



CHELSEA GATE

SUNSHINE HILLS

INFORMATION PACKAGE







DARK SCHEME

Artist's concept only



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Artist's concept only



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Artist's concept only



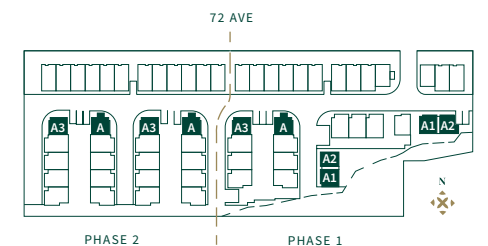
CHELSEA GATE

SUNSHINE HILLS



A

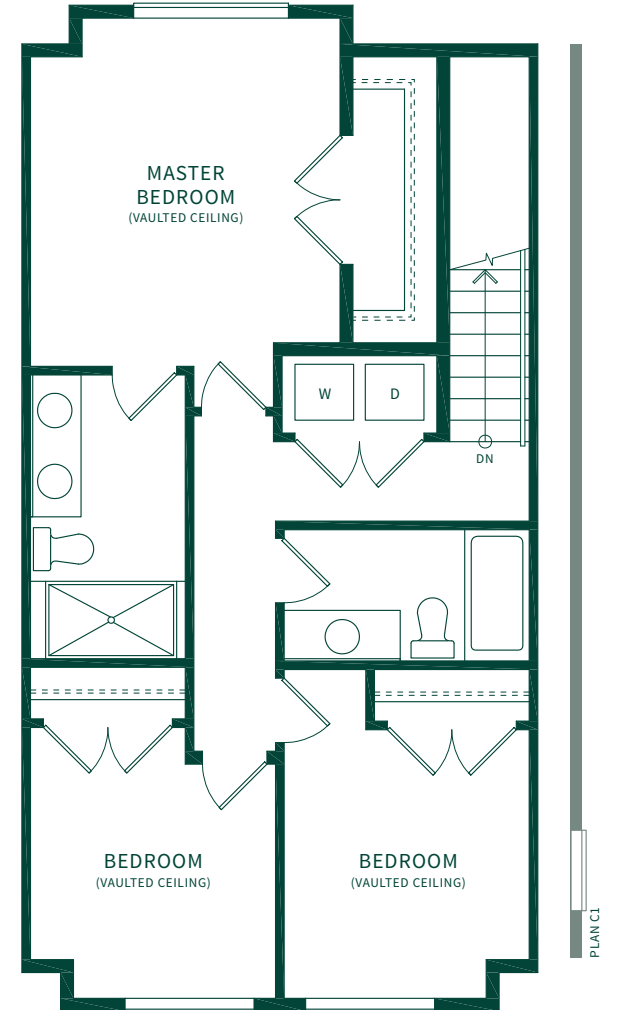
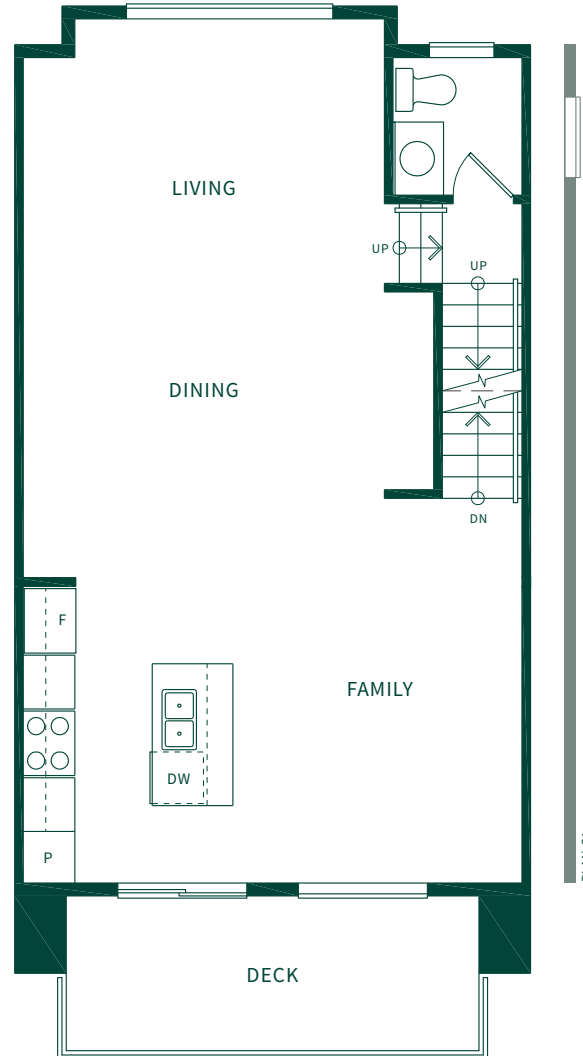
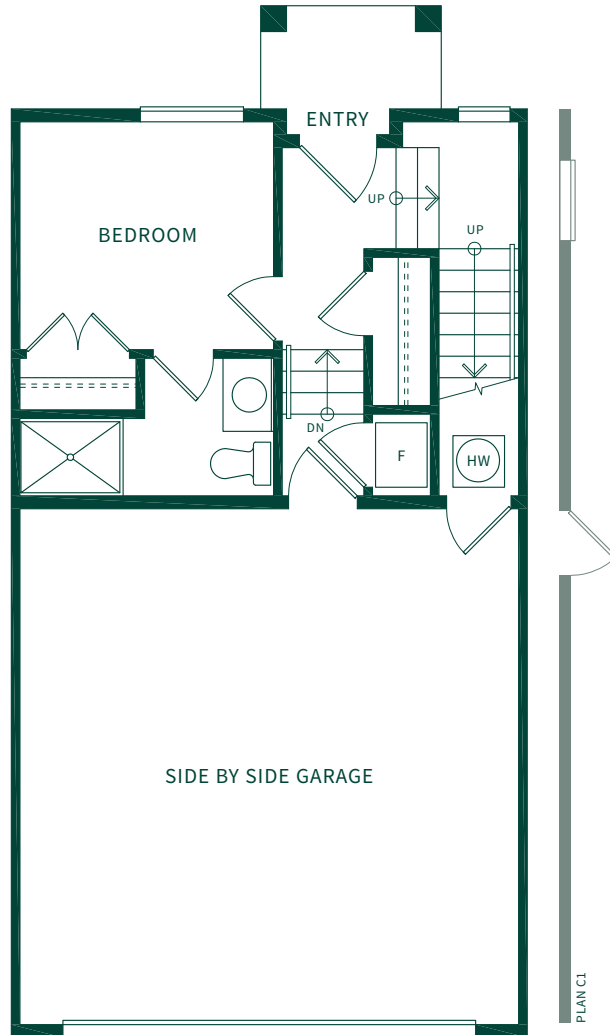
3 BEDROOMS + 2.5 BATHROOMS
1,414 – 1,435 SQ FT



