



GLADSTONE PARK

Home never felt this close

Twenty minutes from every part of Greater Vancouver, there's a new place to call home. A place that celebrates old world craftsmanship and present day value. Welcome to Gladstone Park in the new Queensborough, where family time trumps travel time.

[FEATURES](#)[FLOOR PLANS](#)[PRE-REGISTER](#)

Call 604-771-3829

info@gladstonepark.ca

www.gladstonepark.ca

Gladstone Park
1130 Ewen Avenue, Queensborough
New Westminster, BC

Exclusive sales and marketing by RE/MAX Westcoast. The developer reserves the right to make modifications and changes to information contained herein. Renderings, photos and sketches are representational and are not accurate. Square footages are from architectural drawings. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change.



BC CONDOS.NET



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GLADSTONE PARK

Features

Built with the latest in conveniences and a heritage sensibility, Gladstone Park offers generous, warm living spaces with a touch of luxury.



INTERIOR

- nine foot ceilings with crown moulding in main living areas
- a choice of floorplans designed to maximize natural light
- family-friendly kitchens with granite countertops
- maple Shaker cabinets
- deluxe stainless steel Energy Star appliance package by Whirlpool includes range hood with built-in microwave, range with a large capacity oven, built-in dishwasher, and a family-sized 18.6 cu ft refrigerator with a convenient bottom drawer freezer
- full size stacking washer and dryer by Whirlpool
- fixtures by Kohler and Delta, including his and her sinks in the master ensuite
- tasteful neutral colors with quality low VOC paint
- full double garages and additional crawl space storage
- pre-wired for today's media-rich household



EXTERIOR

- tasteful West Coast Craftsman style with classic post and beam finishing
- your personal entrance features an insulated solid core exterior door
- beautiful Hardie plank exteriors in a palette of heritage colors
- Craftsman-style exterior lighting and door hardware
- pedestrian-friendly mews and brick walkways in English village style
- greet the morning sun on your full balcony

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GLADSTONE PARK

Floor Plans

[A](#)[B](#)[C](#)[D](#)[GLADSTONE
PARK](#)

With floorplans ranging from 1,279 to 1,676 square feet, Gladstone Park has a home to suit your family. What's important to you? Choose an open living plan or opt for office/study space. Click on the letters above to explore the layout of each home.

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GLADSTONE PARK

Community

LOCATION

Nestled in the geographical centre of the Lower Mainland, the renewal of New Westminster's Queensborough district has created exciting possibilities for affordable new home living.

Where else in Greater Vancouver can you be 20 minutes to everywhere, a 5 minute drive to New Westminster Quay and 20 minutes from White Rock's beaches? Transit is an excellent option here, thanks to [FREQUENT BUS SERVICE](#) with 5 minute travel times to Skytrain. The bus stops right at the front driveway. In addition, trendy outlet-style shopping at Queensborough Landing is a mere 10 minute walk, as are local cafés and conveniences.

