

Kensington Gate TOWNHOMES



**ARTIST'S
RENDERING**

Kensington Gate

This guide highlights the differences and/or upgrades between the Kensington Gate Townhomes and the Condominium Suites. It contains detailed floor plans and locations for the 12 Townhomes in the development.

For detailed information on the entire Kensington Gate development, please refer to the Condo Buyer's Guide.

All townhomes feature:

- Electric heating and heat pump (AC & heat)
- 150 Amp electrical service, to allow installation of an EV charger
- Choice of vinyl plank flooring colour (Walnut or Oak)
- Choice of cabinetry colour (White or wood toned)
- Choice of Quartz countertop colour (light or dark)
- Top floor master suite with ensuite bath and walk-in closet and a large balcony
- Patio with Natural Gas BBQ outlet on main floor
- Large Rec room
- Electric fireplace
- Individual hot water tank with re-circulation pump for quick hot water at the taps
- Private 2 car garage

4 Steps to Buying a Townhome at Kensington Gate:

1. Pick a home and write a contract

- **Pay nothing** at this time.
- Think about it for a week or 10 days, **you are not committed**.
- **Talk to a lender** and make sure you qualify for a mortgage, this step is particularly important for first time buyers and we can help you with this step.

2. If you still want to go ahead

- Make the Contract "firm" and pay a \$10,000 non-refundable deposit.

3. 2nd deposit after 60 days:

- Increase your deposit by \$30,000 sixty days after making the first deposit.

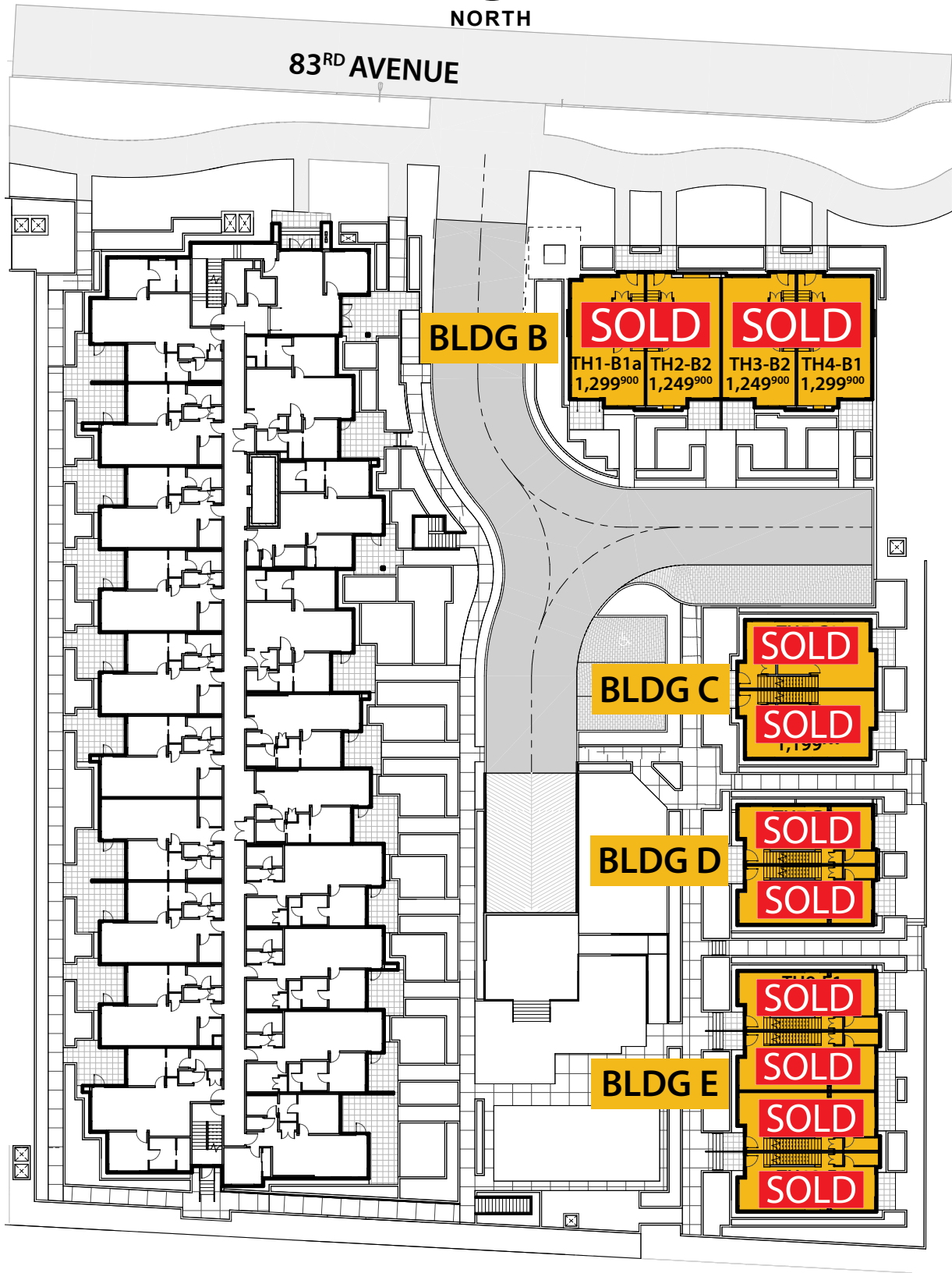
4. 3rd deposit after another 60 days:

- Increase your deposit by another \$30,000 sixty days after making the second deposit.
- For many buyers these deposits will be their entire down payment. Some buyers will want to add more to their down payment when they occupy their suite so they have lower payments.



NORTH

TOWNHOMES



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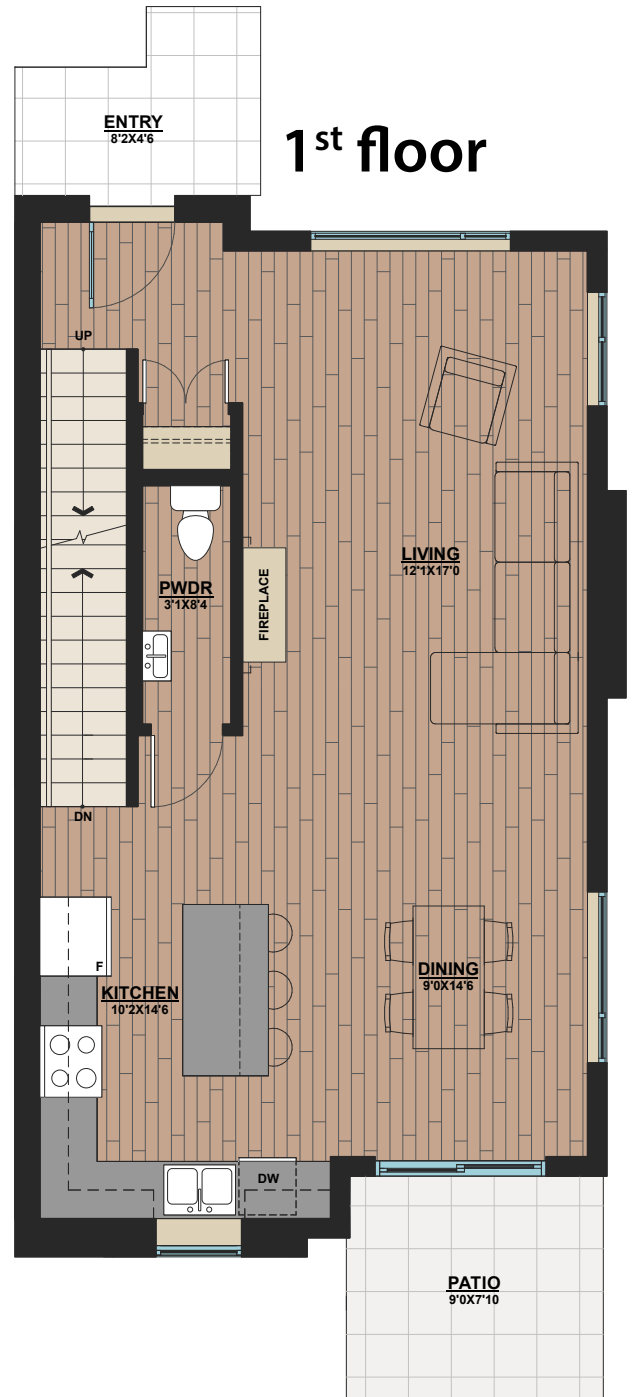
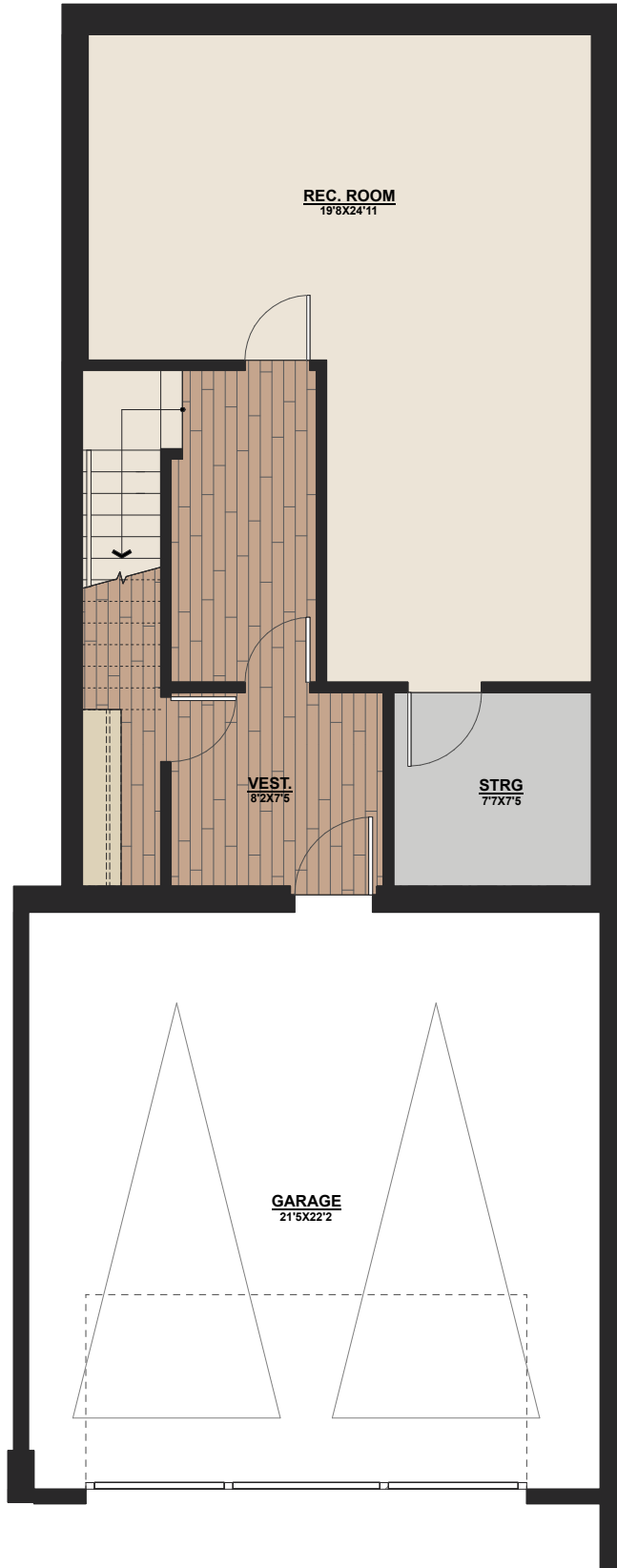
Some bulkheads and drop ceilings will be necessary for ventilation equipment.