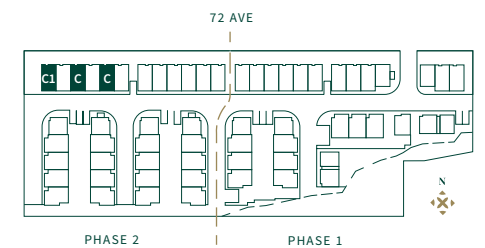


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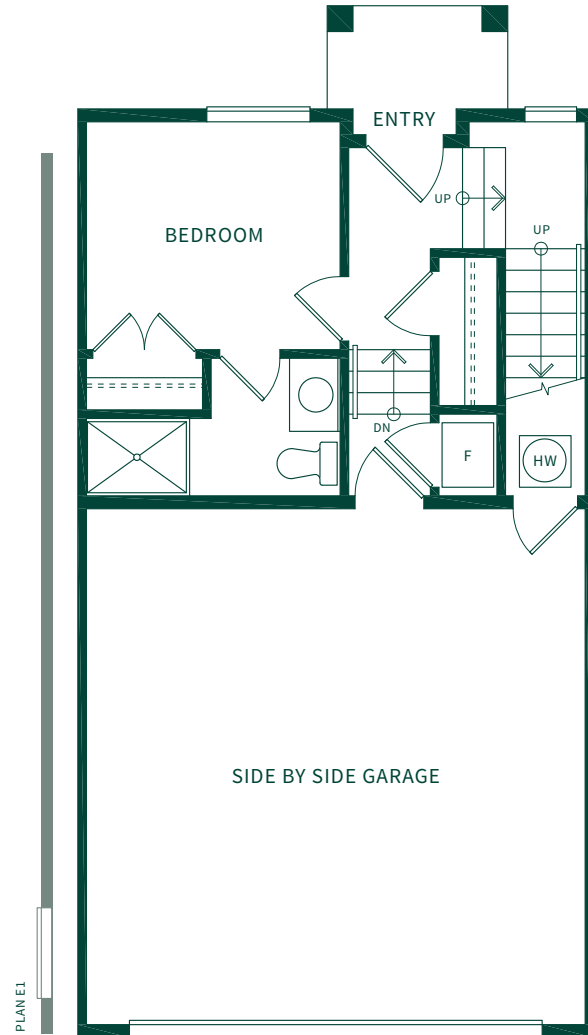
4 BEDROOMS + 3.5 BATHROOMS
1,740 – 1,755 SQ FT



