

# FULTON HOUSE

## PRESTIGE UPON ARRIVAL

- Designed by acclaimed Buttjes Architecture, the Fulton House tower is a striking addition to the city skyline with its modern silhouette and iconic glowing LED features.
- Set back from a tree-lined street, Fulton House boasts an impressive arrival area featuring lush landscaping and a dramatic glass entry canopy.
- Custom metal and glass doors open into a hotel-inspired lobby with a luxurious seating area to welcome visitors.
- Discover a prime location a short walk from the revitalized Brentwood Town Centre, the SkyTrain network and a plethora of shops, restaurants and services.

## A SIGNATURE HOME

- Enter your home through a contemporary solid wood front door that is richly stained and outfitted with polished chrome hardware.
- Airy 8'6" ceilings in main living areas (most homes).
- Warm wood-style laminate flooring throughout main living spaces is durable and easy to maintain, while plush carpeting in bedrooms puts comfort at your feet.
- Two-panelled carrera-style interior doors feature polished chrome lever handles.

- Customize your home with a choice of three designer-selected colour schemes: Mocha, Earl Grey and Vanilla.
- Expansive low-E windows bathe homes in sunlight while being energy-efficient; stylish vertical blinds adjust for privacy and the right amount of light.
- A sleek sliding or swinging patio door opens onto a balcony perfect for outdoor entertaining.

## GOURMET KITCHENS

- Enjoy the sleek, elegant look of flat-panel custom cabinetry.
- The quality appliance package includes:
  - A stylish refrigerator featuring a bottom-mounted freezer seamlessly integrated with custom cabinetry (24" refrigerators for one-bedroom homes and 30" refrigerators for two-bedroom homes).
  - 30"-wide 5-burner gas cooktop and self-cleaning wall oven.
  - Top-mount control ENERGY STAR® dishwasher fully integrated into custom cabinetry.
  - Microwave built into cabinetry.
  - Convenient hood fan with three-speed slide control.

- Gleaming engineered stone countertops with coordinating full-height tile backsplash are stylish and durable.
- Undermount double sink in stainless steel and a sophisticated single-lever faucet with telescopic vegetable spray make cleanup easy.
- A convenient kitchen island provides additional workspace (most homes).
- Beautifully illuminate your work area with recessed lighting and sleek under-cabinet lighting.
- Smart, well-designed details throughout, including polished chrome pulls on lower cabinets, soft-close cabinet hardware and a built-in recycling station.

## DESIGNER BATHROOMS

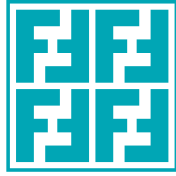
- Retreat to the master ensuite, rich in designer details including floating flat-panel cabinets, an oversized vanity mirror, recessed lighting and contemporary undermount sinks.
- Step into a luxurious oversized spa-style shower with a frameless shower door, a rain shower head with a handheld wand, a built-in niche for toiletries and integrated bench seating (most homes).
- A linen closet provides extra storage (some homes).
- Second bathrooms feature a modern rectangular soaker tub with distinctive polished chrome fixtures (most homes).

(continued)

## FEATURES

The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only.

The quality residences at Fulton House are built by Polygon Fulton House Ltd.



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## DESIGNER BATHROOMS

(continued)

- All bathrooms showcase engineered stone countertops and backsplashes, porcelain tile flooring and floating flat-panel custom cabinets with polished chrome pulls and soft-close hardware.
- Dual-flush water closets reduce water consumption.

## EVERYDAY CONVENIENCES

- Side-by-side washer and dryer for your convenience (most homes).
- TV outlets and telephone jacks located just where you need them.
- Future-friendly technology including multi-port and Cat-5e wiring.

## THE FULTON CLUB

The Fulton Club is a 28,000-square-foot indoor/outdoor fitness retreat that offers residents a series of health-enhancing amenities, including:

- A resort-style fitness centre with cardio and weight-training equipment and a dedicated yoga studio.
- An outdoor patio with swimming pool, hot tub, sauna and lounge seating.
- A landscaped terrace with outdoor exercise equipment, a children's play area and a dog-friendly area.
- Impressive social spaces ideal for hosting a party for friends and family, or watching a movie or sporting event of your choice.

## ADDITIONAL AMENITIES

- A dog-grooming station.
- Ample visitor parking.
- Four car wash stations provided in the parkade.
- Multiple electric car plug-in stations.

## PEACE OF MIND

- Enjoy the added service and security of an on-site resident manager.
- Fire sprinklers and hard-wired smoke detectors in all homes and common areas.
- Key fob access to parkade and common areas.
- Security proximity readers protect the main entry points, parkade entries, lobbies and other key locations.
- Digital recording cameras located in the parkade and lobby.
- Elevator lock-off restricts floor access to residents only and protects your privacy.
- Underground parking features bright lighting, digital cameras and emergency alert buttons.
- Comprehensive Travelers Canada Home Warranty coverage includes two years for materials, five years for building envelope, and 10 years for structural defects.

- After-sales care provided by Polygon's dedicated Customer Service team.
- A wireless security system is provided in each of the ground-floor residences.

## SPECIAL PENTHOUSE FEATURES

- Upgraded suite entry and common area corridor.
- Air conditioning for year-round comfort.
- Gas BBQ hookup on the balcony.
- Ceilings up to nine feet in height throughout the main living area.
- A wine fridge and an upgraded appliance package featuring a 36" refrigerator.

## CUSTOM CHOICES

- Bicycle lockers for outdoor gear (limited quantity).

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09/07/16