



Artist's Rendering Only

PREVIEW PACKAGE

e|e



AN ELECTRIC LIFESTYLE

Central Lonsdale is both a favourite destination to visit and a meaningful place to live. Locals are uplifted with a diverse selection of cafés, restaurants, boutiques, services and grocery stores at their fingertips. The brand-new Harry Jerome Community Recreation Centre is coming soon and Centennial Theatre is the North Shore's largest performing arts venue — each only a short walk away. A quick bike ride takes you to Lower Lonsdale, The Shipyards and the Brewery District. Convenient transit stops link you to the SeaBus and across the North Shore, and the highway is only moments away. Nature has always been a big draw here — from mountain slopes to dense forests to curving coastlines. Life overflows with activity, enjoyment and community.



1



2



5



3

- 1 – Cream Pony, North Vancouver
- 2 – Farina a Legna, North Vancouver
- 3 – Sempre Uno, North Vancouver
- 4 – Plenty of greenery and urban parks
- 5 – The Polygon Gallery, North Vancouver
- 6 – Nemesis Coffee, North Vancouver
- 7 – Mahon Park Trails, North Vancouver



4



6



7



Restaurants & Cafés

- 1 – OEB Breakfast Co.
- 2 – Akbar Joojeh
- 3 – Indian Fusion
- 4 – Rosemary Rocksalt
- 5 – JJ Bean Coffee Roasters
- 6 – Starbucks
- 7 – Puccini's Deli

Schools

- 8 – Westview Elementary
- 9 – St Thomas Aquinas Regional Secondary
- 10 – Carson Graham Secondary
- 11 – Queensbury Elementary
- 12 – Sutherland Secondary
- 13 – Ridgeway Elementary
- 14 – Queen Mary Community Elementary

Recreation

- 15 – Harry Jerome Community Recreation Centre
- 16 – Memorial Community Recreation Centre
- 17 – Fitness World
- 18 – F45 Training
- 19 – Oxygen Yoga & Fitness
- 20 – Club16 Trevor Linden Fitness

Daily Conveniences

- 21 – London Drugs
- 22 – Shoppers Drug Mart
- 23 – Loblaws Lonsdale City Market
- 24 – Whole Foods
- 25 – Persia Foods
- 26 – Vanak Market and Deli

ELEGANTLY URBAN

With contemporary design by award-winning IBI Group, Elle catches the eye with its copper-toned panelling and warm, wood-inspired accents. Arrive home to a hotel-inspired lobby and a friendly hello from the concierge. With a selection of retail and office spaces in the building, these homes align with the community's vibrant spirit.

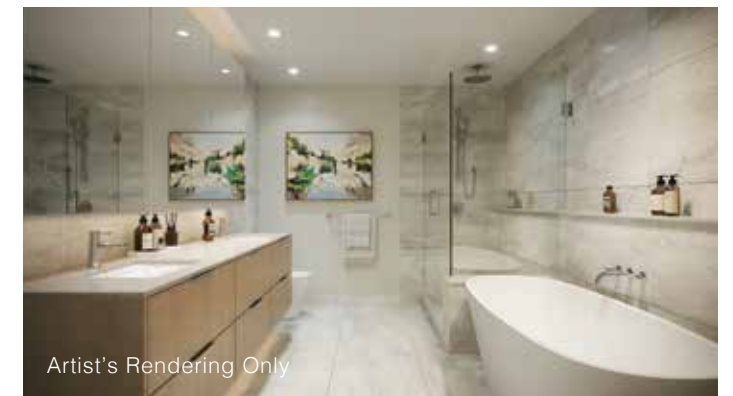


A GRACEFUL WAY TO LIVE

Modern homes are thoughtfully designed to elevate living from day to night. The ease begins when you arrive — every home features keyless entry. Sophisticated engineered hardwood flooring flows throughout bright spaces that boast over-height ceilings. In stylish kitchens, stainless steel appliances, including a five-burner gas cooktop, invite you to cook delicious meals and flawlessly entertain. Savour the mountain and ocean views the North Shore is famous for on your spacious balcony. You will feel inspired in every aspect of home life.



2



3

4

1

5

- 1 – Kitchen, Macchiato Scheme
- 2 – Bedroom, Macchiato Scheme
- 3 – Ensuite, Cappuccino Scheme
- 4 – Kitchen, Cappuccino Scheme
- 5 – Living Room, Cappuccino Scheme



