

CONDO Buyer's Guide

ARTIST'S
RENDERING



QUADRA
HOMES

*K*ensington
Gate

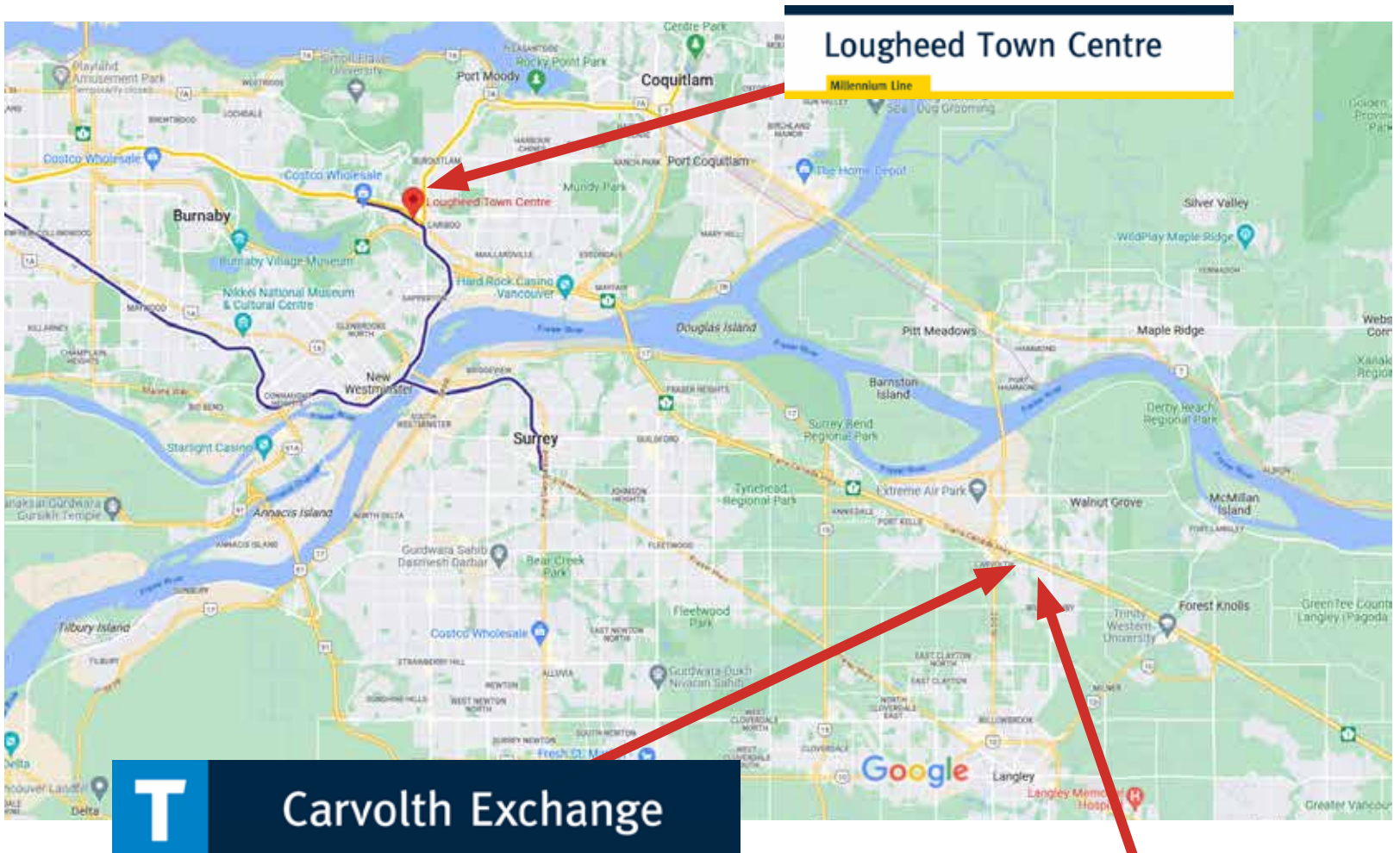
Features that are key to buying any condo



Transit:

Everyone wants to be able to **connect to our world-class SkyTrain system**. The Langley Express Bus with direct connection to Skytrain, leaves regularly from the Carvolth Exchange (BC Transit) to the Lougheed Town Centre SkyTrain station.