Square footages and room sizes are based on Architectural drawings and actual measurements may vary.

Diagrams are close representations, as-built sizes and A/C locations vary slightly. E. & O.E.

B1 TH4

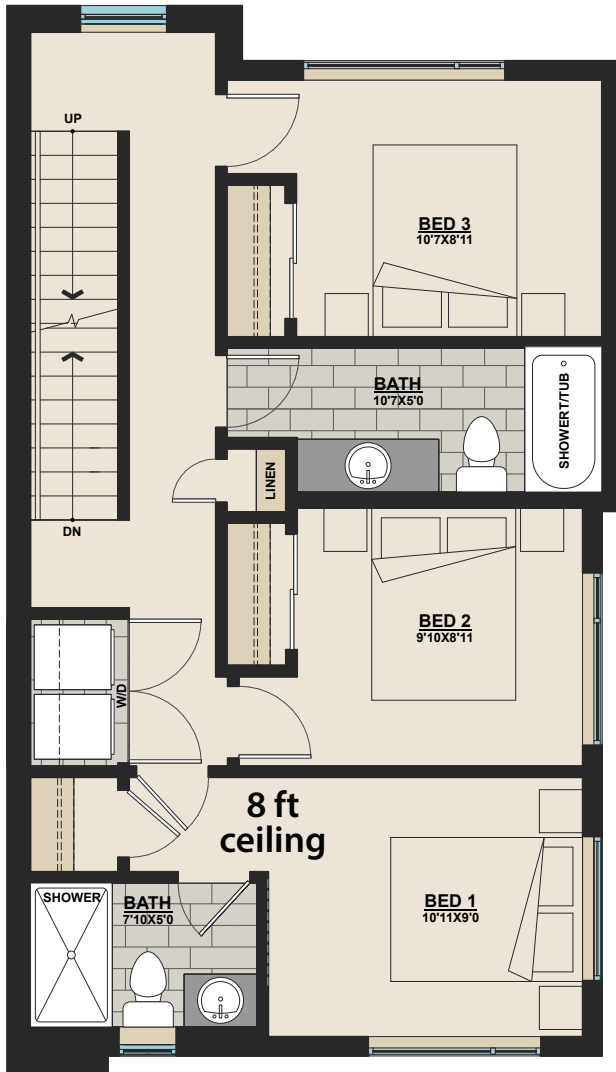
Parkade level



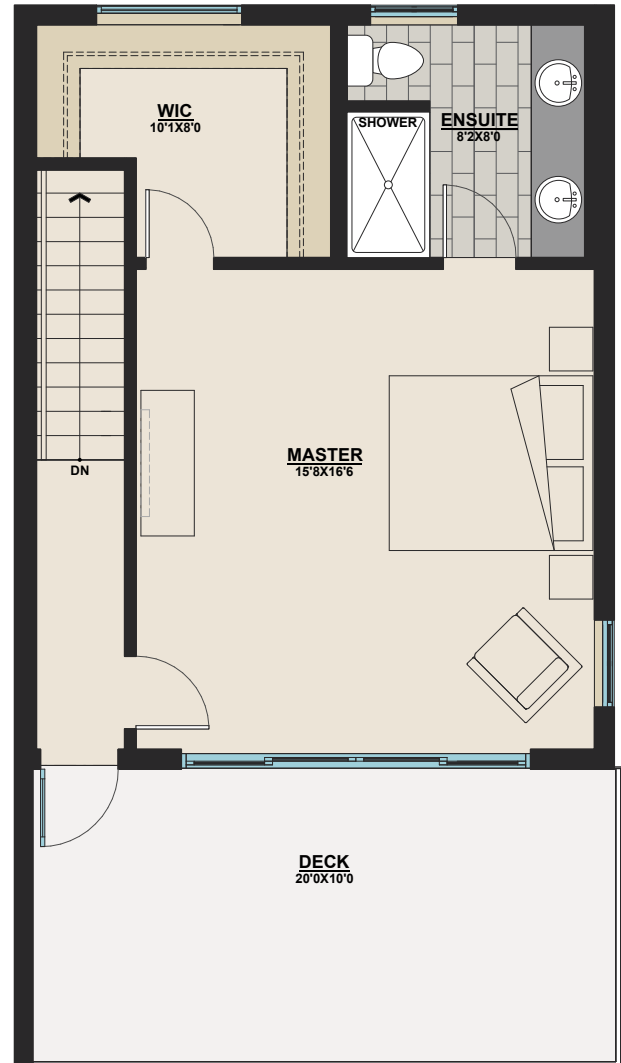
B1

Kensington Gate

2nd floor



3rd floor



4 Bed
4 Bath
End unit
2670 sq.ft.

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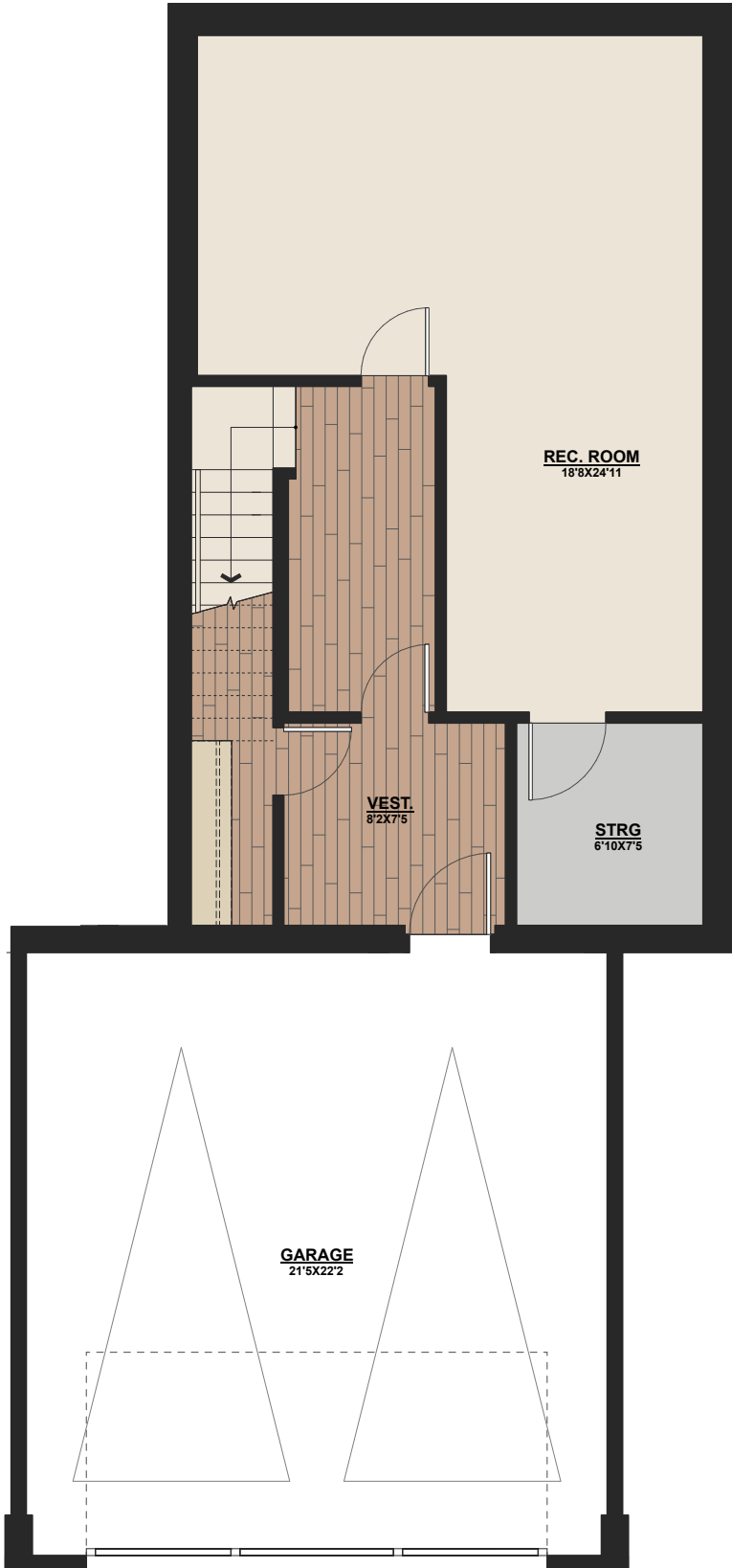
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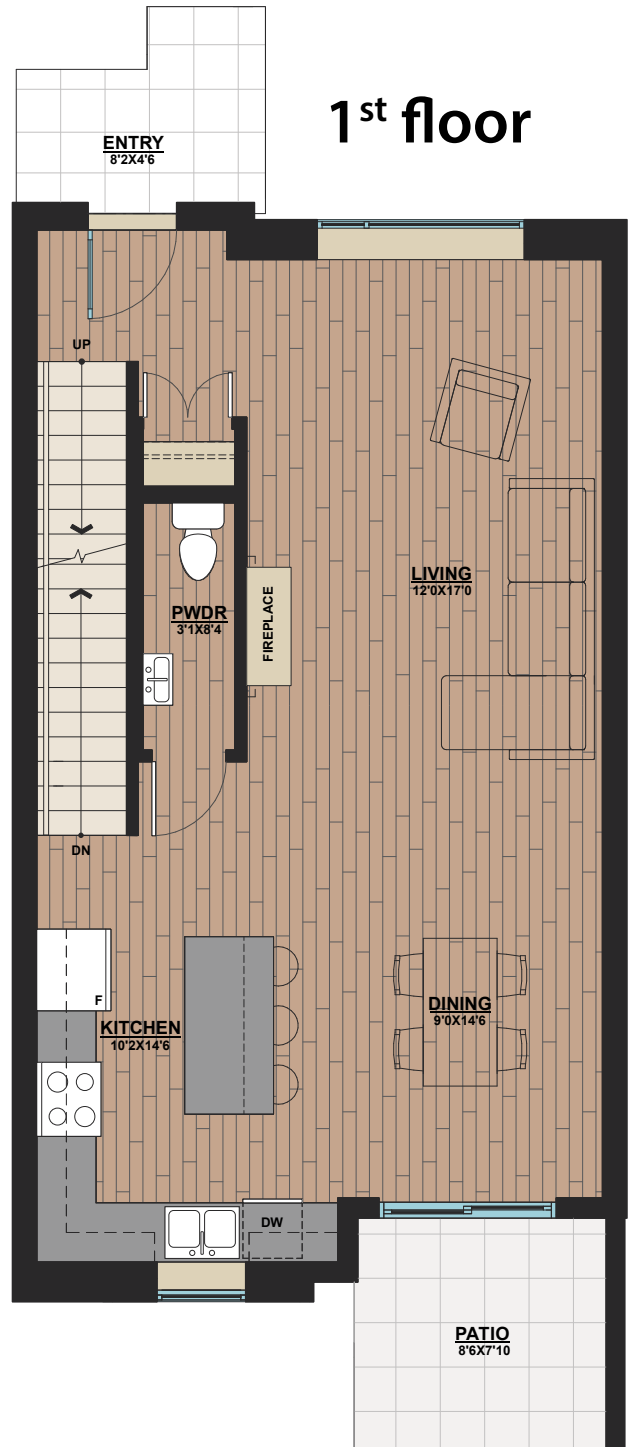
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B2 TH2 & TH3

