



GATEWAY POINT

**LUXURY  
TOWNHOMES**

# IRWIN HOMES

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TWO STOREY LUXURY TOWNHOMES



GATEWAY POINT

JEREMY HIEBERT - 204.977.2142

 Powell Property Group



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**PP** Powell Property Group

PHASE 1

PHASE 2

SHOW HOME

PARK & PLAYGROUND

WAY

WAY

WILL'S

LAKE

BRIDGE

OAK

GATEWAY ROAD

BLOCK 1

BLOCK 3

BLOCK 3

BLOCK 2

31

33

35

SOLD

27

25

23

SOLD

SOLD

SOLD

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47'-3"

30'

57'-7"

15'

45.001

SOLD

SOLD

SOLD

SOLD

45.023

15'

SOLD

SOLD

SOLD

SOLD

15'

65'-6"

30'

SOLD

SOLD

SOLD

SOLD

44.373

15'

30.8

15'

44'-3"

SOLD

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44'-3"

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39'-5"

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<u>Address</u>	<u>SQFT</u>	<u>Lot size</u>	<u>Price</u> <sup>+gst</sup>
1 Will's Way	1992	59.48 x 115	<b>SOLD</b>
3 Will's Way	1673	24 x 115	<b>SOLD</b>
5 Will's Way	1673	24 x 115	<b>SOLD</b>
7 Will's Way	1671	24 x 115	<b>SOLD</b>
9 Will's Way	1659	24 x 115	<b>SOLD</b>
11 Will's Way	1659	24 x 115	<b>SOLD</b>
13 Will's Way	1661	24 x 115	<b>SOLD</b>
15 Will's Way	1992	40 x 115	<b>SOLD</b>
17 Will's Way	1992	40 x 115	<b>SOLD</b>
19 Will's Way	1673	24 x 115	<b>SOLD</b>
21 Will's Way	1673	24 x 115	<b>SOLD</b>
23 Will's Way	1671	24 x 115	\$541,462
25 Will's Way	1659	24 x 115	\$538,077
27 Will's Way	1659	24 x 115	\$532,900
29 Will's Way	1661	24 x 115	<b>SOLD</b>
31 Will's Way	1992	*40 x 115	\$636,735

\*lot size is approx for 31 Will's Way

### Purchase price includes

- fridge, stove, dishwasher, OTR microwave
- washer & dryer - landscaping - air conditioning
- double car garage - concrete driveway

The information contained herein is deemed to be correct and obtained from reliable sources, however cannot be guaranteed to its accuracy by Powell Property Group or Powell Property Group Realtors

