



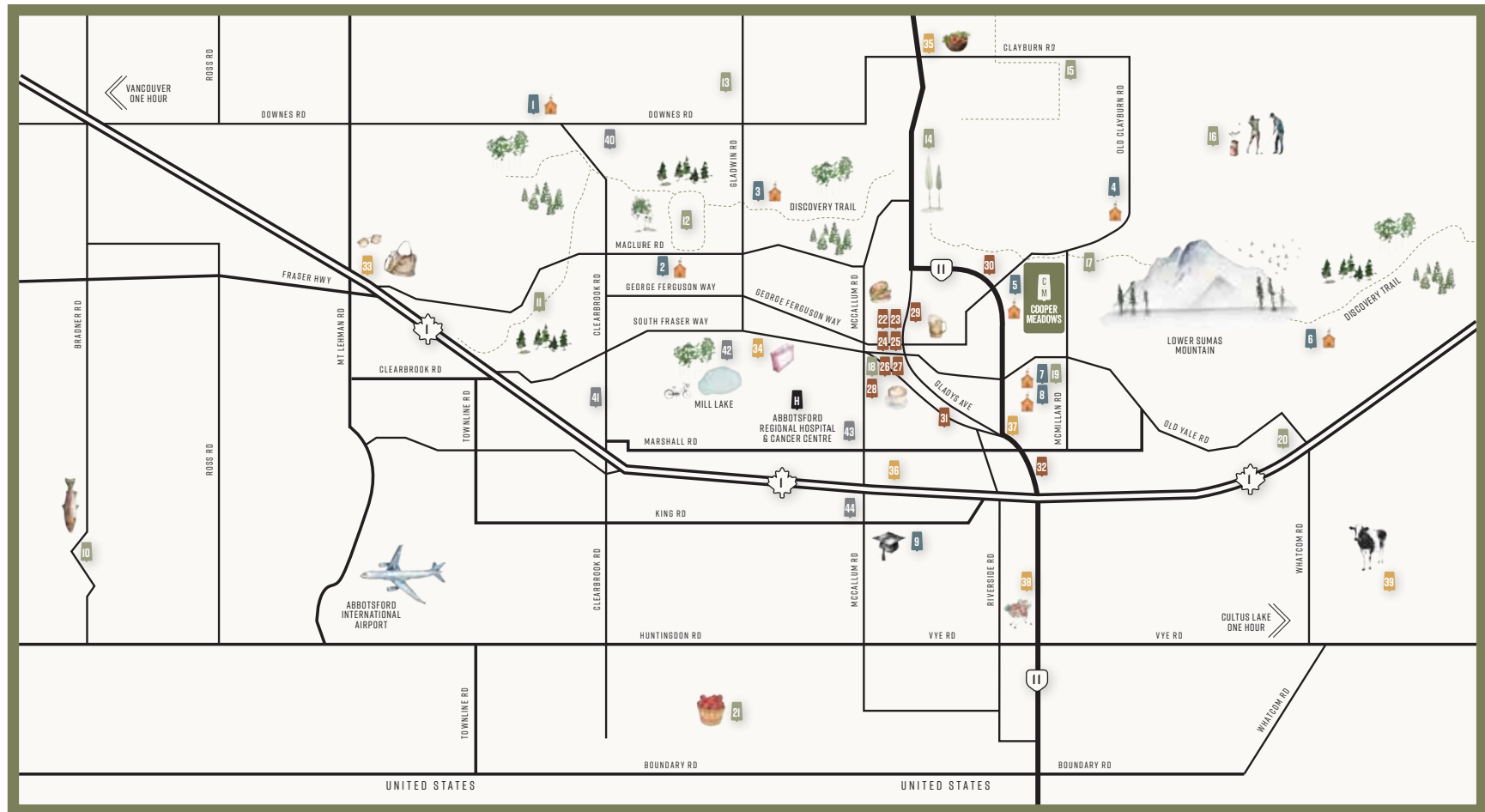
LANDON GATE

COOPER MEADOWS



COME HOME TO THE HEART OF THE VALLEY

Experience the ease of living in an established community, surrounded by parks, walking paths, great schools and urban amenities. Landon Gate by Polygon is a boutique collection of just 26 modern farmhouse-style rowhomes in Cooper Meadows—a vibrant masterplanned community that embraces the spirit of Abbotsford living.