Parkade level



1st floor

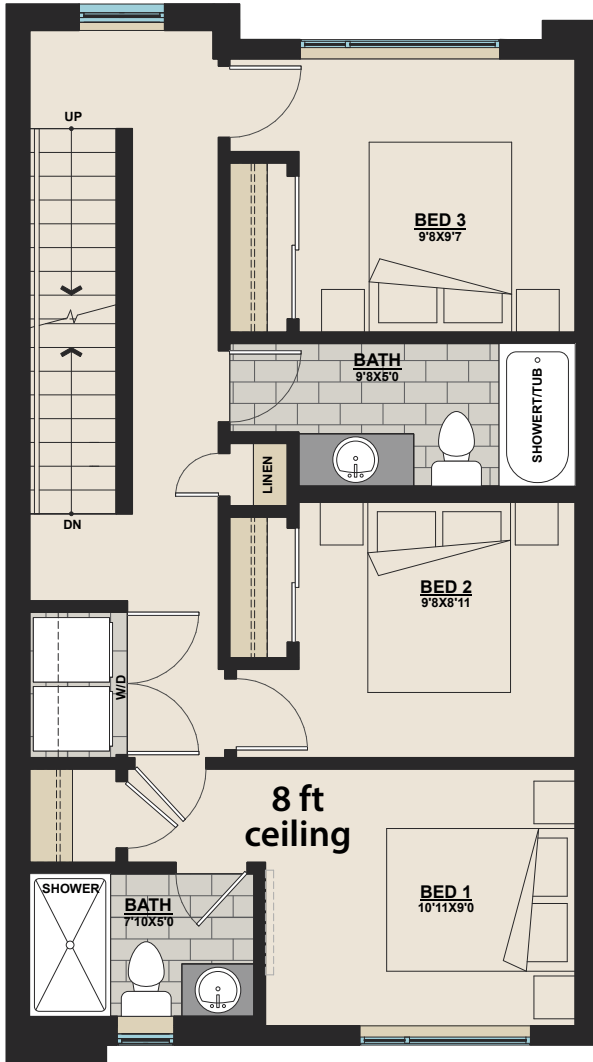


4 Bed
4 Bath
Middle unit
2615 sq.ft.

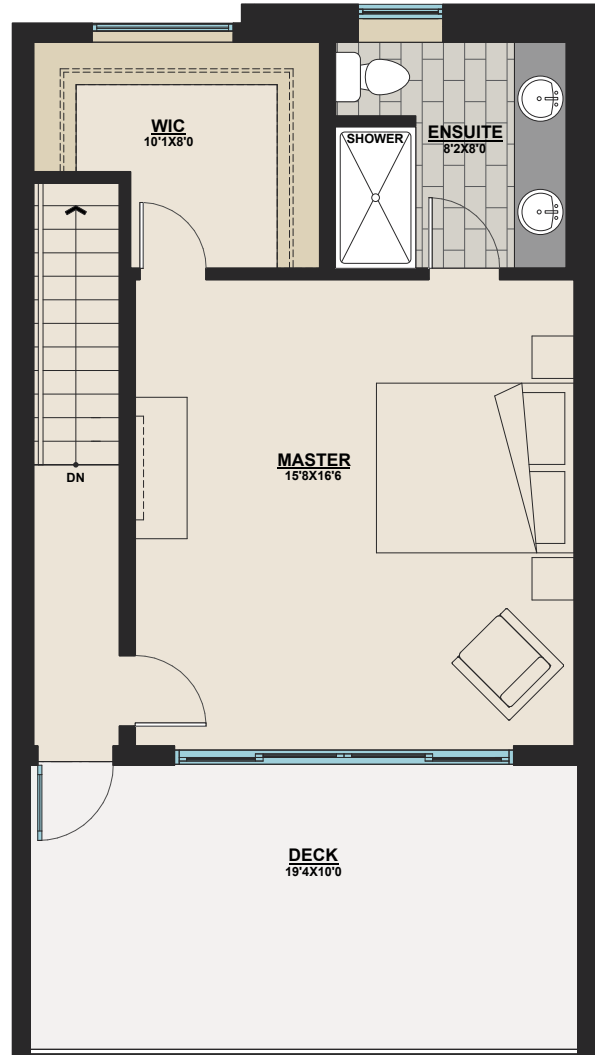
B2

Kensington Gate

2nd floor



3rd floor



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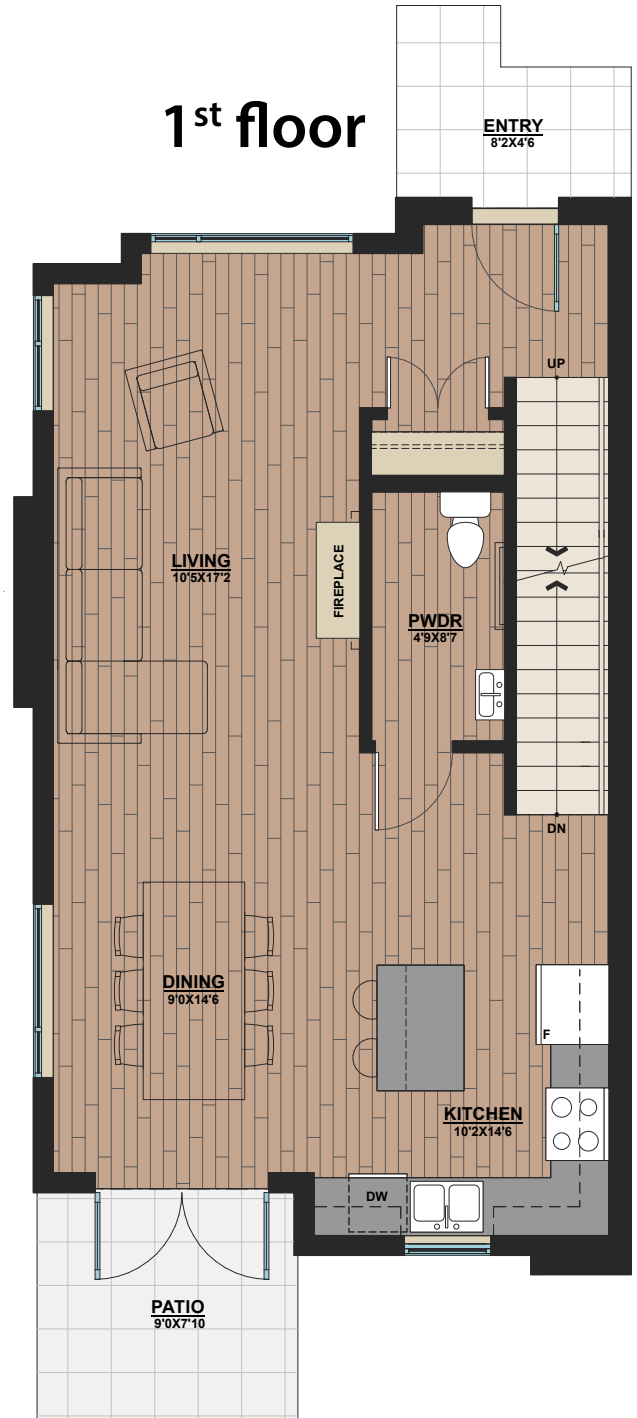
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B1a TH1 Adaptable

