

# Gateway Living by Cheer Real Estate Development – Availability, Plans, Prices

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## At a Glance

- located at 108 Avenue & 132A Street
- 6-storey residential mid-rise
- 78 condominiums & 2 townhomes
- less than a 5-minute walk from Gateway Station
- short walk to Whalley Athletic Field & Chuck Bailey Recreation Centre
- near K.B. Woodward Elementary & Kwantlen Park Secondary schools
- 1 SkyTrain stop from Central City shopping
- only minutes to Kwantlen Polytechnic & SFU
- less than 45 minutes to downtown Vancouver via SkyTrain



## A Space for Everyone

Coming soon to Surrey City Centre, Gateway Living is a new residential mid-rise with a variety of homeownership options — from studios to 3- and 4-bedroom townhomes. The exterior is reflective of modern West Coast architecture with split-faced stone cladding and contrasting cedar columns. Interiors reflect a luxurious and modern design aesthetic that includes soft-closing cabinetry, quartz countertops, water resistant laminate flooring, and Samsung appliances. Residents will also enjoy use of over 1,900 sq ft of indoor and over 3,400 sq ft of outdoor amenities.

Located at the corner of 108 Avenue & 132A Street, Gateway Living offers the car-free convenience of transit-oriented

development. Gateway SkyTrain station is just two blocks away, which is a neighbourhood focal point for shops, services, and eateries, including Nesters Market, Shoppers Drug Mart, BC Liquor Store, Curry Bistro, and TD Bank. Also within walking distance are K-12 schools and numerous recreation facilities that young families can make full use of to ensure their kids are active and healthy. More extensive amenities await one Skytrain stop away, surrounding Surrey Central Station — Walmart, Best Buy, Canadian Tire, Simon Fraser University, Kwantlen

Polytechnic, Central City shopping centre, and numerous restaurants.

With affordable options, Gateway Living offers an opportunity for all.

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## Pricing for Gateway Living

Starting from \$269,900. Sign up to my VIP list above for priority access to Gateway Living updates.

## Floor Plans for Gateway Living

From studios to 4-bedroom townhomes, ranging in size from 344 – 1,370 sq ft, Gateway Living offers a selection of home ownership options to satisfy a range of purchasers, from first-time buyers to downsizing families:

- 7 x studios
- 6 x 1-bedroom
- 56 x 2-bedroom
- 8 x 3-bedroom
- 2 x townhouses

Contact me today to discuss plans, upgrade options, and possible buyer incentives.



### Gateway Living Interiors

- Water resistant laminate flooring throughout main living, dining, kitchen area
- Warm carpet throughout bedrooms
- Bright and modern designer colour scheme
- Pristine roller blinds on all windows
- Samsung washer & ventless dryer
- Open concept throughout the kitchen & living area
- Air conditioning upgrade option



- Quartz countertops
- Soft-close cabinetry
- Most units feature a kitchen island
- Modern under-mounted single-bowl sink
- Acrylic cabinetry finish for a sleek design
- Most units feature a kitchen island
- 30" Samsung stainless steel fridge
- Samsung over the range microwave
- 30" Samsung stainless steel cooktop and oven
- Samsung stainless steel dishwasher



- Easily accessible under sink cabinetry
- Quartz countertops
- European waterproof vinyl finishing throughout
- Built-in towel storage racks
- Glass-framed standing shower
- Optional shower to tub change

### Amenities at Gateway Living

Residents will have shared use of over 1,900 sq ft of indoor and over 3,400 sq ft of outdoor amenities. These include a gym, a social lounge with a full kitchen, a games area, and a large meeting room on the main floor of the building. Outdoors will be a playground adjacent to the indoor space.

On the east side of the building is a patio and lawn. A small corner plaza located on the southwest corner of 108 Avenue

and 132A Street will include landscaping, a water feature, and benches.

### Parking and Storage

A 2-level underground parking garage will accommodate 89 vehicle stalls, of which 80 are EV-ready spaces for residents and 9 for visitors; 3 are accessible. In addition, there are secure storage lockers and spaces for 101 bicycles. Racks for 6 visitor bicycles will be located at ground level.

### Maintenance Fees at Gateway Living

\$0.30 per sq ft per month.

### Developer Team for Gateway Living

Designed by Martin Liew Architecture, Gateway Living is a project by Cheer Real Estate Development.

Expected Completion for Gateway Living

Spring 2023.

Are you interested in learning more about other homes in Abbotsford, Langley, or Surrey?

Check out Fleetwood Village, Odyssey, Field + Fort, and these great South Fraser Presales!

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