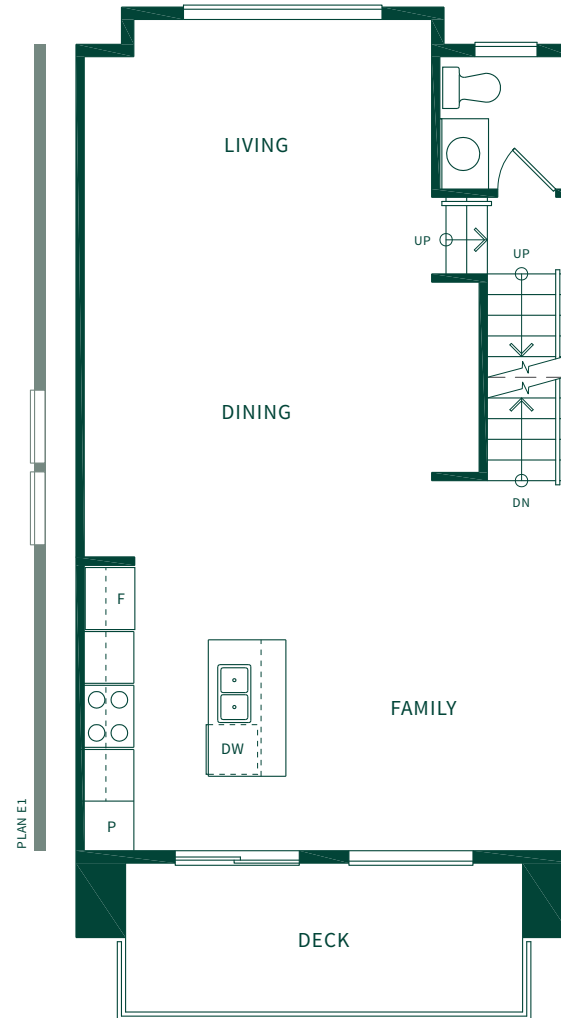


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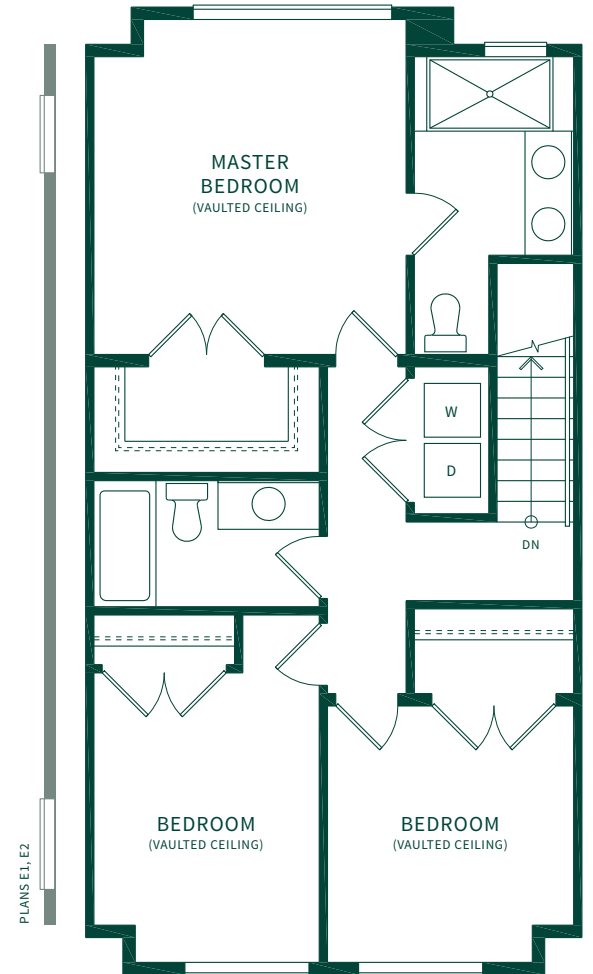
SUNSHINE HILLS



LOWER



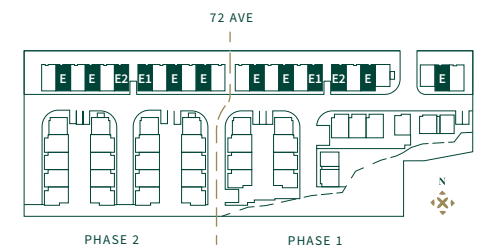
MAIN



UPPER

E

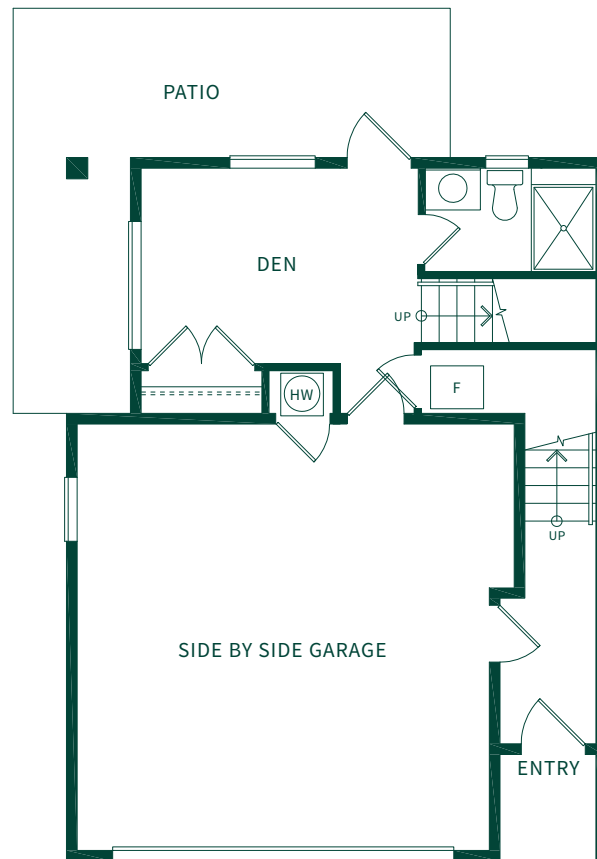
4 BEDROOMS + 3.5 BATHROOMS
1,763 – 1,778 SQ FT



