

 $\longrightarrow$  HOUSE  $\longleftarrow$ 

PREVIEW PACKAGE



## 360 DEGREES OF LIFESTYLE OPTIONS

Living in Richmond opens your life to a rewarding everyday experience. This multicultural city has it all – a vibrant urban atmosphere, scenic walkways and parks, major entertainment centres and even an Olympic-calibre sports facility. Culture, dining, shops, recreation and education are abundant throughout this welcoming community.

Discover surrounding areas with ease via a well-connected road and transit network, including the convenient Canada Line that takes you to Vancouver International Airport, downtown Vancouver and more.



## THERE'S PLENTY HAPPENING ALL AROUND YOU

Alexandra Gardens is centrally located in Richmond, with amenities and activities within walking distance or a short drive away.

Wander the beautiful greenways or cycle the nature paths that weave around your home. Dine on international cuisines on Alexandra Road, a much-loved foodie destination. Or spend a night out watching comedy or musical acts at the River Rock Show Theatre. Minutes away from this family-friendly neighbourhood are recreational programs suitable for every member of your household. Along the way, you're sure to run into familiar neighbours in this close-knit community.



There's something for everyone in this vibrant Richmond neighbourhood.

#### DINING

- 1. Cactus Club Cafe
- 2. Dinesty Chinese Restaurant
- 3. Earls Restaurant
- 4 Folions Destaurar
- 5. Fisherman's Terrace Restaurant
- 6 G-Men Pamen
- 7. Gingeri Chinese Cuisine
- 8. Kirin Restaurant
- 9. Koto Izakaya Sushi Robata
- 10. Leisure Tea & Coffee
- 11. Manzo Izakaya Japanese Restaurant
- iz. Neptune Searood Restaura
- 13. Shanghai River Restaurant
- 14. Sun Sui Wah Seafood Restaurant
- 15. Sura Korean Restaurant
- 16. Sushi Hach
- 17. Tin Tin Seafood Harbour Restaurant
- 18. Tsukiji Japanese Restaurant
- 19. Well Te

#### SHOPPING

- 20. Best Bu
- 21. Canadian Tire
- 22. Costco
- 23. H-Mai
- 24. Home Outfitter
- 25. London Drug:
- 26. McArthurGien Designer Outlets
- 27. T&T Osaka Supermarke
- 28. Real Canadian Superstor
- 29. Ricmond Public Marke
- 30. Winner

#### RECREATION

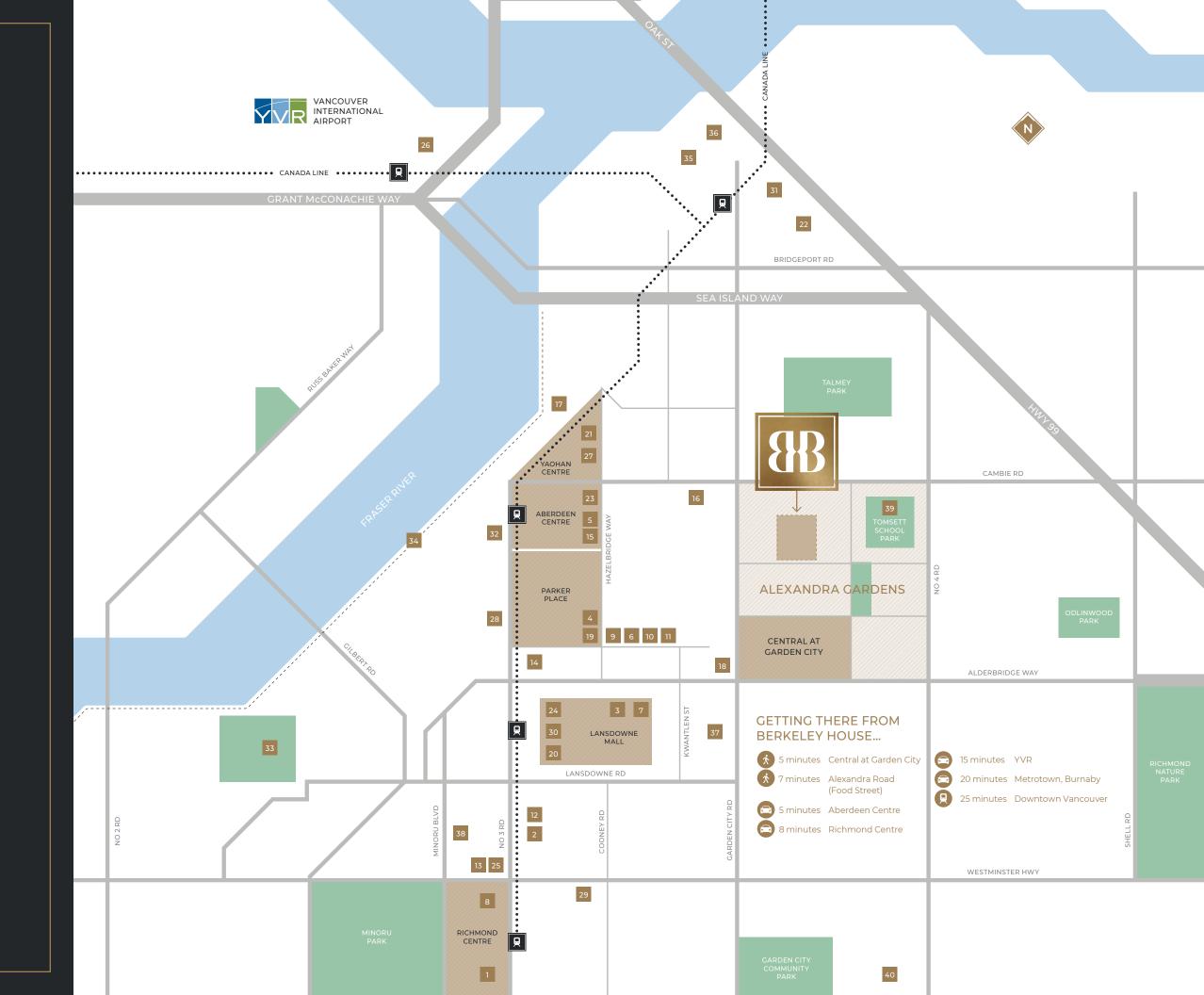
- 31. Black Knight Ace Badminton Centre
- 32. ClearOne Badminton Centre
- 33. Richmond Olympic Ova
- 34. Middle Arm Dyke Recreational Trail

