

# LARKIN HOUSE

WEST

## FEATURES

### WELCOME HOME

- Stunning contemporary architecture inspired by the "Prairie Style" homes of renowned architect Frank Lloyd Wright with a design emphasis on horizontal lines, low pitched roofs, and large windows
- Tree-lined public roads, grassed boulevards, distinctive street lighting, and sidewalks create an appealing traditional streetscape
- Charming architectural features include brick arches, balcony projections, expressed chimney forms, custom exterior light fixtures, and pre-cast concrete accents
- The dramatic Larkin House West lobby features wood wall paneling, coffered ceiling accents, a fireplace with a stone surround, and slate flooring with an inlaid carpet design
- Enjoy country club living with membership to the exclusive Nakoma Club, featuring over 15,000 square feet of resort-style amenities

### INNOVATIVE INTERIORS

- Contemporary stained veneer suite entry door and door surround are highlighted by an elegant custom suite number plaque and brushed chrome hardware
- Rich laminate flooring in the kitchen, nook and entry is easy to care for
- Relax by the cozy electric fireplace with a contemporary mantel in the elegant living room
- Select from two designer colour schemes: Walnut or Cherry
- 35-ounce BCF nylon carpeting puts plush luxury beneath your feet
- Crisply-painted baseboards and door casings throughout all rooms
- Vertical blinds on sliding doors, horizontal blinds on all windows
- Spacious balconies or ground floor patios invite informal outdoor living
- Private yards off patios for most ground floor homes

### CAPTIVATING KITCHENS

- Designer-selected polished granite countertops make clean up simple and easy
- Contemporary flat panel cabinetry in light or dark edge grain laminate elegantly matches brushed chrome hardware
- Special cabinet features include a drawer bank, a lazy susan, a microwave shelf, built-in recycling bins and a convenient pantry (some homes)
- Contemporary halogen track lighting to highlight your culinary masterpieces
- Cozy breakfast nook (some homes)
- Designer-selected ceramic tile backsplash
- Kitchen windows (some homes)
- Appliances in contemporary stainless steel:
  - Samsung stainless steel 18 cubic foot refrigerator
  - Frigidaire self-cleaning slide-in gas range
  - Broan variable-speed stainless steel exhaust hood with light
  - E-star Frigidaire dishwasher with electronic touch pad control
- Double stainless steel sinks with single lever faucet and pull-out vegetable spray and flex line by Moen

### BRILLIANT BATHROOMS

- Contemporary flat panel cabinetry in light or dark edge grain laminate complements stylish brushed chrome hardware
- Polished single lever chrome faucets by Moen
- Full-width vanity mirror with cosmetic bar lighting (most homes)
- Porcelain tile tub and shower surround with marble mosaic accents
- Chrome and glass walk-in shower with non-slip surface in second baths
- Stylish single-lever pressure balanced tub and shower control by Moen
- Dual-flush toilets by Kohler
- Polished chrome accessories
- Designer-selected sinks by Kohler

### THOUGHTFUL TOUCHES

- Room to move in the master walk-in closet (some homes)
- Pre-wired for high-speed Internet access
- Convenience and safety of key fob access to parkade and all common areas

### SAFETY AND ENERGY

- Secured, well-lit underground parkade (including visitor parking) with painted white walls, emergency buttons, video surveillance at lobbies and overhead security gates
- Enterphone outside main lobby with security camera recording (allows you to pre-screen visitors using your TV)
- Accent lighting along pedestrian walkways
- Alarm system to ground floor suites
- Sprinklers in all homes and common areas
- Double-glazed, thermally-broken acoustic vinyl windows with Low E glazing
- Central gas-fired hot water system
- Electric baseboard heating throughout with individual thermostat controls
- Travelers Guarantee Warranty Insurance including:
  - 2-year material and labour
  - 5-year building envelope
  - 10-year structural components
- After-sales care by Polygon's Customer Service team.

### OPTIONS

- Full capacity stacking washer and dryer
- Wireless security system (Floors 2, 3, 4)
- Secure storage lockers
- Fisher & Paykel stainless steel refrigerator