

Forty Contemporary Townhomes Offering the Best of South Surrey

REGISTER

Contemporary & Coveted

Simply put, Carson is a beautiful place to call home. These contemporary 3 bedroom townhomes have been impeccably designed by award-winning interior design house, Kleen Design. Complete with smart technology and open living spaces along with top quality materials and finishes, form and function work together perfectly. And if that weren't enough, Carson is perfectly positioned in the ultra-desirable Grandview neighbourhood of South Surrey.



Close to it all!

It's what we all want, to be close to it all. Carson is within walking distance of schools, grocery, shopping, eateries and coffee shops. 5 minutes and you're at the boutique retailers and restaurants of Grandview Corners and Morgan Crossing. If staying active is high on your priority list, the beautiful trails and parks of Campbell Valley and Redwood Park are a short 10 minute drive away, not to mention the Steve Nash and Club 16 Fitness Centres and the Grandview Aquatic Centre. And for moments of quiet time with family, the beaches of White Rock are just down the road. It's all here waiting for you.

Built to Last



With three generations of experience and an accomplished team of architects, engineers and master craftsmen, Royale Properties is a proven leader in building exceptional residential communities throughout the Lower Mainland.

LEARN MORE



Register Today!

This boutique collection of homes offering the very best of South Surrey are sure to sell out fast. The best way to ensure you have the pick of the crop is to register here. This will guarantee that you're one of the first to receive important information as it becomes available.

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PRIVACY POLICY

Unit 1 – 2328 167A Street, South Surrey, V3Z 1H2 • info@liveatcarson.com

604-538-3883

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A family home that is beautiful, comfortable and functional - rich in everything that matters. The luxurious interiors take their cues from the lush exteriors. Showcasing your choice of two contemporary colour palettes and tasteful features such as broad laminate flooring, airy 9 foot ceilings, premium stainless steel appliances, polished chrome fixtures and solid quartz countertops.

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Imaginative & Luxurious

Carson takes townhome living to the next level with imaginative layouts and exceptional craftsmanship. Elegant touches and thoughtful space allow you to showcase your personal style and creative interests. Every detail has been perfected to ensure your home is a beautiful and welcoming retreat for today and beyond. Click on one of the floorplan series below to discover for yourself!