#### ENTERTAINMENT

- 35. River Rock Casino Resor
- 36. River Rock Show Theatre

#### LEARNING

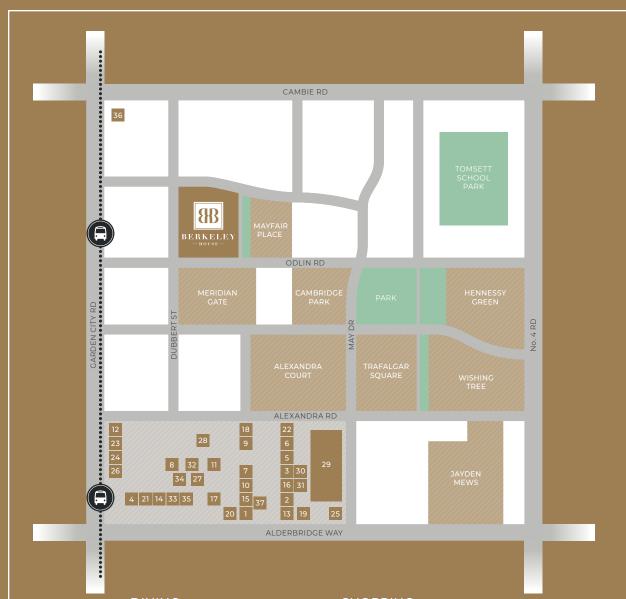
- 37. Kwantlen Polytechnic University
- 38. Trinity Western University
- 39. Tomsett Elementary School
- 40. A.R. McNeill Secondary School



## AT YOUR DOOR: CENTRAL AT GARDEN CITY

All your everyday necessities are located just down the block at Central at Garden City. Refuel with a morning coffee. Shop for home accessories, clothes, or something for the kids. Pick up dinner or a bottle of wine. Experience the convenience of village-style shopping only a short walk or cycle from home.

And if you're looking for even more selection, Aberdeen, Lansdowne and Richmond shopping Centres are also nearby. Choice is your privilege when you live at Berkeley House.



#### DINING

- 3. Burger King4. Canadian Brewhouse + Grill
- 5. Fatburger6. Fresh Slice Pizza

#### BANKING

#### SHOPPING

#### HEALTH

#### CONVENIENCE





With bold brick facades and a glass "jewel box" clubhouse, Berkeley House is a distinctive contemporary sight in the Alexandra Gardens neighbourhood. Lush landscaping gracefully spreads through a central courtyard strung with catenary lights that features an open lawn and children's play area. Sophisticated style greets you in the impressive hotel-inspired, overheight lobby, complete with an attractive seating area for guests.