Artist's Rendering Only

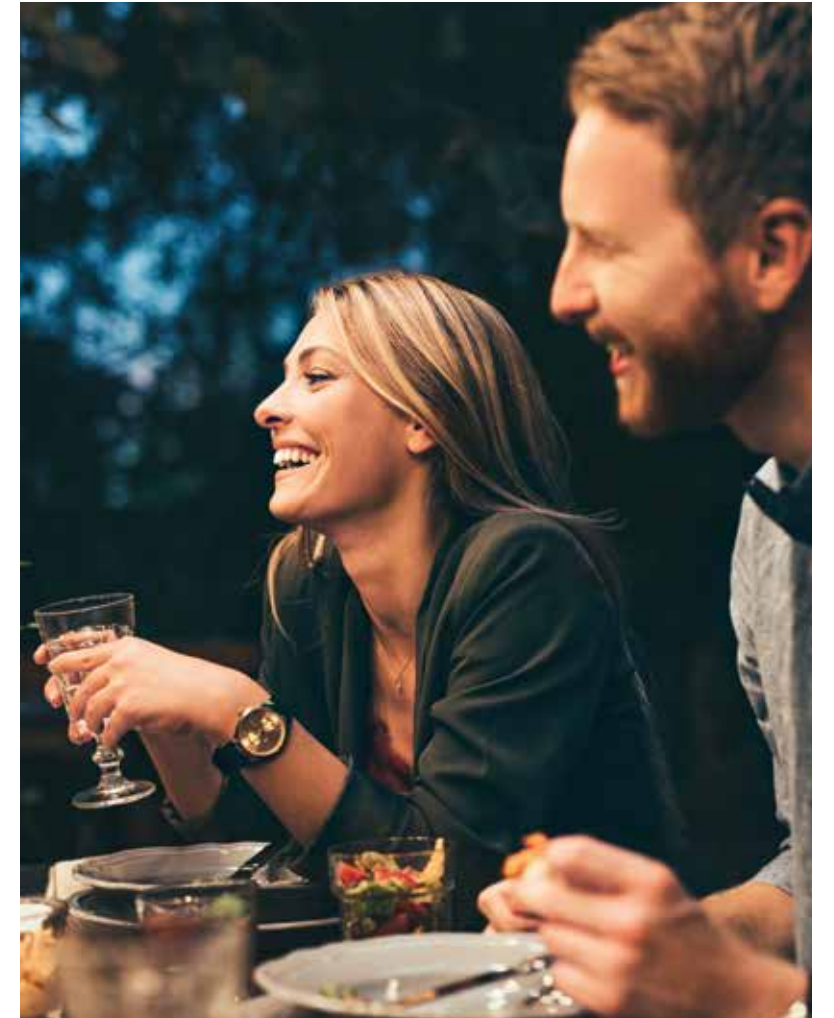


Artist's Rendering Only

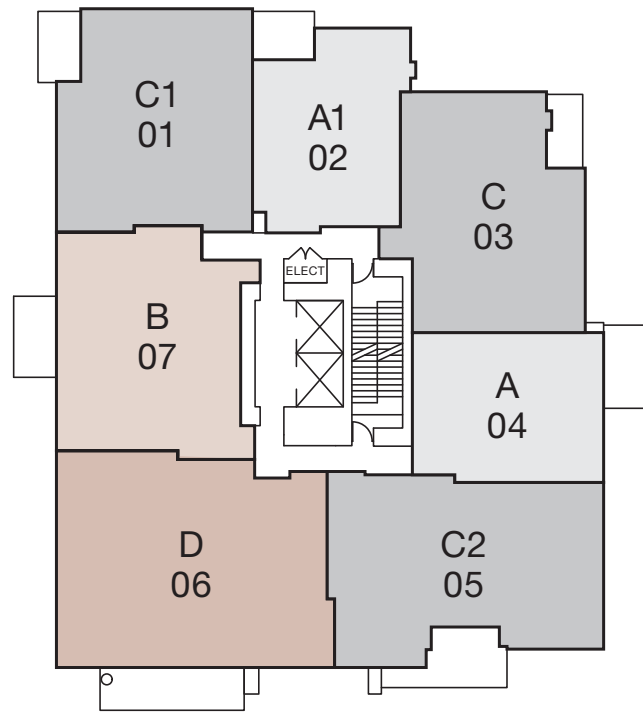
LIFE MOVES SMOOTHLY



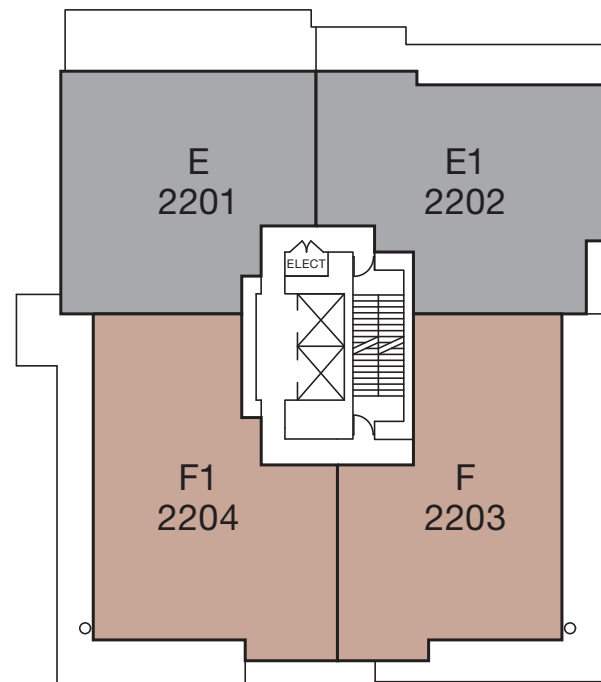
When you aren't immersed in nearby nature or exploring the Lonsdale scene, unwind in Elle's outdoor amenity space, complete with a firepit, seating and a workout area, or maintain your health goals in the indoor fitness centre. Parcel lockers, bike lockers, a dog wash and EV parking stalls help you with everyday living. Life is balanced and a breeze.