A Series
1,361 – 1,388 sq.ft. (approx.)
3 bedroom + den
2.5 bathroom



B Series
1,396 – 1,406 sq.ft. (approx.)
3 bedroom
2.5 bathroom



C Series
1,418 – 1,528 sq.ft. (approx.)
3 bedroom + den
2.5 bathroom



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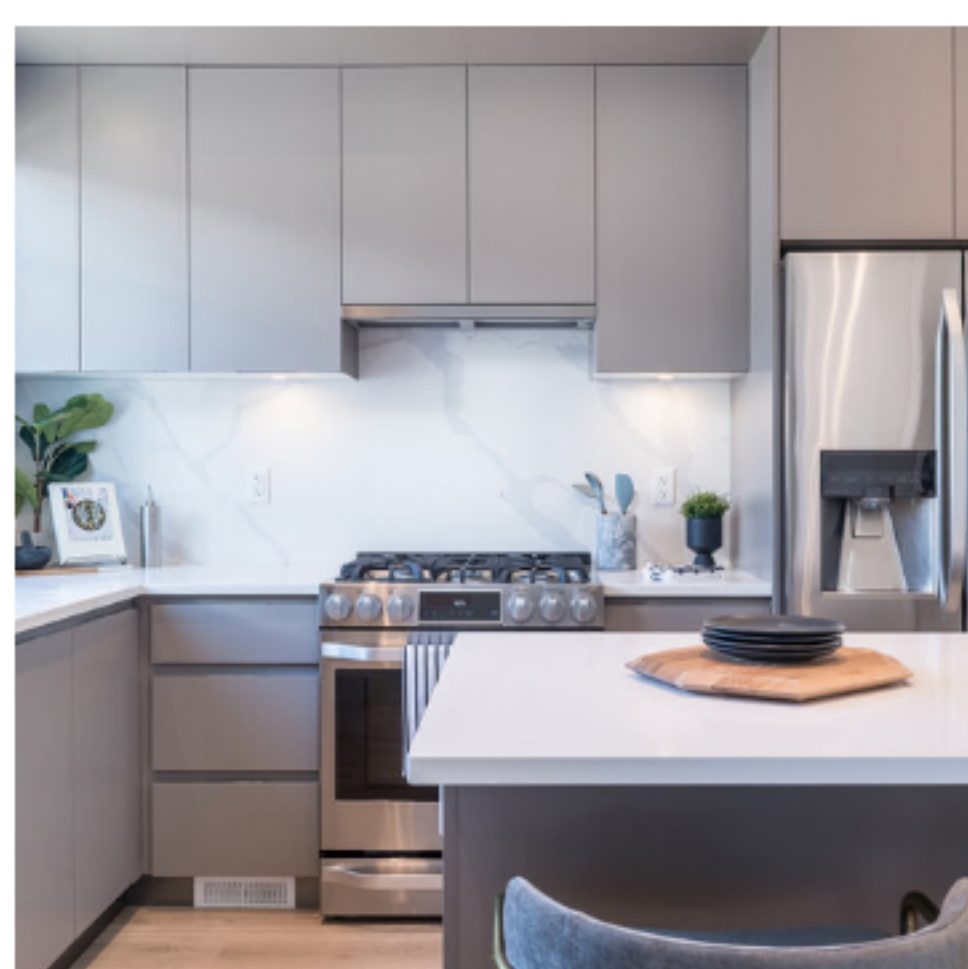
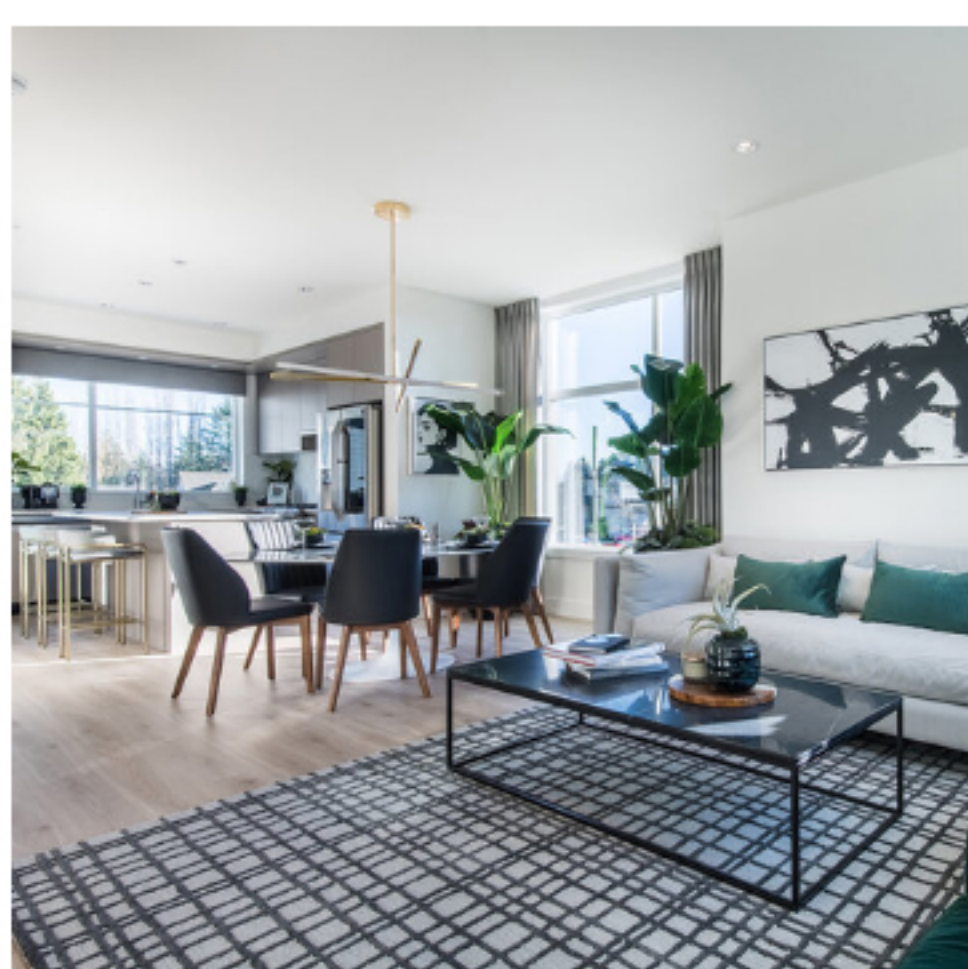
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Beautiful on the Inside & Out

Carson is impeccably designed and conveniently located in the highly coveted Grandview Heights neighbourhood of South Surrey. These spacious 3 bedroom and den townhomes (most homes) have been designed with every detail perfected, ensuring your home is beautiful, smart and welcoming.