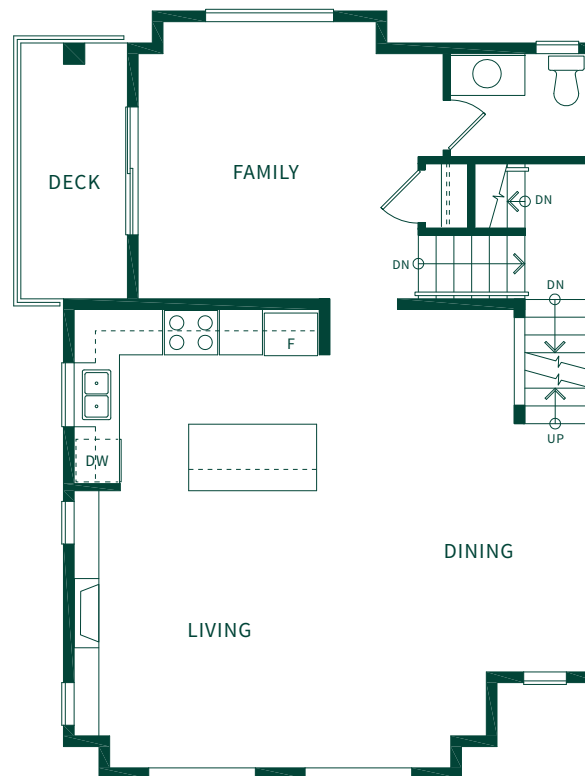


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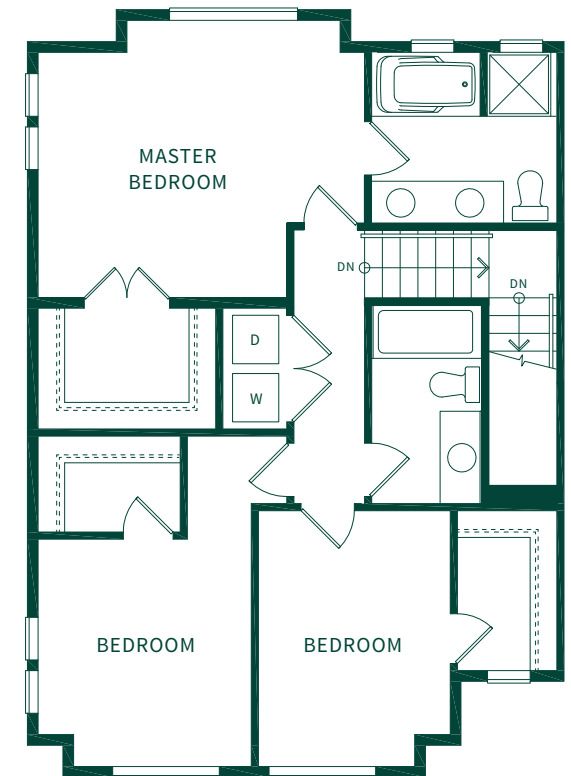
SUNSHINE HILLS



LOWER



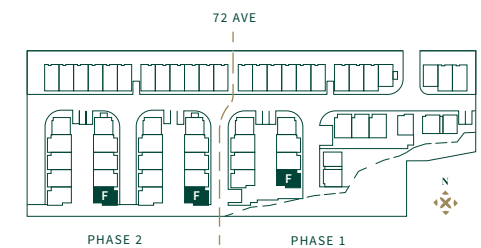
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UPPER

F

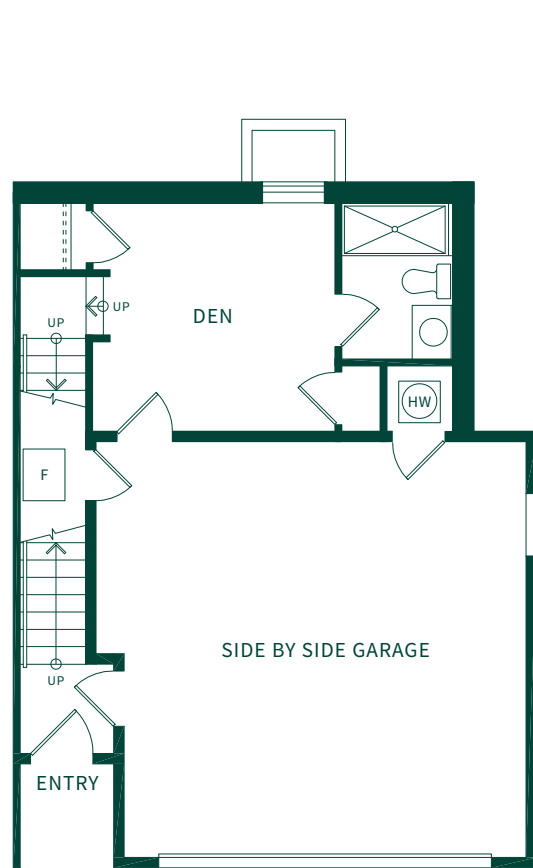
3 BEDROOMS + DEN + 3.5 BATHROOMS
2,031 SQ FT



