

TALISTAR

EST. 1901

RICHMOND'S GATEWAY TO A NEW WORLD

Inspired by the luck of a keepsake, Talistar by Polygon is a masterplanned community in a walkable Richmond neighbourhood. A striking series of six residential buildings defines a new way of life in a delightfully connected setting.





A PARKSIDE STATE OF MIND

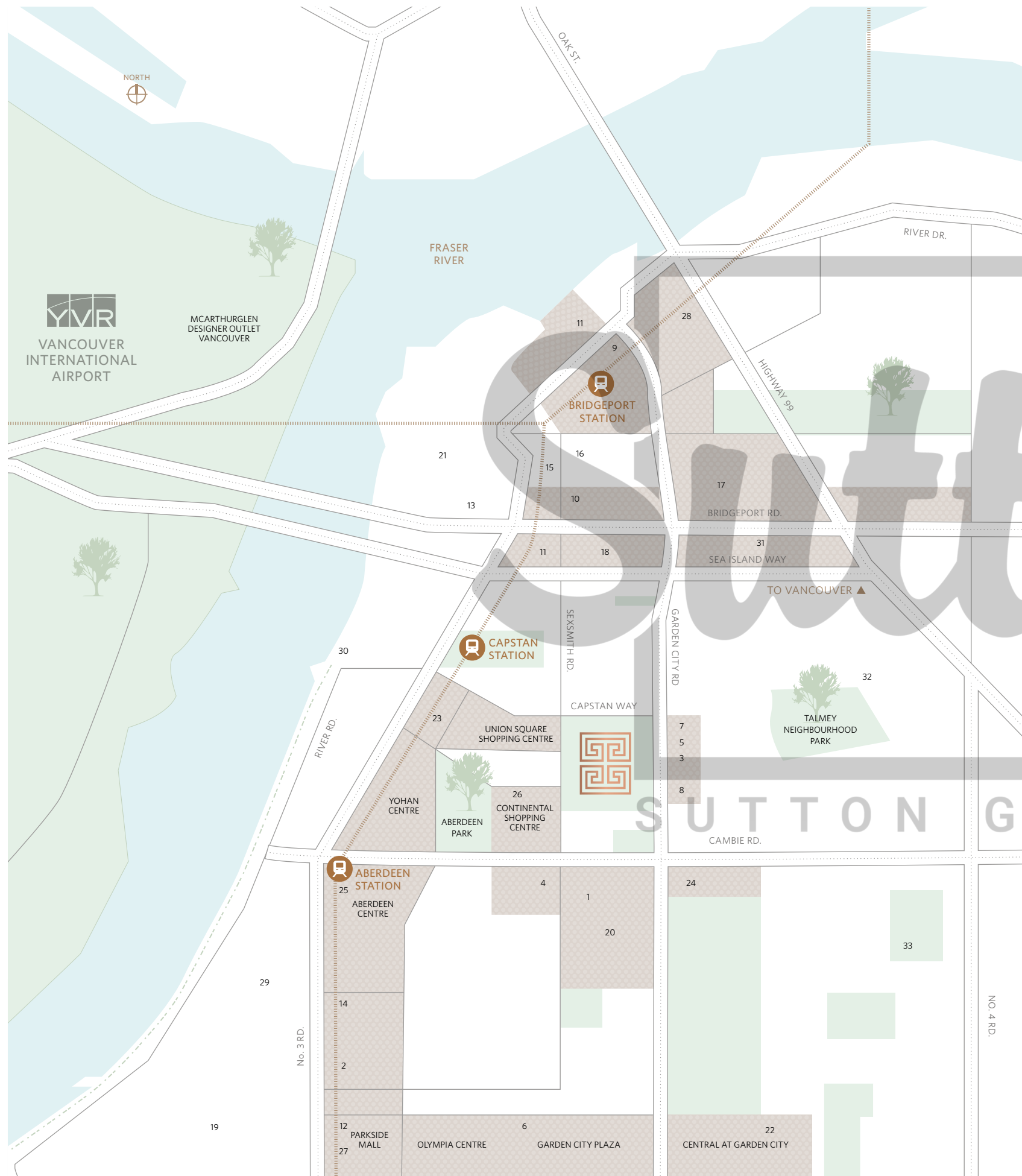
In the midst of an urban landscape, Aberdeen Park offers a break from city life. Just a short walk from Talistar, the park was created in a collaboration between Polygon and the City of Richmond. Wander through four acres of lush greenery accented by serene water features — the effect is instantly calming.



AN ADDRESS THAT REDEFINES WALKABILITY

A world-class city centre is only a few steps from home. Richmond continues to prove itself with a lively variety of restaurants, shops, essentials, and community amenities. Play in the parks or jog along the Fraser River, find fashion for your wardrobe or meet friends for a delicious dinner — you can do it all without getting in a car.





TO THE HORIZON AND BACK

Not only are culture and convenience at your doorstep, you are also within walking distance of a Canada Line station, connecting you to YVR International Airport and the City of Vancouver. Weekday commutes, weekend exploring, and year-round holidays are a breeze.

Dining

1. Car's Dessert
2. Chef Tony Seafood
3. Lollipop
4. L'OTUS Cake Boutique
5. Manzo Itamae Japanese
6. Matsuyama
7. Pho Han Restaurant
8. Prata-Man Singapore Cuisine
9. Sea Harbour Restaurant
10. Shibuyatei Japanese Restaurant
11. Starbucks
12. Sun Sui Wah Seafood
13. Sushi Kiwami
14. The Deluxe Chinese Restaurant
15. The Jade Seafood Restaurant
16. The Story Cafe