Kensington Gate is a 4 minute drive to the Carvolth Exchange, or 12 minutes via bus #595 that runs up 208 St.



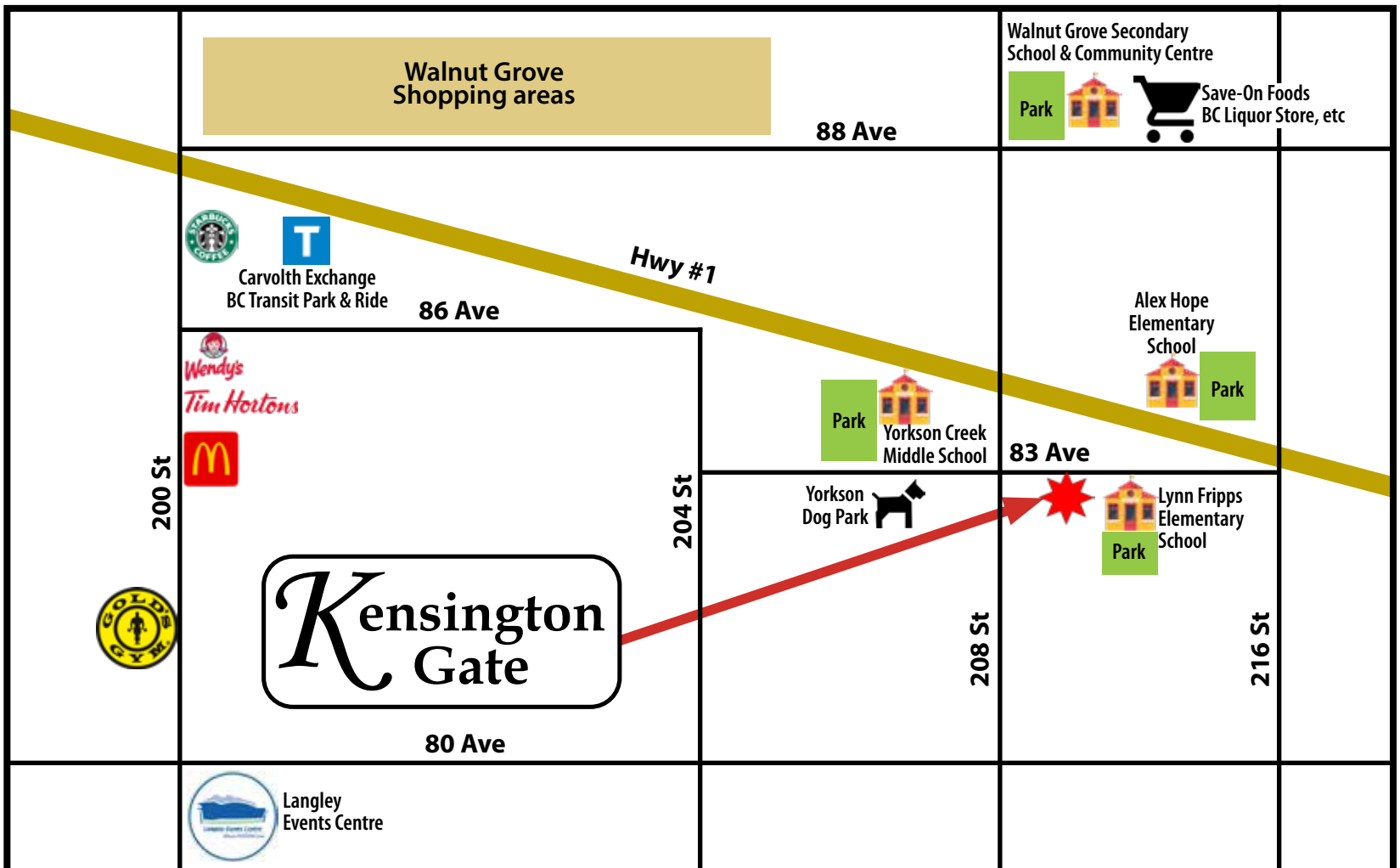
Kensington Gate



LOCATION

Location, Location, Location:

- Kensington Gate is not on a main road, giving it a quiet location.
- You need good amenities like shopping and restaurants
- Access to the freeway, without being too close
- Green space and distance from downtown congestion
- Close to theatre, libraries, community centres, rinks and pools
- Close to schools and parks



Air Conditioning units!!