Parkade level



1st floor

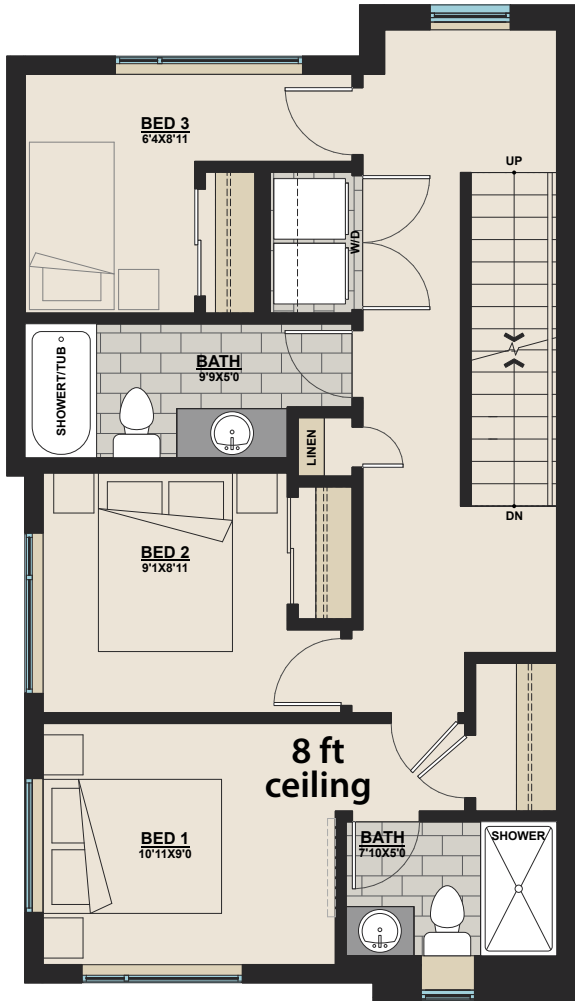


4 Bed
4 Bath
End unit
2632 sq.ft.

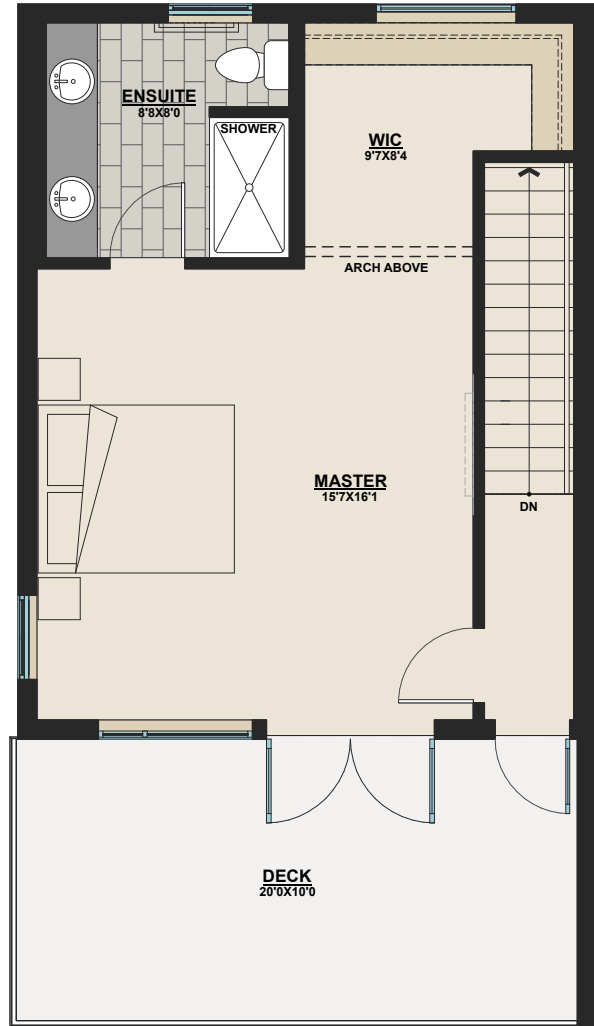
B1a

Kensington Gate

2nd floor



3rd floor



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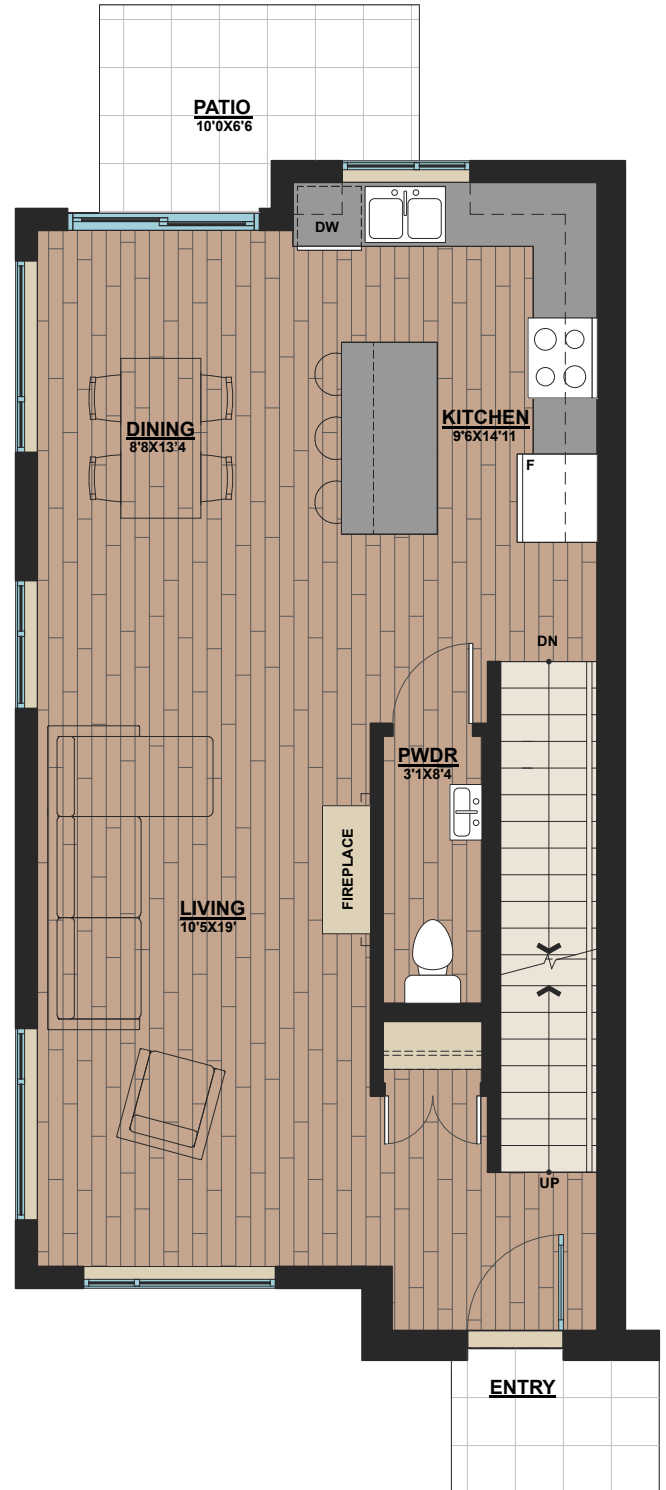
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C1
TH5