Shopping

17. Costco
18. Foody World
19. Real Canadian Superstore
20. Rice World Supermarket
21. Richmond Night Market
22. Walmart

Convenience

23. Canadian Tire
24. Chevron Gas Station
25. RBC
26. Continental Pharmacy
27. Scotiabank

Recreation

28. Ace Badminton
29. ClearOne Badminton Centre
30. Middle Arm Waterfront Greenway

Learning

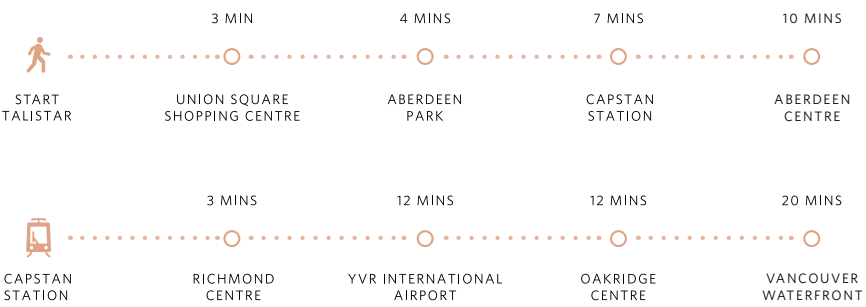
31. Montessori School
32. R.C. Talmei Elementary School
33. Tomsett Elementary School

INTRODUCING AURORA AT TALISTAR

Architecturally inspired by tall river grass, the slender vertical fins on the building exterior add sophistication to the Richmond skyline by day, and beacon with soft light by night.



Everything You Need is Just a Short Stroll Away



A FRIENDLY HELLO SETS THE TONE

Arrive home to a warm welcome from a community concierge, who makes everyday living seamless.



ARTIST'S RENDERING ONLY



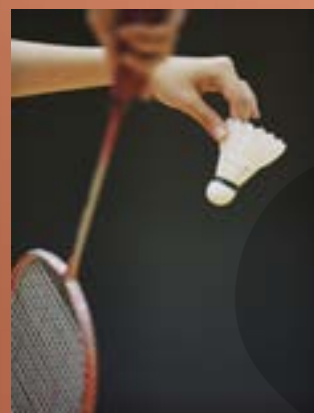
FEATURES FOR SMARTER LIVING

Talistar will be the first TELUS Residential Smart Building in Richmond. Life is made easier with technology such as digital suite door locks, in-home control panels, smart parcel lockers, and more.



ARTIST'S RENDERING ONLY

OVER 18,000 SQUARE FEET OF
LUXURIOUS AMENITIES FOR THE
WHOLE FAMILY TO ENJOY



LIKE A MEMBERS' CLUB BUT BETTER

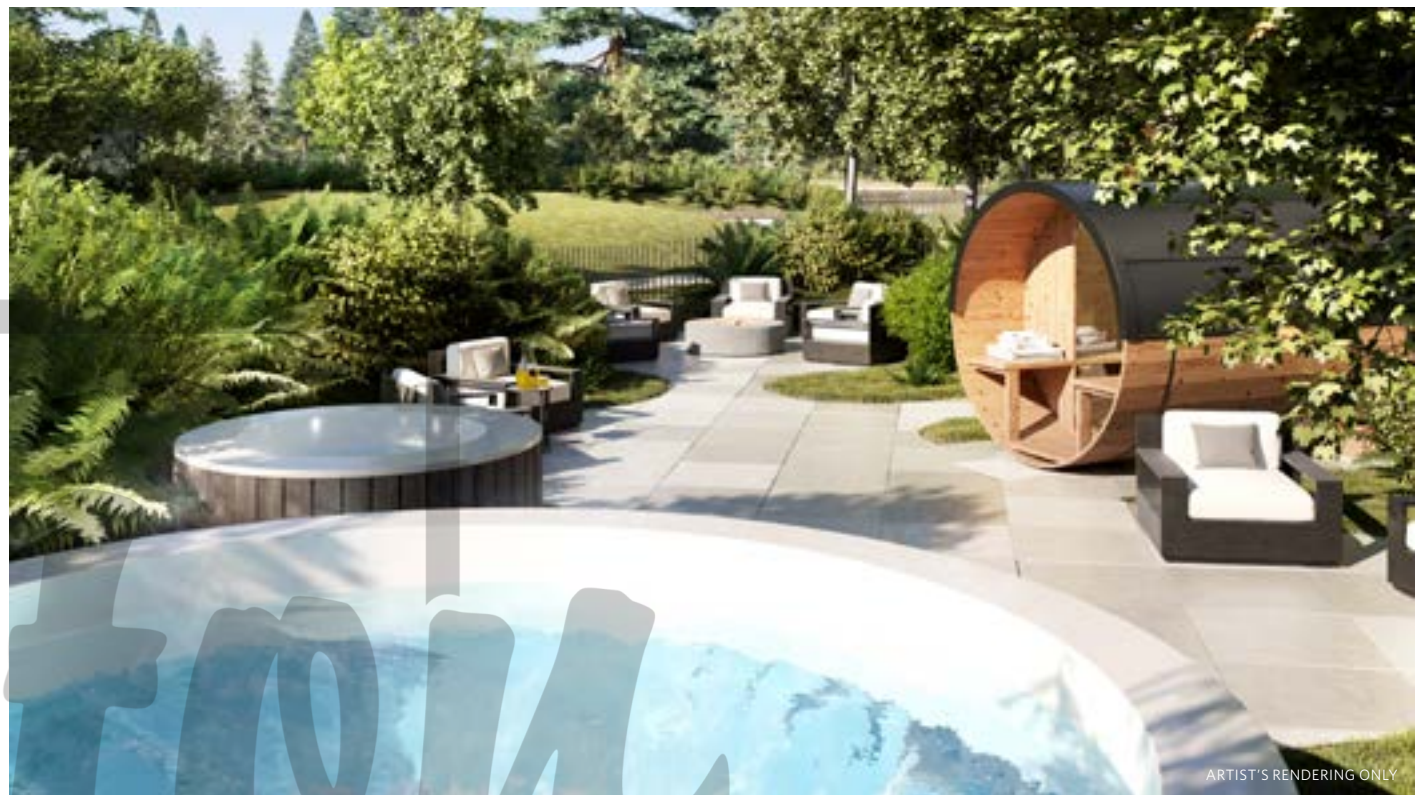
The Talistar Club is a resort setting right at home. Follow a path to the grand double-height lobby that marks the entrance to a residents-only social hub. A long list of amenities await. A basketball and badminton gymnasium brings friends together for play, while a fully-equipped fitness centre keeps you focused on your health goals.