- Everyone needs air conditioning, but nobody wants bulky air conditioners hanging out of windows.
- At Kensington Gate every suite has through-the-wall air conditioning vents attached to free-standing air conditioning units (included).
- Each location has a dedicated 20 amp electrical outlet.



Natural Gas:

- One of the first things buyers ask: Can we have natural gas?
- Our suites come with a **5 burner gas range** (with electric ovens)
- Your deck or patio has a natural gas **BBQ outlet**
- Natural gas is included in your strata fees, **"no separate meter charge"**

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Technology:

- State of the art fibre-optic cabling to the building
- Bedrooms and kitchens have an electrical outlet that includes **2 USB charging ports**, eliminating ugly adapters all over the place
- State of the art, central hot water to each suite is included in the monthly strata fees



Quality:

- Most buildings are built to “rental grade”, **not** Kensington Gate
- Our high quality is easy to spot:
 - **High speed elevators**
 - High end moulding package
 - 9 ft ceilings
 - Oversize windows
 - Windows are energy efficient Low E
 - Inside of windows are finished with casing on all sides
 - Oversize elevator cabs for ease of access and moving large items

NOTE: High quality leads to low strata fees.



Most buildings of this type have elevator speeds of 100 to 150 fpm.

Kensington Gate elevators are 300 feet per minute.



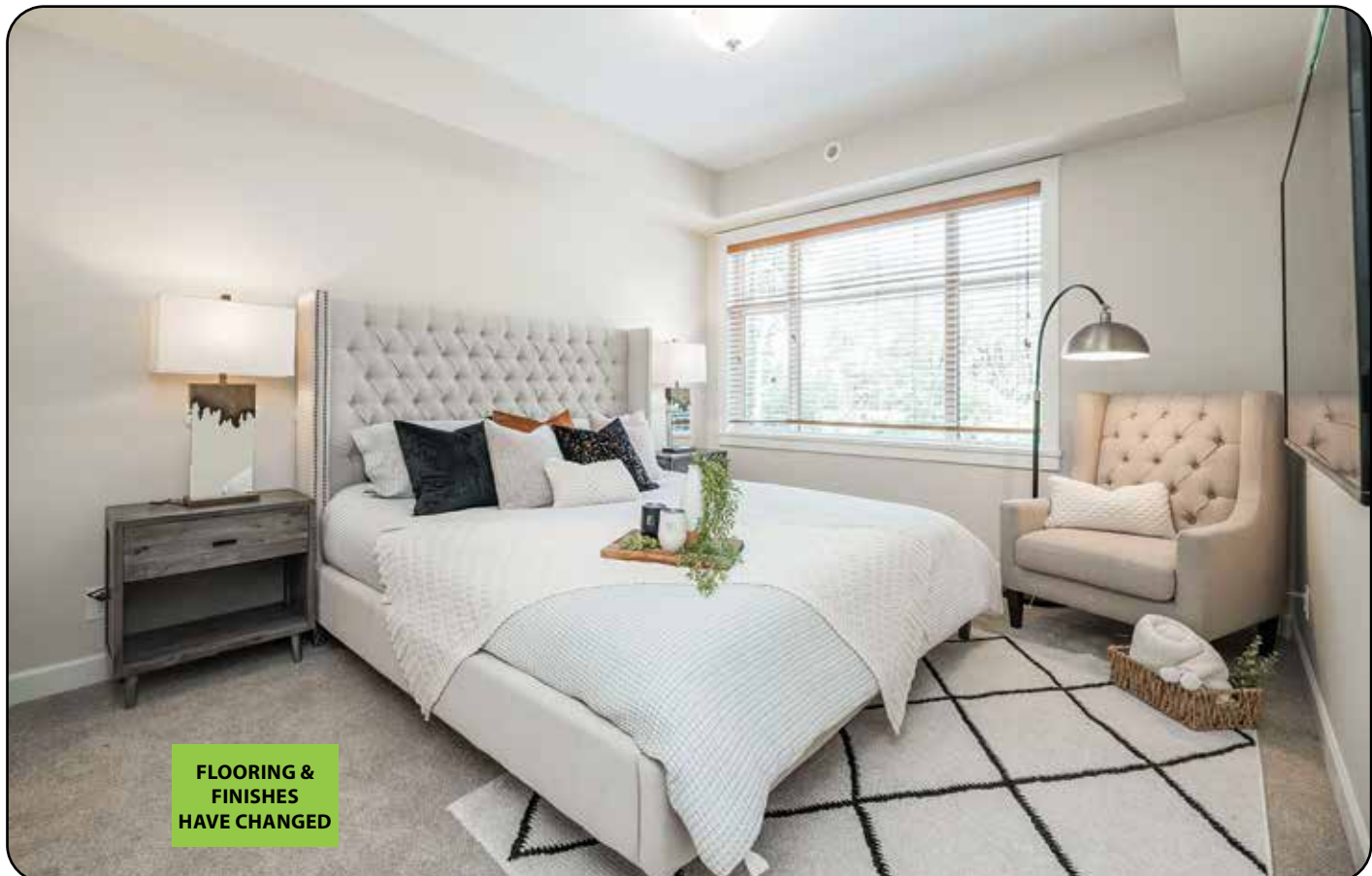
9 foot Ceilings:

