

REGISTER

Home Store
Suite 101 - 2031 McCallum Rd 604.855.8116
Open Daily 12-5pm (closed Tuesdays)



RESIDENCES
AT GATEWAY

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OVER 50% SOLD

HOMES THAT WILL INSPIRE YOU TO LIVE A SIMPLE, CAREFREE LIFE.

8 RESIDENCES PER FLOOR. EVERY HOME IS A CORNER UNIT.

Boulevard Group is proud to present the Residences at Gateway, an exclusive collection of 48 contemporary homes in the heart of Abbotsford's new Midtown District. Timeless in design, the generously sized 1, 2 and 3 bedroom suites boast well-thought-out floor plans, light-filled kitchens, and large private patios and decks. An expansive Mediterranean-style courtyard garden, complete with a grotto, gazebo and grape-covered arbours, adds to the quality of life and sense of place.

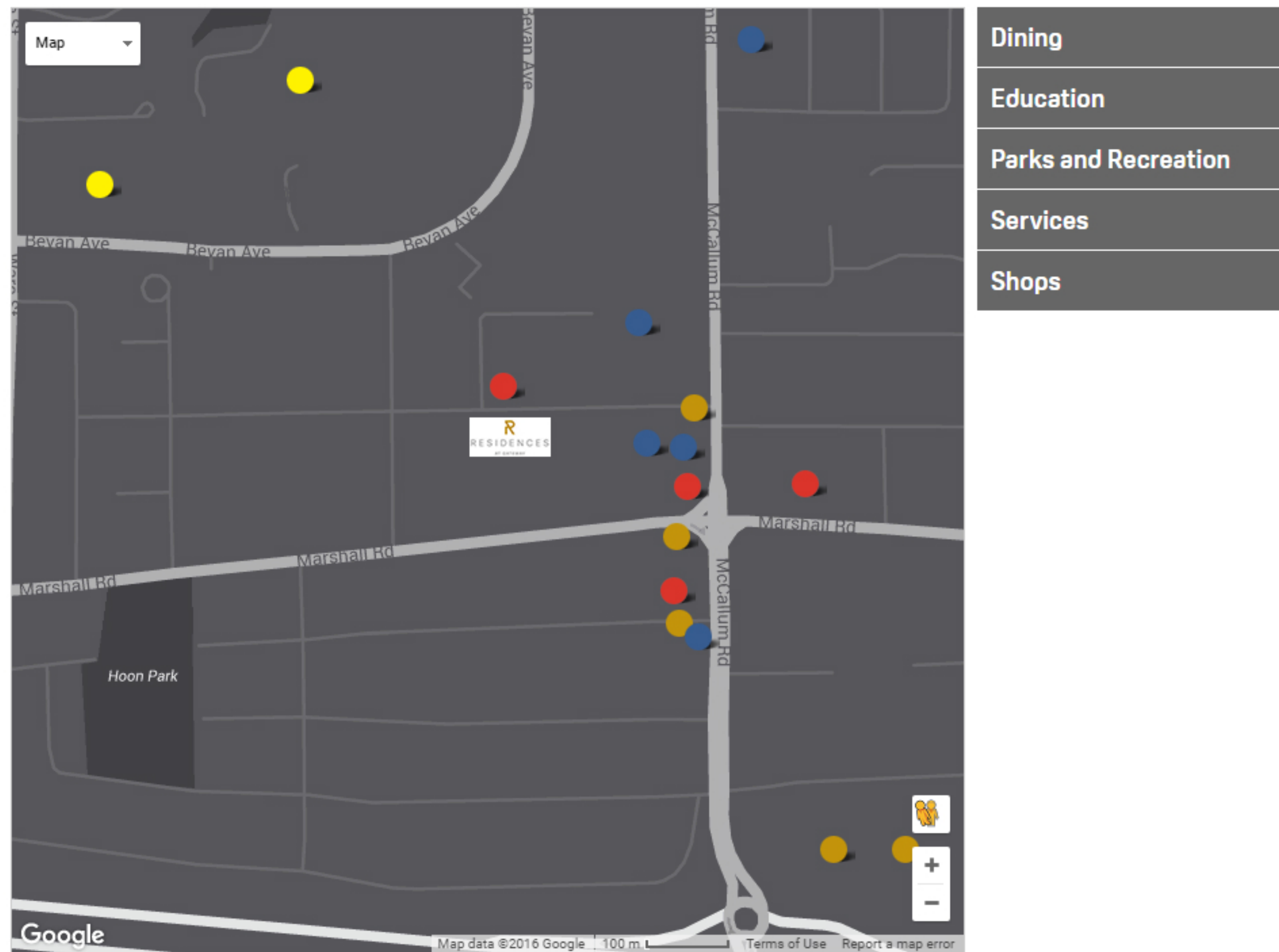


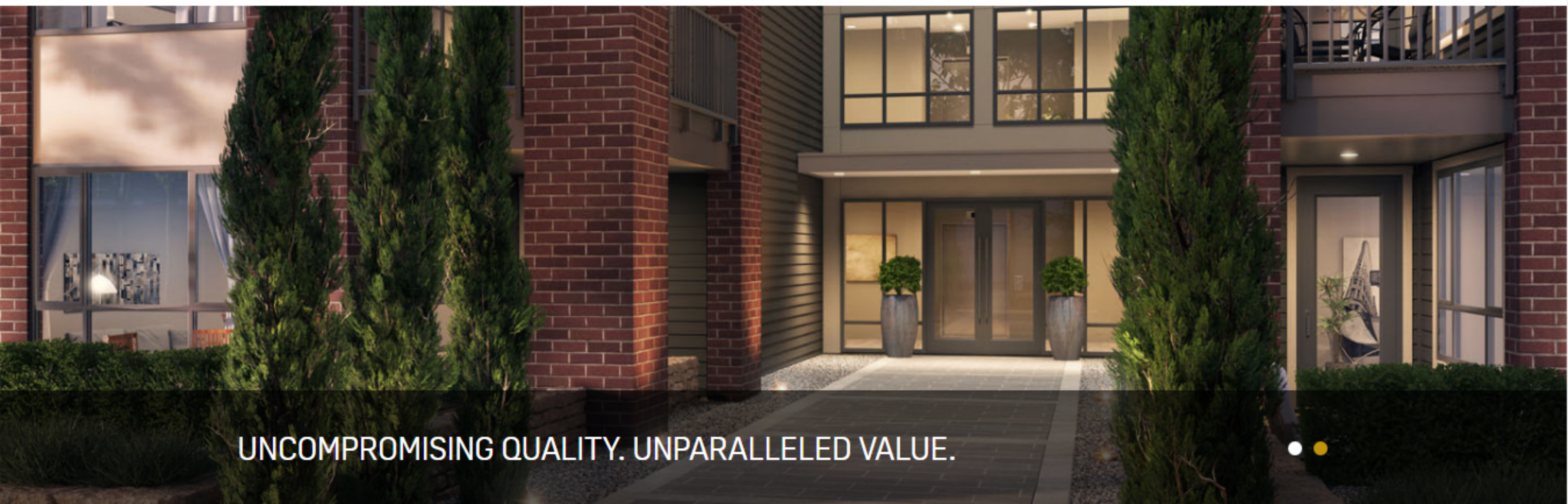


LIFE IS SO MUCH EASIER WHEN YOU CAN WALK EVERYWHERE.

There's something truly special about Midtown. Nestled between the University District and Historic Downtown Abbotsford, it offers a unique blend of old and new, plus some of the Valley's finest amenities.

