

KINGSGATE

SOUTH SURREY

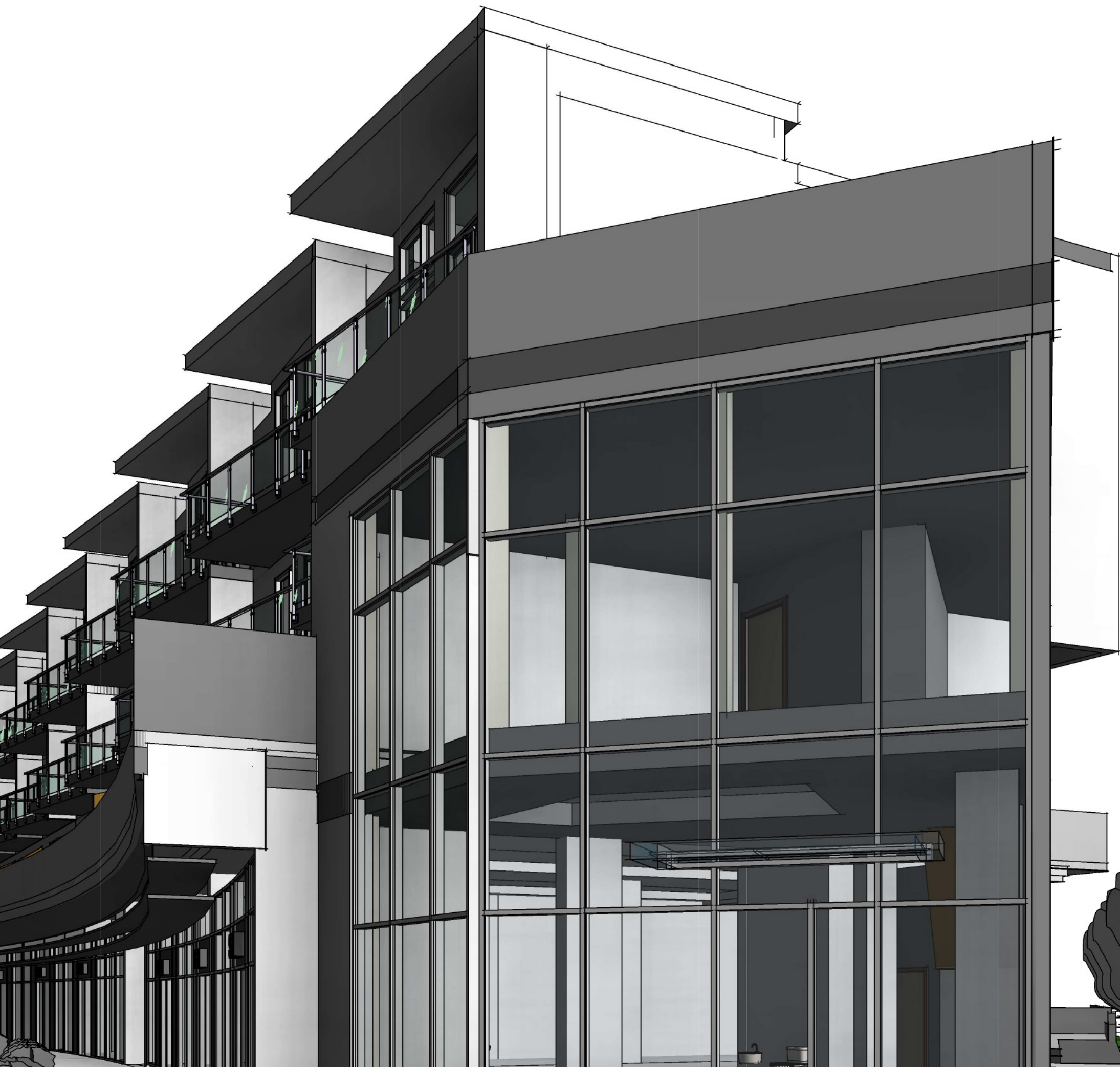
Discover

THOUGHTFULLY DESIGNED 1, 2
AND 3-BEDROOM RESIDENCES

Welcome TO KINGSGATE

Discover a new living standard at Kingsgate, where architectural brilliance meets modern elegance. Nestled at the prestigious King George Boulevard and 156th Street, Kingsgate stands as an architectural landmark, offering residents a prestigious address and unparalleled connectivity. With a variety of home options, premium amenities, and innovative design features, Kingsgate invites you to experience urban living redefined. **Welcome home to Kingsgate**, where every detail reflects a commitment to excellence and an unwavering dedication to your comfort and satisfaction.