- Old fashioned construction and even most of today’s high-rise buildings have 8 foot high ceilings. Kensington Gate condos have **9 foot ceilings** offering a much airier, elegant feel.



Interior Design:

- We avoid the minimalist “downtown” look inside our suites
- At Kensington Gate our interior designers **spend the money** on:
 - High-end moulding package
 - High-end fixtures and appliances
 - **Wood** closet systems (not wire)
 - **Frameless** showers
 - High-end cabinetry and carpentry
 - **Oversize windows**
 - Generous use of mirrors, tile and quartz



Energy Efficiency:

- Energy efficient buildings **save their owners money** on utilities and strata fees
- Our hot water system uses high tech boilers to cut gas consumption
- Our acoustic package doubles as an extra layer of insulation
- Use of energy efficient lighting throughout
- Low E windows
- **Energy Star appliances** and equipment where possible

Features that are key to buying any condo



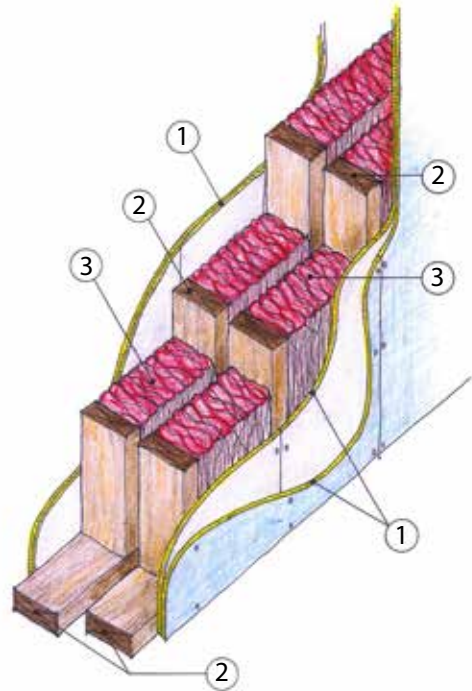
Size of Suites:

- It's not always easy to find **larger suites** in new developments
- Kensington Gate offers large suites with up to 882 sq.ft. of indoor living space, plus a generous balcony/deck



Quieter Suites:

With Our Outstanding Acoustic Package



Floors

- Floors are a hybrid concrete/wood construction system
- The flooring underside assembly has **sound-dampening** R20 insulation

Walls

- Side-by-side suites each have their own separate walls
- Walls are insulated, and each side has **2 layers** of 5/8" drywall or a layer of wood

Finished Floors

- **Acoustic** vinyl wood-grained plank flooring
- Quality carpet in the bedrooms

Ceilings

- Ceilings between suites have double layer drywall
- Ceiling drywall is mounted on **sound-bar** channel to block sound transmission
- Ceiling systems include sound dampening insulation.

Other acoustic precautions

- Electrical receptacles are back-insulated on walls between suites
- Features that penetrate the sound barrier are avoided on surfaces between suites
- Vertical main plumbing lines are **rubber mounted**

Acoustic Wall Assembly

1. Double layers on each side
2. Separated to reduce sound transfer
3. Insulation in each of the walls

Quiet is not silent

Older buildings are notorious for sound transmission between suites. Kensington Gate goes many steps **beyond what is required in the building code**. Even with this extra acoustic work, you will still be able to detect other people living in your building.