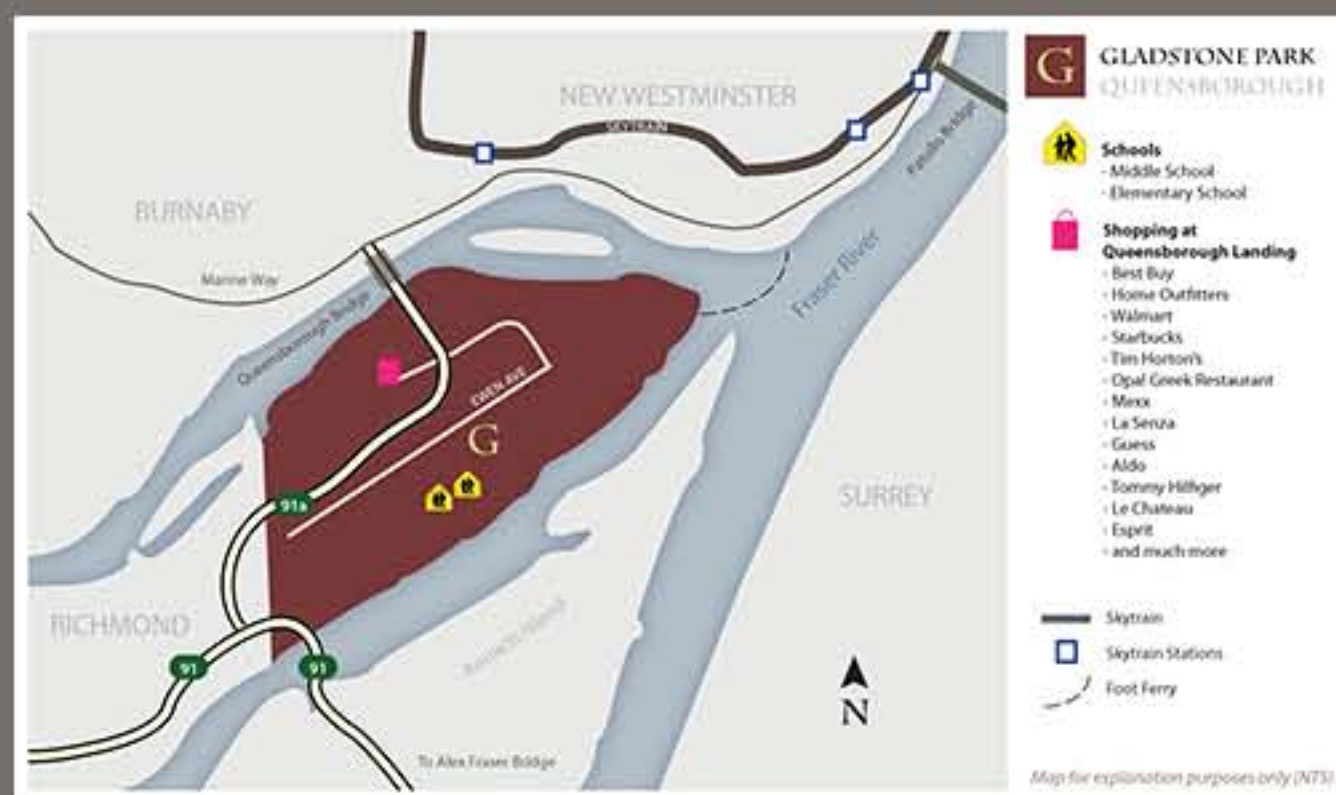


[Click map to enlarge](#)

NEIGHBOURHOOD

Gladstone Park is just blocks from both elementary and middle schools. Nearby amenities will continue to grow as the new Queensborough comes to full flower. The east side of Gladstone Park adjoins a designated greenspace right-of-way, to connect with the pedestrian path which will run North-South through the breadth of the new Queensborough neighbourhood. See the City's exciting pedestrian-friendly plans in the New Westminster Queensborough OCP [HERE](#).

With all the amenities you need so close at such a reasonable price, Gladstone Park represents a superior value for dollar versus comparable properties in neighbouring Richmond or Burnaby.



[Click map to enlarge](#)

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Construction

BUILT TO LAST

As a Gladstone Park owner, you will enjoy a comprehensive 2, 5, & 10 year new home warranty provided by National Home Warranty™

The entire Gladstone Park complex is engineered for lifetime stability through advanced pre-construction geo-tech engineering including the excavation of soft soils, extensive pre-loading and compaction of the site for a truly solid foundation. Sturdy 2" x 6" exterior framing and generous open spaces within complete the assurance of a well-built home.

Rain screen envelope systems and generous roof overhangs provide peace of mind in our challenging West Coast climate. Our Craftsman style buildings feature durable Hardie plank exteriors that won't rot or warp.



SAFE FOR YOUR FAMILY AND FOR THE ENVIRONMENT

Gladstone Park homes feature comprehensive safety planning, including in-suite sprinkler systems, a rare level of fire protection in townhome construction.

The designers of Gladstone Park have made special efforts to be environmentally friendly with storm water management and these superior drainage systems work to keep your home dry, too.

Pedestrian and driveway connections are designed with attractive brick paving patterns that (according to expert studies) slow down drivers and promote safety.

Attractive multi-level terraces make for good visibility throughout common areas, and the family-friendly recreation area will delight the kids, too.

Irrigation system on the sight.



LOW OPERATING COSTS

Your home will have lower utility bills thanks to energy efficient windows, high efficiency Energy Star appliances, use of natural ventilation and an abundance of natural light throughout the units.



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About Us

BUILDER

Gord Dhillon brings 20 years of fine home building experience to this project. In Gladstone Park he has faithfully re-created many of the finishing details buyers expect in high-end single-family homes, now in the context of affordable family living. As a result the homes of Gladstone Park provide a high standard of excellence and remarkable value.

A stickler for detail who cannot contemplate a short-cut, Gord asks himself one question constantly: *how would I build this home for my own family?* It's an important thought.