Variety OF HOME OPTIONS

Kingsgate offers a diverse selection of 1,2 and 3-bedroom homes, including premium units and versatile lock-off configurations. Whether you seek a spacious family retreat, a sophisticated urban abode, or a flexible live-work space, Kingsgate caters to your unique lifestyle needs with uncompromising quality and style.

Elevated LUXURY

Kingsgate redefines luxury with every design detail, beginning with a grand entrance and a lavish hotel-style lobby. Sophisticated designer finishes are featured throughout, complemented by two high-speed elevators that ensure seamless access to all floors. Spacious balconies offer stunning panoramic views, while thoughtfully designed amenities cater to all age groups, enhancing the overall living experience.



FEATURES

WHERE LUXURY MEETS LOCATION

Welcome to Kingsgate, where architectural brilliance seamlessly merges with modern elegance. Situated at the prestigious intersection of King George Boulevard and 156th Street, Kingsgate stands as a distinguished landmark, offering residents an exclusive address and unparalleled connectivity. Discover a diverse array of home options, premium amenities, and innovative design features at Kingsgate. Experience urban living redefined, with every detail thoughtfully crafted to reflect a commitment to excellence and an unwavering dedication to your comfort and satisfaction.

ELEGANT INTERIORS

- 1- 3 Bedroom & Den homes ranging from 670 - 1370 sq.ft.
- Expertly designed and spacious floor plans, featuring extra-large terraces in select homes
- Sophisticated interior design offering two curated colour schemes, with optional upgrade to a premium package for enhanced elegance
- Up to 12' Ceiling on forth floor in living and primary bedrooms
- High-quality plank laminate flooring throughout all residences
- Premium lock-off units, perfect for live-work arrangements or accommodating larger families with ease
- Convenient in-suite front-loading LG washer and dryer with centre control panel

EXQUISITE KITCHENS

- Premium kitchen appliance package:

- 32" stainless steel Fisher & Paykel refrigerator for A Plans and 36" French door model for all other homes
- 30" Fisher & Paykel range, featuring Ceramic Radiant for A Plans and Induction for other homes
- Fisher & Paykel dishwasher
- Panasonic microwave
- 28" Faber hood

- Designer-finished cabinetry available in two colour themes.
- Custom-designed kitchen cabinetry with soft-close features and functional storage systems
- Elegant quartz countertops and backsplash, providing a clean and sophisticated look
- Generous stainless steel single-bowl sink with a convenient pull-down faucet
- Enhanced living space with sleek, contemporary brass cylinder lights, positioned over islands and peninsulas

SERENE BATHING SPACES

- Spa-inspired bathrooms featuring luxurious details, including polished edge backlit mirrors.
- Designer-selected textured and fluted accent tiles in primary bathrooms.
- Quartz countertops designed for easy maintenance.
- Kohler undermount lavatory sinks for a seamless look.
- Sleek frameless glass shower door enclosures.
- Minimalist chrome faucets and shower/tub fixtures.

AMENITIES & COMMON AREAS

- State-of-the-art lobby and hallways, featuring high-end tiles with metal inlay, wood paneling, designer light fixtures, and built-in seating areas
- Residents' party room featuring kitchen, dining and lounge areas, and equipped with digital game consoles
- Extended outdoor balcony, ideal for large gatherings, featuring a BBQ and fire pit
- Fully equipped fitness center and yoga studio
- Parcel locker system for convenient deliveries.
- All homes include parking and storage with secure residential underground parking and bike storage

WARRANTY & COMFORT

- Centralized air conditioning for year-round comfort.
- Pre-wired smart home-ready residences
- Comprehensive warranty protection for added peace of mind:
- 2-year warranty for materials and labour
- 5-year warranty for building envelope
- 10-year warranty for structural defects