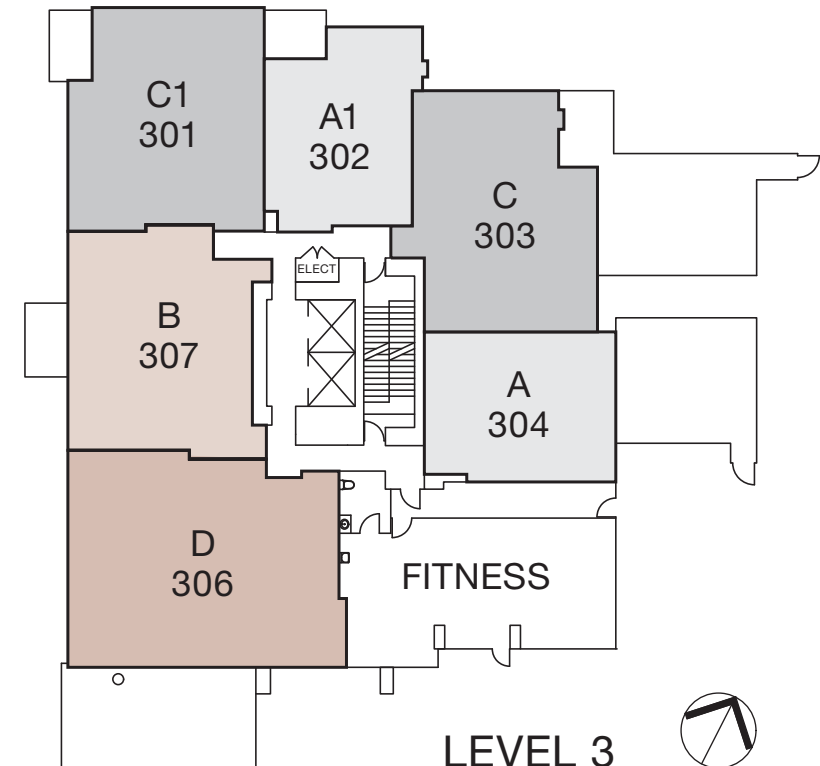
FLOORPLANS & FEATURES



LEVEL 4-21



LEVEL 22



LEVEL 3

AMERICANO COLLECTION

- 1 Bedroom, 1 Bathroom
- 1 Bedroom + Flex, 1 Bathroom
- Approx. 664 – 680 Sq Ft

BARISTA COLLECTION

- 2 Bedroom, 2 Bathroom
- Approx. 966 Sq Ft

CAFÉ COLLECTION

- 2 Bedroom, 2 Bathroom
- Approx. 965 – 1,089 Sq Ft

GRANDE COLLECTION

- 3 Bedroom, 2 Bathroom
- Approx. 1,330 – 1,337 Sq Ft

ESPRESSO COLLECTION

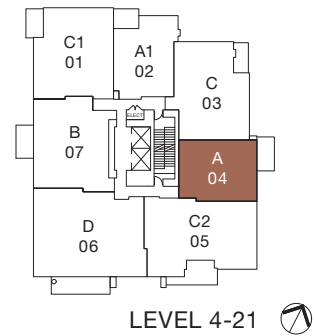
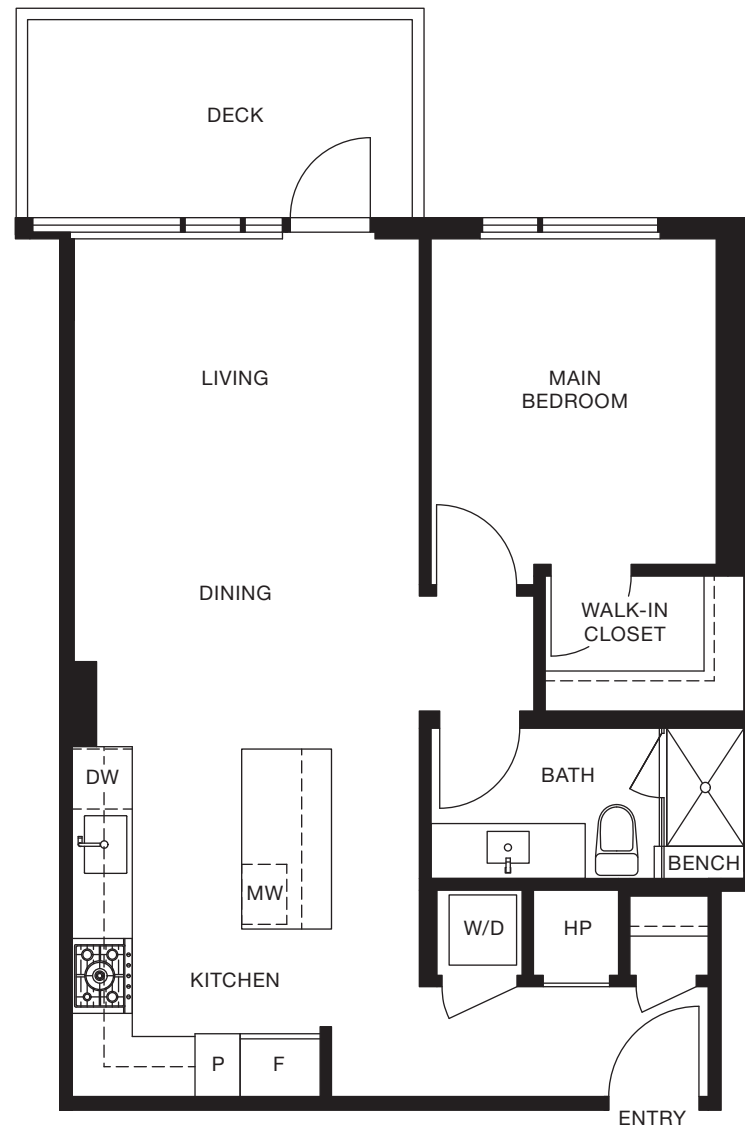
- 2 Bedroom + Den, 2 Bathroom
- 2 Bedroom + Den, 2.5 Bathroom
- Approx. 1,321 – 1,385 Sq Ft