ADVENTURES AT YOUR DOORSTEP

SCHOOLS

1. MENNONITE EDUCATIONAL INSTITUTE
2. W.J. MOUAT SECONDARY
3. CHIEF DAN GEORGE MIDDLE
4. ABBOTSFORD CHRISTIAN MIDDLE & SECONDARY
5. MARGARET STENERSEN ELEMENTARY
6. ABBOTSFORD SCHOOL OF INTEGRATED ARTS
7. YALE SECONDARY
8. WILLIAM A. FRASER MIDDLE
9. UNIVERSITY OF THE FRASER VALLEY

RECREATION

10. SILVERBROOK FARM
11. DISCOVERY TRAIL ROUTE
12. ABBOTSFORD EXHIBITION PARK
13. VALLEY GOLF CENTRE
14. WILLBAND CREEK PARK
15. CLAYBURN VILLAGE
16. LEDGEVIEW GOLF CLUB
17. CASSIAR PARK
18. ABBOTSFORD FARM & COUNTRY MARKET
19. ABBOTSFORD RECREATION CENTRE
20. CASTLE FUN PARK
21. TAVES FAMILY FARMS

RESTAURANTS & CAFÉS

22. THE HABIT PROJECT
23. ANN MARIE'S CAFÉ
24. OLDHAND COFFEE
25. DUFF & CO BAKEHOUSE
26. BOW & STERN
27. THE POLLY FOX
28. BANTER ICE CREAM
29. LOU'S GRILL
30. CAFE AMARTI
31. FIELD HOUSE BREWING CO.
32. CACTUS CLUB CAFE

SHOPPING

33. HIGHSTREET SHOPPING CENTRE
34. SEVENOAKS SHOPPING CENTRE
35. LEPP FARM MARKET
36. BASS PRO SHOPS
37. ABBOTSFORD VILLAGE
38. COSTCO
39. BIRCHWOOD DAIRY

PLACES OF WORSHIP

40. NORTHVIEW COMMUNITY CHURCH
41. THE GATHERING CHURCH
42. SEVENOAKS ALLIANCE CHURCH
43. ST ANN'S CATHOLIC CHURCH
44. CENTRAL HEIGHTS CHURCH



ARTIST'S RENDERING ONLY



MODERN FARMHOUSE LIVING



Thoughtfully designed with families in mind, the homes at Landon Gate provide the ideal blend of space, style and function. Four- bedroom layouts feature modern farmhouse aesthetic and all the must-haves for comfortable living, including gourmet kitchens at the heart of the home, spa-inspired ensuites, and spacious recreation rooms. Built-in conveniences like free-standing overheight garages and a heat pump heating and air conditioning system enhance daily living.

BUILDING WITH PURPOSE

At Polygon, we pride ourselves on building with purpose. A true British Columbia-owned and -operated homebuilder since 1980, we've built more than 34,000 homes throughout Metro Vancouver and the Fraser Valley. From luxury high-rise towers and wood-frame condominiums in dynamic urban centres to townhomes, single-family homes and complete masterplanned communities, we have worked hard to earn the trust of thousands of families by committing to quality design, sound construction and exceptional customer service.