KINGSGATE PREMIUM PACKAGE

- All details in standard package PLUS:
- Elegant Featured Wall in Primary Bedroom
- Modern Entertainment Wall
- Comprehensive Security System
- Convenient Finished BBQ Hookup for Balcony
- Luxury Upgraded Plumbing Finishes
- Stylish Upgraded Light Fixtures
- Sleek Floating Vanity in Ensuite & Powder Bath (if applicable)

COMFORT AND

lifestyle

Offering centrally air-conditioned facilities for year-round relaxation, regardless of the season, Kingsgate ensures your comfort remains uncompromised. Elevate lifestyles with access to a fully equipped party room, gym, and yoga studio, where holistic wellness and social connectivity thrive within the community. Host unforgettable events with luxury and style in the spacious party area, featuring a fully equipped world-class kitchen while keeping kids entertained with the digital play area. Alternately, turn to the outdoors and entertain friends and family on an expansive balcony,featuring a lavish fire pit and BBQ for a truly memorable experience.

KINGSGATE | WHERE LUXURY MEETS LOCATION

Convenient CONNECTIVITY

Located in beautiful South Surrey, Kingsgate enjoys seamless connectivity to Surrey, Delta, and beyond, thanks to its prime location at the intersection of King George Boulevard and 156th St. Streamline your daily commute and leisure travels with easy access to major transportation routes, putting the best of the region within reach. With efficient transportation links via Highway 99, reaching Metro Vancouver and the US border becomes a breeze, opening doors to limitless regional and international adventures.

● SHOPS

- 01 Grandview Corners
- 02 *The Shops at Morgan Crossing*
- 03 *The Shops at High Street*
- 04 South Point Shopping Center
- 05 Peninsula Village
- 06 Semiahmoo Shopping Center

● RECREATION

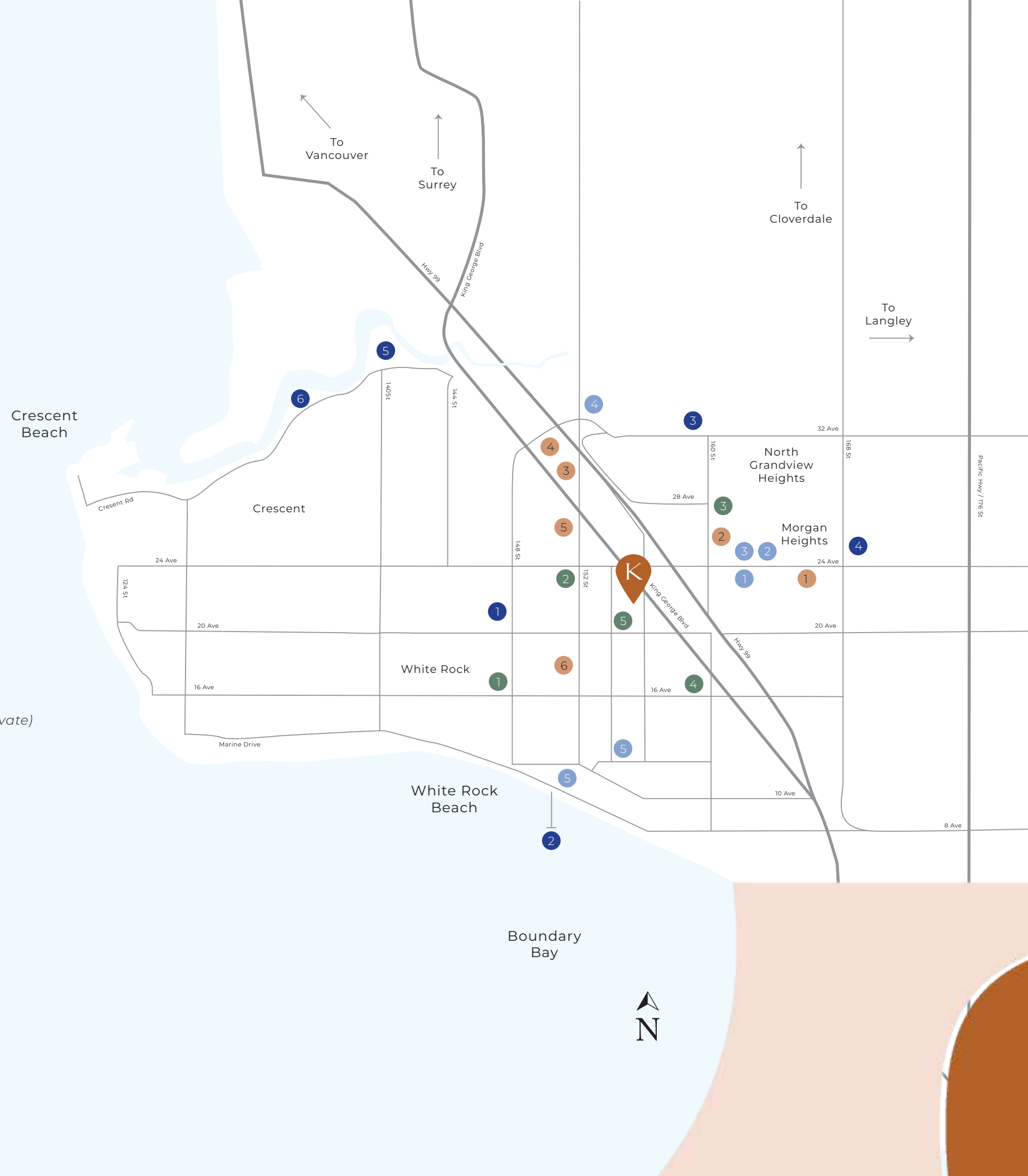
- 01 South Surrey Athletic Park
- 02 White Rock Pier
- 03 Morgan Creek Golf Course
- 04 Grandview Heights Aquatic Center
- 05 Nico-Wynd Golf Course
- 06 Historic Stewart Farm

