

FEATURES & AMENITIES

A KAREN MATTY SIGNATURE COLLECTION.



RESIDENCES

AT GATEWAY



BCCONDOS.NET





KITCHEN

- 1 Natural light-filled kitchen
- 2 Bertazzoni Professional Series 30" Dual Fuel Range
- 3 Quartz countertops
- 4 Built-in wine rack
- 5 Slide-out pantry cupboard
- 6 Lower cabinetry drawers for maximum storage and ease of access

ENSUITE

- 7 Hotel inspired
- 8 Choice of Carrera- or Travertine-style tile
- 9 Double-sized shower
- 10 Kohler fixtures and faucets



COURTYARD

- 11 Mediterranean-inspired courtyard garden nestled between the two buildings features grape-covered arbours, fragrant plants, seating areas and a central gazebo. At one end is a grotto with a water fountain, at the other a sheltered pavilion allowing year-round enjoyment



EXTERIOR

- 12 Classic architecture, elegant façade, timeless appeal
- 13 Oversized windows allow for an abundance of natural light
- 14 Large private deck or patio expands the living space
- 15 Natural gas connection on the deck or patio for barbecuing and patio heaters
- 16 Patio hose bib and drain for easy deck or patio gardening and cleanup



FEATURES

REFINED LIVING

- Classic six-storey wood-frame building designed by Focus Architecture features an elegant exterior
- Beautifully appointed lobby and suite entry doors
- Just 8 residences per floor: every home is a corner suite
- Spacious well-thought-out floor plans with 9' ceilings (top floor has 10' ceilings). Oversized windows take advantage of the natural light
- Large private decks and patios
- Fully air conditioned

MEDITERRANEAN-INSPIRED COURTYARD GARDEN

- Features a grotto with a water fountain and covered pavilion
- Landscaped with Italian Cypress trees, grape-covered arbours and fragrant plants
- Serene and inviting, with seating areas and a central gazebo

LIGHT-FILLED KITCHENS

- Large picture window or glass French door that opens onto a private patio or deck
- Bertazzoni Professional Series 30" Dual Fuel Range with 4 brass burners and multi-function self-cleaning oven
- Fisher & Paykel French Door stainless steel refrigerator with water dispenser, ice maker and bottom freezer
- Bosch dishwasher with integrated front panel to match cabinetry
- Under counter stainless steel microwave

- Built-in wine rack
- Classic white Shaker-style cabinetry
- Quartz countertops with undermount Kohler sink and faucet
- Slide-out pantry cupboard and practical drawer storage

HOTEL-STYLE ENSUITE BATHROOMS

- Carrera- or Travertine-style tile
- Heated floors
- Double-sized (3'W x 6'L) shower with a frameless glass enclosure
- Kohler fixtures and faucets
- Kohler dual-flush toilet
- Easy access drawer storage
- Floating vanity

STORAGE & PARKING

- All floor plans include an in-suite storage/flex room or storage/laundry room
- Large private storage room connected to your parking stall
- Residents have secure parking in a well-lit parkade with fob-only access, and video surveillance

THOUGHTFUL DETAILS

- 2" wooden blinds throughout
- Technology ready – with additional tel/cable/data outlets and CAT 5e wiring

- Each patio or deck includes a natural gas outlet, hose bib and floor drain
- Individually metered natural gas
- Convenient shut offs in each suite for natural gas lines to the range, fireplace and barbecue, as well as shut offs for hot and cold water

OPTIONS & UPGRADES:

- Choice of adding cabinet sink and shelves to stacked washer/dryer OR counter and overhead cabinets to side-by-side washer/dryer (select suites only)
- Stunning Bidore 95 corner two-sided gas fireplace
- Optional TV cabinet with storage
- Optional lit display shelving adjacent to wine rack

PEACE OF MIND:

- Lobby with fob-only access
- Elevator has restricted floor access for added privacy and security
- State-of-the-art fire protection system including centrally monitored sprinklers and smoke detectors in every home
- Comprehensive new home warranty including two years for materials, five years for building envelope, and 10 years for structural components
- Boulevard's knowledgeable post-sale customer service team makes living in your home enjoyable and worry-free

In our continuing effort to improve and maintain the high standard of the Residences at Gateway development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans for specific details if this is material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for exact offering details. E & O.E.



boulevardgroup.ca



BCCONDOS.NET