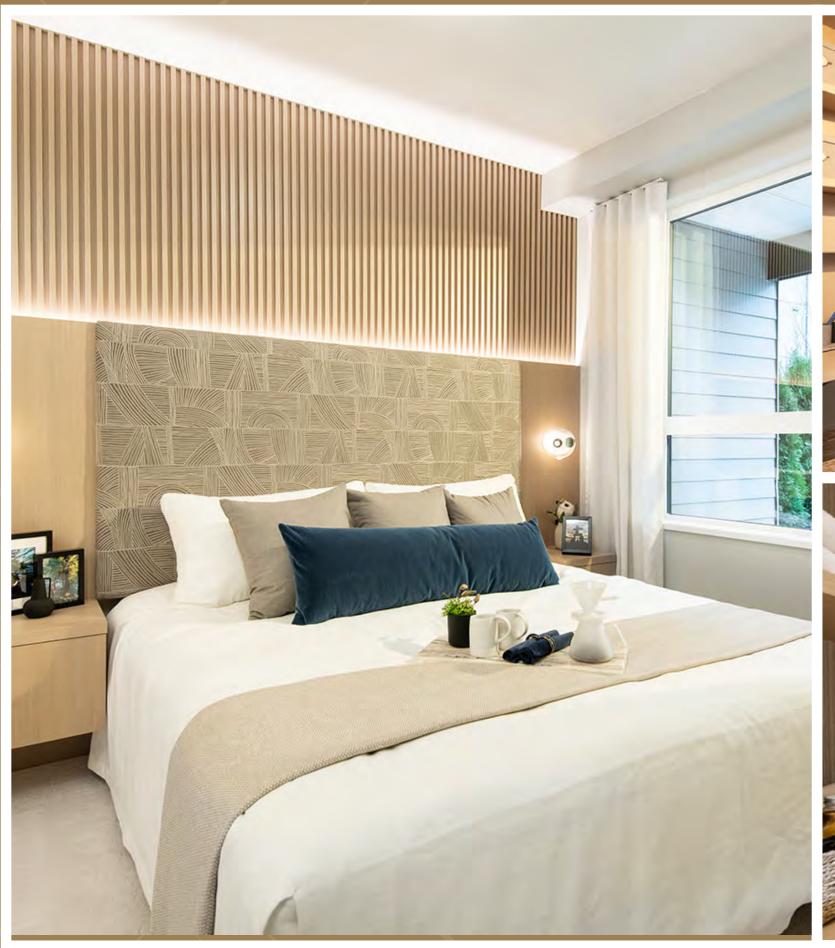


## STYLE AND FUNCTION IN HARMONY

Modern living is accentuated throughout bright interiors, where space is thoughtfully designed with you in mind. Take pleasure in air conditioning, 9-foot overheight ceilings, and open-plan layouts. The gourmet kitchens are a statement of simple luxury, with integrated brand-name appliances and custom cabinetry. Begin and end your days in a spa-inspired ensuite, featuring a frameless glass shower with bench seating.