ARTIST'S RENDERING ONLY



ARTIST'S RENDERING ONLY



Sutton

IT ONLY FEELS A WORLD AWAY

Soak in indoor and outdoor hot tubs or release the day from your shoulders in the sauna. Gather with neighbours for spirited conversations in the cozy lounges or on the outdoor terrace. This club is truly the heart of the Talistar community.

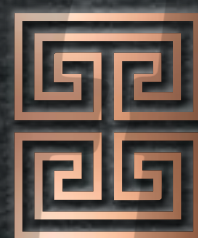


ARTIST'S RENDERING ONLY



A PLACE TO ENTERTAIN

Enjoy a sophisticated residents' lounge with an adjoining outdoor barbecue patio and first-class views of a verdant park.



AMENITY LEVELS

CUSTOMER SERVICE

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LEVEL 1

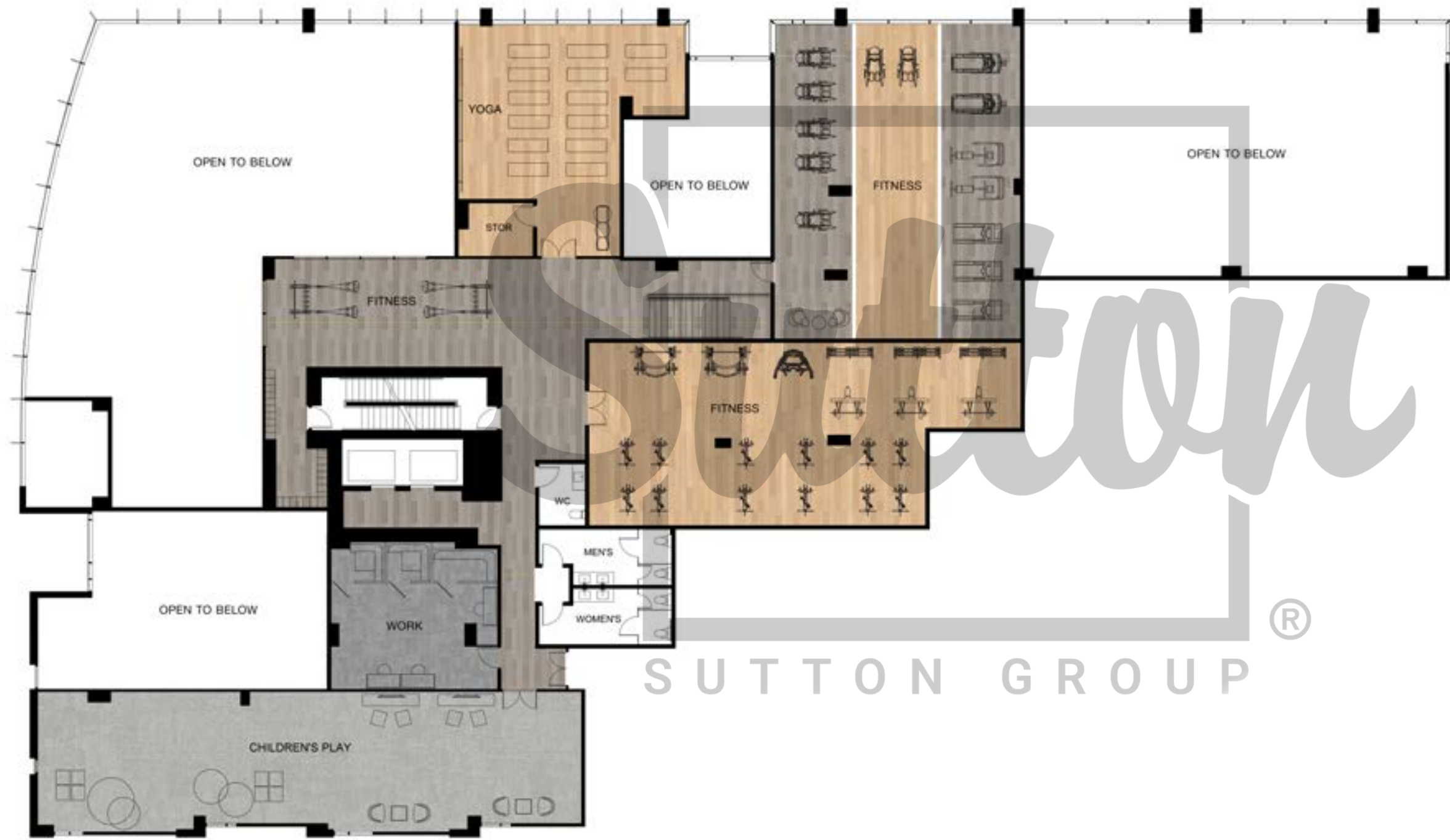
THE TALISTAR WELLNESS CLUB



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LEVEL 2

THE TALISTAR
WELLNESS CLUB



SUTTON GROUP®

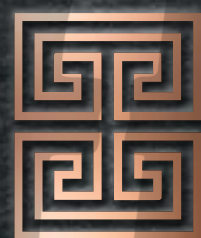


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LEVEL 13

AURORA
AT TALISTAR





FLOORPLANS & FEATURES

FOR THE NEW YORK



FEATURES

AURORA
AT TALISTAR

PRESTIGE UPON ARRIVAL

- Talistar is a striking master-planned community of six residential buildings in Richmond's city center, offering a new way of living in a delightfully connected setting. Aurora is the inaugural building at Talistar.
- With a prime location, the community is just a short walk from green parks, daily conveniences, shopping centres and the Canada Line SkyTrain network
- At the heart of the community is the Talistar Club, a social and wellness hub for residents, featuring resort-inspired amenities including indoor and outdoor hot tubs, sauna, basketball and badminton gymnasium, fully equipped fitness centre, comfortable residential lounges, outdoor terrace, children's playroom, tranquil workspaces and more
- Designed by Arcadis IBI Group Architects, Aurora's slender vertical fins add sophistication to the Richmond skyline by day and glow as a beacon of soft light by night
- The building's West Coast contemporary architecture is enhanced by a striking entrance canopy and double-height lobby to welcome you home
- At the top of the tower, a private rooftop garden and social lounge offer additional space for rest and relaxation

