



# FEATURES

AUORA  
AT TALISTAR

## PRESTIGE UPON ARRIVAL

- Talistar is a striking master-planned community of six residential buildings in Richmond's city center, offering a new way of living in a delightfully connected setting. Aurora is the inaugural building at Talistar.
- With a prime location, the community is just a short walk from green parks, daily conveniences, shopping centres and the Canada Line SkyTrain network
- At the heart of the community is the Talistar Club, a social and wellness hub for residents, featuring resort-inspired amenities including indoor and outdoor hot tubs, sauna, basketball and badminton gymnasium, fully equipped fitness centre, comfortable residential lounges, outdoor terrace, children's playroom, tranquil workspaces and more
- Designed by Arcadis IBI Group Architects, Aurora's slender vertical fins add sophistication to the Richmond skyline by day and glow as a beacon of soft light by night
- The building's West Coast contemporary architecture is enhanced by a striking entrance canopy and double-height lobby to welcome you home
- At the top of the tower, a private rooftop garden and social lounge offer additional space for rest and relaxation

## CONTEMPORARY INTERIORS

- All suites feature a modern wood-veneer entrance door with brushed satin chrome hardware, custom millwork and an entry plaque
- Entry areas are artfully lit by subtle recessed lighting
- Maintain the perfect interior environment in any season with a built in heating and cooling air system, using an electronic thermostat on a wall pad inside your home
- Premium wood-style laminate flooring throughout living spaces and bedrooms creates a stylish natural foundation

- Two designer-selected colour schemes, Earl Grey and White Peony, offer customization to suit your aesthetic and furniture
- A spacious walk-in / walk-through closet in the main bedroom features custom shelving and drawers to help keep your wardrobe organized
- Expansive low-E windows ensure light-filled interiors and views of the surrounding greenery while contributing to energy efficiency
- A generous private deck expands your living space into the outdoors

## CHEF-READY KITCHENS

- Well-planned contemporary kitchens inspire you to discover new favourite dishes and host memorable gatherings
- Custom dual-tone cabinetry – featuring internal pullout drawers with cutlery organizers, a convenient rotating corner cupboard (some homes) and adjustable shelving – is complemented by undercabinet lighting, brushed satin nickel pulls and soft-closing hardware and drawers, offering significant storage in style
- Refined engineered stone countertops are complemented by an impressive full-height engineered stone backsplash
- High-quality appliances include:
  - 30"-wide Bertazzoni gas cooktop and self-cleaning wall oven
  - 24"-wide Bertazzoni dishwasher integrated into custom cabinetry
  - 30"-wide Bertazzoni refrigerator with ice maker and water dispenser integrated into custom cabinetry
  - Panasonic microwave with trim kit elegantly integrated into cabinetry
  - Dual-speed, slim-style ventilation hood fan
- Meal prep and clean-up are easy with a 26" stainless undermount sink and matching accessories, a single-lever faucet in polished chrome and pull-out spray handle, plus a dual roll-out recycling station

## SOOTHING ENSUITES

- Freshen up in the serene main ensuite, featuring porcelain wall tiles, imported engineered stone countertops, hotel-inspired mirrors with built-in storage and LED lighting, and floating-style cabinetry
- A convenient cabinet behind the vanity mirror will store your favourite fragrances within reach
- A European-style shower system features a rain shower head, handheld wand, frameless glass enclosure, concealed drain and integrated bench seating
- Conserve water easily with sleek dual-flush water closets

## CONVENIENT DETAILS

- All homes are pre-wired for high-speed cable connection and ADSL cable television outlets, and a USB-C electrical outlet in the kitchen for your digital convenience
- 24" in-suite stacking washer and dryer make doing laundry effortlessly convenient
- Opaque roller shades on all windows offer added privacy and easy control over natural light

## SMART BUILDING

- As the first TELUS Residential Smart Building in Richmond, the homes at Aurora come with a series of convenient technological features, including digital suite door locks, in-home control panels, smart parcel lockers in the lobby and more for residents to enjoy elevated living

DRAFT

## SECURITY AND COMFORT

- Building concierge takes care of the fine details for you
- Security proximity readers protect Aurora's main entry points, including the parkade, lobbies and other key locations
- Tower elevators enable floor access for residents only
- Underground parkade is equipped with emergency alert buttons for added peace of mind
- Digital recording cameras in the parkade, lobby and mailbox area offer additional assurance
- Each suite entry is built with a door viewer and heavy-duty integral locking system with reinforced doorframe
- Hard-wired smoke detectors and monitored fire sprinklers installed 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)
- Steel-reinforced concrete construction provides outstanding durability
- Dedicated after-sales service by Polygon's renowned Customer Service team
- Rough-in for EV parking at every stall
- Repair bikes in a dedicated work room

## OPTIONS

- Take extra care of your bike with an optional bicycle storage locker