Your Carson Home

- 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

Rejuvenating 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 panelled mirror and contemporary light sconces
- Modern chrome faucets and showerheads add a sophisticated touch
- Polished chrome accessories by Weiser

Convenient Connections

- TELUS SmartHome® automation lowers energy usage, bills home insurance premiums
 - o Advance detection for security, smoke and CO
 - o Main Control Panel, Slimline video doorbell and wireless smart sensors
 - o 24 Hour Guard Response
 - o Smart Thermostat
 - o 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

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 inch faux wood blinds
- Airy nine foot ceilings with potlights throughout on the main

Enduring Exteriors

- Contemporary architecture features quality materials including ColorPlus Hardi panel siding and shingles and fiber cement board panelling
- Quaint shadow box fencing and entry gates create a welcoming streetscape on street front homes and provide private yards with tasteful landscaping
- Generous decks or covered patios extend your living space outdoors and come with convenient gas for BBQ hook-ups (walk-out patios available in Phase 2)
- 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

Tasteful Kitchens

- The heart of your home, the large open concept kitchen overlooks the dining area with convenient access to the deck or patio yards
- Complete LG SmartThinQ™ appliances:
 - o 36" InstaView Door-in-Door® counter-depth french door Refrigerator and Freezer with ice and water dispenser
 - o Large slide-in, easy clean Gas Range with ProBake Convection™
 - o Sleek microwave enclosed within cabinetry
 - o Quiet and efficient QuadWash™ Dishwasher
 - o 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 a style
- Undermount double-bowl stainless steel sink and garburator with single lever touch Delta faucet and pullout vegetable spray

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 2x4 inch 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

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The Best of South Surrey

A walk around the neighbourhood surrounding Carson reveals a vibrant mix of green space, play areas, gathering spots and a hub of great shopping designed for all generations to enjoy. Minutes from your front door you can grab coffee with friends at Starbucks, walk the kids to school or pick up some last minute groceries for dinner. We've hand-selected a few of our favourites for you to discover. You'll quickly find that life at Carson takes on an easy, relaxed vibe.



Thrifty Foods

Thrifty's serves up the freshest baked goods and produce around, not to mention their ready made-meals and wood burning pizza oven!



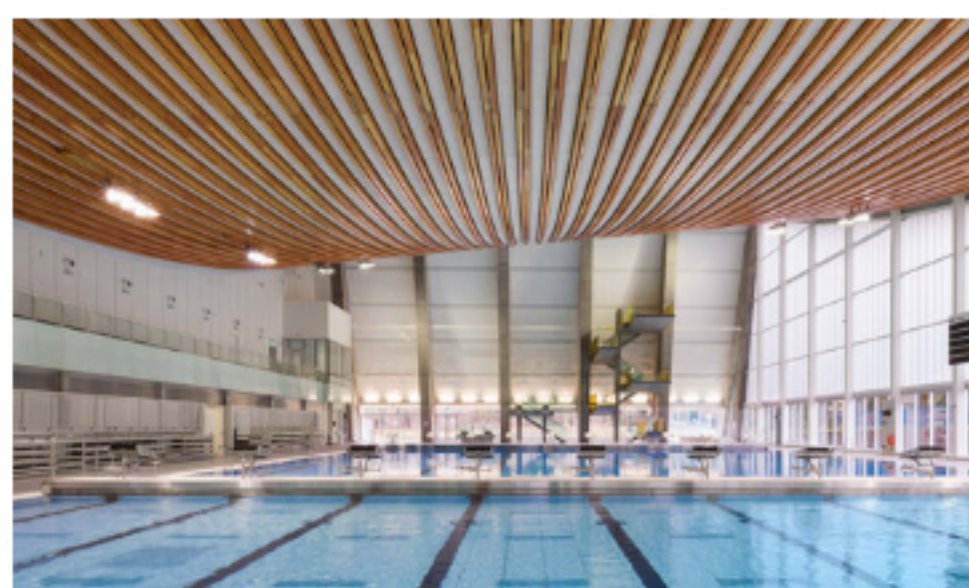
West Coast Gardens

Offering a wide selection of outdoor/indoor plants and home & garden decor, West Coast Gardens is also the go-to place for incredible hanging baskets and workshops.



Starbucks - Morgan Crossing

Starbucks is a beacon for coffee lovers. With a location just down 24th avenue, it's the perfect place to go before a meeting, or catch up with friends over a latte.



