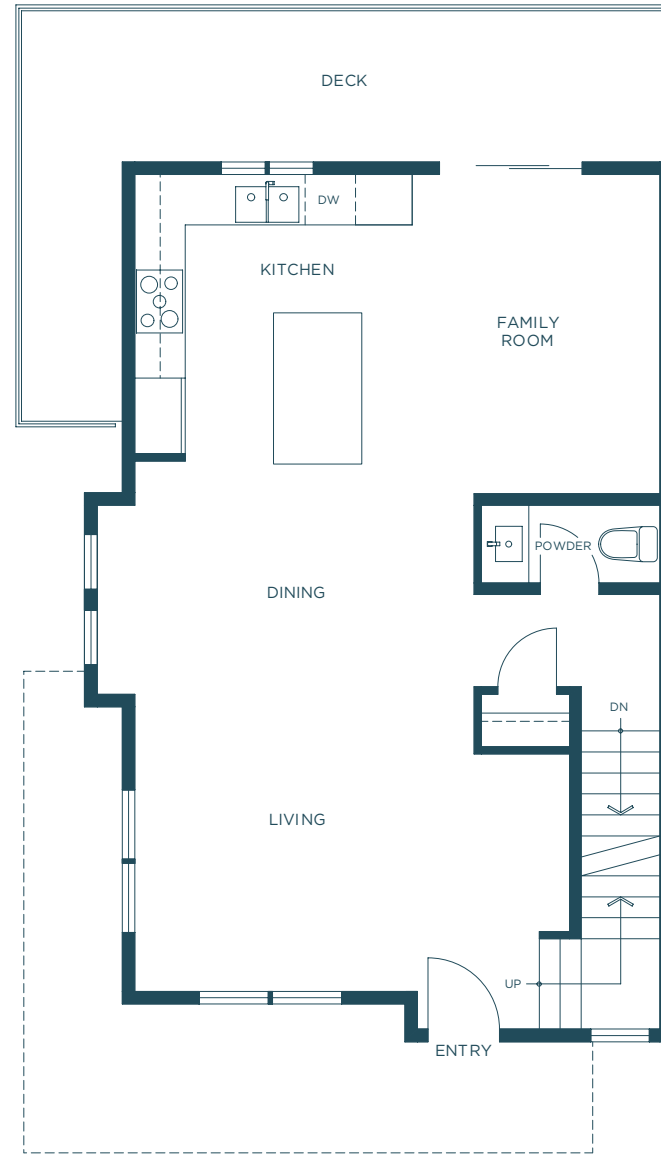
# FOXGLOVE SERIES

4 BEDROOM + FAMILY ROOM  
2.5 BATHROOM  
APPROX. 1,678 SQ. FT.

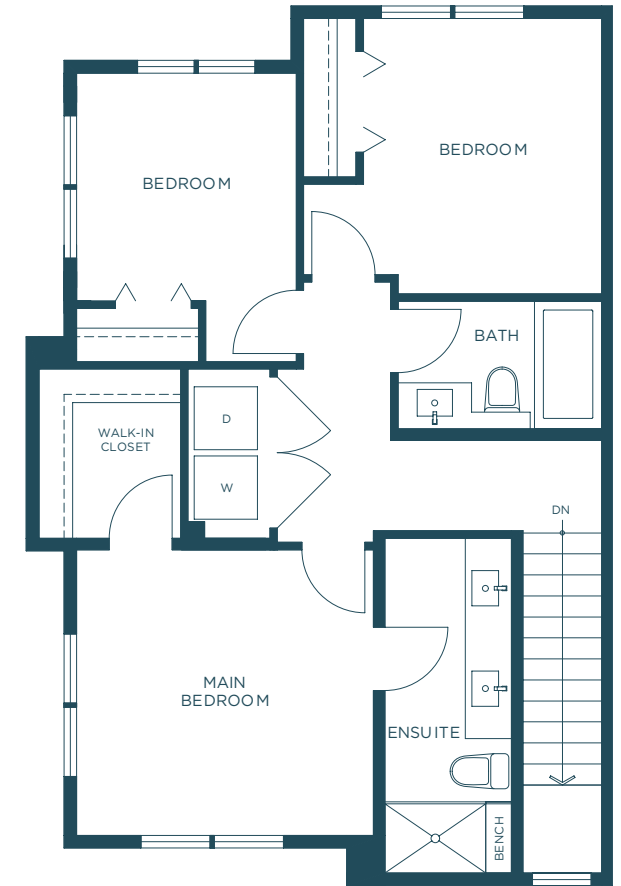
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LOWER



MAIN



UPPER