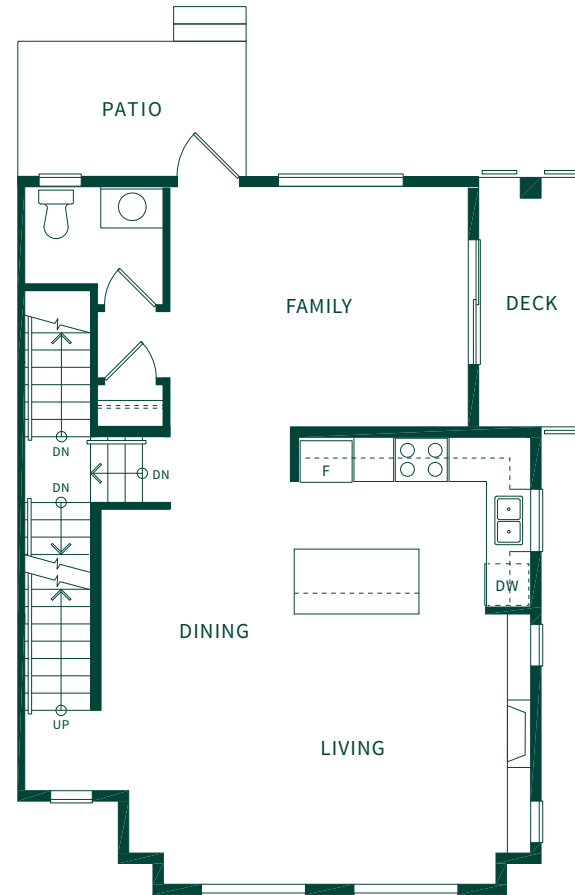


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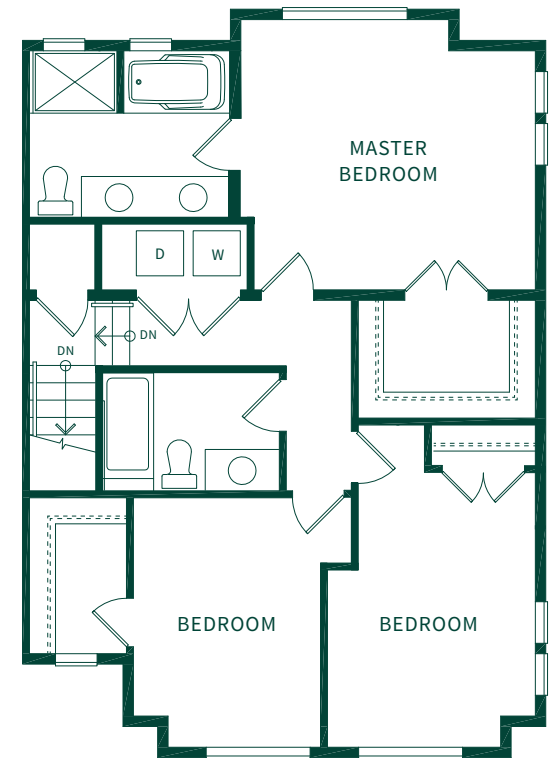
SUNSHINE HILLS



LOWER

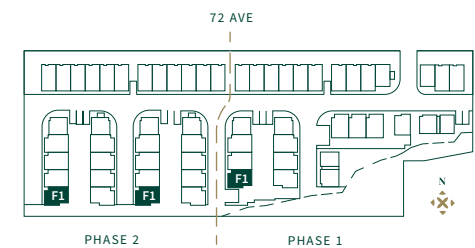


MAIN



UPPER

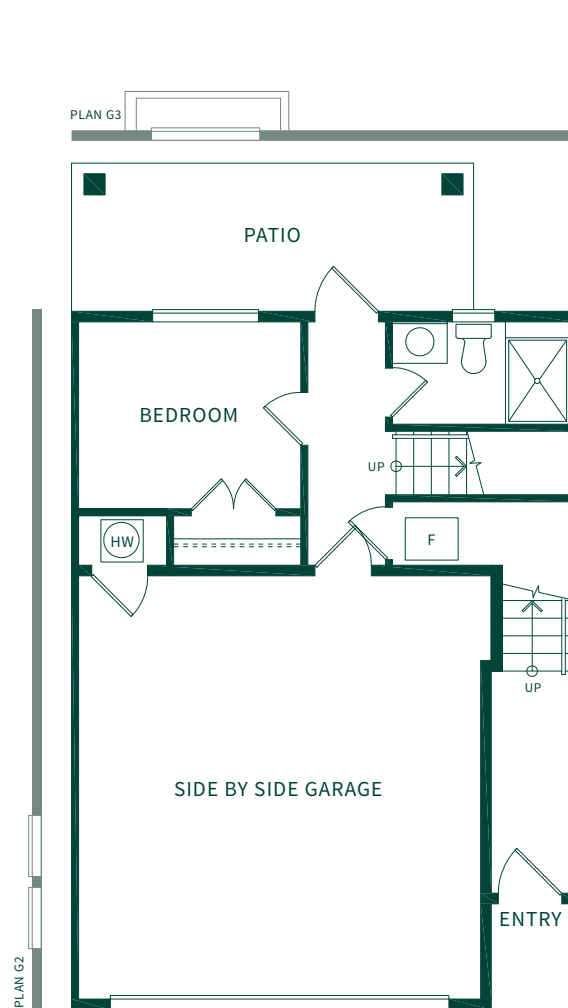
F1 3 BEDROOMS + DEN + 3.5 BATHROOMS
2,031 SQ FT



