



Features

A well-planned home that makes everyday living effortless, offering the perfect foundation for families ready to establish roots close to family, parks, and community.

Welcome to Charlton

- Brought to you by Warwickshire Homes, with over 30 years of excellence in homebuilding
- An exclusive boutique community of 34 units in the heart of Cloverdale
- Conveniently located within walking distance of downtown Cloverdale, where everyday essentials and conveniences await
- Enjoy quick access to Highways 10 & 15, and Surrey's future SkyTrain

Contemporary Exteriors

- Clean lines and timeless facades complement relaxing landscape design
- Charming front entrances enhance curb appeal, plus spacious decks are perfect for entertaining with gas BBQ hookup
- Contemporary Hardie board siding, wood detailing, and brick veneer accents create a cohesive and timeless streetscape
- Professionally landscaped yards are thoughtfully designed with privacy fencing and integrated irrigation for effortless upkeep
- An inviting shared amenity space designed as an extension of your home with outdoor children's play area and outdoor BBQ and seating

Inviting Interiors

- Carefully planned 3 & 4 bedroom layouts with up to 1,491 square feet of living space
- Generous 9ft ceilings on the lower and main levels enhance a bright and airy atmosphere
- Choose from two designer colour schemes, Pavilion and Regent by the Collaborative Design Studio, an award-winning interior design firm
- Durable 8" wide plank laminate flooring anchors the main living areas while plush carpeting provides comfort on the stairs and upper level

- Natural light fills each home through bright, oversized windows
- Low-E glass windows paired with 2-inch roller blinds reduce UV-light damage while improving energy efficiency
- Energy-saving LED lighting throughout the home

Gourmet Kitchens

- Beautiful veined quartz countertops and backsplash brings a touch of elegance
- Classic shaker style cabinets with soft-close doors and drawers finished with matte black hardware
- Under-cabinet lighting provides a soft ambiance
- Plenty of workspace and convenient full-height pantry for storage
- Chrome single-lever faucet with pullout vegetable spray
- Premium stainless-steel appliance package:
 - Fridge
 - Range
 - Hood fan
 - Dishwasher
 - Microwave

Serene Bathrooms

- Wood tone cabinetry with matte black hardware in the ensuite and powder room
- Black lighting fixtures complement polished chrome fixtures
- High-efficiency, elongated toilets are elegant and easy to clean
- Ensuite features double undermount sinks, sliding glass walk-in shower with towel bar and tile surround
- Upper floor main bathroom with deep soaker tub with porcelain tile surround

Thoughtful Conveniences

- High-efficiency front loading washer and dryer by Samsung
- Generous storage space throughout
- Built-in closet shelving and organizers in all closets
- Garages are equipped with electric vehicle charging rough-in
- Front and rear garden hose bibs for all your outdoor needs
- Ample visitor parking throughout the community ensures friends and family can gather with ease
- Exclusive Telus Welcome Home package offers 3 months FREE PureFibre Gigabit Internet + Optik TV Core for homeowners

Safe and Secure

- Each home comes with a comprehensive 2-5-10 WBI Home Warranty that includes:
 - 2 year material & labour warranty
 - 5 year building envelope warranty
 - 10 year structural defects warranty
- Dedicated Warwickshire Homes customer care team
- High-performance windows and patio doors provide superior insulation for consistent and comfortable temperatures year-round
- Central forced air heating and a high-efficiency water tank ensure reliable warmth throughout the winter months
- Hard-wired smoke and carbon monoxide detectors

Custom Options

- Speak with our dedicated sales team about the full list of customization options for your new home

liveatcharlton.com

Dimensions, sizes, specifications, layout and materials are approximate only and subject to change without notice. Please see sales team for more details. E.&O.F.