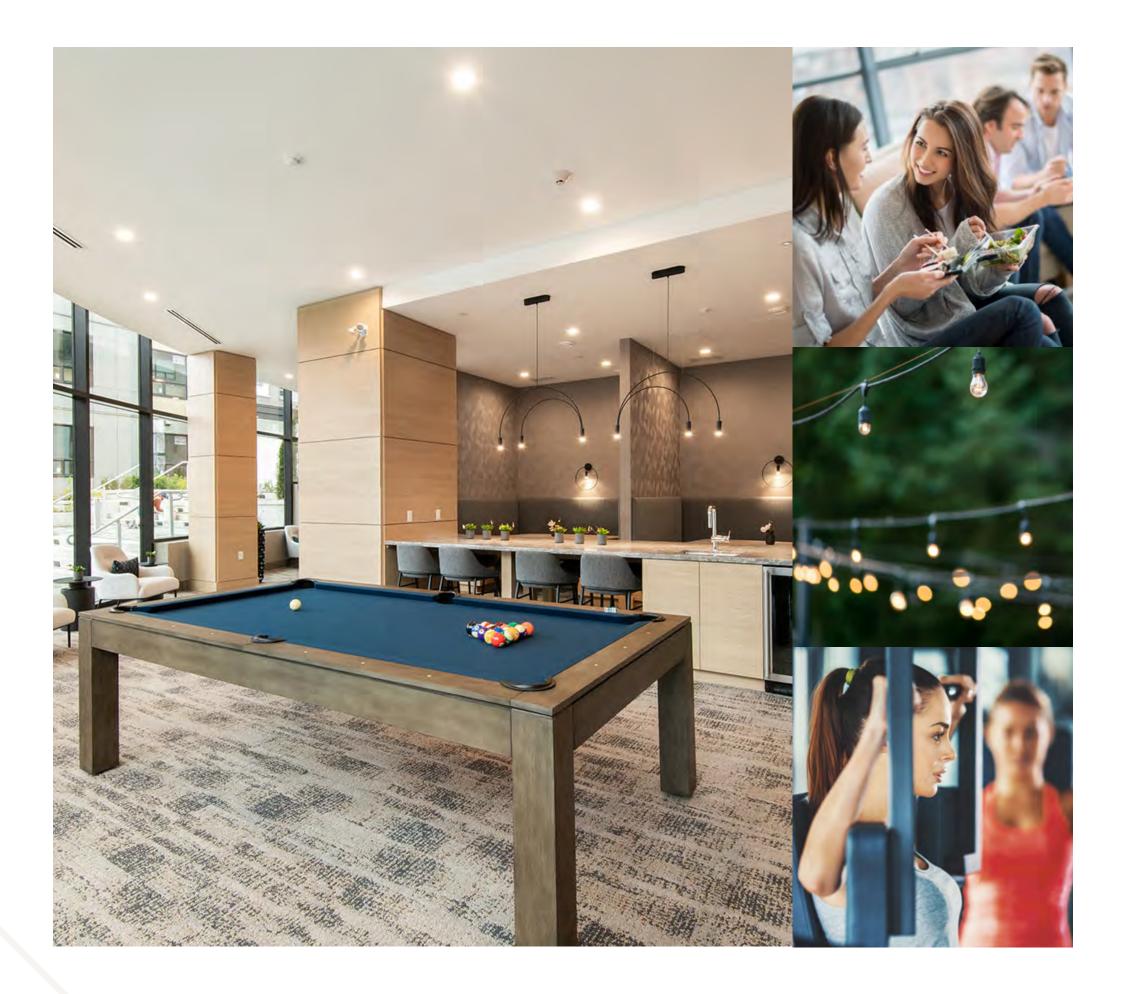






## HOME INCLUDES A PRIVATE CLUB

Lifestyle dreams are realized in the Berkeley Club, with two floors of resident-only amenities for the whole family to enjoy. Socialize with friends in the great room, with seating, billiards and even workspaces for last-minute meetings. Play a game of table tennis in an intimate lounge upstairs. Take some time for quiet study or music practice. And stay fit in a fitness and yoga studio. There is always something for everyone at the Berkeley Club.





— HOUSE —

FEATURES + FLOORPLANS



FEATURES + FINISHES

#### SOPHISTICATED ARRIVAL

- Designed by award-winning RLA Architects Inc., Berkeley House is an exquisite collection of apartment homes in Richmond's desirable Alexandra Gardens neighbourhood, within walking distance of hundreds of restaurants, shops and services
- Inspired by contemporary West Coast architecture, Berkeley House's distinctive features include bold brick facades, overheight windows in select locations and a signature two-storey clubhouse
- Hotel-style lobbies impress with wood panelled walls, custom ambient lighting, imported stone flooring, and inviting seating areas where residents can relax and socialize
- Enjoy the central courtyard with lush landscaping, a plaza with catenary lighting, an open lawn seating area and a children's playground
- Indulge in the comforts and convenience of the Berkeley Club, a 5,000-square-foot clubhouse with a suite of resort-inspired amenities for the whole family to enjoy

#### **INSPIRED INTERIORS**

- A flat-panel stained wood entry door with polished chrome lever handle welcomes you home
- Stay comfortable all year-round with a heat-pump air conditioning system to warm and cool your home
- Overheight nine-foot ceilings in main living spaces create an airy, elegant ambience; some top-floor homes feature even higher ceilings in select areas
- Rich wood-style laminate flooring throughout main living areas is sophisticated and easy to care for
- Plush carpeting in bedrooms puts warmth and comfort at your feet
- Modern panelled interior doors are accented by polished chrome levers
- Enjoy outdoor living on a generous sundeck or spacious ground-floor patio
- Low-E window glazing reduces UV-light damage and improves energy efficiency

#### **IMPRESSIVE KITCHENS**

- Well-designed kitchens full of smart details inspire culinary creativity and casual entertaining
- Extra-tall flat-panel custom cabinetry is complemented by sleek polished chrome pulls and under-cabinet lighting
- Engineered stone countertops are chic and durable, and include extended overhangs for breakfasts and coffee breaks
- Enjoy the extra space and storage provided by a kitchen island (most homes)
- Stunning full-height marble mosaic backsplash beautifully accents the cabinets and countertops
- Contemporary brand-name appliances include:
- 30"-wide gas cooktop and electric wall oven
- 24"-wide dishwasher integrated into custom cabinetry
- 30" refrigerator integrated into custom cabinetry
- 24" front-load washer and dryer
- Microwave with trim kit is elegantly integrated into cabinetry
- Dual-speed slim-style ventilation hood fan
- Sleek stainless steel undermount sink with single-lever chrome faucet and convenient pullout vegetable spray
- Special cabinet features include a Lazy Susan (most homes) and soft-close hardware on doors and drawers
- Beautifully illuminate your work area with contemporary pot lighting over the kitchen island (most homes)
- A dual rollout recycling bin station makes it easy to care for the environment