So how does a master builder create a beautiful new home that your family can take pride in and yet still afford? At Gladstone Park the master builder answers his own question

Just like this

ARCHITECTS

Since 1989 RAMSAY WORDEN ARCHITECTS has been at the forefront of quality home design in Greater Vancouver. Providing maximum value in environmentally sensitive design has been the signature of RWA's work, leading to major commissions throughout Vancouver, the US and Asia. The architect Doug Ramsey has consciously aimed at a "West Coast Craftsman" style for these homes, with substantial pillars and a palette of delightful surface textures that honour a style rich in heritage.

Technical excellence and aesthetic sensitivity meet in the RWA's design for Gladstone Park, new state-of-the art homes that are surprisingly affordable and entirely liveable.

MARKETING

JASMINE BHARUCHA belongs with the top 1% of realtors in BC, having sold over 6 different projects over the last 5 years. She comes with a background of design and art having studied at BCIT and worked in many capacities for multinational companies such as Warner Bros., Cathy Pacific and Johnston&Johnston with a great understanding on Marketing, advertising and Promotion. Today it is the fusion of her vast knowledge in Real estate and Design that makes her a front runner in marketing a project such as Gladstone Park.



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Register / Contact

PRE-REGISTRATION

ADDRESS

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Queensborough
New Westminster

EMAIL

INFO@GLADSTONEPARK.CA

PHONE

604-771-3829

First Name (required)

Last Name (required)

Your Email (required)

Phone

Home

In order to serve you better, you may fill out the following:

How many bedrooms?

Price Range

What is your living status?

Are you working with a Realtor? ☐ Yes

If yes, please provide their name and phone number in comments section below

Where did you see this Ad?

Richmond Review ☐ Ming Pao ☐ Internet ☐ Realtor ☐ Other ☐

Comments:

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PHASE 2 – Register for the New Westminster Gladstone Park Townhomes – Spacious & Affordable Queensborough New Westminster Townhouses

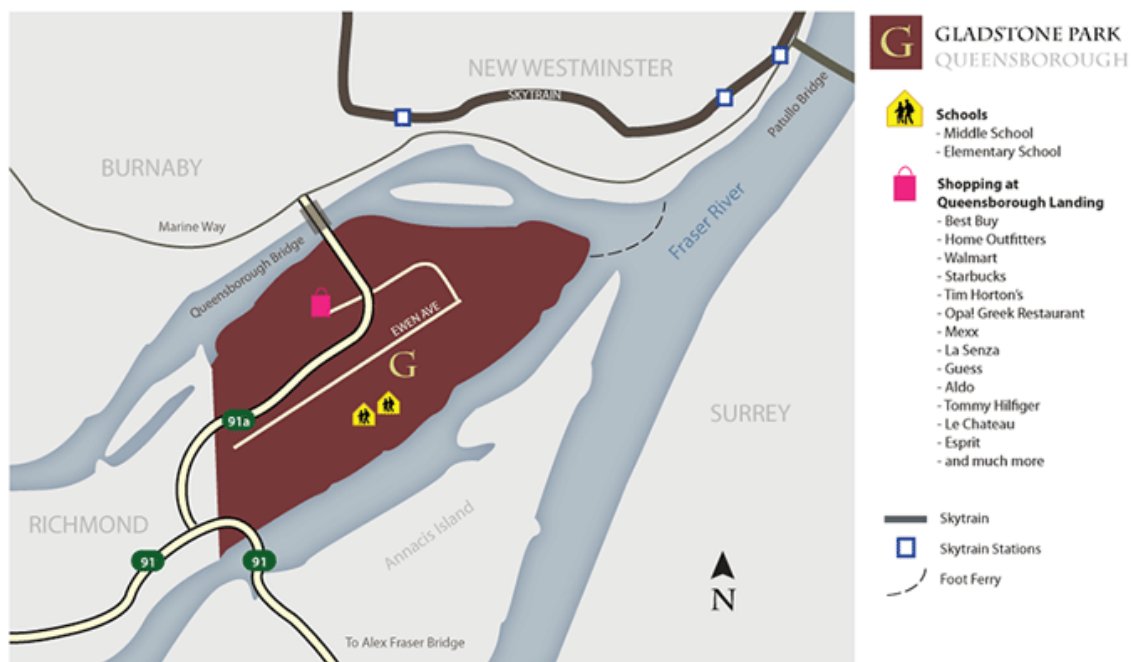


The Gladstone Park Homes in New Westminster

Phase 2 of this promising New Westminster Queensborough real estate development is taking shape right here at the new Gladstone Park Townhomes. These high-end and luxury homes in New Westminster are located in a quiet community with mature trees, large green spaces and great streetscapes. The pre-sale New Westminster Gladstone Park Townhomes are also situated in Queensborough, one of the fastest growing neighbourhoods in all of the Lower Mainland. With prices starting from \$469,000 for large family sized townhouses, this is the project you want to see today! The floor plans at the New Westminster Gladstone Park townhomes range from a spacious 1,200 to 1,605 square feet (multi-level living which provides everyone in the family a space to grow and do their own thing). In addition, the