A home at Residences at Gateway puts you in the center of this vibrant new neighbourhood – just steps from coffee shops, restaurants, the new McCallum Junction shopping centre, and all the professional, spa and health services at Gateway. Midtown also offers easy access to the freeway, border crossing, and international airport, university and hospital. The surrounding area abounds with opportunities for outdoor recreation year round.





UNCOMPROMISING QUALITY. UNPARALLELED VALUE.

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 with under cabinet lighting

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

PRINT FEATURES (PDF)



1 BEDROOM

[PLAN A](#)

[PLAN A1](#)

[PLAN A2](#)

2 BEDROOM

[PLAN B2](#)

[PLAN C](#)

[PLAN D](#)

3 BEDROOM

[PLAN E](#)

VIEW SITEPLAN

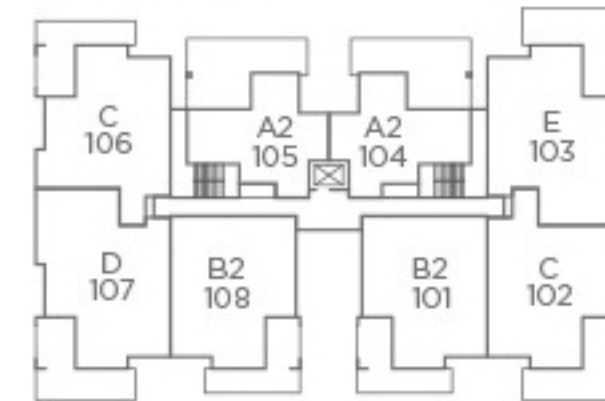
PLAN A

1 BED 1.5 BATH + FLEX

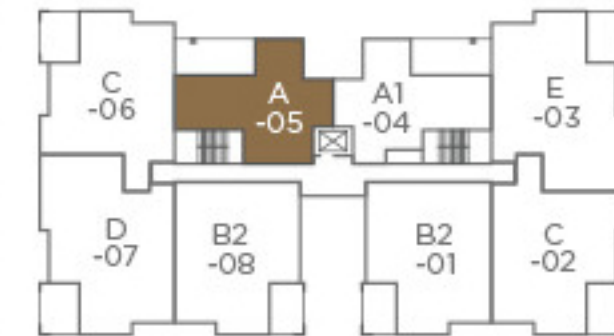
977 SQ FT 800 SQ FT + 177 SQ FT OUTDOOR

[Print Plan \(PDF\)](#)

BUILDING ONE

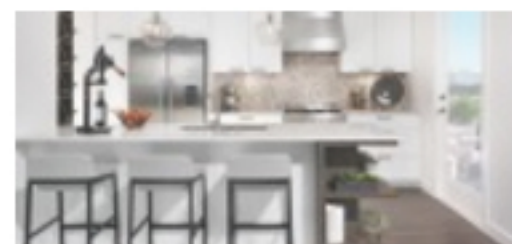
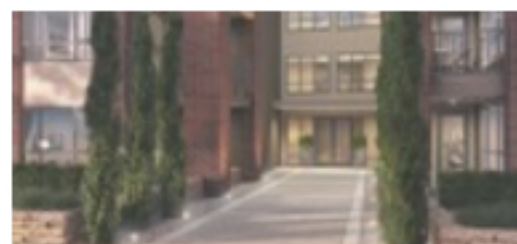


Level 1



Levels 2 - 6





☐ **YES**, please sign me up to receive information about the Residences.

First Name

Your Email

☐ **Appointment Request**

I would like to schedule a private appointment to learn more about the Residences.

Last Name

Your Phone Number

Thank you for your interest in the Residences at Gateway. By completing this form you agree to Boulevard Group Residences Limited Partnership and Fifth Avenue Real Estate Marketing Ltd contacting you with updated and promotional material on special events and promotions on this project and other projects which may be of interest to you. This information is kept strictly confidential. Should you not wish to receive any further information simply contact Fifth Avenue's privacy officer at 604-583-2212. E.&O.E.

SUBMIT

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B C C O N D O S . N E T