CONTEMPORARY INTERIORS

- All suites feature a modern wood-veneer entrance door with brushed satin chrome hardware, custom millwork and an entry plaque
- Entry areas are artfully lit by subtle recessed lighting
- Maintain the perfect interior environment in any season with a built in heating and cooling air system, using an electronic thermostat on a wall pad inside your home
- Premium wood-style laminate flooring throughout living spaces and bedrooms creates a stylish natural foundation

- Two designer-selected colour schemes, Earl Grey and White Peony, offer customization to suit your aesthetic and furniture
- A spacious walk-in / walk-through closet in the main bedroom features custom shelving and drawers to help keep your wardrobe organized
- Expansive low-E windows ensure light-filled interiors and views of the surrounding greenery while contributing to energy efficiency
- A generous private deck expands your living space into the outdoors

CHEF-READY KITCHENS

- Well-planned contemporary kitchens inspire you to discover new favourite dishes and host memorable gatherings
- Custom dual-tone cabinetry – featuring internal pullout drawers with cutlery organizers, a convenient rotating corner cupboard (some homes) and adjustable shelving – is complemented by undercabinet lighting, brushed satin nickel pulls and soft-closing hardware and drawers, offering significant storage in style
- Refined engineered stone countertops are complemented by an impressive full-height engineered stone backsplash
- High-quality appliances include:
 - 30"-wide Bertazzoni gas cooktop and self-cleaning wall oven
 - 24"-wide Bertazzoni dishwasher integrated into custom cabinetry
 - 30"-wide Bertazzoni refrigerator with ice maker and water dispenser integrated into custom cabinetry
 - Panasonic microwave with trim kit elegantly integrated into cabinetry
 - Dual-speed, slim-style ventilation hood fan
- Meal prep and clean-up are easy with a 26" stainless undermount sink and matching accessories, a single-lever faucet in polished chrome and pull-out spray handle, plus a dual roll-out recycling station

SOOTHING ENSUITES

- Freshen up in the serene main ensuite, featuring porcelain wall tiles, imported engineered stone countertops, hotel-inspired mirrors with built-in storage and LED lighting, and floating-style cabinetry
- A convenient cabinet behind the vanity mirror will store your favourite fragrances within reach
- A European-style shower system features a rain shower head, handheld wand, frameless glass enclosure, concealed drain and integrated bench seating
- Conserve water easily with sleek dual-flush water closets

CONVENIENT DETAILS

- All homes are pre-wired for high-speed cable connection and ADSL cable television outlets, and a USB-C electrical outlet in the kitchen for your digital convenience
- 24" in-suite stacking washer and dryer make doing laundry effortlessly convenient
- Opaque roller shades on all windows offer added privacy and easy control over natural light

SMART BUILDING

- As the first TELUS Residential Smart Building in Richmond, the homes at Aurora come with a series of convenient technological features, including digital suite door locks, in-home control panels, smart parcel lockers in the lobby and more for residents to enjoy elevated living

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SECURITY AND COMFORT

- Building concierge takes care of the fine details for you
- Security proximity readers protect Aurora's main entry points, including the parkade, lobbies and other key locations
- Tower elevators enable floor access for residents only
- Underground parkade is equipped with emergency alert buttons for added peace of mind
- Digital recording cameras in the parkade, lobby and mailbox area offer additional assurance
- Each suite entry is built with a door viewer and heavy-duty integral locking system with reinforced doorframe
- Hard-wired smoke detectors and monitored fire sprinklers installed in all homes 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 defects (10 years)
- Steel-reinforced concrete construction provides outstanding durability
- Dedicated after-sales service by Polygon's renowned Customer Service team
- Rough-in for EV parking at every stall
- Repair bikes in a dedicated work room

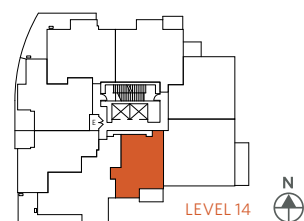
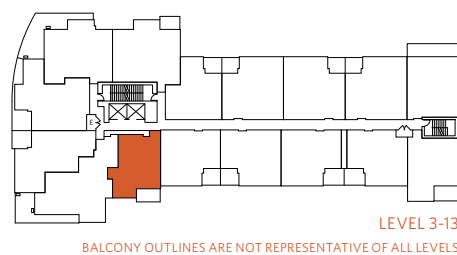
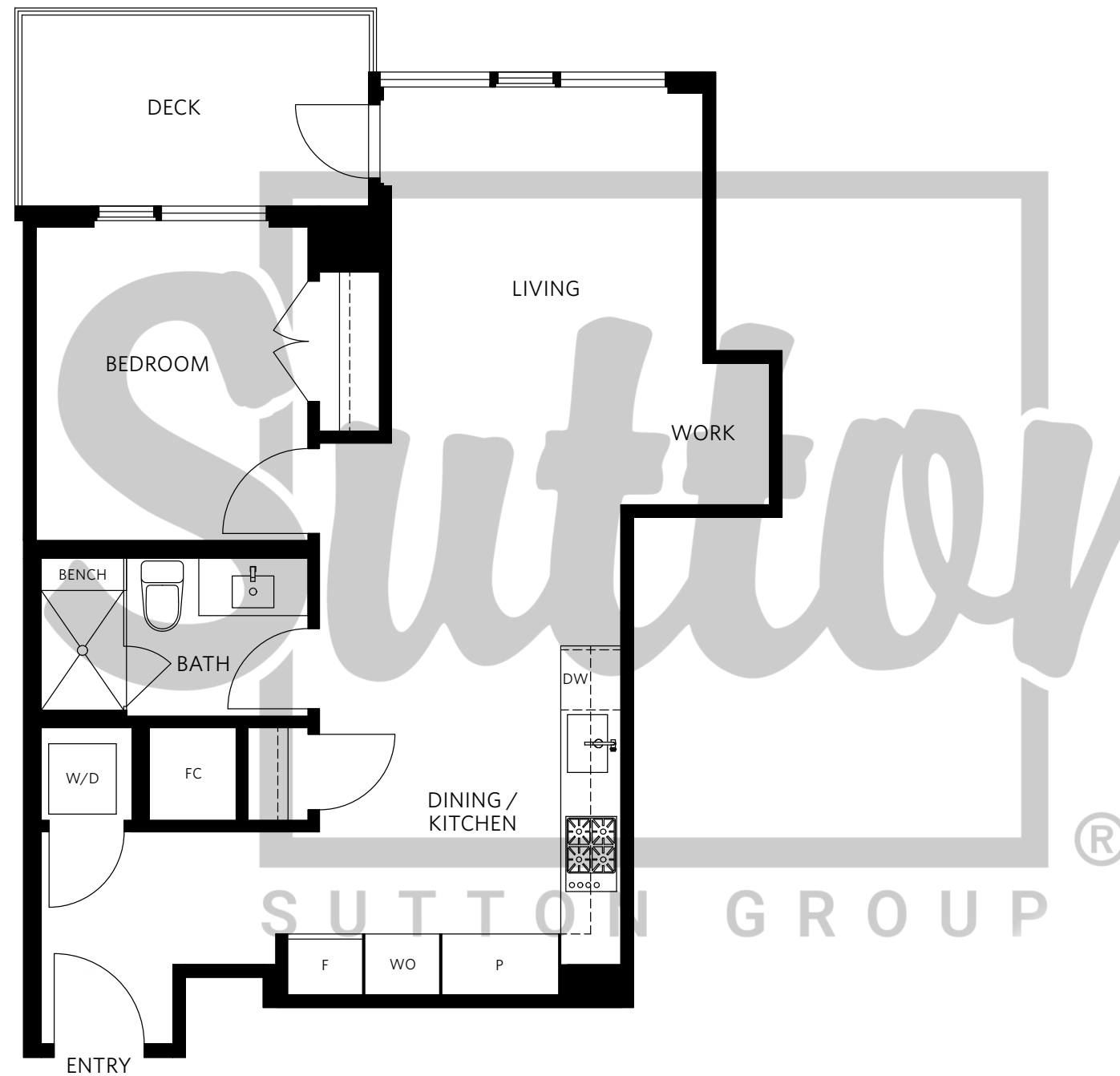
OPTIONS