VENTI COLLECTION

- 3 Bedroom, 3.5 Bathroom
- Approx. 1,487 – 1,588 Sq Ft



AMERICANO COLLECTION
PLAN A
1 Bedroom, 1 Bathroom
Approx. 673 Sq Ft



The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Elle are built by Polygon Elle Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08/25/23

elle

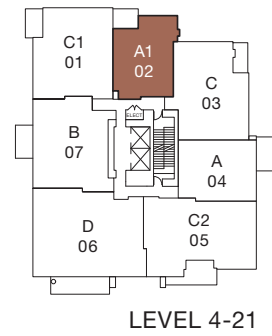
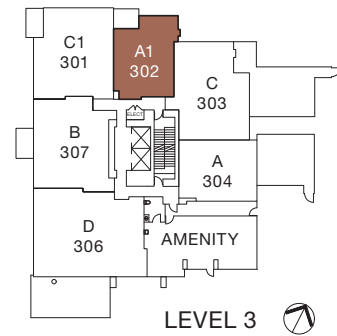
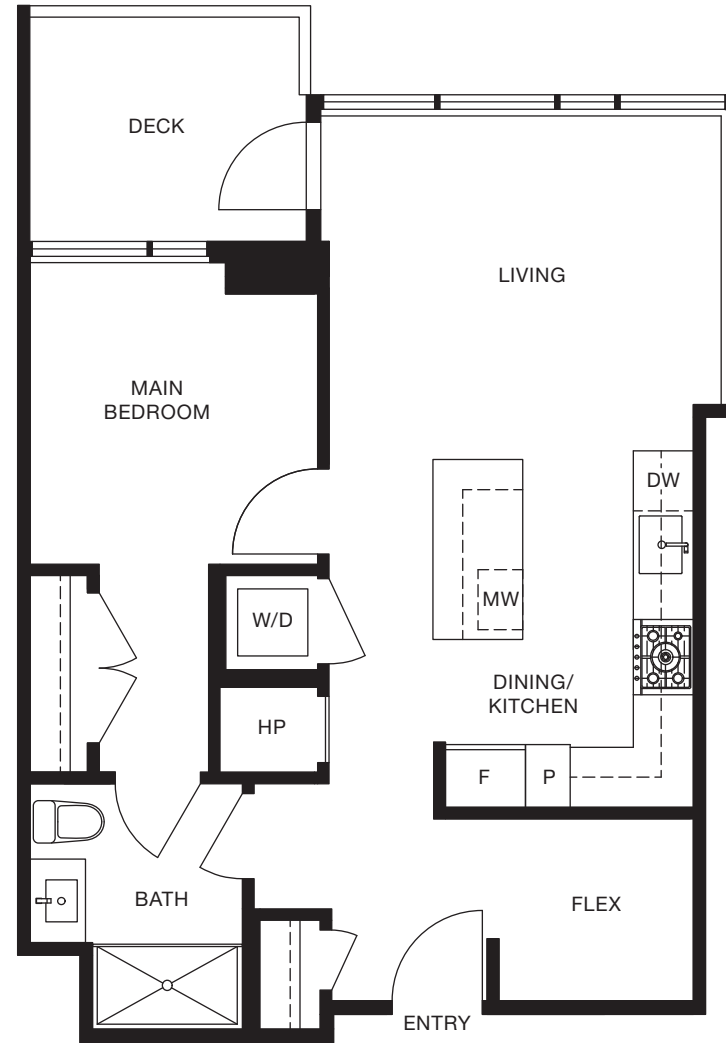
DRAFT