● EDUCATION

- 01 Semiahmoo Secondary School
- 02 White Rock Christian Academy (*Private*)
- 03 Southridge (*Private*)
- 04 Earl Marriott Secondary
- 05 Jessie Lee Elementary

● RESTAURANTS

- 01 Afghan Kitchen
- 02 Earls
- 03 S+L Kitchen & Bar
- 04 Tap & Barrel South Surrey
- 05 Uli's Restaurant
- 06 ONYX Steakhouse





Premium LIVING SPACES INDOORS AND OUT

Step into a world of refined elegance and modern luxury with Kingsgate's premium residences. From soaring ceilings to designer finishes, every detail is thoughtfully curated to elevate your living experience. Whether you're unwinding in the spacious living areas or preparing a gourmet meal in the state-of-the-art kitchen, you'll find comfort and sophistication in every corner. Indulge in outdoor living at its finest with Kingsgate's expansive balconies. Designed for relaxation and entertainment, these outdoor retreats offer panoramic views and ample space for alfresco dining, lounging, and soaking in the vibrant atmosphere of the surrounding cityscape.



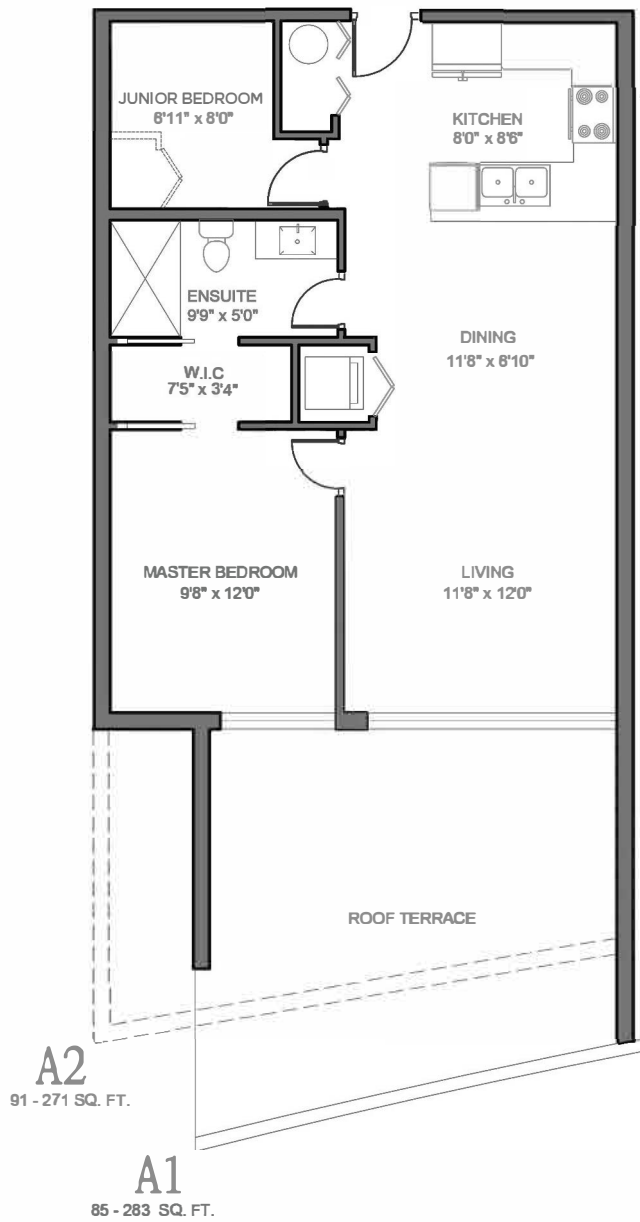


Premium HOMES AND LOCK-OFF UNITS

Experience unparalleled luxury with premium units at Kingsgate, featuring soaring 12' ceiling heights in the living room and master bedrooms, along with upgraded finishes and exquisite designer details. Kingsgate's features lock-off units, ideal for multi-generational families, home office setups, or rental income opportunities. Seamlessly divide your space to accommodate changing needs or create a private retreat for guests, ensuring maximum versatility and convenience.

UNIT A1, A2

JUNIOR 2 BEDROOMS | 1 BATHROOM
674 - 685 SQ. FT. | BALCONY 85 - 283 SQ. FT.



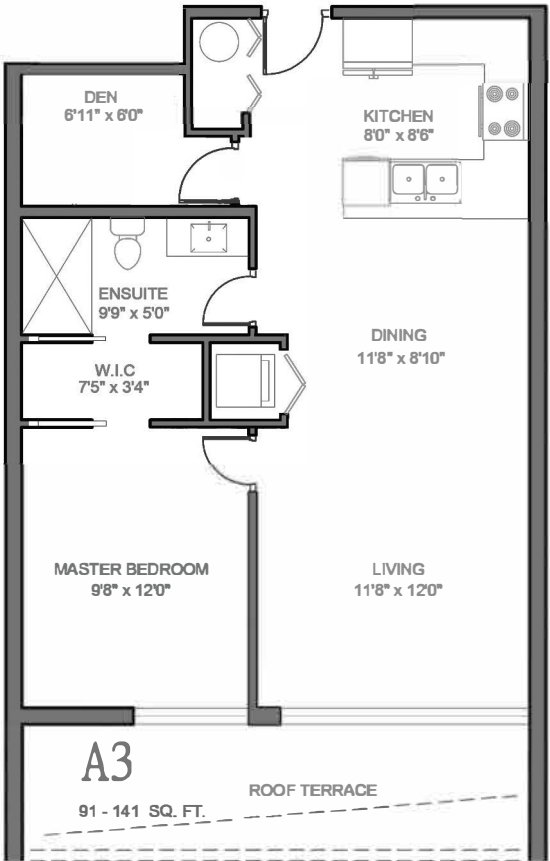
The developer reserves the right to make modifications or substitutions should they be necessary.
Any measurements provided are approximate only.
The quality residences at Kingsgate South Surrey are built by Campbell Crossing 4 Ltd.