FEATURES + FINISHES

#### **BRILLIANT BATHROOMS**

- Retreat to the master ensuite, rich in design and detail with a contemporary floating vanity mirror with medicine cabinet, under-cabinet lighting, and a modern soaker tub or spa shower with frameless glass door, rain shower head and bench seating
- Flat-panel cabinetry with polished chrome pulls expertly coordinates with the marble-inspired porcelain tile flooring
- Designer-selected engineered stone countertops and dual porcelain undermount sinks (most homes) bring together style and convenience
- Second bathrooms feature soaker tubs (most homes, where applicable) and engineered stone countertops with coordinating backsplash and rectangular undermount sinks
- Conserve water with high-efficiency dual-flush water closets

#### **CLUBHOUSE AMENITIES**

- Enjoy exclusive access to 5,000 square feet of resort-style amenities at the Berkeley Club
- Socialize in the grand lounge, which features a stylish seating area, a billiards table and beautiful collaborative workspaces
- Relax or entertain on the outdoor patio area overlooking the central courtyard
- Work out in the spacious fitness studio equipped with free weights and cardio machines, or recharge in the dedicated yoga zone
- Tranquil music practice lounge doubles as a relaxing reading room
- Temperature-controlled environment for your comfort
- Well-appointed washrooms

#### PEACE OF MIND

- Keep your home and family safe with a carbon monoxide monitor, hard-wired smoke detectors and fire sprinklers in all homes and common areas
- Suite entry doors feature heavy deadbolt locks and door viewers; a security system is standard on ground-floor homes
- Digital recording cameras in the main lobbies and above the entry phones offer additional assurance
- On-site resident manager provides added service and security
- Secure, well-lit parkade for residents and visitors
- Convenient key fob access to building, parkade and common areas
- Each home is built with Polygon's New Generation Design and Construction for outstanding durability in the 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 components (10 years)
- Renowned after-sales care by Polygon's dedicated customer service team

#### THOUGHTFUL TOUCHES

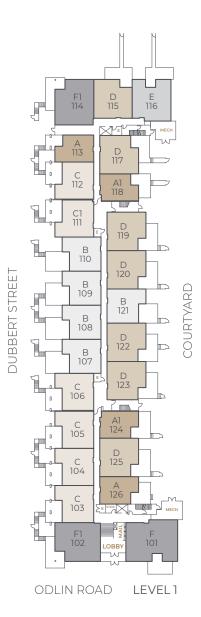
- Homes are pre-wired for cable and internet for easy connections
- Convenient 24" in-suite stacking washer and dryer
- Dog washing station makes cleanup easy after a day of outdoor fun with your pet
- Electronic parcel concierge system for deliveries
- Bike storage area
- Outdoor children's play area
- Level two electrical outlets provided at all residential parking stalls

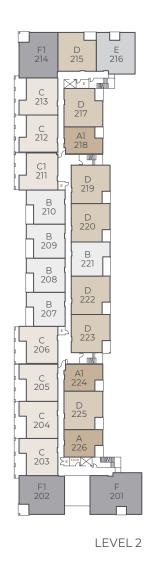


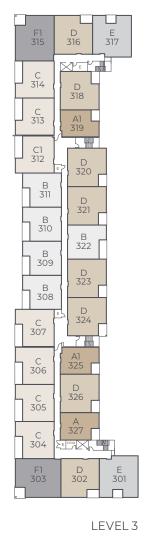


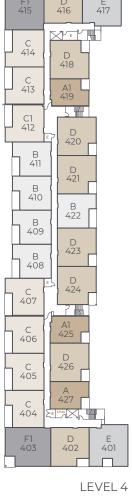
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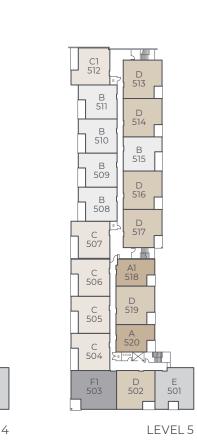
BUILDING PLAN PHASE 2

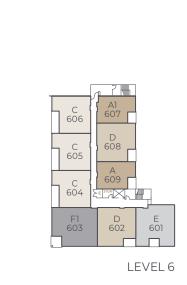














A SERIES

1 BEDROOM + DEN

1 BATHROOM

APPROX. 650 - 656 SQ. FT.