Queensborough New Westminster homes for sale will feature such things as crown mouldings, designer lighting fixtures, 2 x 6 construction, granite countertops and laminate hardwood flooring just to name a few highlights. All home buyers will receive the National Home Warranty and the pre-sale Gladstone Park Homes in New Westminster are being built by Gilhurst Development. There are a total of 32 New Westminster townhouses for sale which is just 20 minutes away from Vancouver, Burnaby, Surrey, Delta, Richmond, Coquitlam and much more! Just next to the project site (but far enough away) are major transportation routes from the Queensborough New West real estate district. Also close by Gladstone Park homes in New Westminster are top rated middle and junior schools in addition to community amenities, parks, green spaces, pedestrian paths and lots of shopping! All New West homes for sale in this community will come with the standard National Home Warranty with rain screen building envelope and sturdy 2×6 construction. The homes will be safe, protected, beautiful and attractive and will also allow for low operating and maintenance costs for your future.



Phase 2 is now showing and you can visit them at 1130 Ewen Avenue New Westminster in the Queensborough neighbourhood and the presentation centre and sales office is open Saturday to Thursday from 1:30pm to 4:30pm. In addition, you can register online at www.gladstonepark.ca and to read about other details about this Queensborough townhome project by Gilhurst Development. Home never felt this close.

The Features List at New West Gladstone Park Townhomes

There isn't much information online, so we thought we list the most important features for both the exterior and interior at the pre-sale New West Gladstone Park Townhomes in Queensborough. As for the exterior and façade, homebuyers will be pleased to find a tasteful West Coast craftsman architecture with classic post and beam construction. In addition, most of the homes have spacious balconies and decks, allowing for plenty of sun to light your entertainment space. The community itself at the Queensborough New West Gladstone Park townhomes will feature an English village style setting with brick walkways in addition to pedestrian, children and pet friendly mews and mature trees. There is craftsman style exterior lighting and classic hardware in addition to beautiful low maintenance and high-end Hardie plank siding. There are also solid core entry doors into all homes. The Gladstone Park New Westminster townhouses for sale will also introduce extended security features that include pre-wired security alarm in addition to media as well as full two car garages and additional crawl space storage in suite which is very convenient. Also available at the Queensborough Gladstone Park New Westminster Townhouses for sale include low VOC paints in natural/neutral colour palettes in addition to fixtures by Delta and Kohler. The master bathrooms have dual vanities and all the Gladstone Park homes in New Westminster real estate market will come with full sized stacked Whirlpool washer and dryer for insuite laundry. There are maple style Shaker cabinetry in the kitchen as well as Energy Star rated appliance package in stainless steel finish. The kitchens also have granite countertops and the floor plans are very open concept with plenty of natural light through large windows. The Queensborough Gladstone Park homes in New Westminster will also feature nine foot ceiling heights in addition to main living rooms with traditional crown moulding.



A3 3 Story Townhome

Ground Floor
75 SQ. FT.



Main Floor
688 SQ. FT.



Upper Floor
688 SQ. FT.



Square Footage Unit A3

Ground Floor	75 sq. ft.
Main Floor	688 sq. ft.
Upper Floor	688 sq. ft.
Total Area:	1451 sq. ft.

The Floorplans Explained

The Gladstone Park townhome floorplans range from 1280 to 1675 square feet in size and all are multi-level, family oriented New Westminster homes for sale perfectly situated in the Queensborough district. Here is a quick explanation of the available floorplans here at this new New Westminster real estate development.

The A Series - New West Townhomes

- > A1 - 1,376 square feet (2 level) with 3 bed/2.5 baths and balconies on both levels (kitchen nook)
- > A2 - 1,358 square feet (3 level) with 2 bed/2.5 baths, attached single car garage
- > A2a - 1,279 sqft (2 level) very similar to A2 but without the attached



garage

> A3 - 1,451 sqft (3 level) with 2 bedrooms and 2.5 bathrooms plus attached 1 car garage

> A3a - 1,292 square feet (2 level) like A3 but without the garage



The B Series Gladstone Park Floorplans

> B1 - 3 Story, 1494 sf, 3 Bed and 2.5 bath floorplan with attached tandem 2 car garage

