



Gateway Phase 1 Spec Design Packages

CREATED BY: COLETTE KRUSH

REVISED NOVEMBER 12TH, 2025

Package #1

Lot 3 & Lot 9

Classic Contemporary (light)

Included upgrades: rough-in washroom in basement, premium hardwood main floor, capped electrical over island with separate switch, quartz counter, backsplash & upgrade handles in Kitchen.

Main floor selections

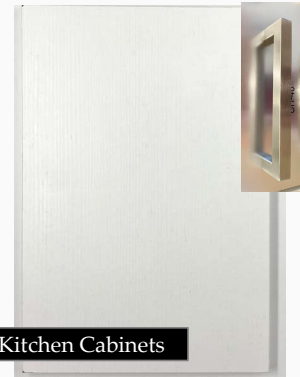
Kitchen Backsplash



Kitchen Quartz Countertop



Kitchen Cabinets



Floor Tile Throughout

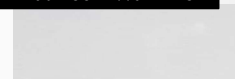


Second floor selections

Vanity Countertop



Bathroom Wall Tile



Vanity Cabinets



Second Floor Carpet



Hardwood Flooring



Package #1

Lot 3 & Lot 9

Classic Contemporary (light)

Included upgrades: rough-in washroom in basement, premium hardwood main floor, capped electrical over island with separate switch, quartz counter, backsplash & upgrade handles in Kitchen.

Floor Tile Throughout	12x24 MSI EDEN DOLOMITE MATTE
Kitchen Backsplash	3x12 ANATOLIA MARLOW GLOSSY CLOUD
Kitchen Quartz Counter	2 CM CALACATTA IDILLIO
Kitchen Cabinets	MELAMINE BIANCO LUNA WG
Hardwood Flooring	KENTWOOD PROGRESSIVES 135 MM 5IN X 34 - BRUSHED - DESERT FOX
Vanity Cabinets	CORTINA COR-L0 - CSI-25
Bathroom Wall Tile	4x12 MSI METRO WHITE
Second Floor Carpet	MOHAWK - 35 OZ SO SWEET - 20

Package #2

Lot 6 & Lot 30

Transitional (medium)

Included upgrades: rough-in washroom in basement, premium hardwood main floor, capped electrical over island with separate switch, quartz counter, backsplash & upgrade handles in Kitchen.

Main floor selections

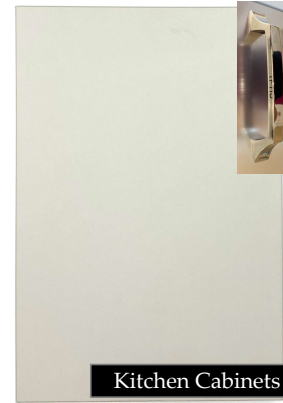
Kitchen Backsplash



Kitchen Quartz Countertop



Kitchen Cabinets



Floor Tile Throughout



Hardwood Flooring



Second floor selections

Vanity Countertop



Bathroom Wall Tile



Vanity Cabinets



Second Floor Carpet



Package #2

Lot 6 & Lot 30

Transitional (medium)

Included upgrades: rough-in washroom in basement, premium hardwood main floor, capped electrical over island with separate switch, quartz counter, backsplash & upgrade handles in Kitchen.

Floor Tile Throughout	12x24 MSI TRAKTION MAVEN TALC MATTE
Kitchen Backsplash	3x12 ANATOLIA MARLOW GLOSSY MIST
Kitchen Quartz Counter	2CM - CALACATTA ELYSIO - MSI
Kitchen Cabinets	COR-L0 - MELAMINE - SAIB - M1 – TAFISA COR-L0 - SUMMER DROPS PM
Hardwood Flooring	KENTWOOD-PROGRESSIVES 125MM A 5IN X 34 BRUSHED-PINTAIL
Vanity Cabinets	COR-L0 - MELAMINE - SAIB - M1 – EGGER COR-L0 - PEBBLE GREY SD
Bathroom Wall Tile	4x12 MSI METRO WHITE
Second Floor Carpet	MOHAWK - 35 OZ SO SWEET - 21

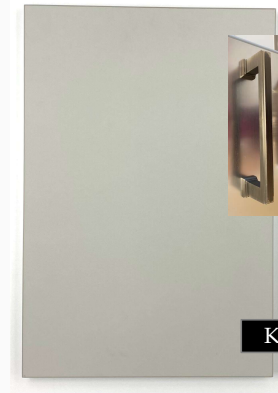
Package #3

Lot 8 & Lot 11

Modern
Traditional
(dark)

Included upgrades: rough-in washroom in basement, premium hardwood main floor, capped electrical over island with separate switch, quartz counter, backsplash & upgrade handles in Kitchen.

Main floor selections



Second floor selections



Vanity Cabinets



Second Floor Carpet

Package #3

Lot 8 & Lot 11

Modern Traditional (dark)

Included upgrades: rough-in washroom in basement, premium hardwood main floor, capped electrical over island with separate switch, quartz counter, backsplash & upgrade handles in Kitchen.

Floor Tile Throughout	12x24 MSI GRIDSCALE ICE MATTE
Kitchen Backsplash	3x12 ANATOLIA MARLOW GLOSSY DESERT
Kitchen Quartz Counter	2CM - 7514 DARTON
Kitchen Cabinets	COR-L0 - MELAMINE - SAIB - M1 – TAFISA COR-L0 - NORTH WIND PM
Hardwood Flooring	KENTWOOD-PROGRESSIVES 125MM A 5IN X 34 BRUSHED-COHO
Vanity Cabinets	COR-L0 - MELAMINE - SAIB - M1 – EGGER COR-L0 - PEBBLE GREY SD
Bathroom Wall Tile	4x12 MSI URBANO PURE WHITE SUBWAY TILE GLOSSY
Second Floor Carpet	MOHAWK - 35 OZ SO SWEET - 22