Archer Green MISSION



Union Park LANGLEY



Halo SOUTH SURREY





FLOORPLANS

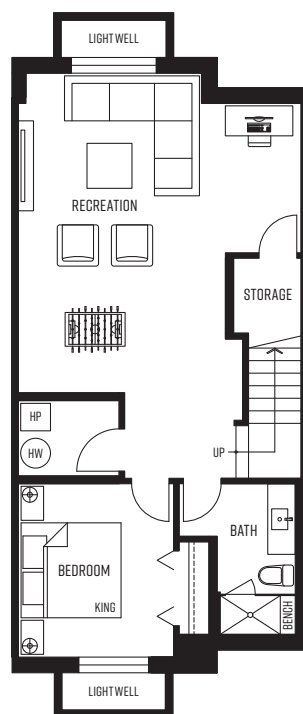
PLAN A ACRE SERIES

4 BEDROOM + RECREATION + 3.5 BATHROOM
APPROX 2,350 SQ FT

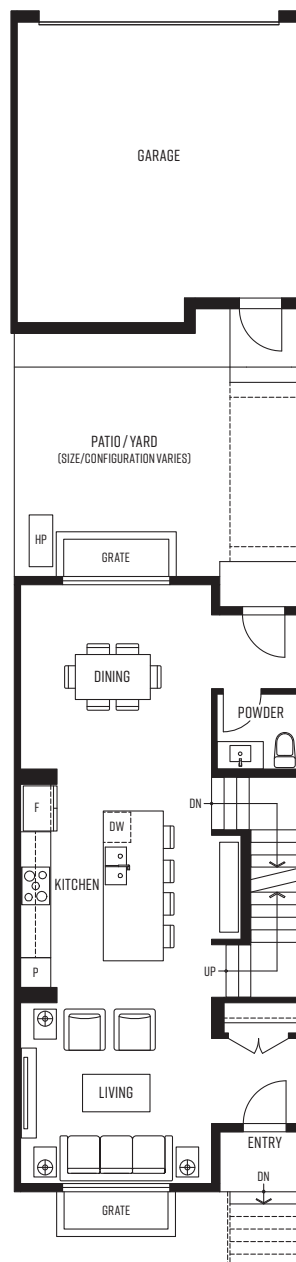


LONDON GATE

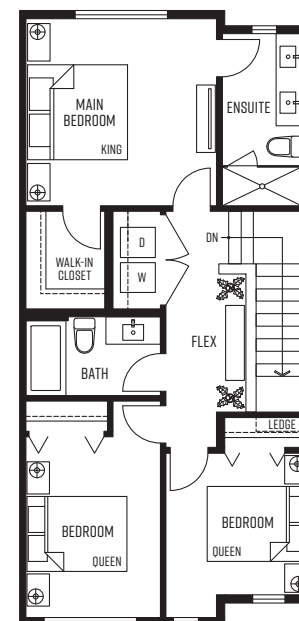
COOPER MEADOWS



LOWER



MAIN



UPPER

The developer may make changes or substitutions at the developer's sole discretion. Details, features, specifications, and areas or square footage are approximate, subject to change, and do not form part of the Contract of Purchase and Sale. Depictions, including furniture outlines, are for illustrative purposes only. E&OE. 04/10/26

PLAN B BARN SERIES

4 BEDROOM + RECREATION + 3.5 BATHROOM
APPROX 2,473 SQ FT



LONDON GATE

COOPER MEADOWS



LOWER

MAIN

UPPER

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FEATURES



LANDON GATE

COOPER MEADOWS

YOUR HOME

- Nestled within Polygon's Cooper Meadows masterplanned community in the heart of Abbotsford, Landon Gate is a boutique collection of spacious four bedroom rowhomes, artfully crafted with growing families in mind
- Surrounded by parks and walking trails, this is a place where families can grow and flourish – close to nature, schools and everyday urban conveniences
- Modern farmhouse-inspired architecture makes a statement with pitched roofs, a refined mix of shingle, board and batten and lap siding, and stone details (select homes)

- A distinctive brick entry monument greets you as you enter the Cooper Meadows community
- Custom wood entry plaques, with lighting and a doorbell, welcome you home
- Entertain on private patios and enjoy outdoor living in your own fully fenced yard

INSPIRED INTERIORS

- Enjoy the elegant, airy ambience of overheight ceilings
- Wood-inspired laminate flooring on the lower, main and upper floors sets the tone for rich design throughout
- Contemporary wood interior doors are complemented by matte-black hardware

- Maintain an ideal interior environment in any season with a heat pump heating and air conditioning system
- Plush and durable carpeting on stairways puts comfort at your feet
- Expansive low-E windows let all the sunshine in while improving energy efficiency
- Convenient roller blinds on windows, and on patio doors
- A spacious recreation room on the lower floor

GOURMET FAMILY KITCHENS

- Modern white cabinetry with matte-black pulls on lower cabinets
- Cabinets and drawers feature soft-close hardware

- Distinctive engineered stone countertops and ceramic tile backsplash in either white or grey (option)
- An expansive kitchen island with built-in storage is ideal for casual dining, food prep and entertaining
- Sleek stainless steel appliances coordinate beautifully:
 - 32"-wide refrigerator
 - 30"-wide glass-top electric range with oven
 - 24"-wide dishwasher
 - 28"-wide variable-speed range hood fan
 - Microwave with trim kit

FEATURES

- Undermount stainless steel double sink with single-lever matte-black faucet and convenient pullout vegetable spray makes for easy preparation and cleanup
- Light up your work area with contemporary pot lights and under-cabinet lighting
- Rollout recycling bins under the kitchen sink make it easy to do your part for the environment

SPA-INSPIRED BATHROOMS

- Enjoy the convenience of a main floor powder room, with stylish porcelain tile flooring and a floating vanity cabinet
- Relax and rejuvenate in your serene primary ensuite, which features a spa-inspired shower, integrated bench seating and a rain shower head with wand

- Secondary bathrooms feature a bathtub with porcelain tile surround, a porcelain sink, engineered stone countertops and sleek pot lights
- All bathrooms feature porcelain tile flooring, dual-flush toilets and custom cabinetry with decorative matte-black pulls

PEACE OF MIND

- All homes are wired for technology, with pre-wired connections for high-speed internet
- Keep your home and family safe with hard-wired smoke detectors and carbon monoxide monitors in all homes

- As a Polygon TELUS Residential Smart Community, the homes at Landon Gate come with a series of advanced technological features for enhanced livability and elevated security, including keyless entry, smart home automation and more; plus, enjoy a three-year TELUS SmartHome security monitoring package (ask sales staff for details)
- 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)
- Dedicated after-sales care by Polygon's renowned Customer Service team



LANDON GATE

COOPER MEADOWS

THOUGHTFUL CONVENIENCES

- A rough-in to wall-mount your TV in the living space
- Laundry closet built to accommodate full-size, side-by-side washer and dryer
- Two hose bibs: one in the front and one at the rear
- Free-standing garages come equipped with a Level 2 outlet for an electric vehicle

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NOW SELLING!

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POLYGON

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COOPER MEADOWS DEVELOPMENTS LTD.