- Take extra care of your bike with an optional bicycle storage locker

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PLAN A

1 BEDROOM, 1 BATHROOM
APPROXIMATELY 634 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 Aurora at Talistar are built by Polygon Talistar Aurora Homes Ltd. and Polygon Talistar 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.

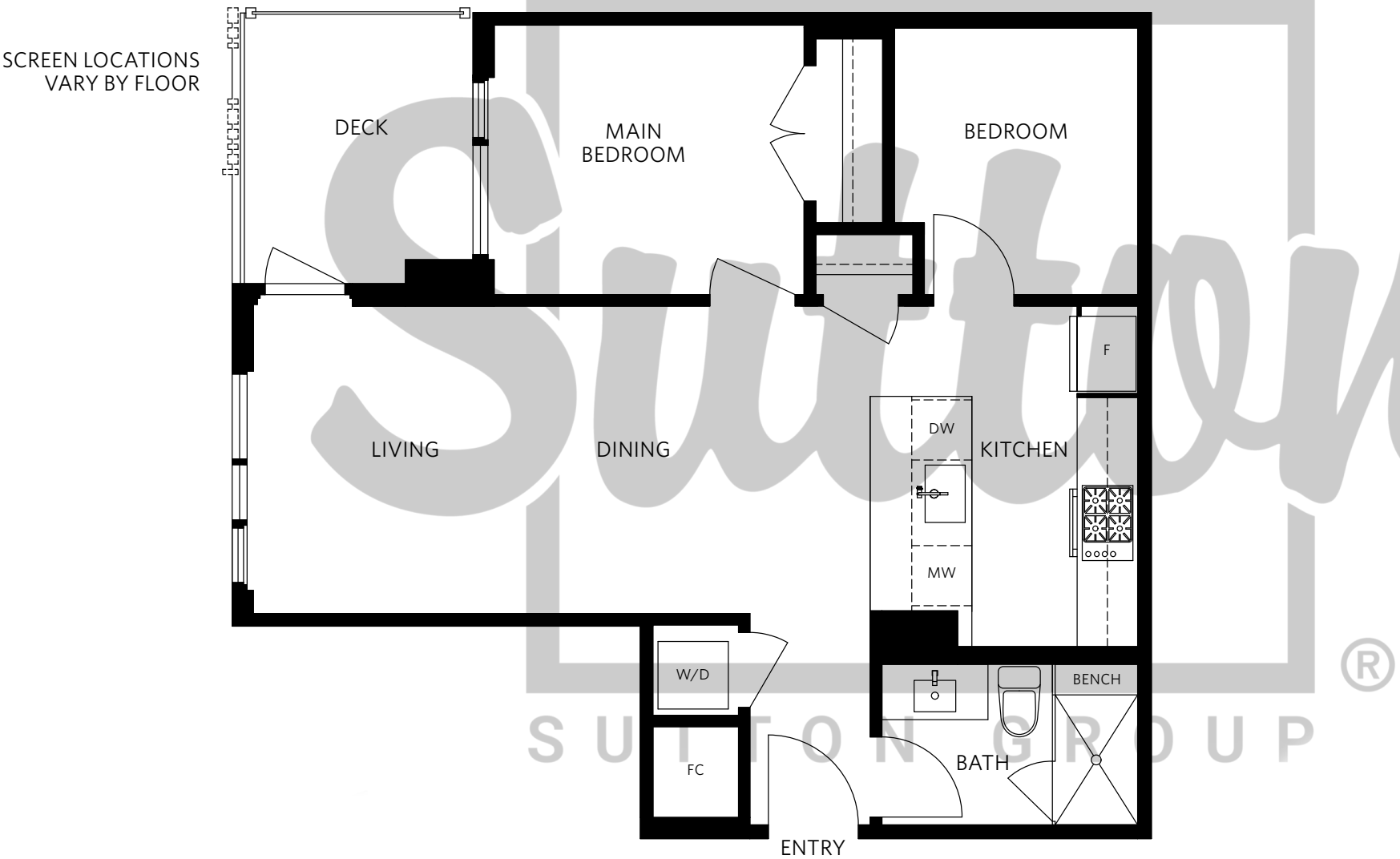
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PLAN B

JUNIOR 2 BEDROOM
1 BATHROOM
APPROXIMATELY 665 SQ. FT.