WHERE LUXURY MEETS LOCATION

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UNIT A3

1 BEDROOM + DEN | 1 BATHROOM
668 SQ. FT. | BALCONY 91 - 141 SQ. FT.



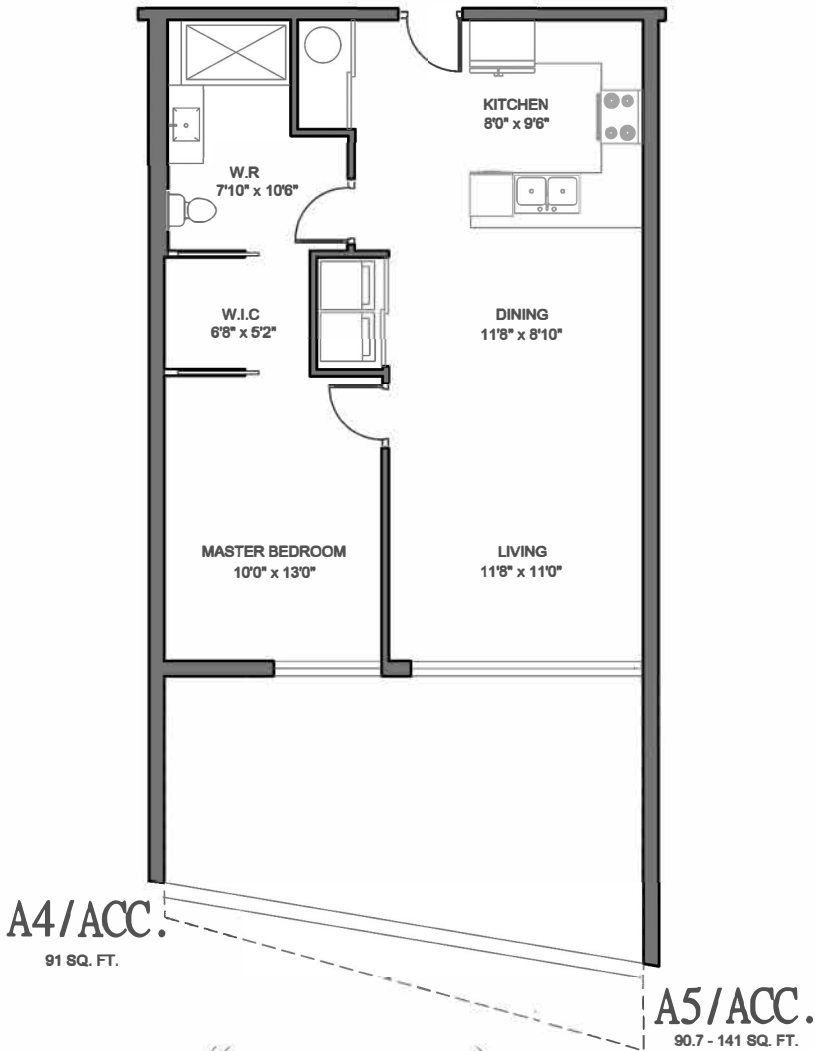
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UNIT A4 & A5