Strata Fees & Rules

At Kensington Gate, monthly strata fees are **competitive**.

Strata Fees include:

- Fire/Water/Flood/Earthquake **insurance** that is required for your mortgage
- **Domestic hot water** from high-efficiency condensing natural gas boilers
- **Natural gas** for both kitchen range and BBQ is included
- Enterphone security system (*Worth over \$200,000, purchased and installed by the developer eliminating monthly lease costs; helping keep Kensington Gate strata fees low. Typical projects lease the Enterphone system adding to the monthly strata fees.*)

Strata Rules:

- 2 pets allowed up to 15 kg each, or 1 pet up to 30 kg
- No age restrictions
- Renting permitted, a British Columbia law (2010) does not permit strata councils to change rental status



Electric Vehicle Charging:

- **Every suite** has a parking spot pre-wired to accept a Level 2 EV charger
- Level 2 EV chargers must be OCPP (Open Charge Point Protocol) or equivalent compliant
- The chargers must be approved by the Strata

Parking & Storage:

- **2 bedroom suites comes with two parking spots**
- One bedroom suites and Junior 2 bedroom suites have 1 parking spot
- **All suites include a large, secure, concrete walled storage unit**



Architecture:

- Typical condos have cheap siding and simply look cheap
- Kensington Gate has **stunning Modern architecture** featuring extensive use of:
 - Brick
 - Decorative exterior Panels
 - Glass

Features that are key to buying any condo



19 Features of an Elegant Bathroom:

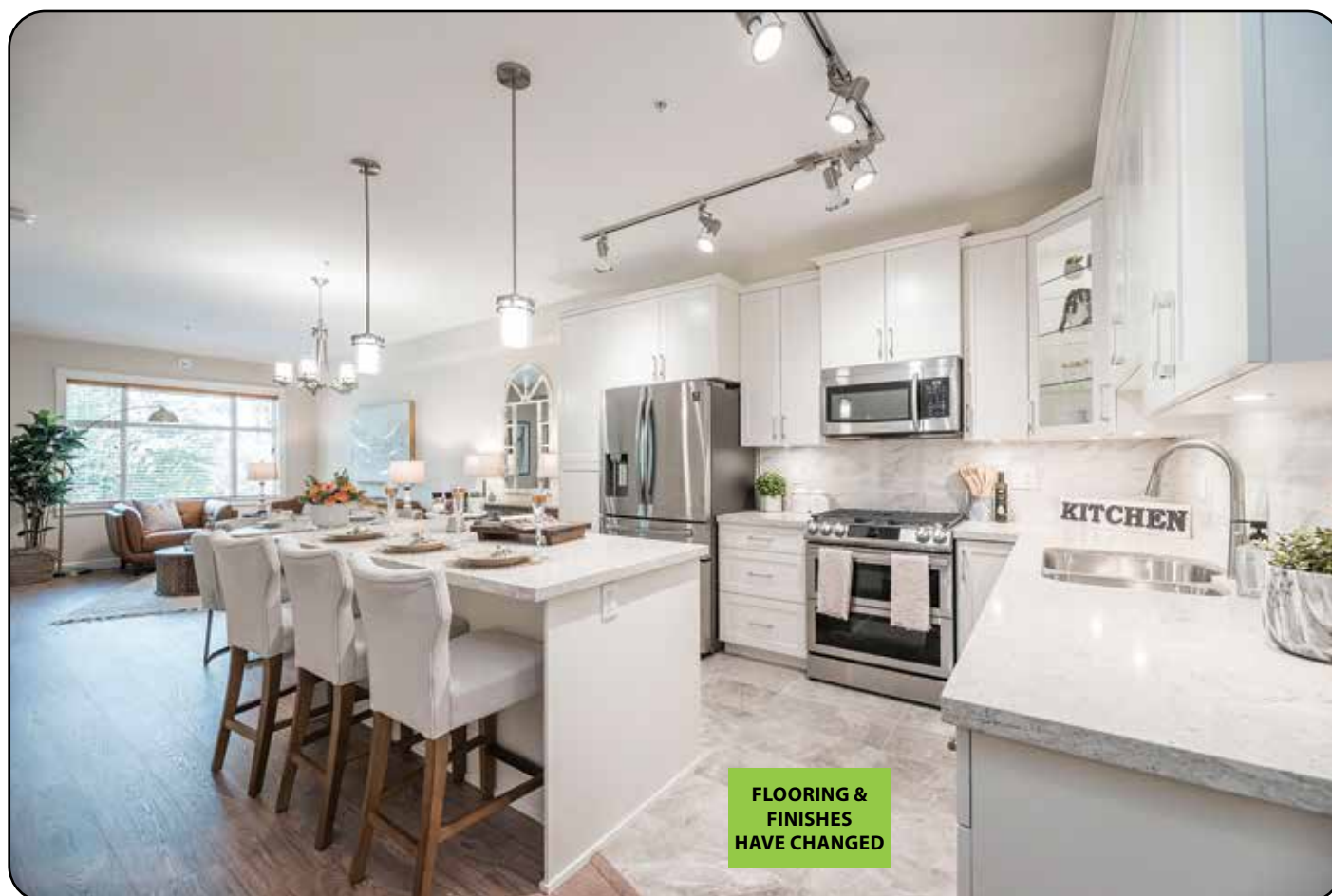
1. Heated tile floor
2. Quartz vanity top
3. White Shaker cabinets & vanities
4. Luxury height countertops
5. Soft-closing cabinet doors
6. Full extension, soft-closing drawers
7. Built-in medicine cabinet
8. Large heated fog-free mirrors
9. Built-in LED night light
10. Luxury height elongated toilets
11. Bright lighting over sinks
12. Some bathrooms have 2 sinks
13. Tile tub surround with attractive ceramic tile
14. Rain-heads in most showers
15. Up and down sliding bars for showerhead height adjustment
16. Lighting in showers
17. Curved double shower rod
18. 5 ft. showers have a seat and niche
19. Showers have frameless glass





