



ALEXANDRA

GATE

Luxurious Townhomes and Stylish Apartments

EXCEPTIONAL LOCATION

- 10 Minute walk from the new Aberdeen Canada Line station
- Close to Minoru Park, Garden City Community Park and Brighthouse Park
- Easy access to excellent schools, Kwantlen Polytechnic University, BCIT Aerospace campus, restaurants and karaoke bars
- Shop nearby at Aberdeen Centre, Yaohan Centre, the Golden Village, Lansdowne Centre and Richmond Centre
- Short drive to SilverCity Cinemas, Watermania, the Richmond Library, Minoru Aquatic Centre, numerous golf courses and driving ranges
- Easy access to local transit, Highway 99, Vancouver International Airport (YVR), and the U.S. border crossings

PROJECT OVERVIEW

- 193 Luxury townhomes and stylish apartments
- Contemporary, modern architecture
- Exceptional quality finishes
- Access to an expansive fitness centre
- Private movie theatre with a big-screen HDTV
- Access to a large daycare facility
- Beautifully landscaped common garden
- Well-lit underground parkade garage
- Most townhomes have private yards and double garages with direct access to your home
- Guest parking and bicycle storage availability

STANDARD FEATURES

- 2 Decorative colour schemes
- Luxurious over-height 9' ceilings in most units
- Ultra durable, high quality laminate single-plank faux-wood flooring throughout entry, hallways, kitchen, living and dining room (also in units with den)
- Well wearing EnviroSelect solution dyed nylon textured loop carpet in bedrooms (also in stairway and upper hallways in townhomes)
- Electric, environmentally conscious fireplace with attractive mantle (townhomes and select apartments)
- Modern, decorative light fixtures
- Staircase with wood spindles
- Designer horizontal window blinds
- Contemporary moulded panel doors and trim
- Elegant brushed chrome lever handles
- Oversized bi-fold or mirrored bi-pass closet doors for easy access storage
- Wire-coated shelving with two upper shelves per closet
- High-capacity CAT-5 wiring with telephone/cable/data outlets throughout
- Gas line for barbecue (most units)

KITCHENS

- Granite counters with under-mount double bowl stainless steel sink
- Contemporary single lever faucet
- Elegant ceramic tile counter backsplash
- Sleek faux-wood grain cabinets with concealed pulls on upper doors and fashionable stainless steel pulls on lower doors
- 42" Height upper cabinets

TOWNHOME APPLIANCE PACKAGE:

- 33" / 22 cu. ft. refrigerator with bottom pull-out freezer in a black finish
- 30" Self-clean free-standing gas range with black finish
- 30" Hood fan with black finish
- 24" Built-in dishwasher, stainless steel interior with black finish
- Stacking washer and dryer optional:
 - Full size 3.1 cu. ft. Energy Star® washer in a white finish
 - Full size 5.7 cu. ft. dryer with a super capacity drum in a white finish

APARTMENT APPLIANCE PACKAGE:

- 28" / 17 cu. ft. refrigerator with top-mount freezer in a black finish
- 30" Self-clean freestanding gas range with black finish
- 30" Hood fan with black finish
- 24" Built-in dishwasher, stainless steel interior with black finish
- Stacking washer and dryer optional:
 - 24" / 2.9 cu. ft. Energy Star® washer in a white finish
 - 24" / 3.8 cu. ft. dryer with a super capacity drum in a white finish

BATHROOMS

- Oversize imported ceramic floor tile
- Stone-look laminate counters and backsplash
- Sleek faux-wood grain vanity cabinet with one or more drawers
- Large mirror with light bar
- Porcelain sink with modern single lever faucet
- Soaker tub with full height large-scale ceramic tile, shower surround and an elegant inlaid trim
- Modern bathroom accessories





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UPGRADE FEATURES

MAIN LIVING AREAS

- Laminate floor throughout bedrooms (apartments only)

KITCHEN

- Glass mosaic tile backsplash
- Stainless steel appliances
- 363 cfm Sakura® hood fan, stainless steel finish or 1.7 cu. ft. microwave / hood combination with stainless steel finish

BATHROOMS

- Granite countertop and backsplash
- Under-mount porcelain sink
- Decorative band of tumbled stone mosaic tile on floor
- Hand shower with an adjustable height bracket
- Other options: replace soaker tub with shower, tiled walls and clear glass framed door

SUSTAINABILITY AND ENERGY EFFICIENCY

- Energy and cost efficient geothermal heating and cooling system
- Individual control heating and cooling
- Programmable thermostats
- Eco-friendly paints and sealant
- Energy and water efficient front-load washer and dryer
- Drought tolerant landscaping
- Energy efficient, Low E exterior window glazing keeps homes warm in the winter, cool in the summer, reduces UV fading of blinds and upholstery, and provides extra sound insulation
- Energy efficient lighting in all suites

PEACE OF MIND

- Pre-wired for in-home security systems (townhomes only)
- Monitored fire alarm and sprinkler system in all homes and common areas
- Hard-wired smoke detectors
- Controlled access to lobby entrance
- Well-lit underground parkade garage
- Acoustical walls between suites built for optimal soundproofing
- Composite R-20 exterior walls and R-28 ceiling insulation
- Advanced building envelope rain screen technology
- All homes are protected by Canada's leading insurer, Travelers Guarantee Company of Canada, with a comprehensive 2-year material and workmanship warranty, a 5-year water penetration warranty, and a 10-year structural warranty

AWARD-WINNING TEAM

- Developed, built and marketed by a team of award-winning professionals:
 - Developed by Oris Consulting Ltd.
 - Designed by Patrick Cotter Architect Inc.
 - Built by Penta Builders Group Inc.
 - Interiors by Jane McCutcheon Designs
 - Marketed by RE/MAX Westcoast Steveston Real Estate