4 Bed
4 Bath
End unit
2570 sq.ft.

1st floor

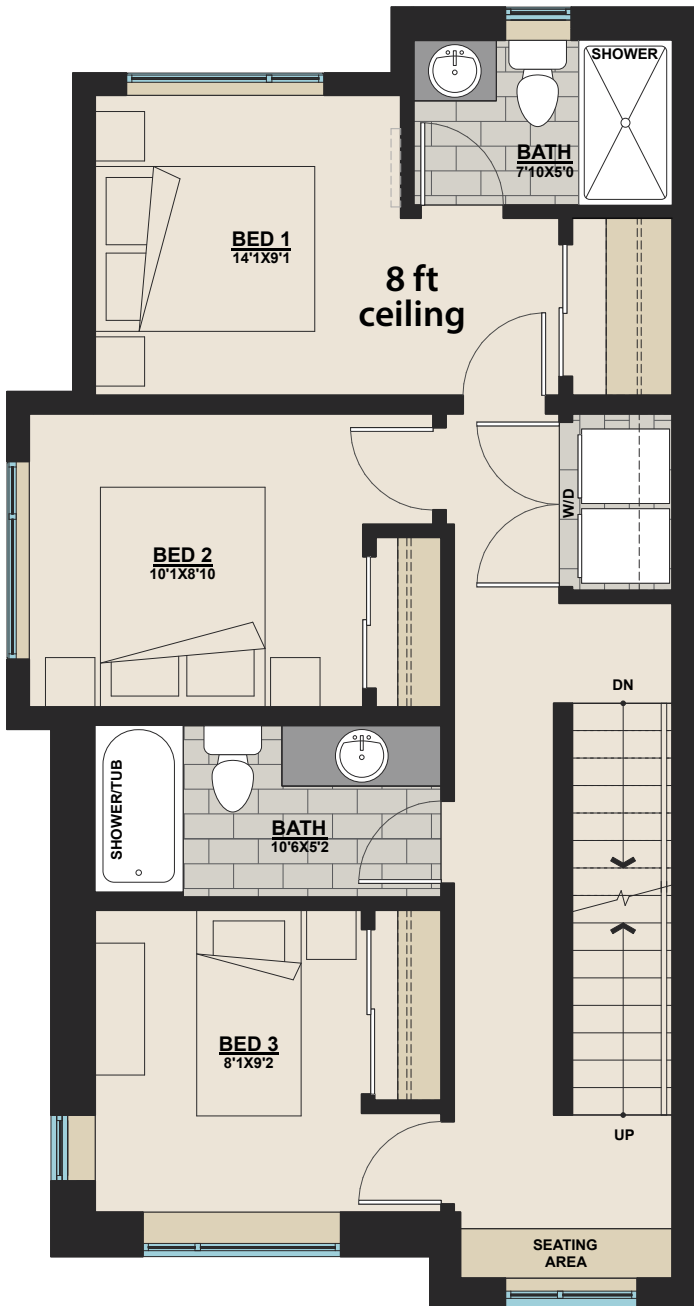
Parkade level



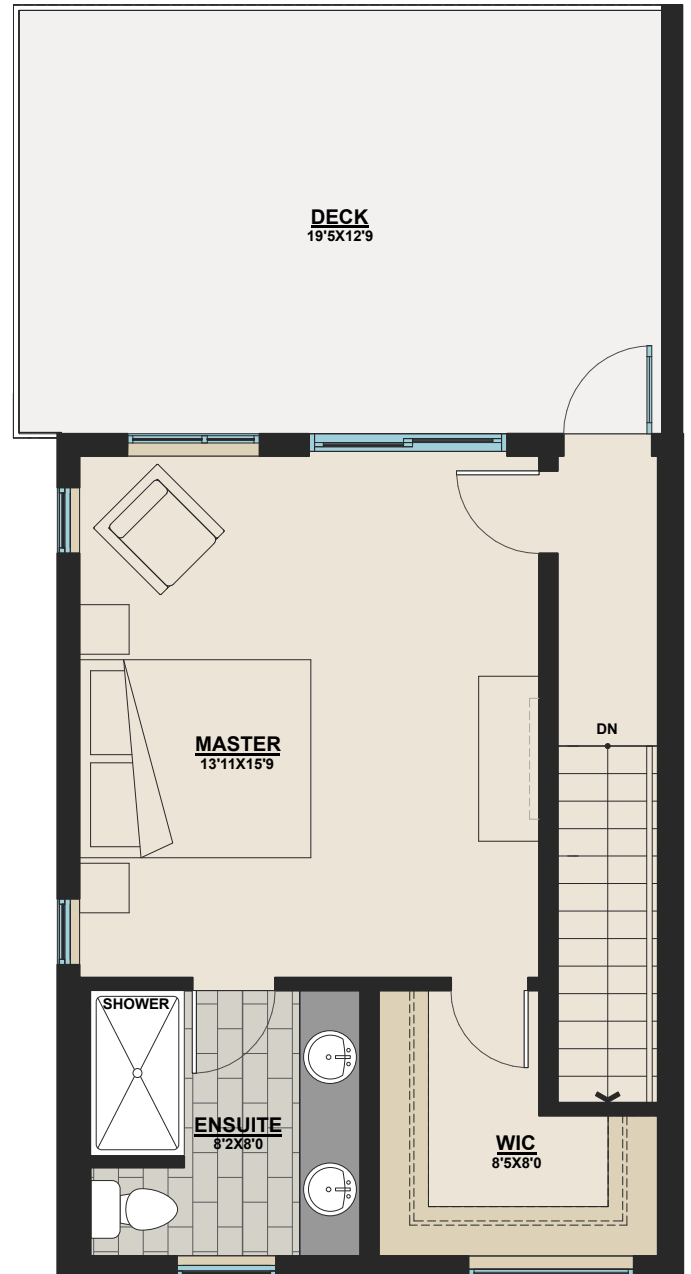
C1

Kensington Gate

2nd floor



3rd floor



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C1b

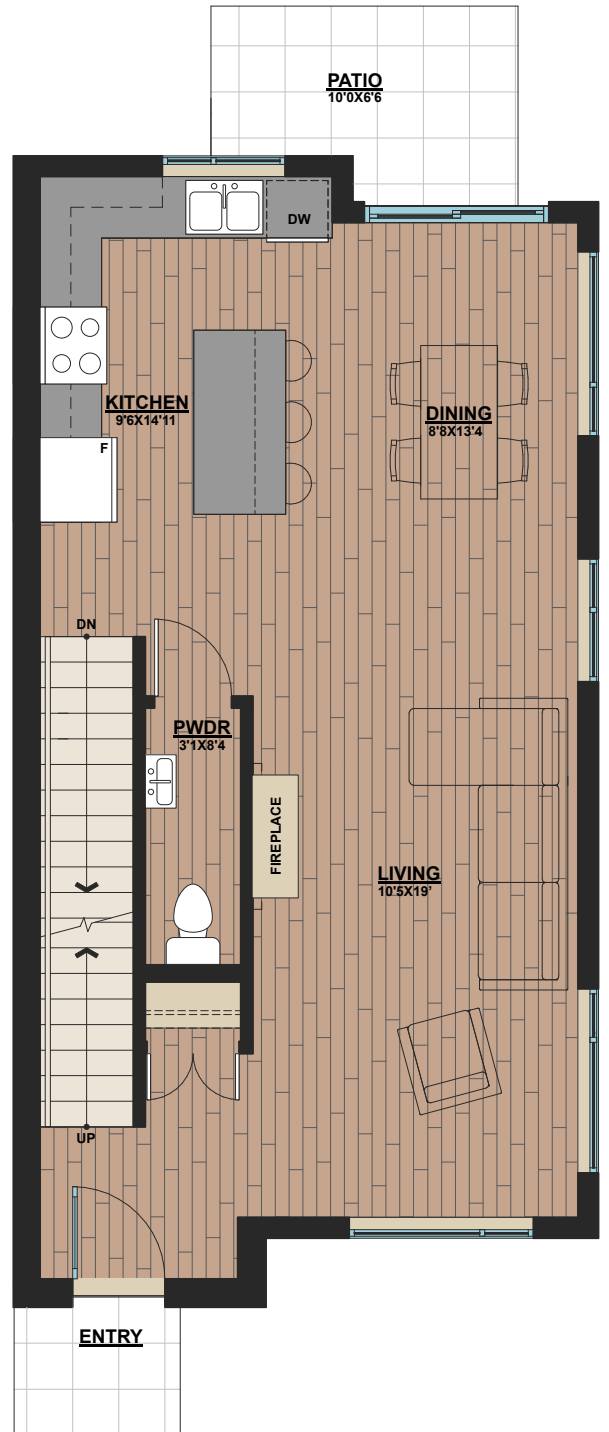
TH6

4 Bed
4 Bath
End unit
2615 sq.ft.

Parkade level



1st floor

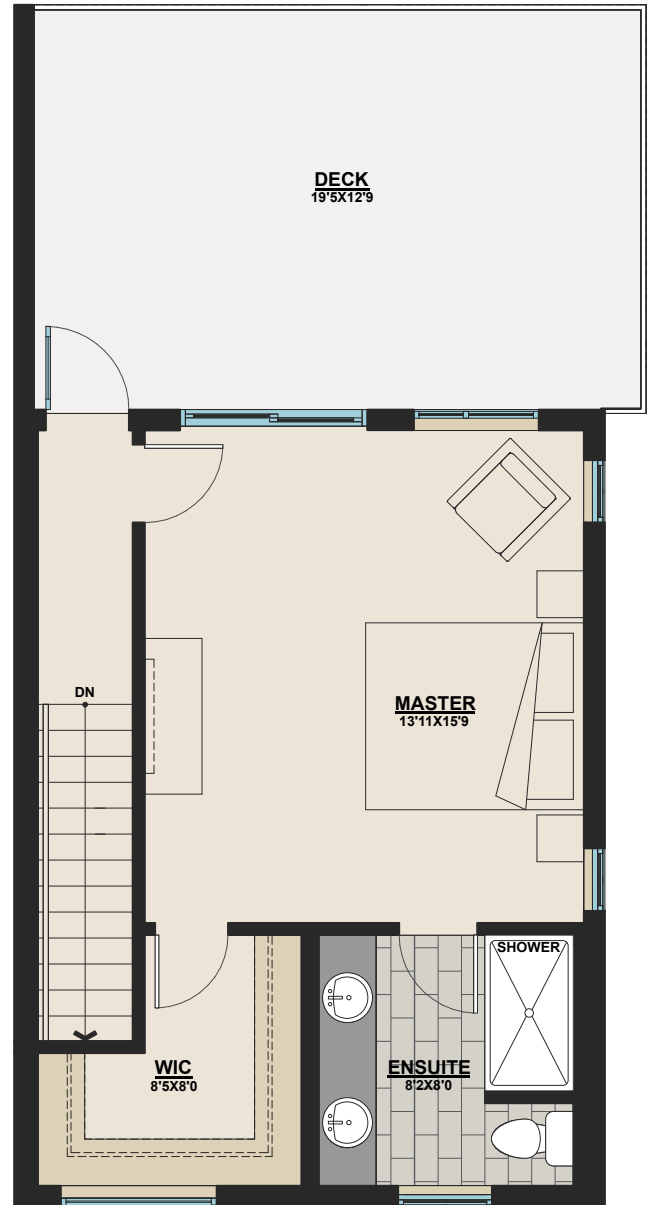
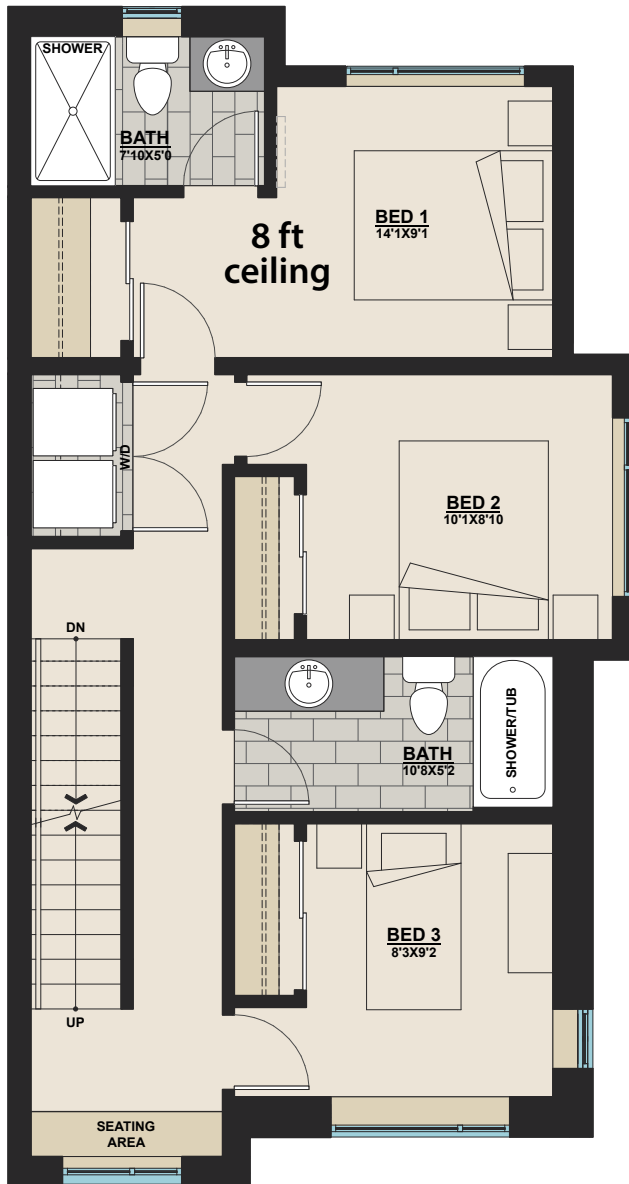