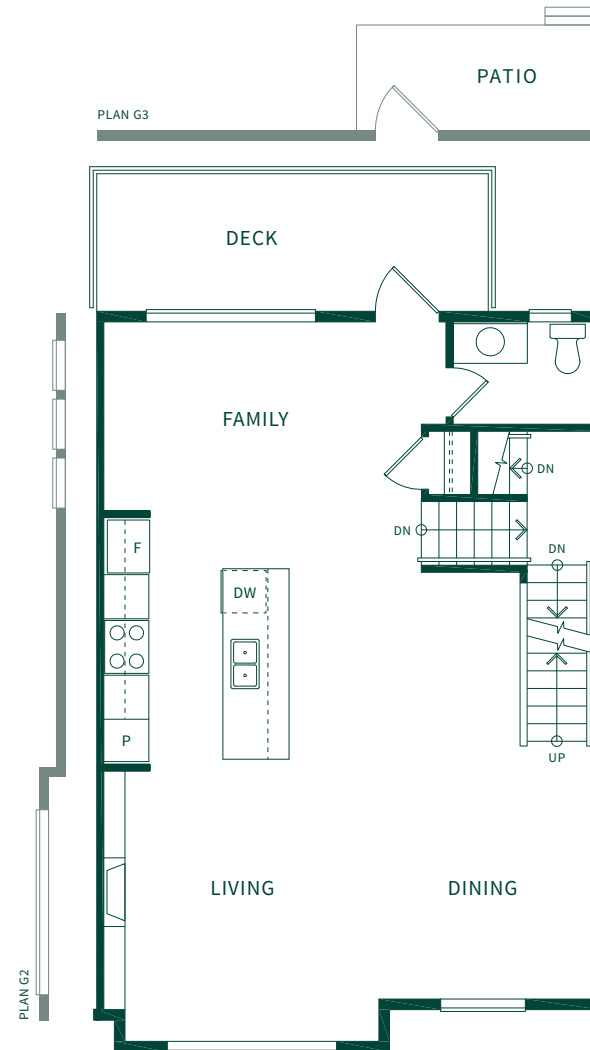


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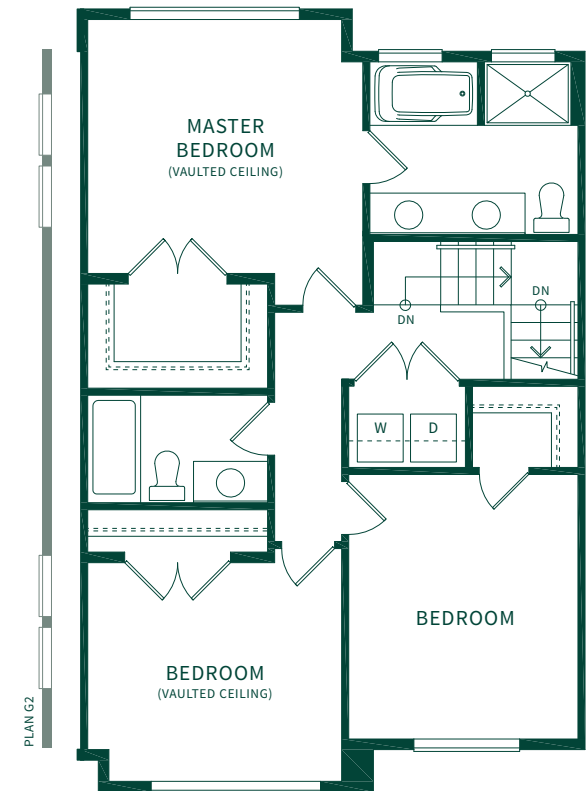
SUNSHINE HILLS



LOWER



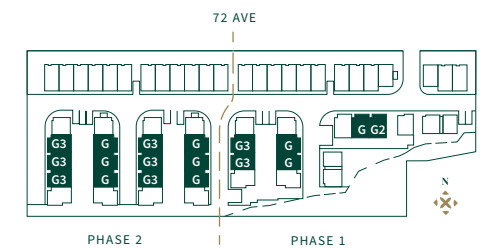
MAIN



UPPER

G

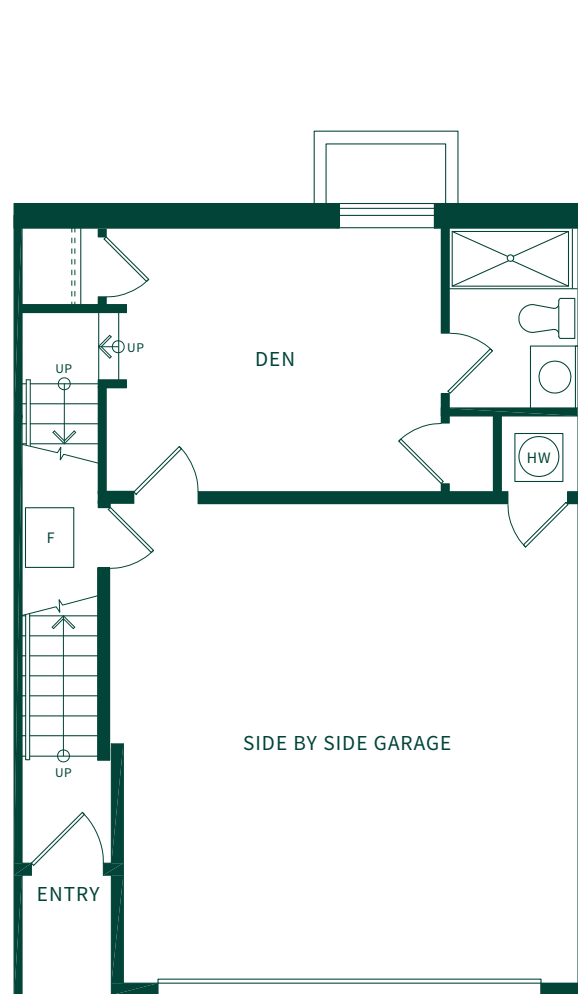
4 BEDROOMS + 3.5 BATHROOMS
2,020 – 2,046 SQ FT