> B2 - 3 Level, 1411 sf, 3 Bed and 2.5 bathroom layout with attached 2 car tandem garage

> B2a - Gladstone Park Home in New Westminster at 1,393 square feet with 3/2.5



The C Series at Queensborough Gladstone Park Townhouses (all 3 level)

- > C1 Floor Plan - 1,578 square footage with 3 bedrooms and 2.5 bathrooms (crawl space + 2 car side-by-side garage)
- > C1a Layout - 1,612 square feet similar to the above
- > C2 Floorplan - 3 bed and 2.5 bath Gladstone Park townhouse with double tandem garage at 1,366sf

The D Series Layouts

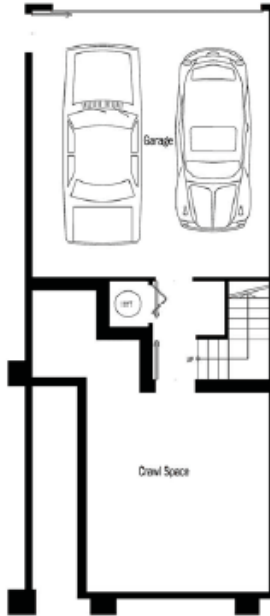
The largest Queensborough New Westminster Gladstone Park townhouse floor plan is the D Layout at 1,676 square feet. It is 3 levels with the ground floor having a crawl space/storage and a side-by-side garage for 2 cars. The main floor is 786 square feet plus balcony and the layout consists of an entryway, living room with fireplace, dining room, powder room, family room and a U shaped kitchen (no island). The upper floor of Floorplan D at Gladstone Park homes in New Westminster real estate market features the master retreat with walk in closet and an ensuite with tub/shower combo, toilet and double vanities. There are also 3 large bedrooms and a second bathroom upstairs in addition to the laundry closet. Overall, this floor plan features 4 bedrooms and 2.5 bathrooms. These large new New Westminster homes for sale all face the proposed new street for this community and there are only 6 of them situated in a duplex style layout.



D1 3 Story Townhome

Ground Floor

82 SQ. FT.



Square Footage

Unit D1

Ground Floor	82 sq. ft.
Main Floor	786 sq. ft.
Upper Floor	808 sq. ft.

Total Area: 1676 sq. ft.

Main Floor

786 SQ. FT.



Upper Floor

808 SQ. FT.



Gladstone Park Get notified when there's new info about this project.

Gladstone Park is a new townhouse project by [Gordon Dhillon](#) currently under construction at 1130 Ewen Avenue in [New Westminster](#). The project is scheduled for completion in 2011. Available townhouses start at \$479,000.



DEVELOPMENT NAME Gladstone Park

DEVELOPER(S) [Gordon Dhillon](#)

PROJECT TYPE Townhouse

ADDRESS 1130 Ewen Avenue

NEIGHBOURHOOD/CITY New Westminster

STATE/PROVINCE British Columbia

SALES CENTRE PHONE # 604-771-3829

SALES CENTRE ADDRESS 1130 Ewen Avenue, New Westminster BC

CONSTRUCTION STATUS Construction

ESTIMATED COMPLETION Fall/Winter 2011

SELLING STATUS Selling

UNIT SIZES From 1279 to 1676 Square Feet

CEILING HEIGHTS Up to 9'0" Feet

SALES COMPANY Re/Max West Coast

ARCHITECT(S) Ramsay Worden Architects Ltd.

PROJECT SUMMARY



From the builder: Twenty minutes from every part of Greater Vancouver, there's a new place to call home. A place that celebrates old world craftsmanship and present day value. Welcome to Gladstone Park in the new Queensborough, where family time trumps travel time.

Phase Three of project due to be completed late 2011.

FEATURES AND FINISHES

INTERIOR

Nine foot ceilings with crown moulding in main living areas

A choice of floorplans designed to maximize natural light

Family-friendly kitchens with granite countertops

Maple Shaker cabinets

Deluxe stainless steel Energy Star appliance package by Whirlpool includes range hood with built-in microwave, range with a large capacity oven, built-in dishwasher, and a family-sized 18.6 cu ft refrigerator with a convenient bottom drawer freezer

Full size stacking washer and dryer by Whirlpool

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Tasteful neutral colors with quality low VOC paint

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Your personal entrance features an insulated solid core exterior door

Beautiful Hardie plank exteriors in a palette of heritage colors

Craftsman-style exterior lighting and door hardware

pedestrian-friendly mews and brick walkways in English village style

Greet the morning sun on your full balcony