AMERICANO COLLECTION

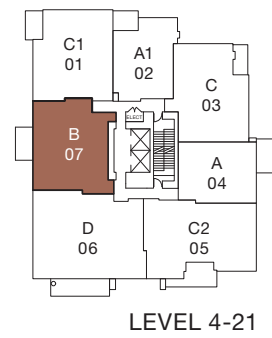
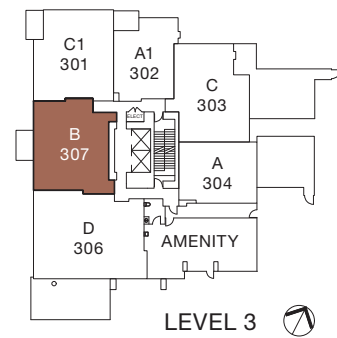
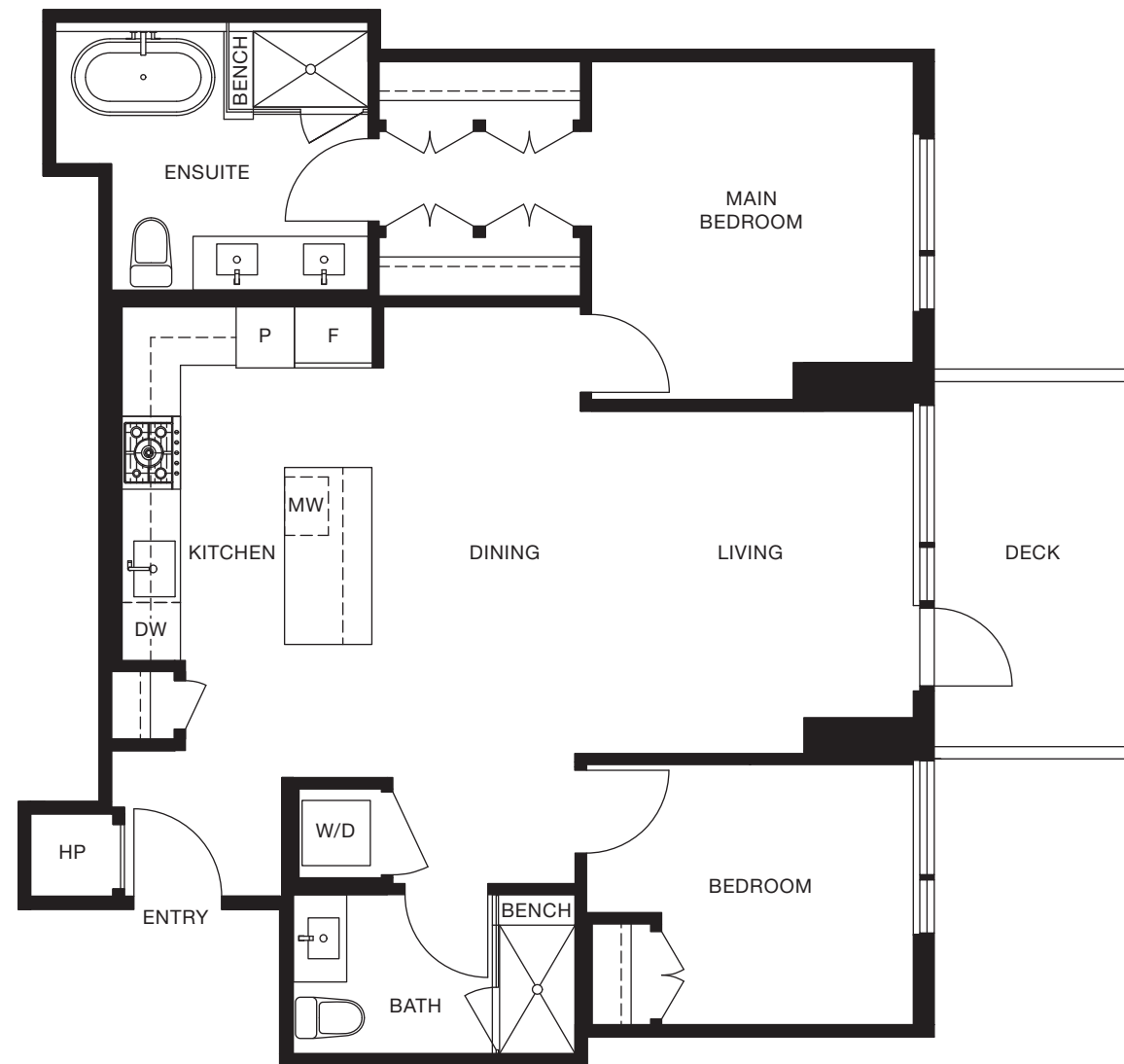
PLAN A1

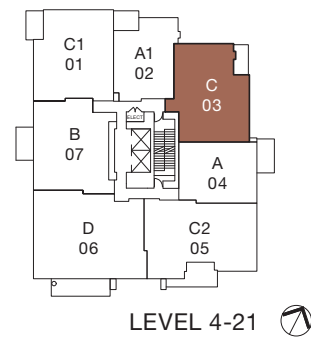
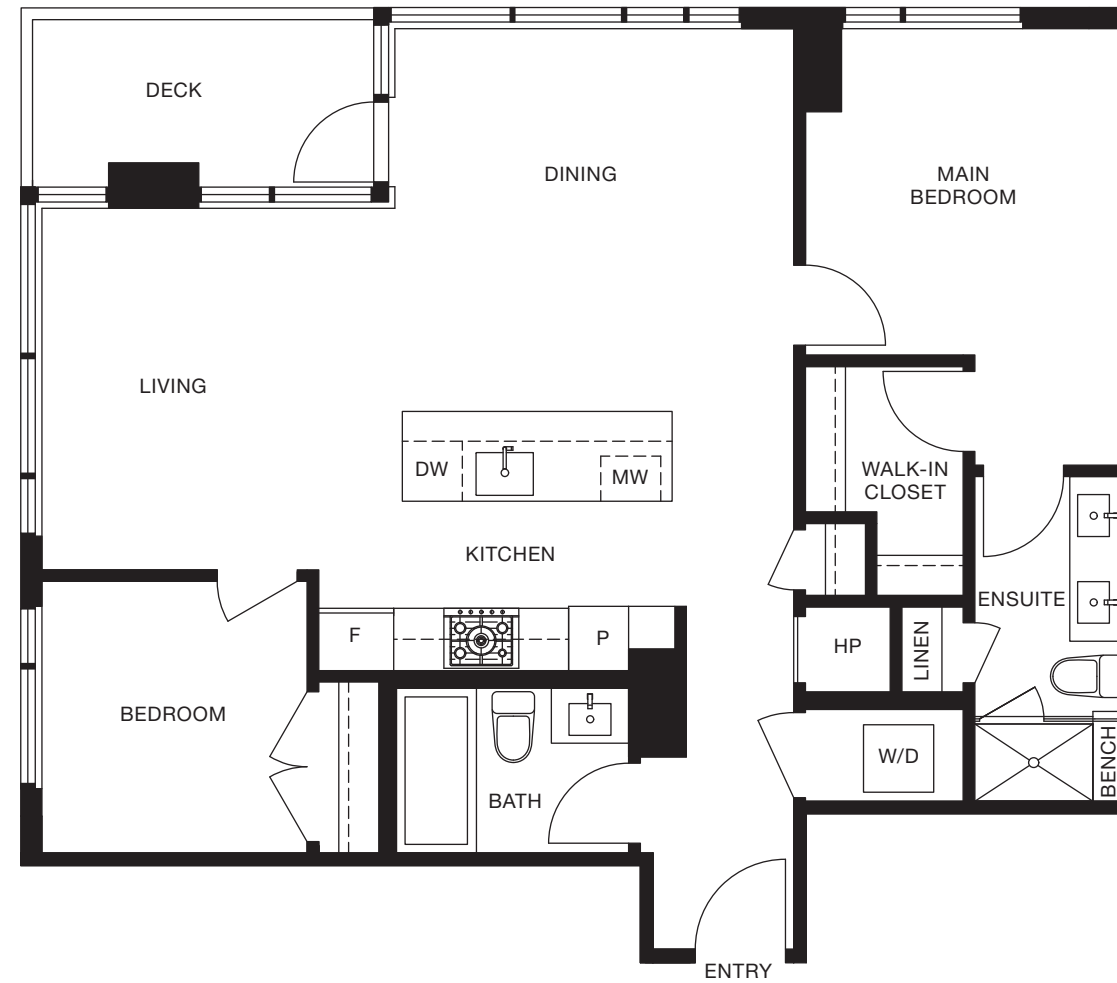
1 Bedroom + Flex, 1 Bathroom