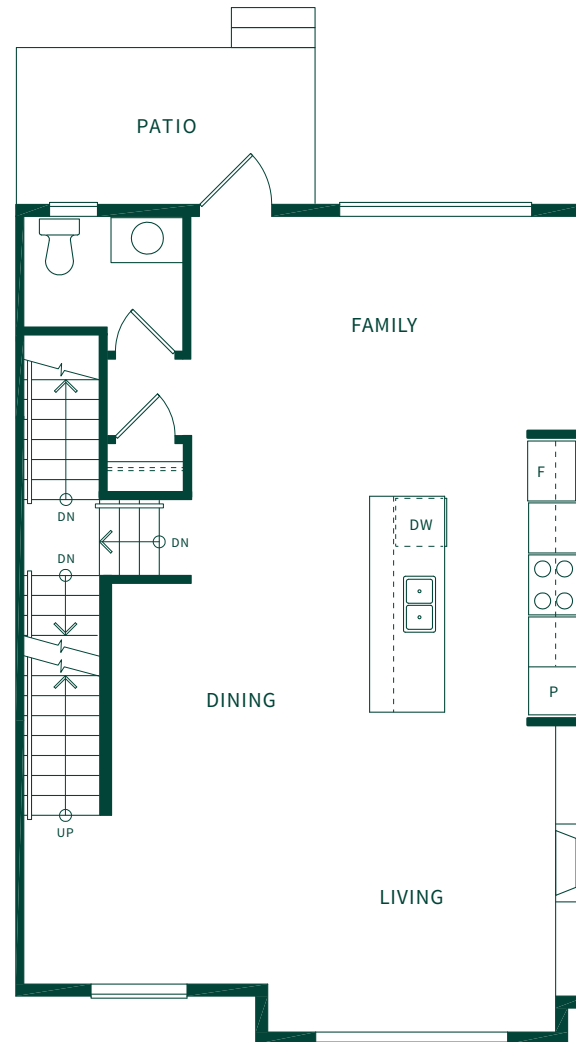


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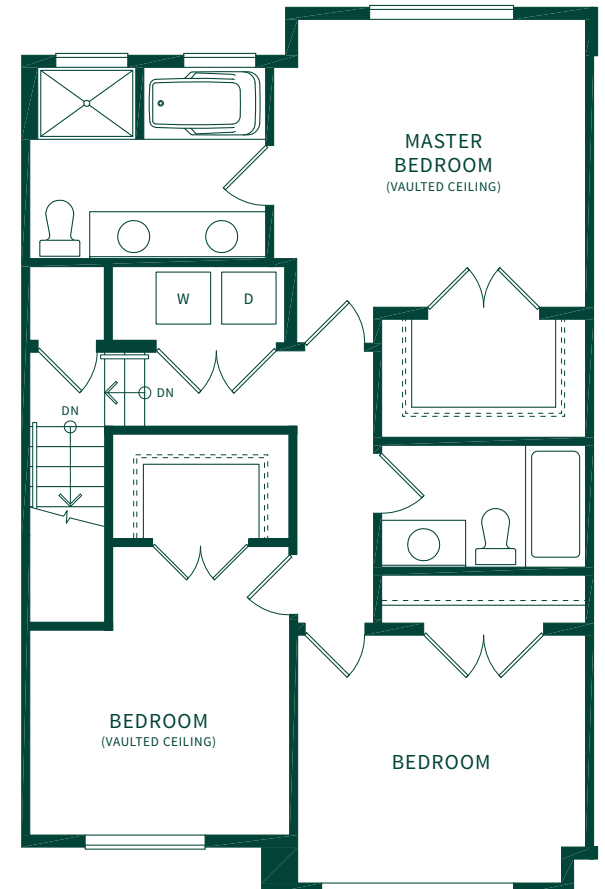
SUNSHINE HILLS



LOWER



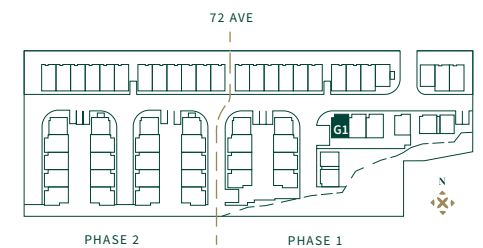
MAIN



UPPER

G1

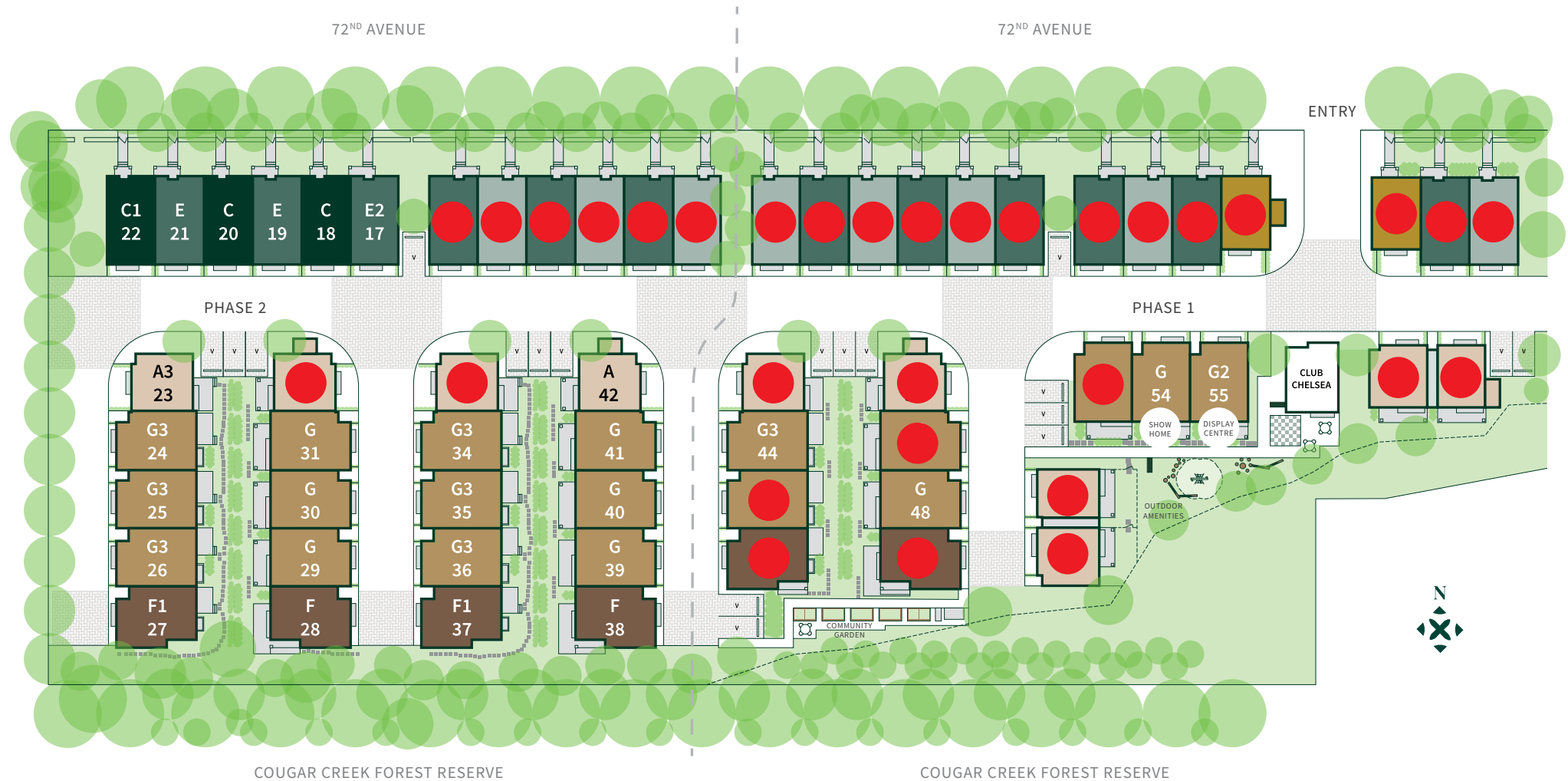
3 BEDROOMS + DEN + 3.5 BATHROOMS
2,020 SQ FT









