



GATEWAY
AT WEST DISTRICT

Live better.®

BUILDING SPECIFICATIONS

THE BUILDING

- Built by multi-year Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Concrete construction building with two elevators and a spacious entrance lobby
- Energy efficient building design including mechanical and distribution systems
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program
- Maintenance free exteriors featuring private decks, patios and professionally designed and irrigated grounds
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade
- Entry phone and security monitoring system at lobby

THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9 FT ceilings throughout suite (excluding dropped areas required for mechanical, plumbing and/or electrical)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- Custom designed solid core entry door with security view-hole and custom printed address plate
- A choice of 2 high quality hard surface flooring options with acoustic underlay throughout all living areas
- In-suite technology featuring integrated wiring panel
- Smart Plug USB plug jack connection, and TV / Telephone connections in principal area
- 1 year complimentary Telus High Speed Internet, Optik TV® and home phone package
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with custom made energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings
- Ample closet and storage shelving (as per plan)

THE KITCHEN

- Award winning kitchen cabinetry design with a choice of 2 color palettes: N.Y. or L.A.
- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished hard surface quartz eased edge countertops
- Undermount sink with industrial high arc single lever faucet
- Contemporary imported ceramic tile with custom set full height kitchen backsplashes
- Custom made door hardware as per selections
- High end energy saving stainless steel appliance package including dishwasher, microwave with integrated hood fan, gas wall range & oven and integrated fridge
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan

THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- TRUspace® integrated storage cabinetry
- TRUspace® vanity design with maximum storage in mind
- Porcelain undermount sink
- Matching bathroom hardware and accessories
- Integrated polished edge glass shower door and frame (only as per plan)
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being

THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY. ALL LEGAL DOCUMENTS CAN BE FOUND IN THE CONDO DISCLOSURE DOCUMENTS PACKAGE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES, SQ FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND THE ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY PLAN. POINT LOADS AND STRUCTURAL COLUMN LOCATIONS MAY VARY FROM MARKETING DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC UNIT DECK SIZES, DECK SIZES AND LOCATION, STRUCTURAL COLUMNS AND POINT LOADS ARE TYPICAL AND MAY NOT REPRESENT ACTUAL SIZE AND LOCATION, REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC UNIT DETAILS. ERRORS AND OMISSIONS EXCEPTED.