Approx. 664 Sq Ft



The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Elle are built by Polygon Elle Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08/28/23





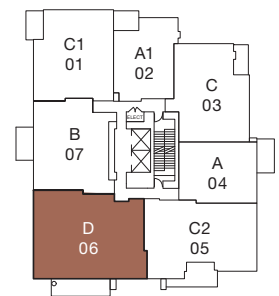
LEVEL 4-21

elle

DRAFT

GRANDE COLLECTION
PLAN D

3 Bedroom, 2 Bathroom
Approx. 1,330 Sq Ft



LEVEL 4-21



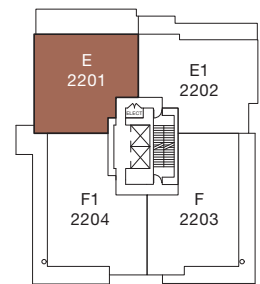
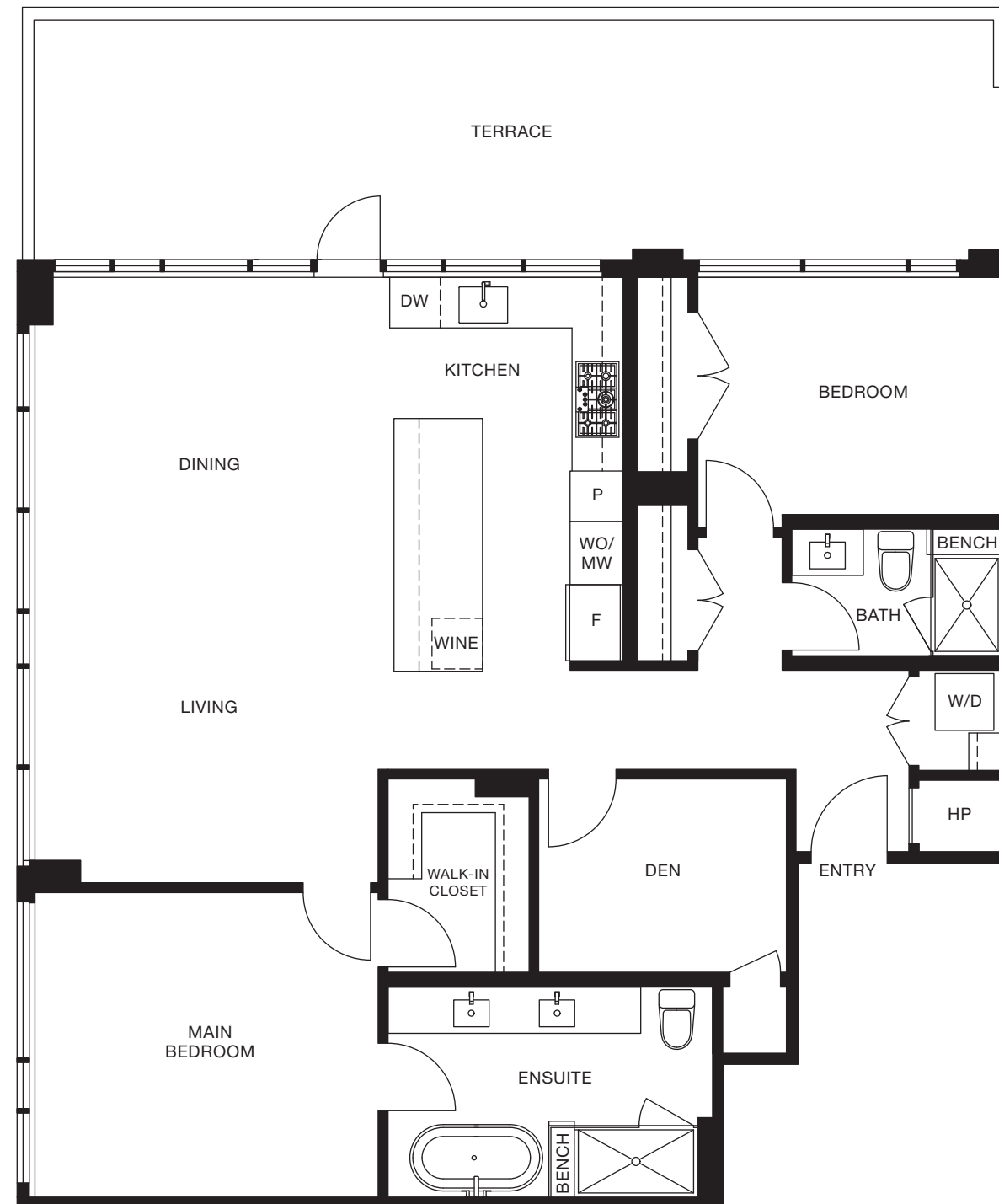
DRAFT