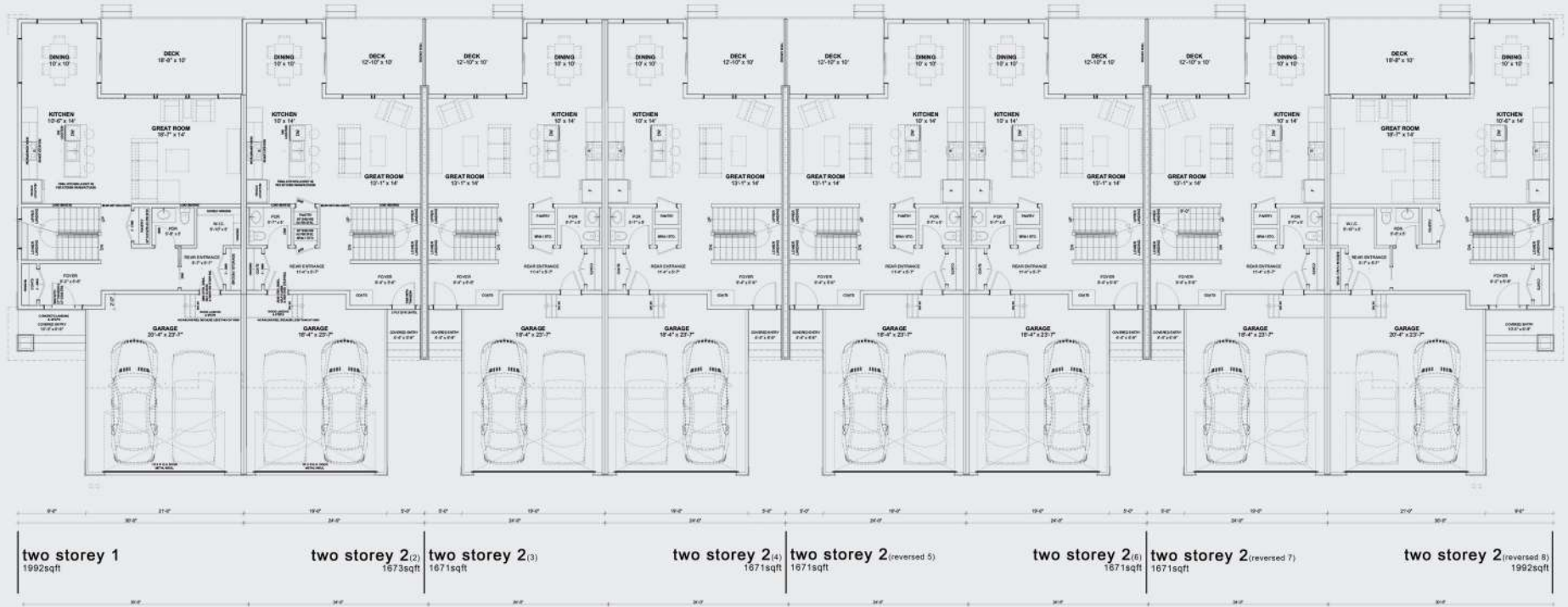


GATEWAY POINT

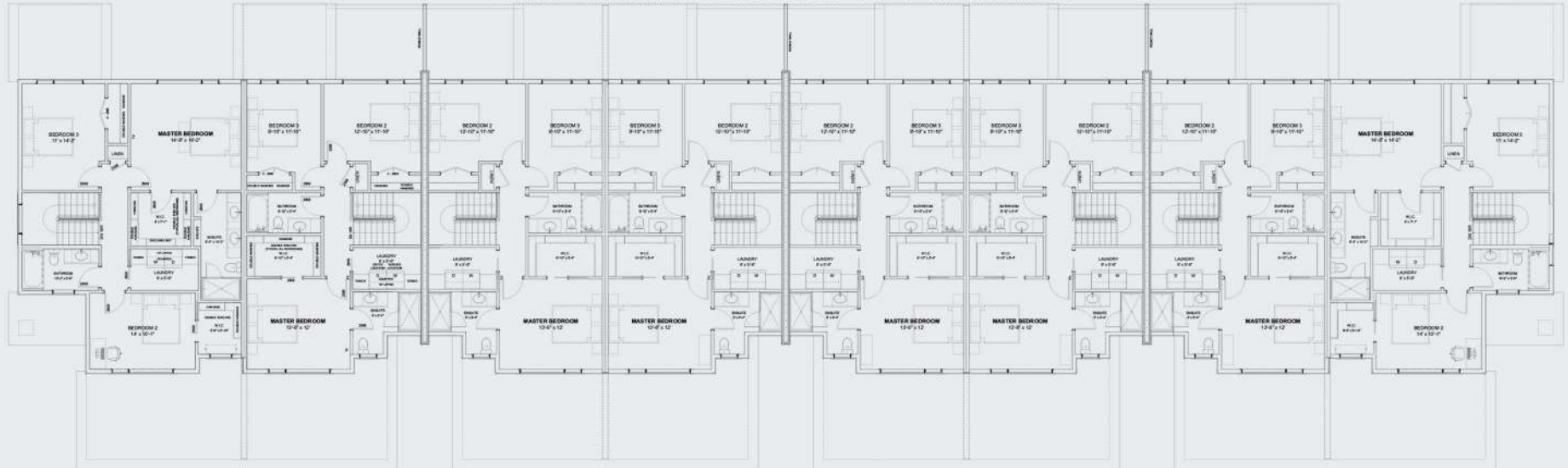
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# MAIN FLOOR LAYOUT