Grandview Heights Aquatic Centre

Just a hop, skip and a jump from Carson you'll find yourself at the Grandview Aquatic Centre. Enjoy the Olympic sized pool, lazy river, waterslide, fitness and weight rooms and of course, the hot tubs!



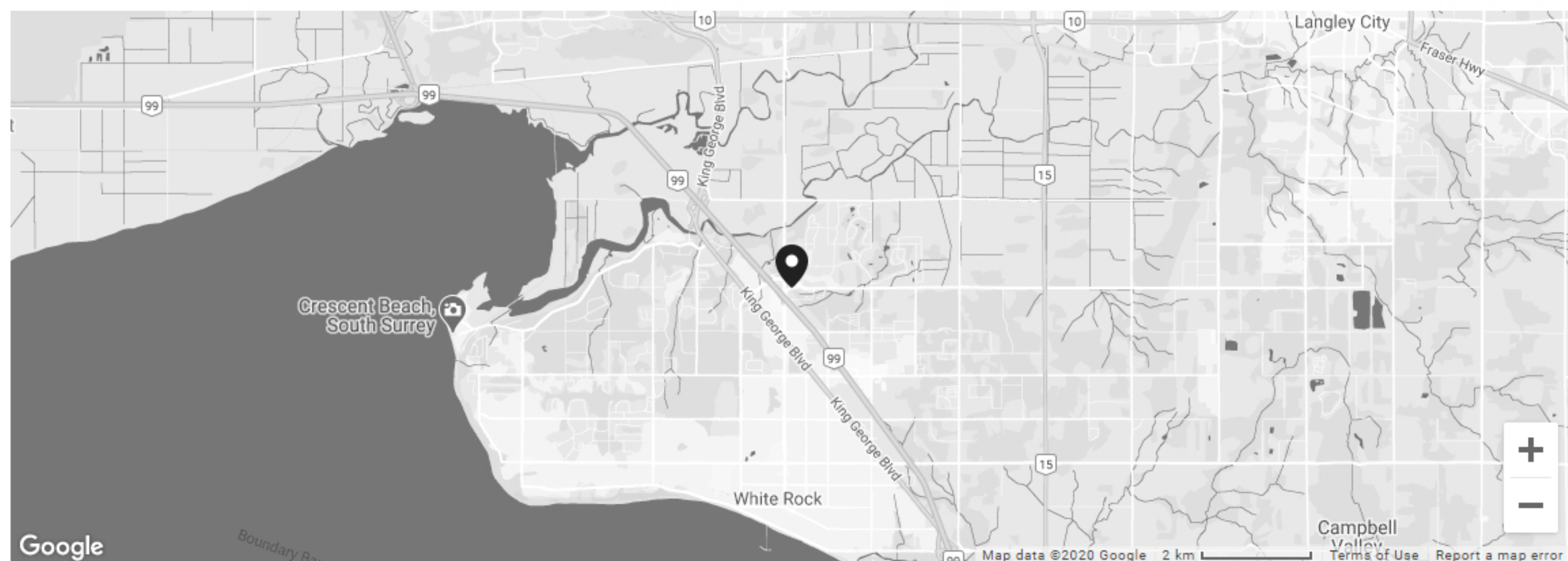
Browns SocialHouse

How convenient is it to be able to walk to dinner. With Browns Socialhouse just down the road as well as Bento Sushi, Fatburger and Curry Lounge to name a few, there is something close by for whatever you're craving.



Pacific Heights Elementary

This particular area is teeming with incredible options for schooling. From high-ranking elementary schools like Pacific Heights to secondary and private schools, there's a great school waiting for your child.



DOWNLOAD AREA MAP

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The Royale Treatment

Royale Properties is synonymous with exceptional quality and thoughtful design. The homes and neighbourhoods they build are carefully planned to reflect the values and character that make a particular community an ideal place to live. Each Royale home is built to the highest standards and designed with the future homeowners wants and needs in mind.

With three generations of experience and an accomplished team of architects, engineers and master craftsmen, selecting a home with Royale Properties ensures peace of mind and confidence that you and your family will have a beautiful place to call home for years to come.

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We invite you to register with us at Carson. We'll keep you updated with news and the latest information as it becomes available.

First Name *

Last Name *

Email *

Phone *

Are you a realtor? *

Select▼

Are you working with a realtor?

Select▼

How did you hear about Carson? *

Select▼

* Required Fields

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