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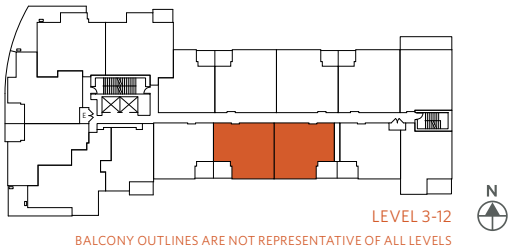
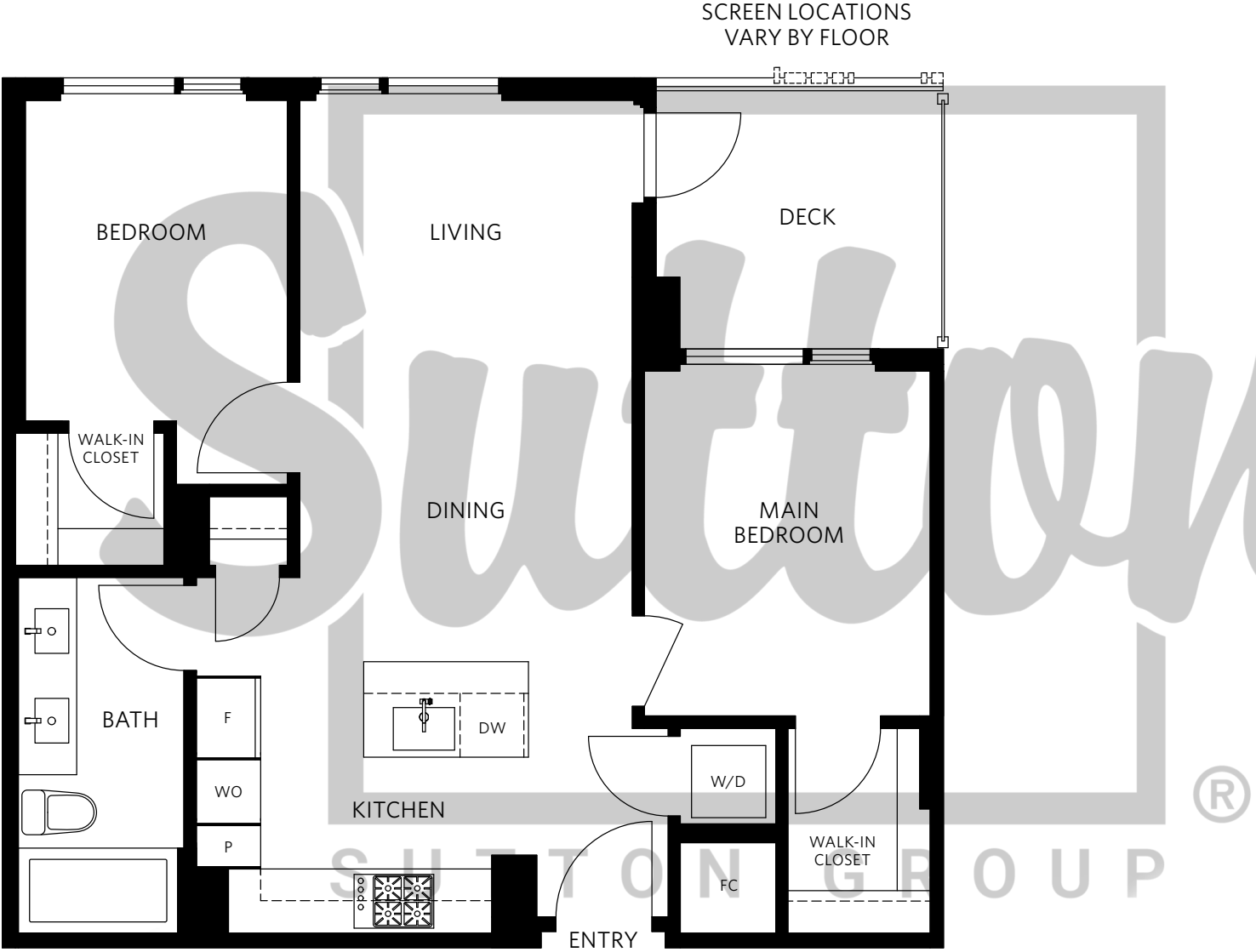
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PLAN C