B SERIES
2 BEDROOM
1 BATHROOM
APPROX. 795 SQ. FT.



C SERIES

2 BEDROOM

2 BATHROOM

APPROX. 860 – 875 SQ. FT.



D SERIES

2 BEDROOM + DEN

2 BATHROOM

APPROX. 940 SQ. FT.



E SERIES
2 BEDROOM
2 BATHROOM
APPROX. 1,016 SQ. FT.



F SERIES
3 BEDROOM
2 BATHROOM
APPROX. 1,130 – 1,360 SQ. FT.

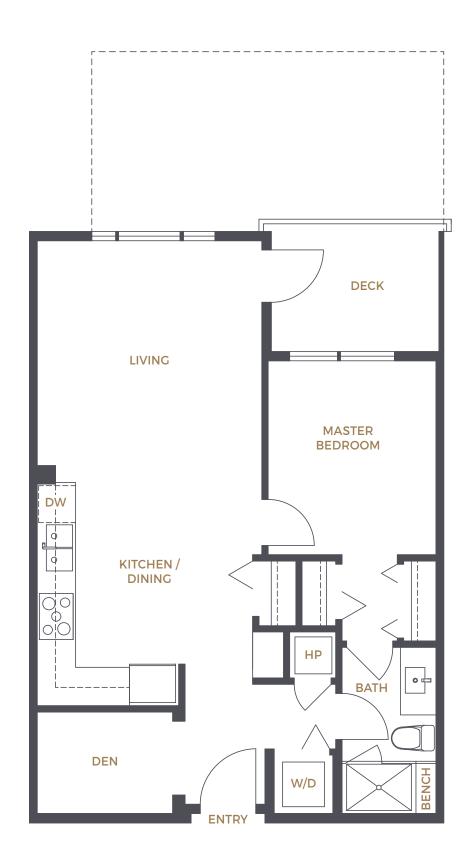




- HOUSE -

### PLAN A

1 BEDROOM + DEN, 1 BATHROOM APPROX. 656 SQ. FT.







- HOUSE -

### PLAN A1

1 BEDROOM + DEN, 1 BATHROOM APPROX. 656 SQ. FT.



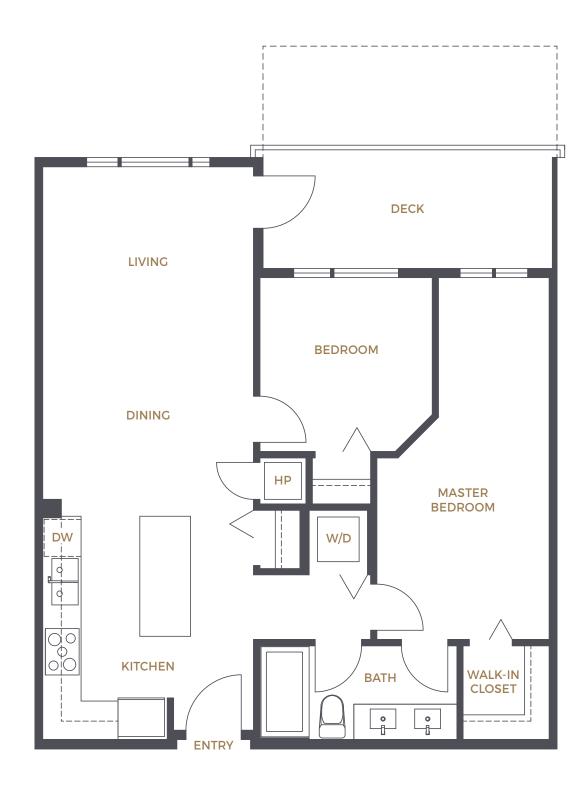




- HOUSE -

### PLAN B

2 BEDROOM, 1 BATHROOM APPROX. 795 SQ. FT.







- HOUSE -

### PLAN C

2 BEDROOM, 2 BATHROOM APPROX. 860 – 875 SQ. FT.



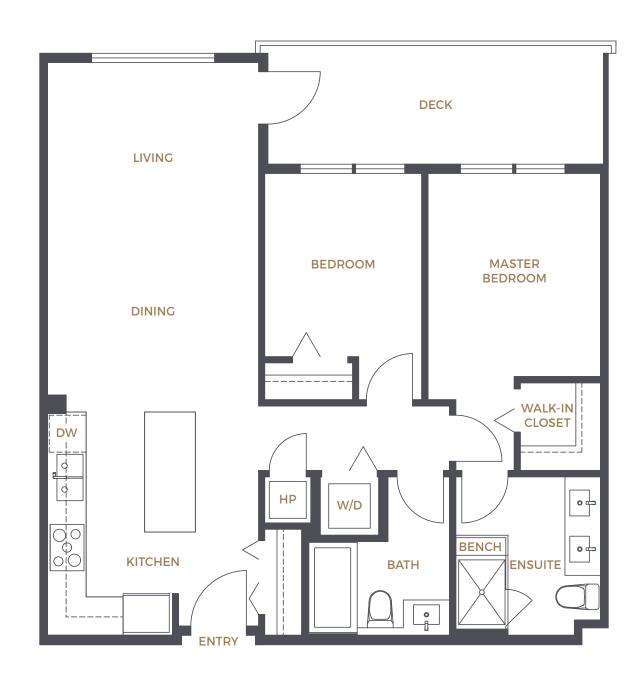




- HOUSE -

