



YOUR CARSON HOME

Impeccable design both inside and out, we've perfected every detail at Carson to ensure your home is as beautiful and welcoming as you dreamed it would be.

- A smart collection of 40 bright, contemporary townhomes conveniently located in the highly coveted Grandview Heights neighbourhood of South Surrey
- Spacious 3 bedroom and den townhomes (most homes) designed by award-winning interior design house, Kleen Design
- Secure and spacious garages for two cars (side-by-side) or single garage with plenty of room for all your storage needs
- The Carson Clubhouse – featuring a spacious lounge and kitchen on the main level and fitness studio upstairs

ENDURING EXTERIORS

- Contemporary architecture features quality materials such as Hardi® siding, shingles and paneling complemented with wood detailing
- Quaint shadow box fencing and entry gates create a welcoming streetscape on street front homes and provide private yards with tasteful landscaping
- Covered decks, generous balconies or walkout patios extend your living space outdoors and come with convenient gas for BBQ
- Individual entries with contemporary metal doors have stylish glass inserts and brushed hardware
- Convenient front and rear garden hose bibs for all your outdoor needs
- Curbside garbage and recycling pickup for ease of day to day living
- Ample parking for your family and guests

FRESH INTERIORS

- Entry foyer showcases beautiful oversized porcelain tile flooring
- Two contemporary colour palettes to choose from: MODE or LUXE
- Luxurious wide plank laminate hardwood throughout living areas
- Plush carpeting in all bedrooms, hallways and stairways provide warmth and comfort
- Custom built-in closet shelving and organizers in master walk-in closets

- Natural light fills homes through oversized, Low-E glass windows that reduce UV-light damage while improving energy efficiency
- 2" faux wood blinds
- Airy 9' ceilings with potlights throughout on the main

TASTEFUL KITCHENS

- The heart of your home, the large open concept kitchen overlooks the dining area with convenient access to the deck/balcony or patio yards
- Complete LG SmartThinQ™ appliances:
 - 36" InstaView Door-in-Door® counter-depth french door Refrigerator and Freezer with ice and water dispenser
 - Large slide-in, easy clean Gas Range with ProBake Convection™
 - Sleek microwave enclosed within cabinetry
 - Quiet and efficient QuadWash™ Dishwasher
 - Powerful, streamlined Faber® under cabinet hood fan
- Flat panel cabinetry with undermount lighting and nickel hardware on soft close doors and drawers
- Polished quartz backsplash and countertops
- Convenient full height pantry for all of your storage needs
- Stylish island adds convenience and style
- Undermount double-bowl stainless steel sink and garburator with single lever touch Delta faucet and pullout vegetable spray

REJUVINATING BATHROOMS

- Oversized imported porcelain tile flooring
- Flat panel cabinetry with brushed nickel pulls on soft-close doors and drawers provide ample storage
- Master ensuite with frameless glass rainshower with wand and quartz wall tile, dual undermount sinks and spacious quartz countertop
- Second bathroom features a deep soaker tub with oversized porcelain tile surround, undermount sink, vanity mirror and sleek quartz countertop
- Water conservation through dual flush toilets
- A must-have is the main floor powder room with oversized wood paneled mirror and contemporary light sconces

- Modern chrome faucets and showerheads add a sophisticated touch
- Polished chrome accessories by Weiser®

CONVENIENTLY CONNECTED

- TELUS SmartHome® automation lowers energy usage, bills and home insurance premiums
 - Advance detection for security, smoke and CO
 - Main Control Panel, Slimline video doorbell and wireless smart sensors
 - 24 Hour Guard Response
 - Smart Thermostat
 - SmartHome App to monitor and control your home
- TELUS Pre-Paid Plan that includes one year's free OPTIK TV with PVR and OPTIK High Speed Internet and Wireless Gateway

THOUGHTFUL DETAILS – THE ROYALE WAY

- High-efficiency forced-air heating throughout with the option to add air conditioning
- TJI® joist floor engineering preventing squeaking floors
- Double 2"x4" insulated party wall system with staggered studs and 1" air space to help reduce noise
- Generous storage space throughout
- Full rough in for central vacuum
- Fitting laundry rooms with ultra large capacity LG® front load Washer, Gas Dryer and ample built-in storage

SAFE AND SECURE

- ROYALE TREATMENT™ Customer Care Program
- Hard-wired smoke and carbon monoxide detectors
- Rainscreen protection system for weather durability
- Premium New Home Warranty from WBI Home Warranty includes:
 - 2 Year coverage for materials, workmanship and major systems
 - 5 Year coverage for building envelope including water penetration
 - 10 Year coverage for major structural defects