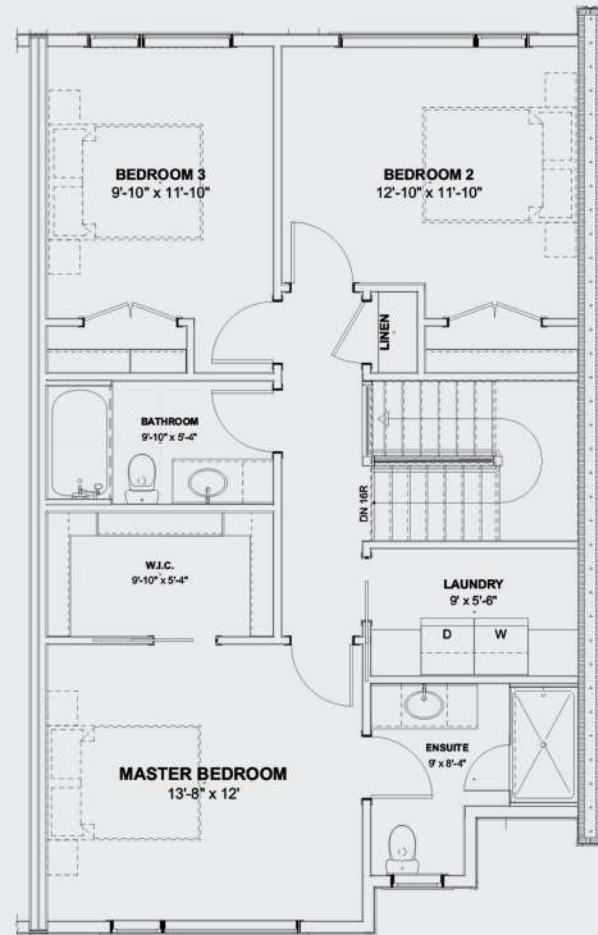
# TWO STOREY LUXURY TOWNHOMES



# TOP FLOOR LAYOUT



**Living area** 1671 sqft  
**Gross taxes** \$3000 - \$4000 (estimate)  
**Location** Interior unit  
**Garage** 18x23 attached  
**Basement** Full