1 BEDROOM + ACC | 1 BATHROOM
685 - 695 SQ. FT. | BALCONY 90 -364 SQ. FT.



A4: 203, 302 | A5: 202, 402



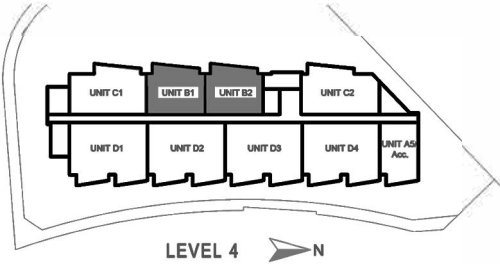
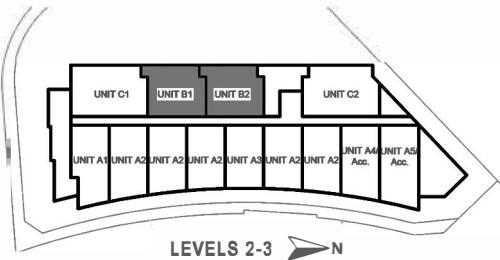
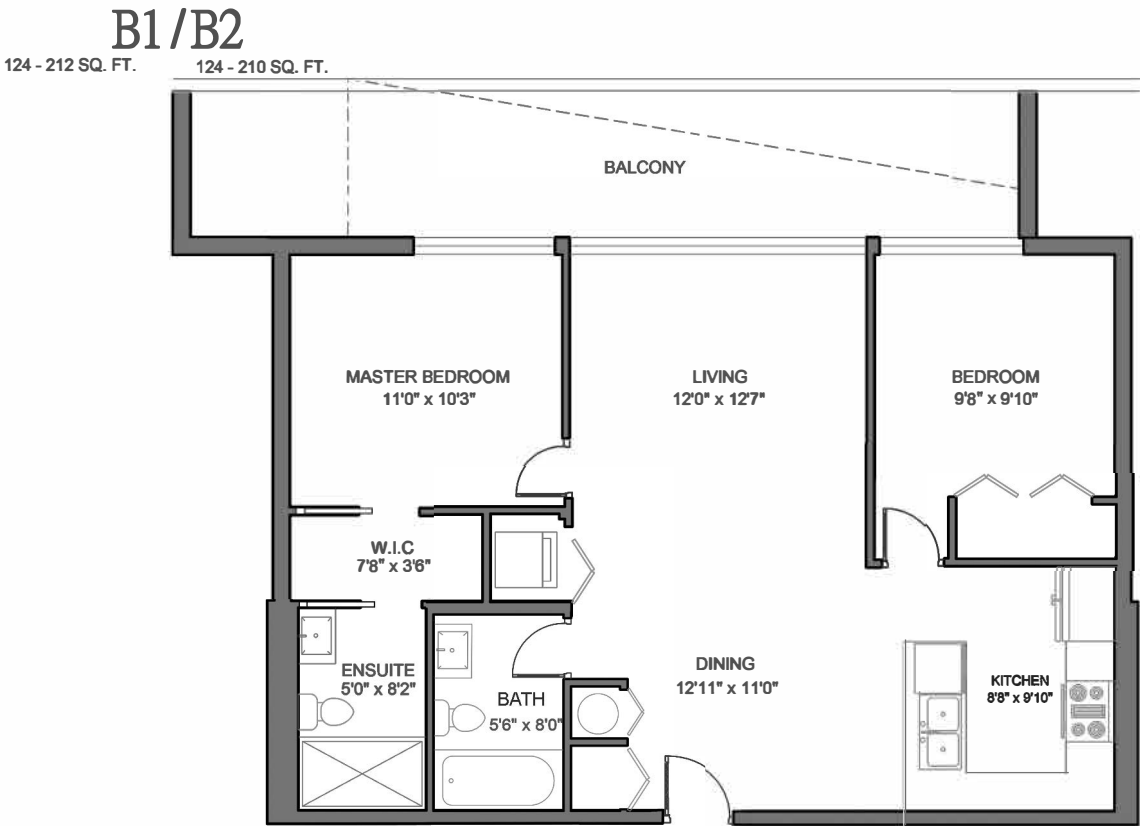
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UNIT B1 & B2

2 BEDROOMS| 2 BATHROOMS
792 SQ. FT. | BALCONY 125 - 212 SQ. FT.



B1: 212, 311, 408 | B2: 213, 312, 409

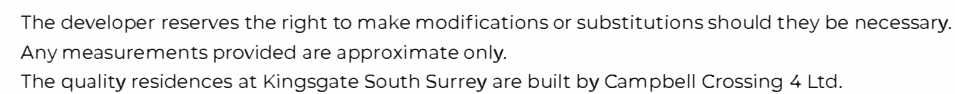
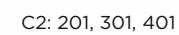


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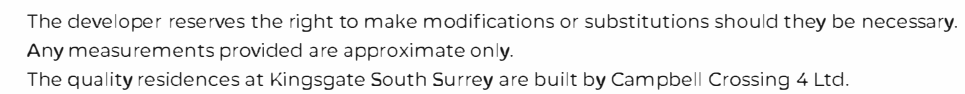
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3 BEDROOMS | 2 BATHROOMS
1049 SQ. FT. | BALCONY 125 - 234 SQ. FT.



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2 BEDROOMS & DEN PLUS LOCK-OFF BEDROOM | 3 BATHROOMS
1353 - 1371 SQ. FT. | BALCONY 180 SQ. FT.



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Developed by Campbell Crossing 4 LTD.



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