

FEATURES

PRESTIGE UPON ARRIVAL

- Meticulously designed by acclaimed DYS Architecture, the Midori tower makes a memorable architectural statement with graceful curves and a refreshing green-leaf motif, celebrating the free spirit of artistic expression.
- With tree-lined streets, beautifully conceived lush outdoor spaces and an over-height lobby, Midori ensures an impressive arrival.
- Midori is located a just quick walk from Metropolis at Metrotown, the SkyTrain network, Bonsor Park and Recreation Complex, and a plethora of shops, restaurants and services.
- An impressive arrival with a dramatic glass entry canopy complemented by a calming water feature, lush landscaping and signature trellis structures in the courtyard.
- The lobby will impress visitors with its custom metal and glass doors, lighting features and grand foyer with a luxurious seating area.

A SIGNATURE HOME

- Enter your home through a substantial, contemporary solid wood door, richly stained and outfitted with polished chrome hardware.
- Most floors feature 8'6" ceilings throughout main living areas.
- Your choice of three designer-selected colour schemes: New Yorker Night, Milanese Sunset and Parisian Snow.
- Wood-style laminate flooring throughout living spaces is durable and easy to maintain, while plush carpeting in bedrooms puts comfort at your feet.
- The carerra-style interior doors are two-paneled and feature polished chrome lever handles.
- Expansive low-E windows bathe homes in sunlight while being energy efficient, and vertical blinds on windows create privacy.
- Step outside your home via a sliding or swinging patio door onto a balcony, perfect for outdoor entertaining.

CHIC KITCHEN

- The kitchen exudes modern elegance with engineered stone countertops and a full-height tile backsplash.
- Stylish and contemporary flat-panel custom cabinetry is complemented with designer-selected polished chrome pulls on lower cabinets.
- The undermount double sink in stainless steel and a sophisticated single lever faucet with telescopic vegetable spray make clean up even easier.
- Thoughtful, well-designed details are part of every kitchen, including soft-close cabinet hardware, a roll-out spice rack and a built-in recycling station.
- Beautifully illuminate your work area with recessed lighting and sleek undercabinet lighting.
- The quality appliance package includes:
 - Stylish 30" refrigerator featuring a bottom-mounted freezer is integrated with custom cabinetry.
 - 30" wide gas cooktop and self-cleaning wall oven.
 - Top mount control ENERGY STAR® dishwasher is fully integrated with custom cabinetry.
 - Microwave built into cabinetry.
 - Convenient hood fan with three-speed slide control.

DESIGNER BATHROOMS

- Retreat to the master ensuite, rich in design and detail with oversized vanity mirrors, recessed lighting, and convenient undermount sinks.
- Most ensuites offer a luxurious oversized spa-style shower with a frameless shower door, a rain shower head with wand, a built-in niche and integrated bench seating.
- Some ensuites feature a deluxe linen closet for extra storage.
- Second bathrooms feature a contemporary rectangular soaker tub with unique polished chrome fixtures (most homes).
- All bathrooms feature engineered stone countertops and backsplashes, porcelain tile flooring and flat-panel floating custom cabinets with polished chrome pulls and soft-close hardware.
- Dual-flush water closets reduce water consumption.



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SPECIAL TOUCHES

- Stacking or side-by-side washer and dryer for your convenience (floorplan specific).
- TV outlets and telephone jacks located just where you need them.
- Future-friendly technology including multi-port and Cat-5e wiring.
- Ample underground visitor parking.

RESIDENTS-ONLY AMENITIES

- Fully equipped fitness studio.
- Multi-purpose lounge and billiards room.
- Dog grooming station.
- Three car wash stations provided throughout the parkade.
- Multiple electric car plug-in stations for your convenience.

PEACE OF MIND

- Enjoy the added service 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 Midori's main entry points, parkade entries, lobbies and other key locations.
- Digital recording cameras are in the parkade and lobby.
- The elevator has secure lock-off control access to each floor; residents can only stop on their own floors, the ground floor level and parking floors.
- Underground parking features bright lighting, digital cameras and emergency alert buttons.
- Comprehensive Travelers Canada insurance including two years for materials, five years for building envelope, and ten years for structural defects.
- After-sales care provided by Polygon's dedicated Customer Service team.
- A wireless security system is provided in each in ground floor residence and cityhome.

SPECIAL PENTHOUSE FEATURES

- Upgraded suite entry, common area corridor.
- Air-conditioning keeps you the perfect temperature year-round.
- An electric fireplace with custom designed mantel and accent lighting to highlight your artwork.
- Ceilings up to nine feet in height throughout main living area.
- A wine fridge and an upgrade appliance package featuring a 36"-wide refrigerator.
- Two gated oversized parking spots per penthouse residence for your privacy.

CUSTOM CHOICES

- Storage locker for outdoor gear or additional home items (limited quantity).



POLYGON

The developer reserves the right to make modifications or substitutions should they be necessary.
Any measurements provided are approximately only. The quality homes at Midori are built by Polygon Midori Residences Ltd.

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