C1b

Kensington Gate

2nd floor

3rd floor



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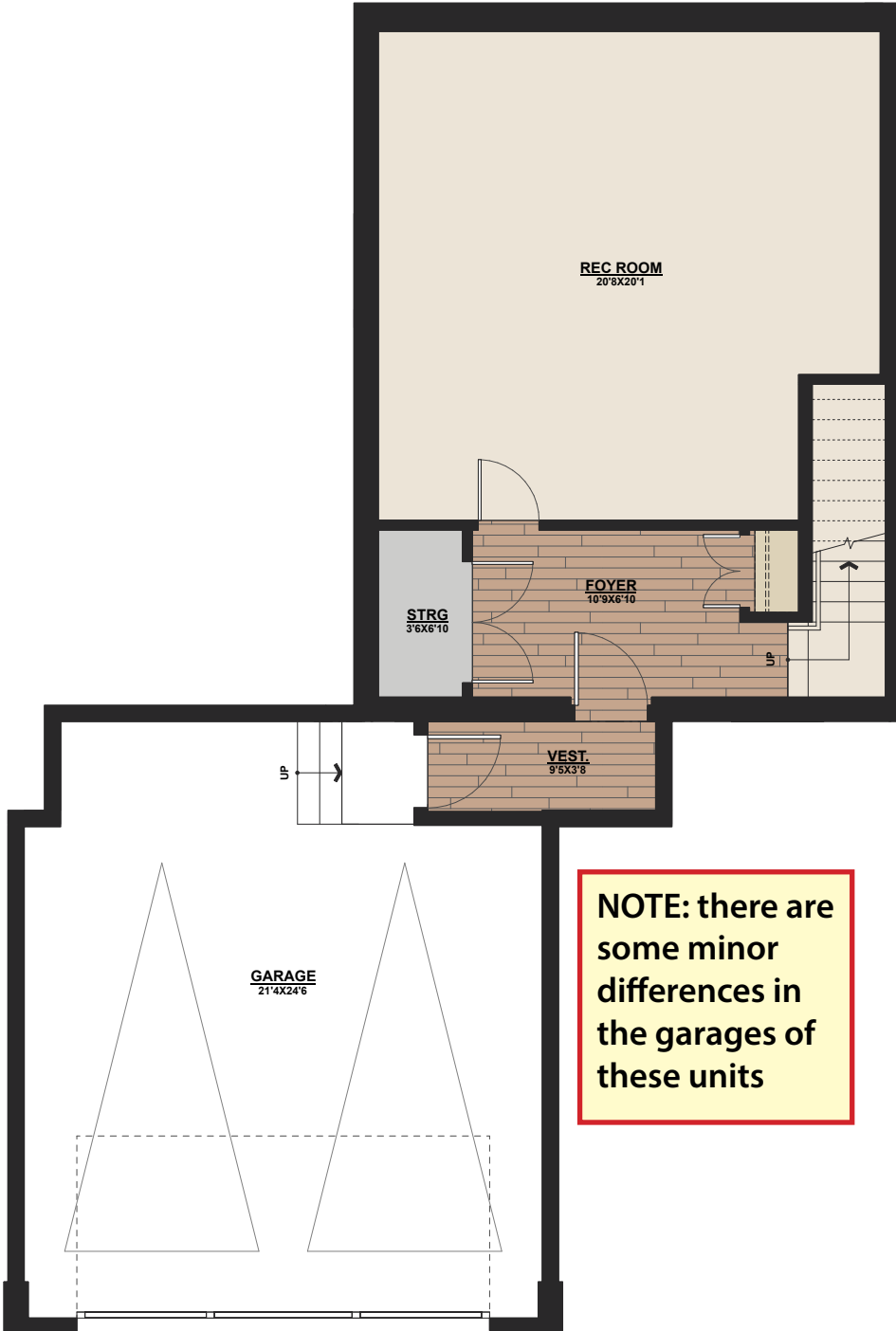
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D1 TH7 & TH8

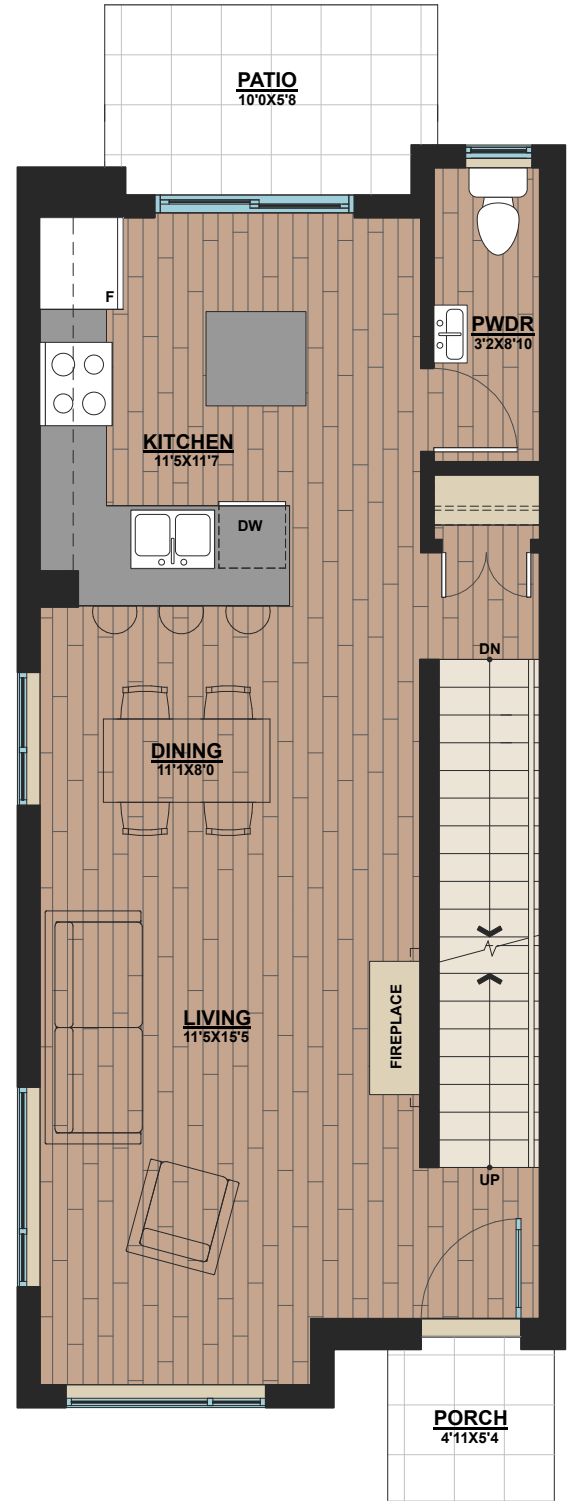
(TH8 is the mirror image of this plan)

Parkade level



NOTE: there are some minor differences in the garages of these units

1st floor



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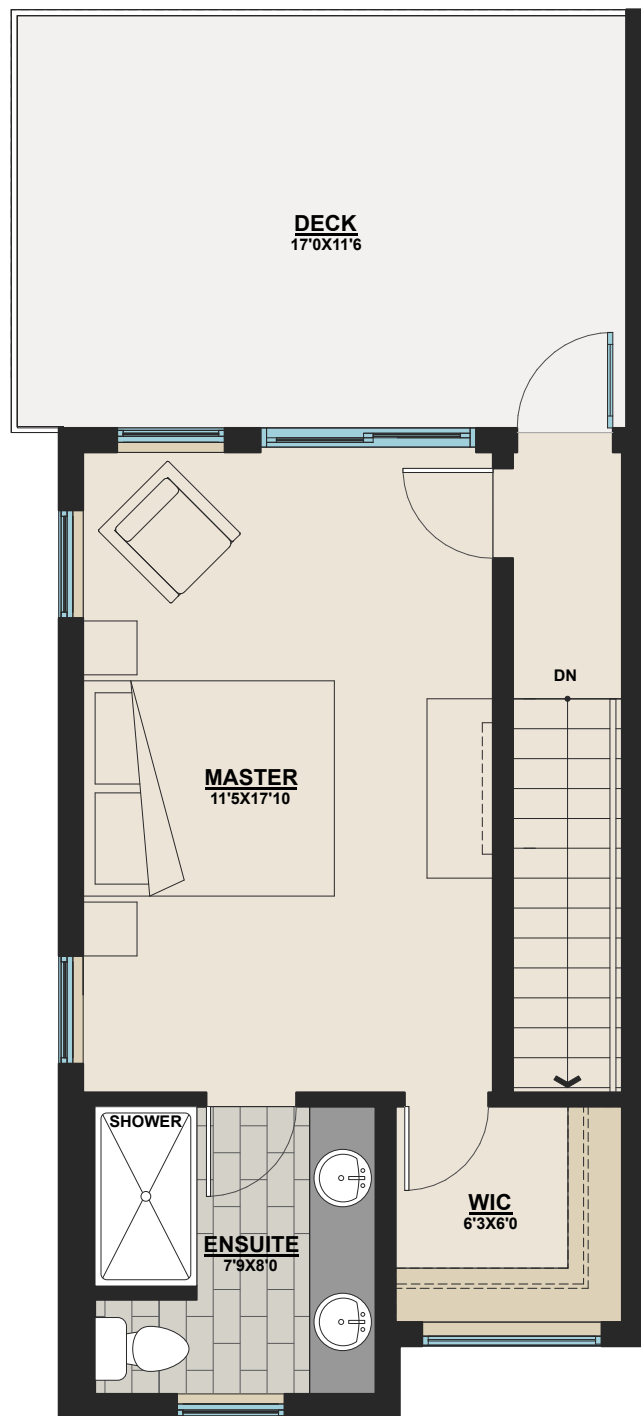
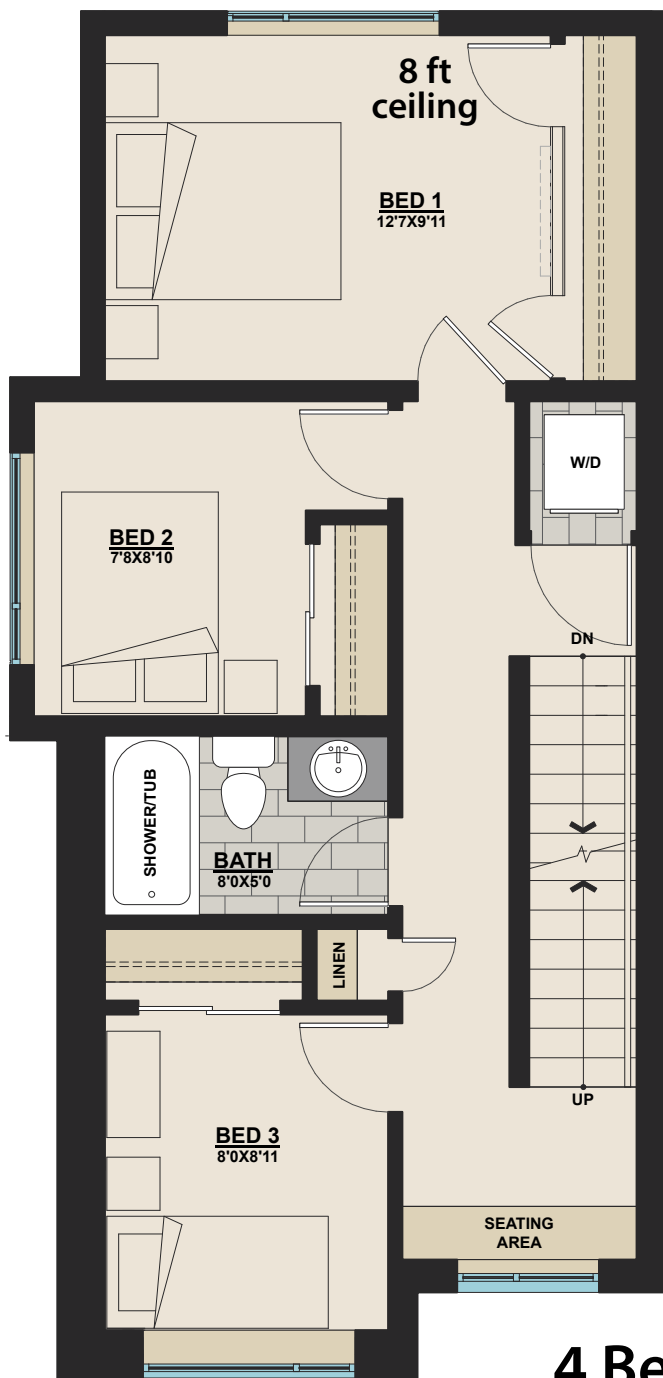
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D1