### PLAN C1

2 BEDROOM, 2 BATHROOM APPROX. 872 SQ. FT.



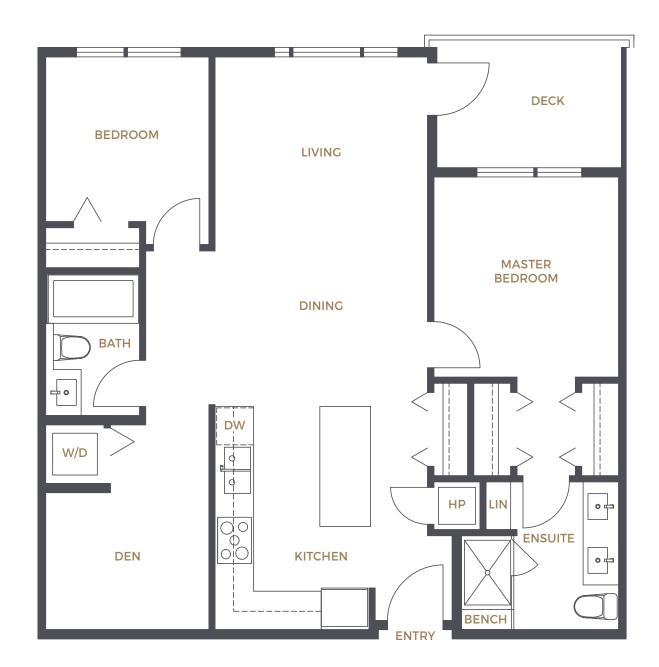




- HOUSE -

### PLAN D

2 BEDROOM + DEN, 2 BATHROOM APPROX. 940 SQ. FT.







- HOUSE -

### PLAN E

2 BEDROOM, 2 BATHROOM APPROX. 1,016 SQ. FT.







- HOUSE -

PLAN F

3 BEDROOM + DEN, 2 BATHROOM APPROX. 1,360 SQ. FT.







- HOUSE -

### PLAN F1

3 BEDROOM, 2 BATHROOM APPROX. 1,130 SQ. FT.





— HOUSE —

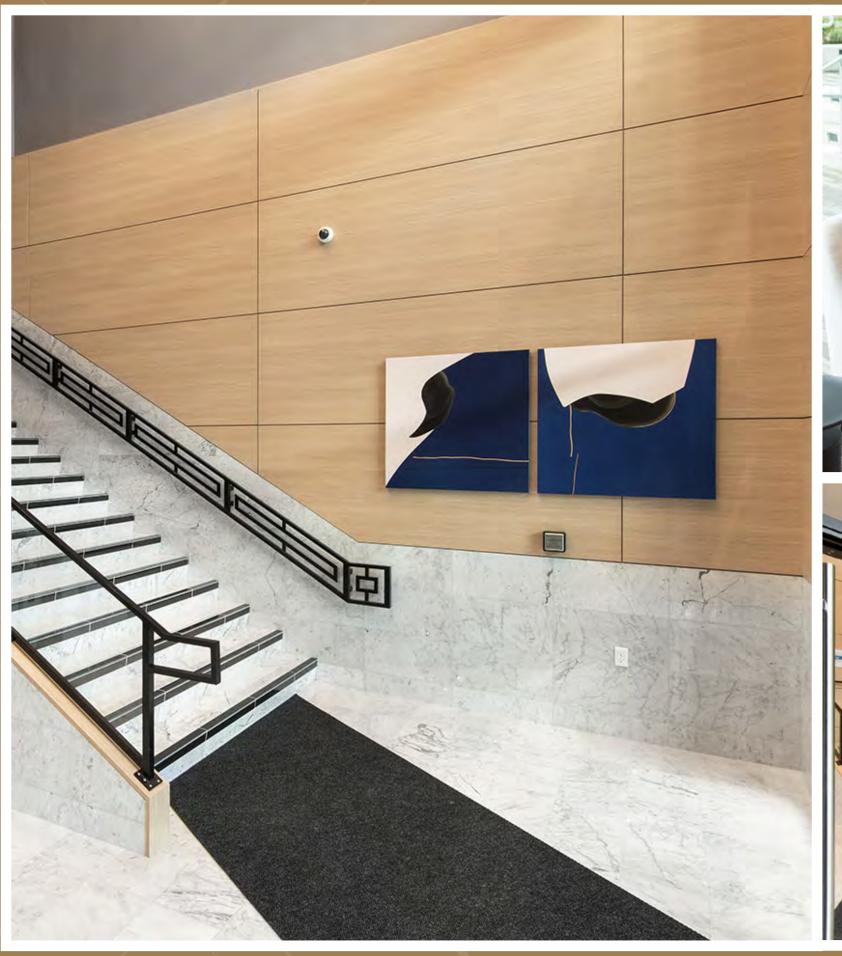
AMENITIES













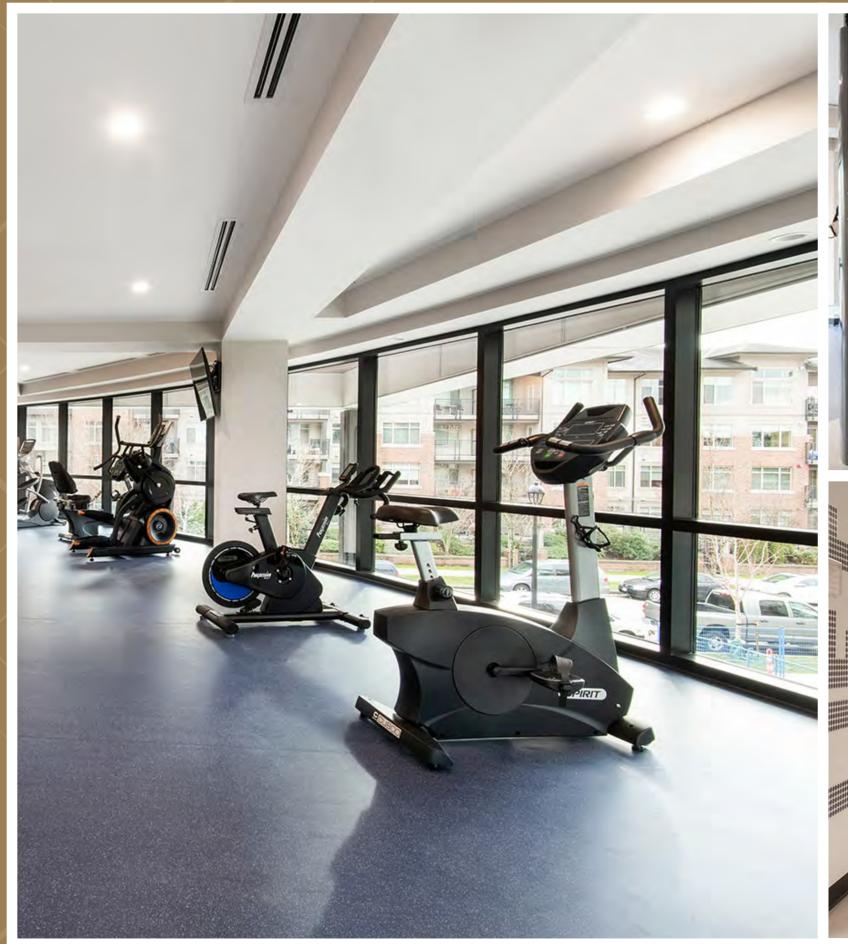




Designed to complement your lifestyle,
the Berkeley Club offers exceptional comforts and
conveniences in an inspiring environment.
From the calm of the music practice room to the
energy of the fitness studio and elegant warmth
of the Residents' Lounge, the clubhouse is a true
social centre with a variety of superb amenities
and activities.















CENTRAL COURTYARD



1 SOCIAL AREA

**3** CHESS GAME

6 CENTRAL PLAZA

TENTRY PLAZA

2 KIDS' PLAYGROUND

4 RAISED PATIO 6 OPEN LAWN

8 CLUBHOUSE







## BUILT RIGHT BY POLYGON

The quality homes at Berkeley House are built with care by Polygon Berkeley House Ltd. With over four decades of homebuilding in British Columbia, the Polygon family of companies has built over 30,000 homes throughout the Lower Mainland, from concrete high-rises and wood-frame condominiums to townhomes and single-family communities. During that time, Polygon has earned the trust of thousands of families by committing to quality design, sound construction and exceptional costumer service.