18 Features of a Gourmet Kitchen:

1. Dual fuel, Stainless Oven, with Natural Gas range,
2. Stainless fridge (french doors and freezer drawer) filtered ice/water dispenser
3. Stainless dishwasher with stainless interior
4. Built-in stainless microwave
5. Built-in sink garburator
6. White Shaker cabinet doors
7. Recessed LED lighting under upper cabinets
8. Soft-closing cabinet doors & full-extension, soft-closing drawers
9. Quartz countertops
10. Full-height tile backsplash between countertop and upper cabinets
11. Extra-height upper cabinets (more storage)
12. Most kitchens have a lazy susan cabinet
13. Most upper inside corner cabinets have a lighted glass feature
14. High-end kitchen faucet with built-in sprayer
15. 60/40 under-mount stainless sink
16. Some kitchens have a pantry with pull-out shelves
17. Multi-port communications outlet and USB power outlet
18. 9' ceilings with high-end LED lighting



*Appliances subject to change as manufacturers change specifications

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Security, Safety and Warranty:

- The buildings have a multi-camera **Closed Circuit TV system**
- **Well lit, secured, underground parking**
- The building has a high-end Enterphone system
- Each suite is pre-wired for an individual security system
- Each suite has a **built-in wall safe**
- Each suite has a Carbon Monoxide detector
- Your suite is sprinklered including decks and attics
- Our buildings have a **2-5-10 year warranty**
- **Shut-off valves** to protect your suite from potential leaks:
 - We have accessible shut-off valves for the clothes washer
 - We also have shut-off valves for the dishwasher and refrigerator
 - You can use the MASTER shut-off valve if you are away from your suite for an extended period



Wall safe



High-end Appliances:

HIGH-END APPLIANCES

Range:

- Dual fuel, Stainless steel
- 5 burner natural gas cooktop
- True european convection with precise air



Refrigerator:

- Stainless steel
- French doors with lower freezer drawer
- Ice and water dispenser



Dishwasher:

- Well insulated with stainless interior and exterior



Microwave:

- Built-in stainless steel, full-size microwave oven
- Loaded with features



NOTE: Each suite also includes a front loading washer and dryer; and an in-sink kitchen garburator.

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As part of our on-going product development program, the Developer reserves the right to make modifications and/or changes to the specifications. Square footages and room sizes are based on Architectural drawings and actual measurements may vary. E. & O.E.