ESPRESSO COLLECTION

PLAN E

2 Bedroom + Den, 2 Bathroom

Approx. 1,321 Sq Ft



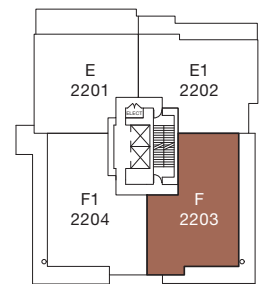
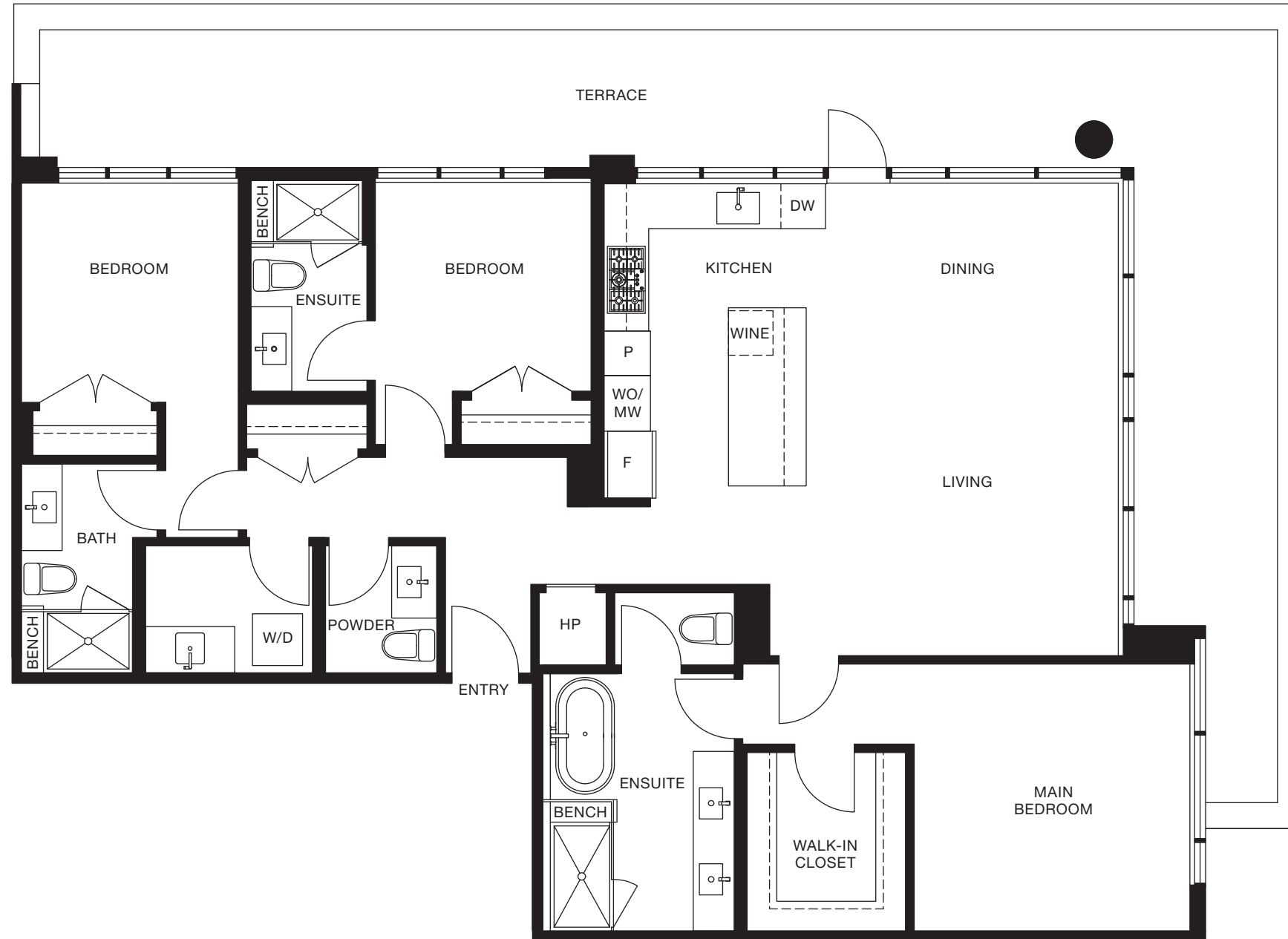
LEVEL 22

The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Elle are built by Polygon Elle Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08/25/23

elle

DRAFT

VENTI COLLECTION
PLAN F
3 Bedroom, 3.5 Bathroom
Approx. 1,487 Sq Ft



LEVEL 22

The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Elle are built by Polygon Elle Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08/25/23



FEATURES

FIRST IMPRESSIONS

- Elle is nestled in North Vancouver's Central Lonsdale, surrounded by all the amenities that elevate the Lonsdale Corridor, with majestic local mountains just a short drive away
- Designed by Arcadis IBI Group Architects, Elle features contemporary architecture accented by thoughtful finishes, such as copper-coloured panelling and warm wood-inspired accents, stone detailing, and an attractive and vibrant pedestrian-friendly street front
- An intimate lobby welcomes you home with impressive overheight ceilings, a cozy fireplace and welcoming lounge seating
- Enjoy the convenience of a modern fitness studio just steps from your door, along with an outdoor fitness space and a private terrace complete with a fire pit, integrated wood seating, and lush landscaping by Hapa Collaborative
- Experience the comfort of an onsite concierge to take care of the fine details for you