2 BEDROOM, 1 BATHROOM
APPROXIMATELY 715 SQ. FT.



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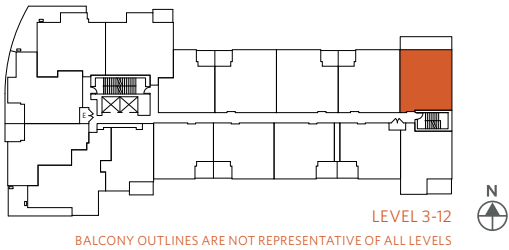
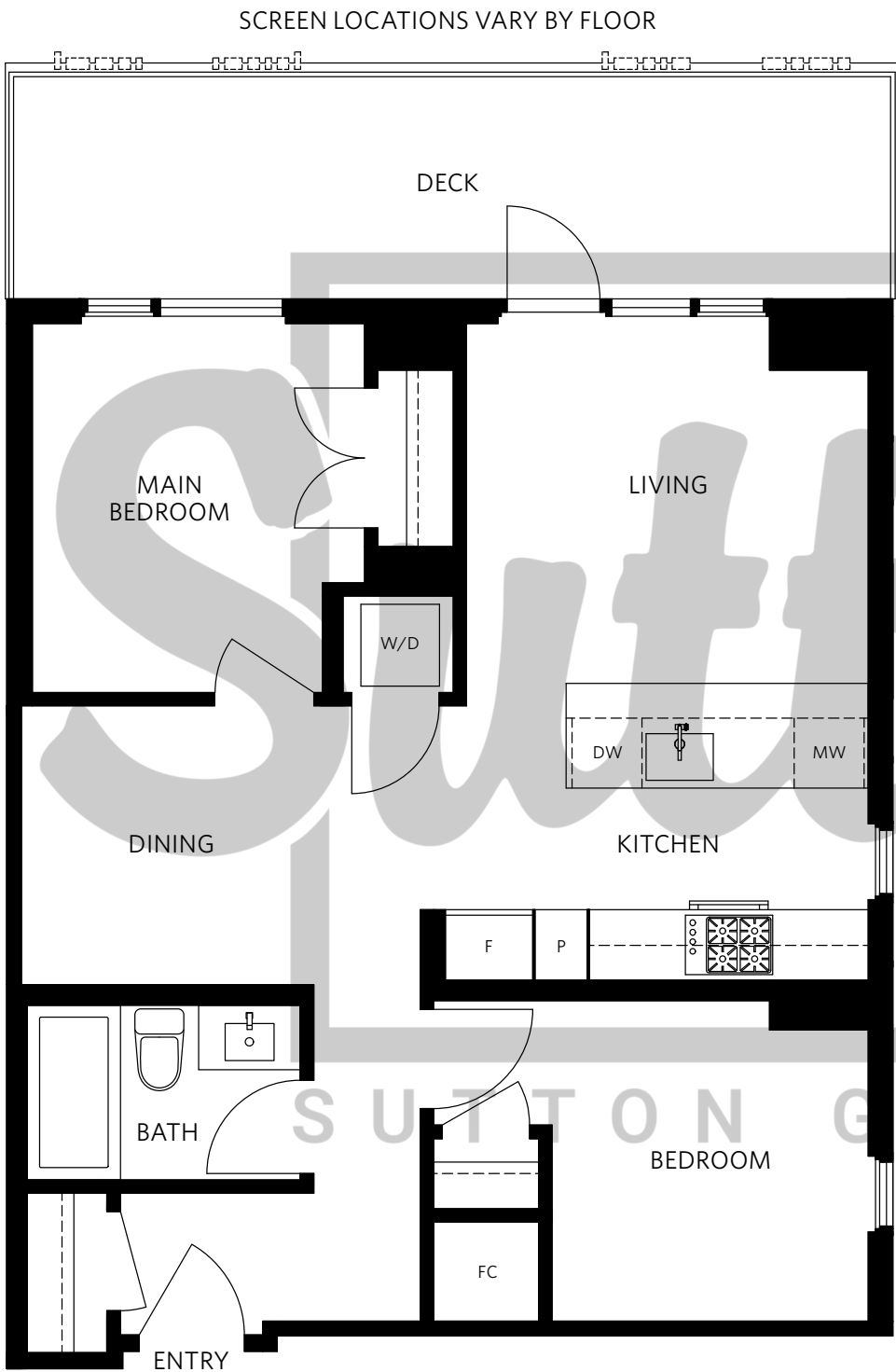
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PLAN D

2 BEDROOM, 1 BATHROOM
APPROXIMATELY 738 SQ. FT.



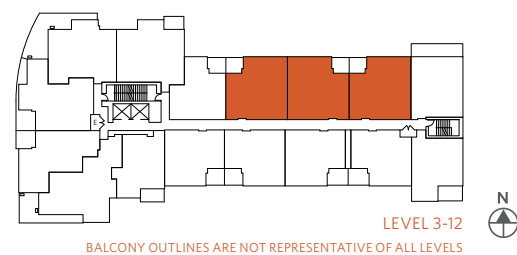
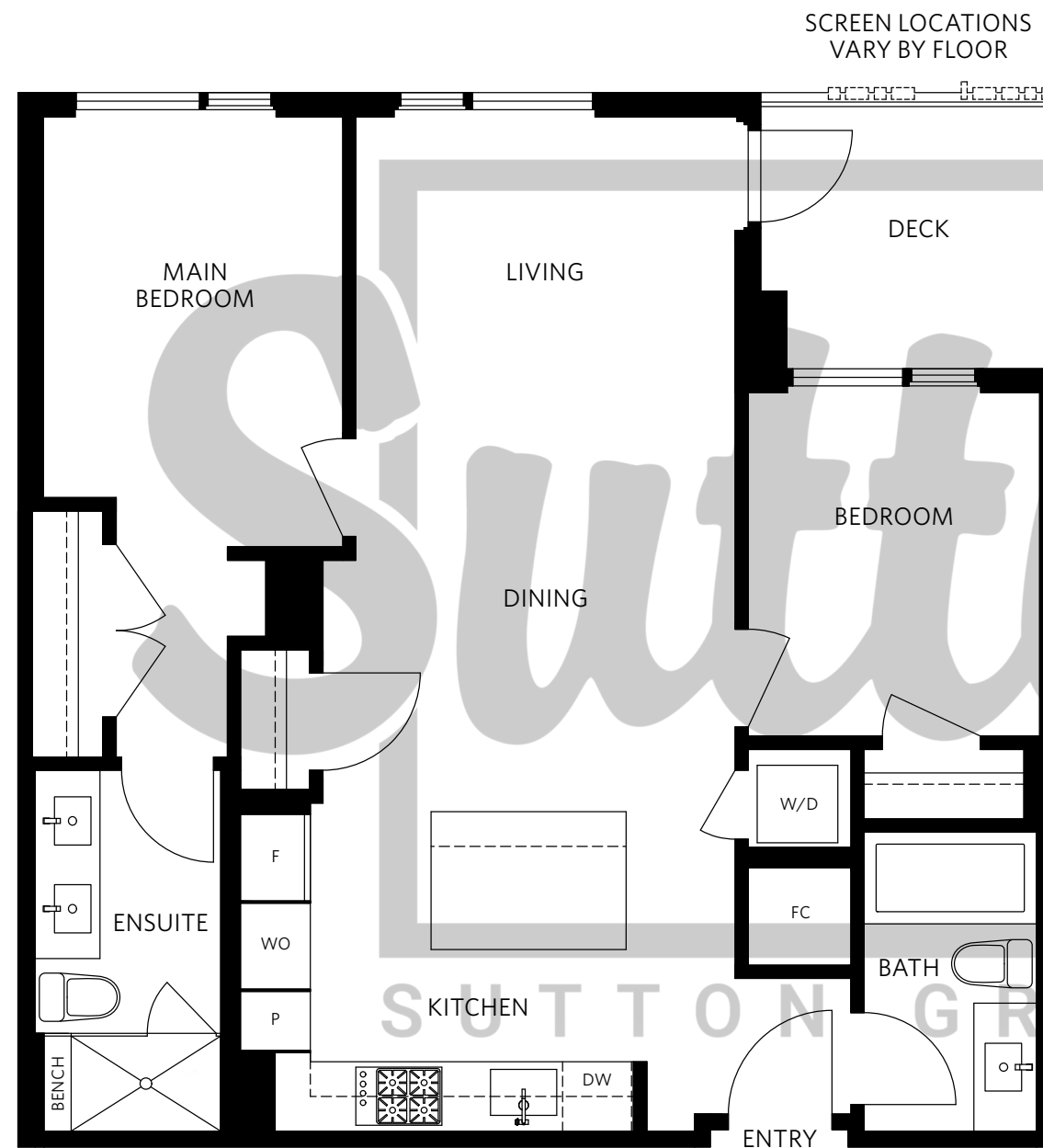
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PLAN E