CHELSEA GATE

SUNSHINE HILLS



Site Plan

 A 3 BED + 2.5 BATH 1,414 – 1,435 SQ FT	 C 4 BED + 3.5 BATH 1,740 – 1,755 SQ FT	 E 4 BED + 3.5 BATH 1,763 – 1,778 SQ FT
 F 4 BED + 3.5 BATH 2,015 – 2,031 SQ FT	 G 4 BED + 3.5 BATH 2,020 – 2,046 SQ FT	



CHELSEA GATE

S U N S H I N E H I L L S

HOMES WITH CHARACTER

- Welcome home to a prestigious collection of spacious 3 and 4 bedroom townhomes adjacent to a tranquil creek
- Most homes boast more than 1,700 square-feet of living space
- Secure and spacious garages for two cars side-by-side with plenty of room for storage
- Meandering pathways connect to rich landscaping, garden plots and children's play area
- Discover the Chelsea Gate Clubhouse with over 1,200 square-feet of convenience — lounge with kitchen for birthdays, meeting room for strata and an exercise room for the fitness enthusiast. Enjoy the outdoors in the garden plots or children play area

WELCOMING EXTERIORS

- Chelsea Gate sets the bar with its Tudor architecture featuring dramatic pitched roofs, brick and wood detailing, wood shingles and charming window boxes
- Picket fencing and entry gates create a welcoming streetscape that complements the architecture on street front homes
- The entry drive is marked with a brick monument and water fountain, while custom light fixtures and signage lead the way to your home
- Enjoy outdoor living with entertainment-sized decks or patios, gas for BBQ hook-ups, and private fenced yards
- Prominent individual entries feature classic doors with brushed hardware

ELEGANT INTERIORS

- Entry foyer showcases easy-care, oversized porcelain tile flooring
- Your choice of two deluxe colour schemes designed by Portico Design Group
- Luxurious wide plank laminate hardwood throughout living areas
- Plush carpeting in bedrooms, hallways and stairways
- Airy nine foot ceilings on the main create an elegant feeling
- Natural light fills homes through bright oversized windows
- Low-E glass windows paired with 2 inch faux wood blinds reduce UV-light damage while improving energy efficiency
- Create a comfortable and energy-efficient environment with forced-air heating throughout with the option to add air conditioning

GOURMET KITCHENS

- Duo-tone shaker cabinetry with under lighting and nickel hardware on soft-close doors and drawers
- Polished quartz countertops and hexagon tile backsplash
- Convenient full-height pantry for storage
- Durable and easy to maintain laminate hardwood complements the cabinetry
- Kitchen island for extra cooking space or eating bar for two or more
- Clean-up is a breeze with an undermount stainless steel sink, garburator, single-lever low-flow Grohe faucet and pullout vegetable spray with flex line
- European-style stainless steel appliances coordinate beautifully:
 - Samsung Energy Star 36 inch counter-depth French Door Refrigerator and Freezer with ample storage
 - Self-cleaning Samsung Gas Range with cooktop and large oven
 - High-performance ultra-modern hood fan
 - Large Panasonic Microwave with trim kit
 - Ultra efficient and easy-to-use Samsung Energy Star Dishwasher

SPA-LIKE BATHROOMS

- Step into style on imported porcelain tile flooring
- Classic shaker cabinetry with brushed nickel pulls on soft-close doors and drawers for lots of storage
- Look your best with a framed vanity mirror and contemporary lighting
- Retreat to the luxurious master ensuite with its separate shower with frameless glass enclosure and porcelain tile, dual undermount sinks and spacious quartz countertop
- Larger homes feature soaker tub in addition to the separate shower
- Enjoy the second bathroom that features a soaker tub with porcelain tile surround, undermount sink and sleek quartz countertop
- Convenient main floor powder room with quartz countertop
- Modern Grohe faucets and showerheads add a sophisticated touch
- Polished chrome accessories by Taymor
- Kohler toilets throughout

EVERYDAY CONVENIENCES

- Generous storage space throughout
- Full rough in for built-in vacuum
- Fitting laundry rooms with linen storage (most homes)
- Built-in closet shelving and organizers in master walk-in closets
- Front and rear garden hose bibs for all your outdoor needs
- Curbside garbage and recycling pickup
- Ample parking for guests
- TELUS Pre-Paid Plan that includes one year's free OPTIK TV with PVR and OPTIK High Speed Internet and Wireless Gateway

SAFE AND SECURE

- Quality Assurance by Westcorp Customer Care Program
- Hard-wired smoke and carbon monoxide detectors
- New Home Warranty coverage from WBI Home Warranty that includes:
 - 2 Year Material & Labour Warranty
 - 5 Year Building Envelope Warranty
 - 10 Year Structural Defects Warranty
- Rainscreen protection system for weather durability

CUSTOM CHOICES

- Home Security System Installation
- Built-in closet shelving and organizers throughout
- Complete Vacuum installation and accessories
- Window Bug Screens
- Air-conditioning unit
- Accent tile in powder room
- Extra heavy duty garburator with 5 years' in home service
- Samsung 4-door fridge & dual fuel cooktop range
- High efficiency front loading washer and dryer by Whirlpool



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Marketing + Sales by

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