MODERN INTERIORS

- All homes feature an inviting flat-panel, stained-wood entry door with a polished chrome handle, modern door surround, and custom entry plaque
- Rich and durable engineered wood flooring anchors your home in natural warmth
- Choose from two bespoke designer-selected colour schemes: Cappuccino and Macchiato
- Roller shades on all windows enhance privacy
- A covered deck or walk-out patio expands your living space outdoors and offers easy access to fresh air (floorplan specific)
- A walk-in closet in the main bedroom features custom drawers and tasteful lighting to help you keep your wardrobe well-organized
- Low E-glass windows improve energy efficiency and indoor comfort while protecting your interiors from UV light
- Maintain an ideal interior environment in any season with a heat-pump system to warm and cool your home, using an electronic smart thermostat

GOURMET KITCHENS

- Experience the everyday luxury of engineered stone countertops and a full-height engineered stone backsplash
- Stylish appliances include:
 - 30"-wide refrigerator with ice maker, integrated into custom cabinetry
 - 30"-wide 5-burner gas cooktop and self-cleaning electric wall oven
 - 24"-wide dishwasher integrated into custom cabinetry
 - Variable-speed hood fan with light
 - 24"-wide microwave with designer trim kit
 - 24"-wide in-suite stacking washer and dryer

Typical Homes

South Facing Homes (05 & 06)

- 36"-wide refrigerator with water line and ice maker, integrated into custom cabinetry
- 30"-wide 5-burner gas cooktop
- Self-cleaning electric wall oven and integrated speed oven
- 24"-wide dishwasher integrated into custom cabinetry
- Variable-speed hood fan with light
- 24"-wide wine fridge
- 27"-wide in-suite stacking/side-by-side washer and dryer (floorplan-specific)

Penthouses

- 36"-wide refrigerator with water line and ice maker, integrated into custom cabinetry
- 36"-wide 5-burner gas cooktop
- Self-cleaning electric wall oven and integrated speed oven
- 24"-wide dishwasher integrated into custom cabinetry
- Variable-speed hood fan with light
- 24"-wide wine fridge
- 27"-wide in-suite stacking/side-by-side washer and dryer (floorplan-specific)

- Streamline cleanup with quality stainless steel fixtures, including an undermount sink with single-lever chrome faucet and telescopic vegetable spray
- Enjoy generous extra space for food prep and storage with a kitchen island
- Contemporary flat-panelled cabinetry is highlighted by brushed chrome pulls and vibrant under-cabinet lighting
- Pull-out kitchen pantry for added utility and storage
- European-inspired kitchen cabinetry features internal pullout drawers, convenient rotating corner cupboards, and adjustable shelving
- Contemporary pot lights elegantly illuminate the kitchen
- Intelligent details throughout include soft-closing cabinetry and drawers, a USB outlet and dual-bin rollout recycling station

BRILLIANT BATHROOMS

- Retreat to serene bathrooms and ensuites, featuring designer-selected porcelain tile flooring and custom flat-panel cabinetry with brushed chrome pulls
- Refined ensuites feature designer-selected engineered stone countertops, dual porcelain undermount sinks, and brushed chrome hardware
- Luxuriate in the main ensuite with heated floors, a spa-inspired shower featuring a rain shower head, adjustable hand-held wand, integrated bench seating, and, in some homes, a free-standing soaker tub (floorplan-specific)
- Second bathrooms feature engineered stone countertops with either a shower with porcelain tile surround or soaker tub (floorplan-specific)
- Reduce water consumption with high-efficiency toilets

SMART BUILDING

- As a Polygon TELUS Residential Smart Building, the homes at Elle come with a series of advanced technological features for enhanced livability, including keyless entry, smart home automation, smart parcel lockers, and more

THOUGHTFUL TOUCHES

- All homes are wired for technology, with pre-wired connections for high-speed cable and ADSL, CAT 5e wiring, and cable TV outlets in bedrooms and living rooms
- Each residential stall is EV-ready with wiring for a level 2 charger (contact sales staff for details)
- A dog wash station makes it easy to tend to your furry friends
- A bike repair workshop makes bike maintenance easier

PEACE OF MIND

- Keep your home and family safe with hardwired smoke detectors, carbon monoxide monitors, and fire sprinklers in all homes and common areas
- Well-lit residents' and visitors' parkade
- Suite entry doors feature heavy deadbolt locks and door viewers for added security
- Convenient key fob access to the building, parkade, 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 components (10 years)
- Enjoy Polygon's after-sales care, provided by our dedicated Customer Service team

OPTIONS

- Store outdoor gear or additional home items in a storage locker (supply limited)
- A bike locker makes it easy to get out for a ride (supply limited)

DRAFT

BUILT RIGHT BY POLYGON

The quality homes at Elle are built with care by Polygon Elle Homes Ltd. With over four decades of homebuilding in British Columbia, the Polygon family of companies has built more than 33,000 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 designs, sound construction and exceptional customer service.



1



2



3



4

COMING SOON. REGISTER TODAY

604.239.3382

ELLE@POLYHOMES.COM

1 – Eton, Vancouver

2 – Promenade, North Vancouver

3 – Juniper at Timber Court, North Vancouver

4 – Kentwell, Coquitlam

 **POLYGON**
POLYGON ELLE HOMES LTD.