

# The Gateway

*Not Your Regular Townhome*



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## NEW-BUILD TOWNHOME DEVELOPMENT IN ESQUIMALT

Discover a new energy-efficient boutique townhome development in Esquimalt, offering you the lifestyle that blends luxury, comfort, and convenience at an affordable price. Large, bright, corner units designed by an award-winning architect & builder reveal quality and style at every turn.

Striking attention to detail in this development covers all aspects of design inside and outside, such as the 9-foot ceilings, exceptional soundproofing, metal roof, durable and low maintenance siding, and many other upgrades. Modern interiors boast luxury vinyl plank flooring, quartz countertops, designer lighting, and a soothing natural colour palette. Black plumbing fixtures and upscale tile surround bathrooms further elevate the overall aesthetic. Each unit enjoys a private outdoor space - either at grade, or as a roof deck - ideal for entertaining guests.

These homes are designed for low maintenance, ensuring your living experience remains hassle-free for years to come. Additional features include air conditioning and 1 parking spot per unit, providing convenience right at your doorstep. For added accessibility, two wheelchair-friendly units are available for those looking to age in place.

As part of this development, a significant new communal green space is proposed, drastically improving the existing intersection, and positively contributing to this vibrant, walkable, up and coming neighborhood. Connect effortlessly to Vic West, downtown Victoria, and the rest of the city via multiple transit options, E&N Trail, and the Songhees walkway. With amenities such as tennis courts and the swimming dock at Banfield Park mere steps away, this community will be perfect for those with an active lifestyle, and those looking to raise a family. Don't miss your chance to own a unit in one of Esquimalt's most desirable new boutique buildings.

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## 8-UNIT BOUTIQUE DEVELOPMENT

### GENERAL

- All corner units
- Metal roof
- Enhanced sound proofing throughout
- 1 parking spot per unit
- Wheel chair accessible units
- Tile surround
- Bike storage
- Luxury vinyl plank
- Contemporary interior doors with black hardware
- Black hardware
- Black plumbing fixtures
- 9-foot ceilings
- Private outdoor living area
- Architect designed
- Durable, long lasting finishes with anticipated longterm, low maintenance costs
- Award winning builder
- Dedicated green space
- High walkability score
- Close to multiple transit opportunities
- Ducted heat pump heating/cooling to all living spaces
- Energy-efficient building envelope that keeps electrical bills low
- 2-5-10 Builder warranty

### KITCHEN

- Stainless steel appliances
- Quartz countertops
- Quality soft-close white contemporary cabinetry, designed in Canada
- Matte black cabinet hardware
- Contemporary backsplash

### BATHROOM

- Quartz countertops
- Quality soft-close white contemporary cabinetry, designed in Canada
- Tile surrounding bathtub and/or shower
- Tile flooring
- Matte black cabinet hardware
- In-floor heating



# APPLIANCE PACKAGE\*

## REFRIGERATOR

Samsung | RF18A5101SR

French Door Refrigerator with Recessed Handle and Flat Door Design 17.5 cu. ft.



## ELECTRIC RANGE

Samsung | NSE6D8300SRAC

6.3 cu. ft. Electric Slide-in Range with Wi-Fi and Air Fry



## DISHWASHER

Samsung | DW80CG4021

Fingerprint Resistant 53 dBA Dishwasher with Adjustable Rack



## MICROWAVE

Samsung | ME11A7510DS

1.1 cu. ft. Smart SLIM Over-the-Range Microwave with 400 CFM Ventilation, Wi-Fi & Voice Control



## WASHING MACHINE

Samsung | WF45T6000AW

Samsung Front Load Washer with Closet - Depth Design 5.2 cu.ft. capacity IEC.



## DRYER

Samsung | DVE45T6005W

Samsung Front Load Electric Dryer with Sensor Dry 7.5 cu.ft. Capacity DOE



# FLOOR PLANS



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## 1, 2 & 3 BEDROOM HOMES - PRICING

UNIT 1	\$675,000 +GST - 2 BED+DEN, 2 BATH - GROUND LEVEL PATIO
UNIT 2	\$675,000 +GST - 2 BED+DEN, 2 BATH - GROUND LEVEL PATIO
UNIT 3	\$890,000 +GST - 3 BED, 2 BATH - EXTERIOR DECK \$890,000
UNIT 4	+GST - 3 BED, 2 BATH - GROUND LEVEL PATIO \$675,000 +GST
UNIT 5	- 2 BED, 1 BATH - ROOFTOP TERRACE \$675,000 +GST - 2 BED,
UNIT 6	1 BATH - ROOFTOP TERRACE \$550,000 +GST - 1 BED, 1 BATH
UNIT 7	- ROOFTOP TERRACE \$675,000 +GST - 2 BED, 1 BATH -
UNIT 8	ROOFTOP TERRACE

\*NEWLY BUILT HOME PTT EXEMPTION, QUALIFICATIONS APPLY



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Interior square footage and room sizes are based on preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O.E