2 BEDROOM, 2 BATHROOM
APPROXIMATELY 840 SQ. FT.



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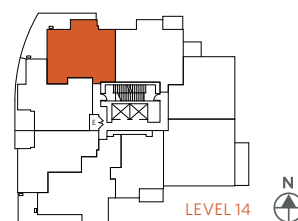
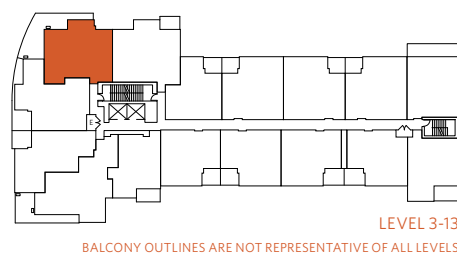
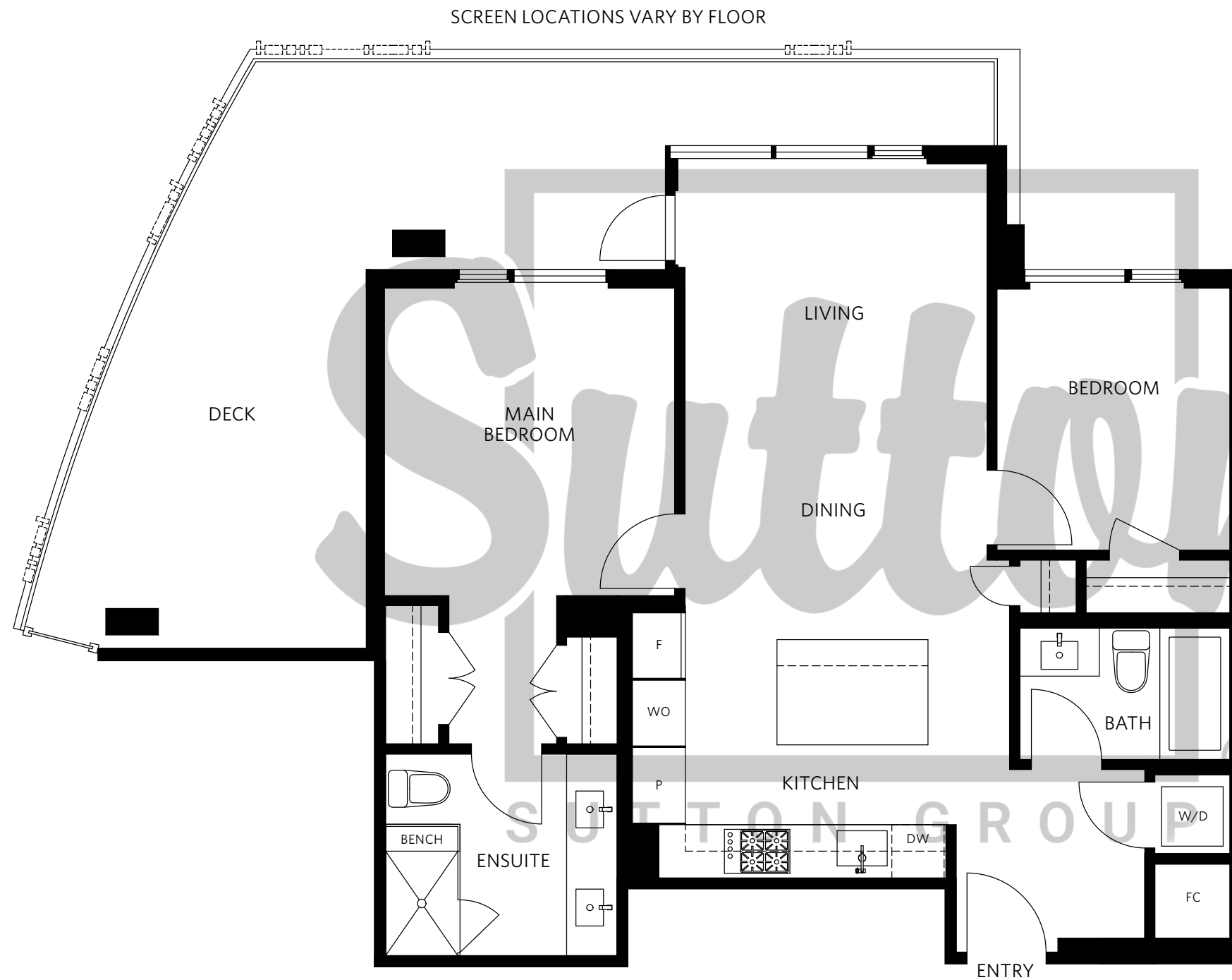
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PLAN F

2 BEDROOM, 2 BATHROOM
APPROXIMATELY 892 SQ. FT.





The Residences at Nobel Park, Wesbrook Village, UBC



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The quality homes at Aurora at Talistar are built with care by Polygon Talistar Homes Ltd. and Polygon Talistar Aurora Homes Ltd. With over four decades of homebuilding in British Columbia, the Polygon family of companies has built over 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 design, sound construction and exceptional customer service.