Kensington Gate

2nd floor

3rd floor

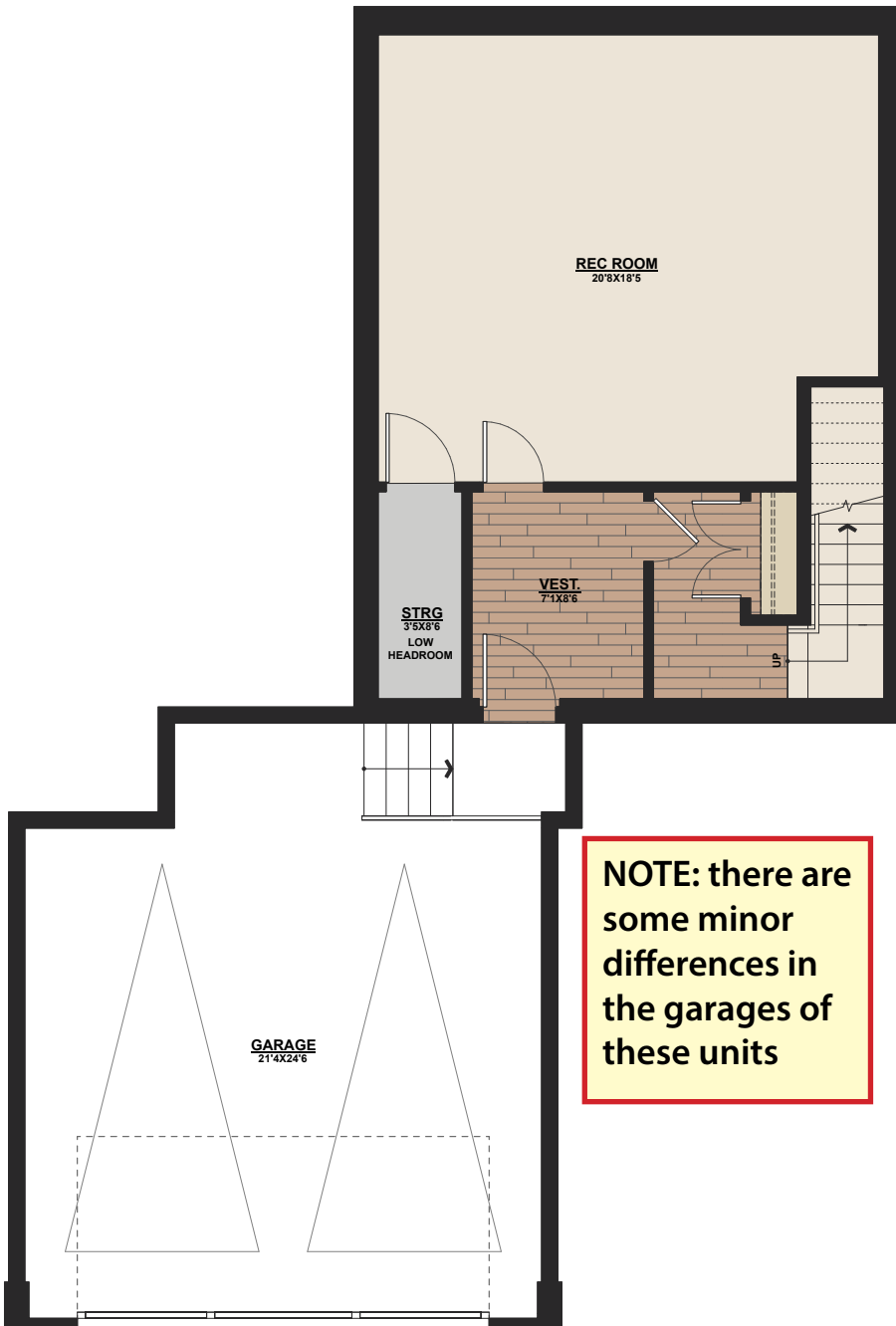


4 Bed
3 Bath
End unit
2298 sq.ft.

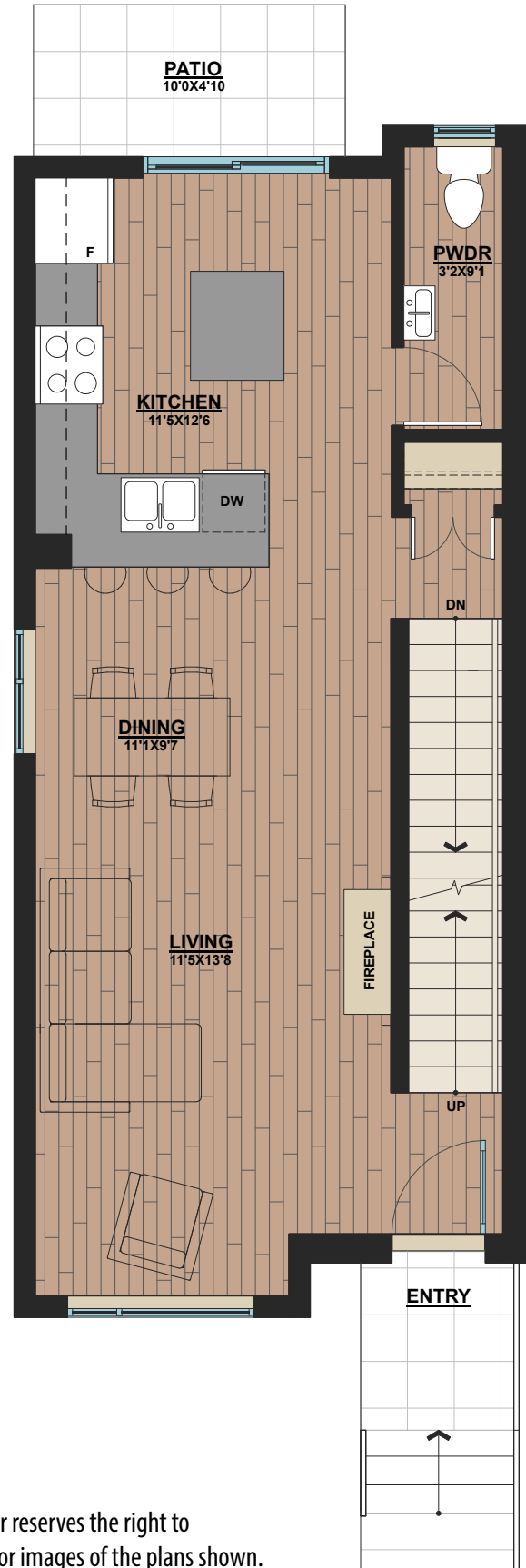
E1 TH9 & TH12

1st floor

Parkade level



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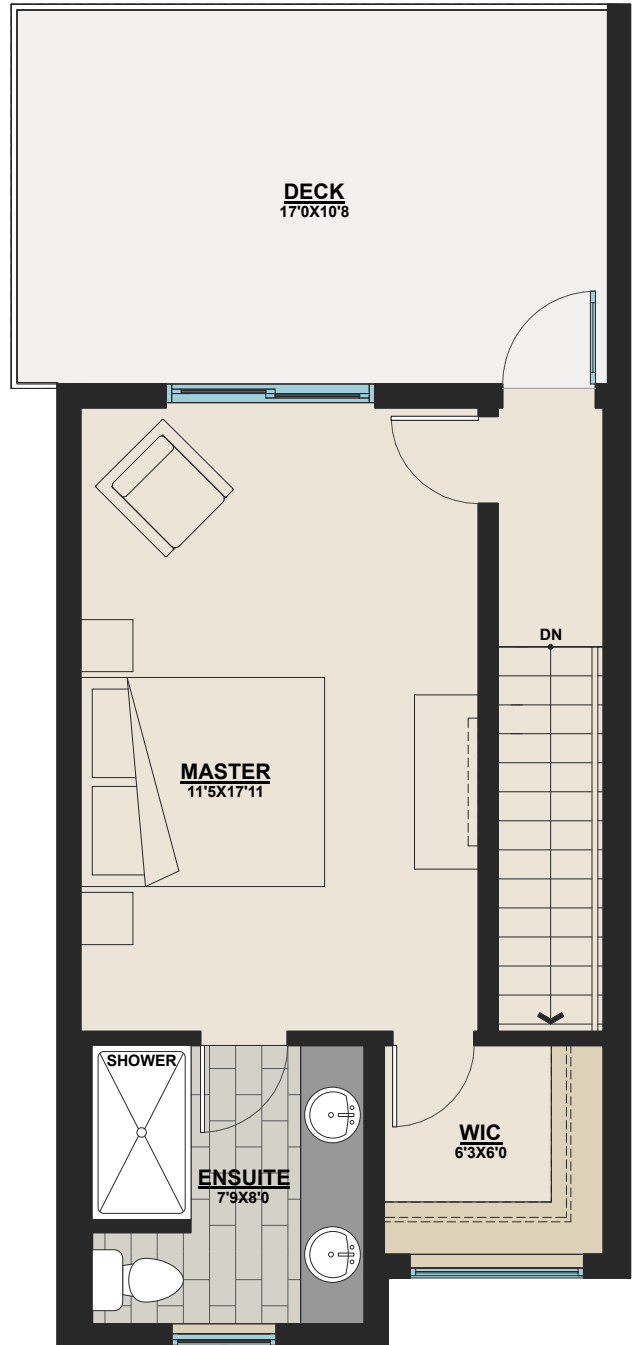
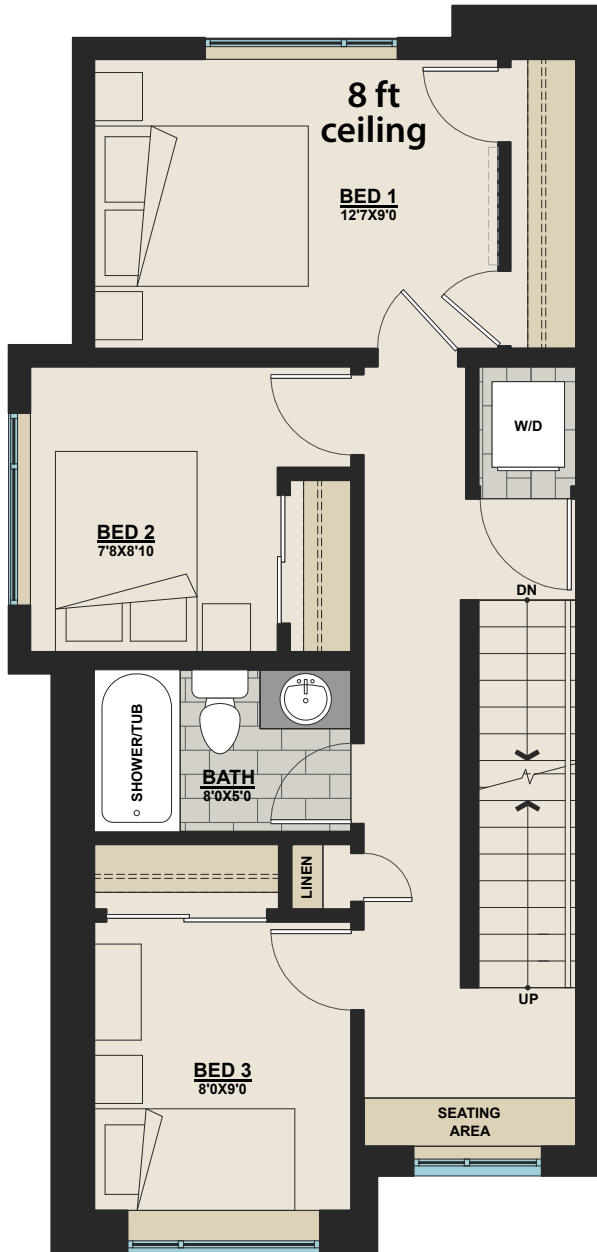
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E1

Kensington Gate

3rd floor

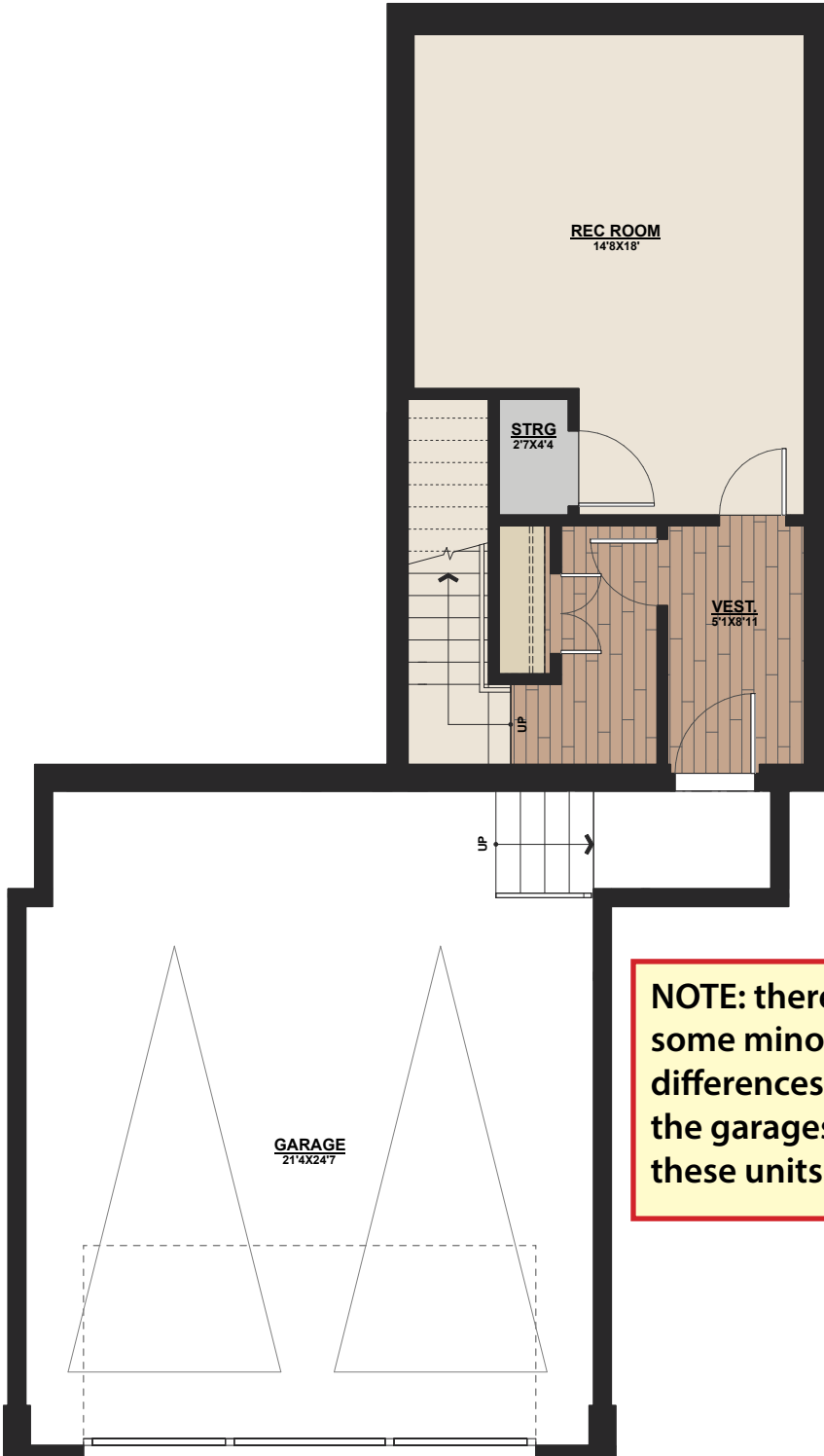