GATEWAY POINT

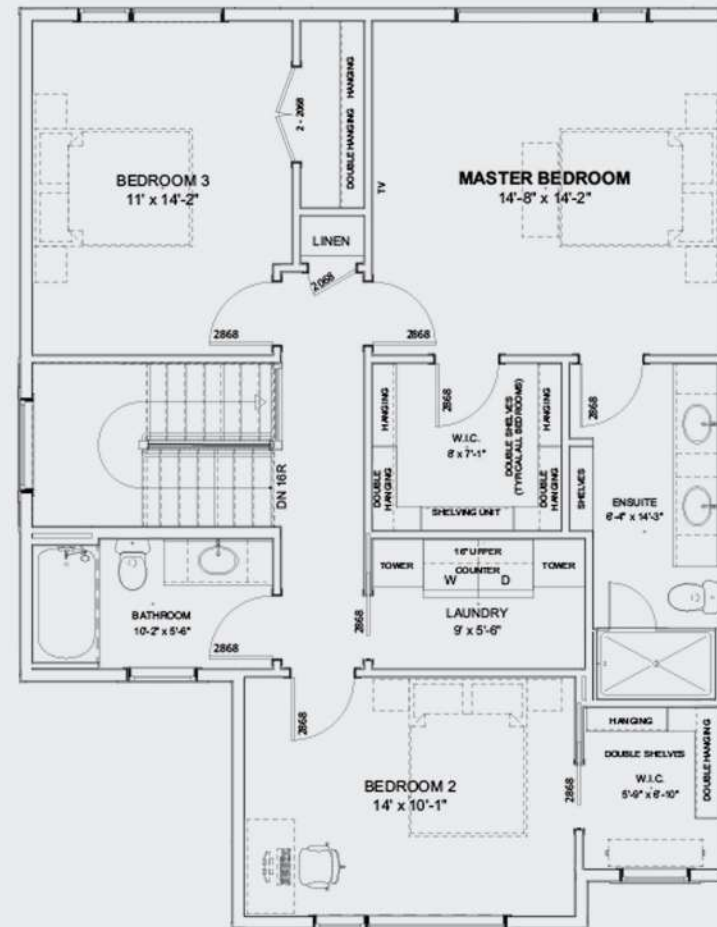
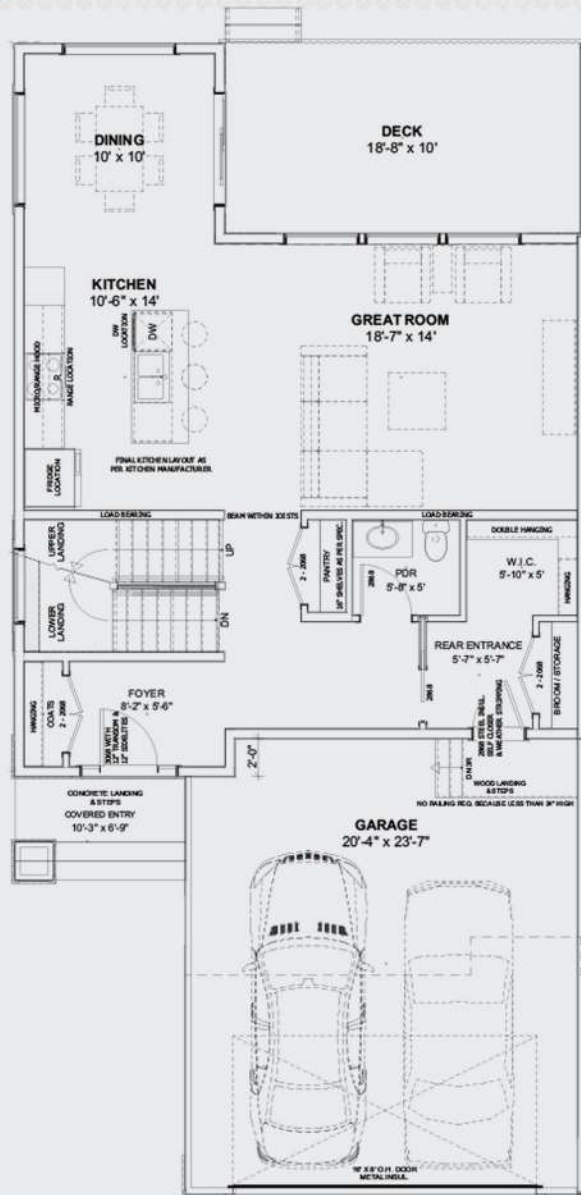
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**Living area** 1992 sqft  
**Gross taxes** \$3500 - \$4500 (estimate)  
**Location** Corner unit  
**Garage** 20x23 attached  
**Basement** Full



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GATEWAY POINT

# **2 STOREY TOWNHOME SPECIFICATIONS**

# STANDARD FEATURES

## CONSTRUCTION

### FOUNDATION

Excavation, backfill, and final grading ready for topsoil

Basement foundation to be placed on piles per the engineer's specifications.

Piles for grade beams on all attached garages and front step

Decks on piles

Cast in place 8" x 8' reinforced walls 25 MPA concrete

Reinforced steel as per engineer's specifications

Provide 4" solid weeping tile from exterior of basement walls to the sump pit

Cover 4" perforated weeping tiles with min 6" clean granular

Damp-proof sealer applied on all concrete

Stud exterior with 2" x 4" at 24" o/c

R-20 insulation to basement frost walls covered with 6mm poly vapour barrier

### CONCRETE BASEMENT FLOOR

Cast in place 4" 25 MPA concrete basement floor with towel finish on 6" of granular

Poly'd and calked for radon gas protection

### GARAGE FLOOR, DRIVEWAY & SIDEWALK

5" cast in place 30 MPA concrete slab with smooth trowel finish on 6" of granular

Reinforced with 10mm bars at 18" o/c

Driveway and sidewalk to be broom finish

Counter sink reinforcement bars min 3" into grade beam

### EXTERIOR ELEVATION

Front elevation finished with combination of brick and vinyl siding as shown on plans

Remaining exterior surfaces are vinyl siding as shown on plans

Stucco parging on foundation base

Concrete front porch and step

Cedartone deck at rear of house with stairs down

Aluminum handrail on front step/porch

Wood house-to-garage step installed

## ROOFING

30-year laminate shingles, comes with synthetic underlay under entire roof

Engineered roof trusses as per design, 24" o/c

Roof sheeted with 7/16" OSB with H clips

## DOORS & WINDOWS

Windows and doors as per plan, casement/picture units

Exterior doors shall be steel insulated

White PVC triple pane with Low-E Argon gas with PVC jams

Single garden doors or patio doors to deck as per plans

Front Door: Fiberglass (painted finish)

R10 steel insulated overhead doors, sized as per plan with clear glass windows.

1/2 hp WIFI overhead garage door opener with two (2) remotes and 1 keyless remote entry pad

## FASCIA, SOFFIT, EAVES TROUGH & DOWNSPOUTS

Pre-finished aluminum fascia, soffits, eaves troughs and downspouts on house and garage

Swing up downspout extensions

## MAIN FLOOR (2nd FLOOR—where applicable)

LVL beams resting on heavy duty adjustable teleposts or per engineer's specifications

Engineered floor joists at 16" o/c

5/8" T&G OSB sub floor fastened with glue and screws

Spruce constructed saw tooth stairs designed to accept carpet

## MAIN FLOOR WALLS

Exterior walls 2" x 6" at 24" o/c sheeted with 7/16" OSB

Exterior of walls sealed with tyvec building paper (or equivalent)

Interior walls 2" x 4" at 16" o/c

Interior walls 2" x 6" at 16" o/c (bearing & plumbing)

Garage walls 2" x 4" at 24" o/c

Garage common walls insulated and drywalled

Ceiling height as per plans





# STANDARD FEATURES

## INSULATION

R-20 batt to all main floor exterior walls  
R-35 batt vaults and cantilevers where required  
R-50 fiberglass blown insulation in attic (does not include garage)  
R-20 batt to basement frost walls (exterior only)  
1-1/2" SM insulation to underside of cantilevers where applicable  
Spray foam perimeter floor joist systems  
Caulking applied to top and bottom plates (supersealed)  
6 mil grade CGSB poly on ceilings and exterior walls  
All bathroom walls and laundry room walls insulated for sound  
Fire & sound separation between units as per Building Code  
Garage common area walls insulated and drywalled

## DRYWALL

1/2" standard drywall on all walls  
1/2" sag resistant drywall on all ceilings  
1/2" aqua board in all bathrooms  
All walls and ceilings taped and sanded ready for paint (garages not included, other than fire code)  
Square corner beads

## PAINTING/FINISHING

Eggshell finish paint throughout, one (1) primer coat and two (2) finish coats  
Light colour choice (dark and medium colours extra charge)  
One (1) colour selection for interior walls  
All ceiling painted flat white, one (1) primer coat and one (1) finish coat  
Painted and lacquered woodwork throughout  
Paint exterior doors  
Hollow core interior doors  
MDF casing: 3" square profile  
MDF baseboard: 4" square profile  
Wire shelving to all closets - layouts as per standard plans  
Kitchen backsplash – tile (builder's standard)

## ELECTRICAL

200 amp panel with underground service  
Lights, switches, and plugs as per code  
Leviton style switches and receptacles, with two (2) dimmer switches located in living room and dining room  
220 volts stove and dryer plugs  
Rough-in of two (2) media outlets  
All wiring for refrigerator, stove, microwave, washer & dryer, dishwasher, and garage door opener

## PERMITS & OTHER ITEMS

Appliances included  
Landscaping per plans  
Permits and surveys  
Lot staking  
Cleaning of house ready for move in & clean-up of job site  
Powervac ducts prior to possession  
Building Location Certificate  
Builders risk insurance and liability coverage during construction  
5 year New Home Warranty Program  
3 hours of design meeting time (2 meetings) to aid with selection process.  
\*\* (additional time/requests to be charged as an extra)  
Appliances included (fridge, stove, OTR, dishwasher, washer, dryer)

## ITEMS NOT INCLUDED:

Window coverings  
Furniture and decorating  
Custom design selections and pricing – to be charged out as extras

\*\* all specifications are subject to change/  
replacement with equivalent products