2nd floor



4 Bed
3 Bath
End unit
2256 sq.ft.

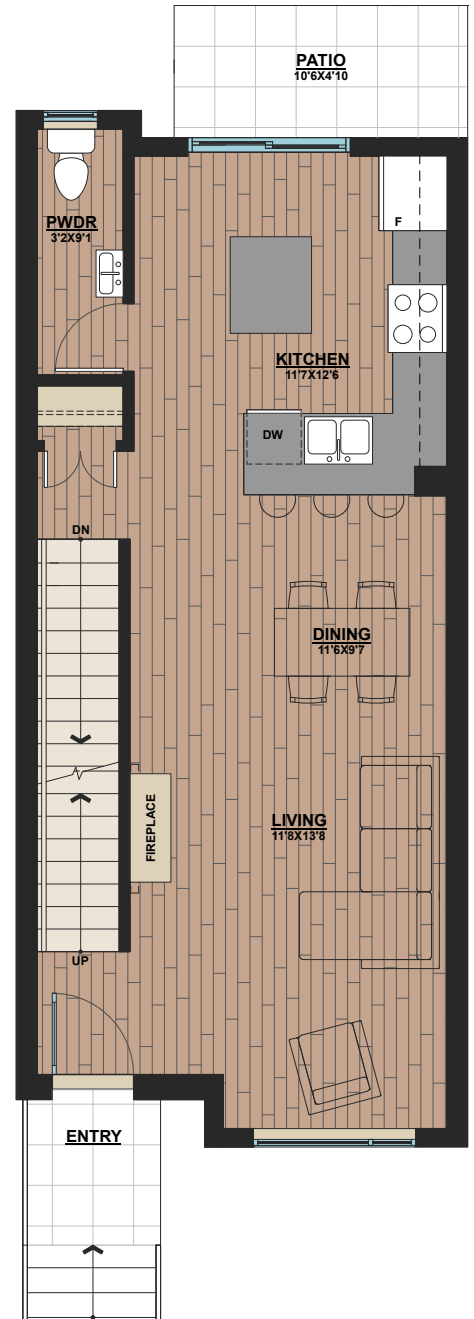
E2 TH10 & TH11

Parkade level



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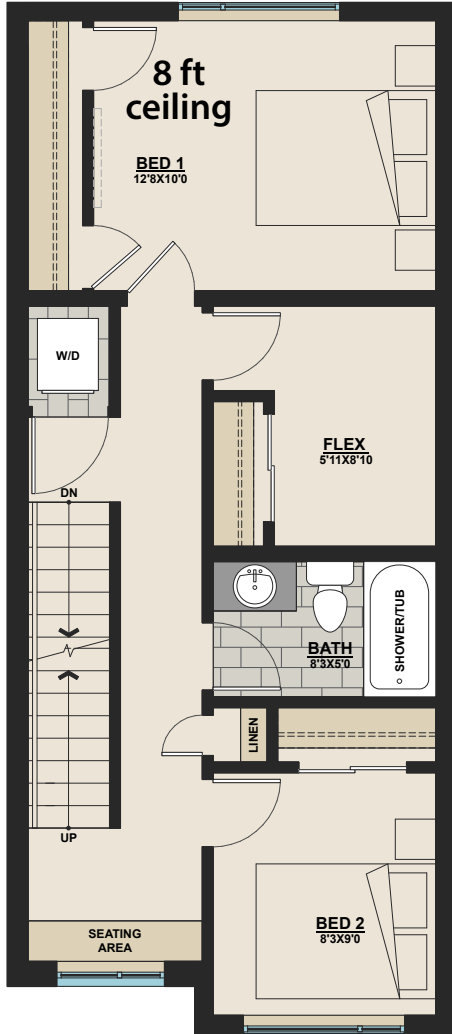
1st floor



E2

Kensington Gate

2nd floor



3rd floor



3 Bed & Flex
3 Bath
Middle unit
2076 sq.ft.

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QUADRA
HOMES

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11-Jul-2023