



## Feel good about coming home to Charland

Feel good about coming home to Charland. Know that your new home is so much more than just a place to hang your hat. As the backdrop to your daily life, your home should inspire.

From bamboo gardens to rooftop vistas, every detail at Charland will reinforce what you already know. You have finally arrived home.



[Register Online](#)



[Visit the Charland Presentation Centre](#)

102-1020 Austin Avenue, Coquitlam, BC  
Open daily noon to 5pm (except Friday)  
[Get Directions](#)

[Contact Us](#)

(604) 492-3388  
[admin@liveatcharland.com](mailto:admin@liveatcharland.com)





## Location

Charland's central Coquitlam location means that you are just blocks from the prestigious Vancouver Golf Club, Blue Mountain Park and within minutes of every conceivable shopping amenity and transit. It also means that you are at the very crest of the Austin Heights residential neighbourhood which affords you uninterrupted views over the Fraser River to Mount Baker and Vancouver Island.



[Download Map](#)

## Gallery



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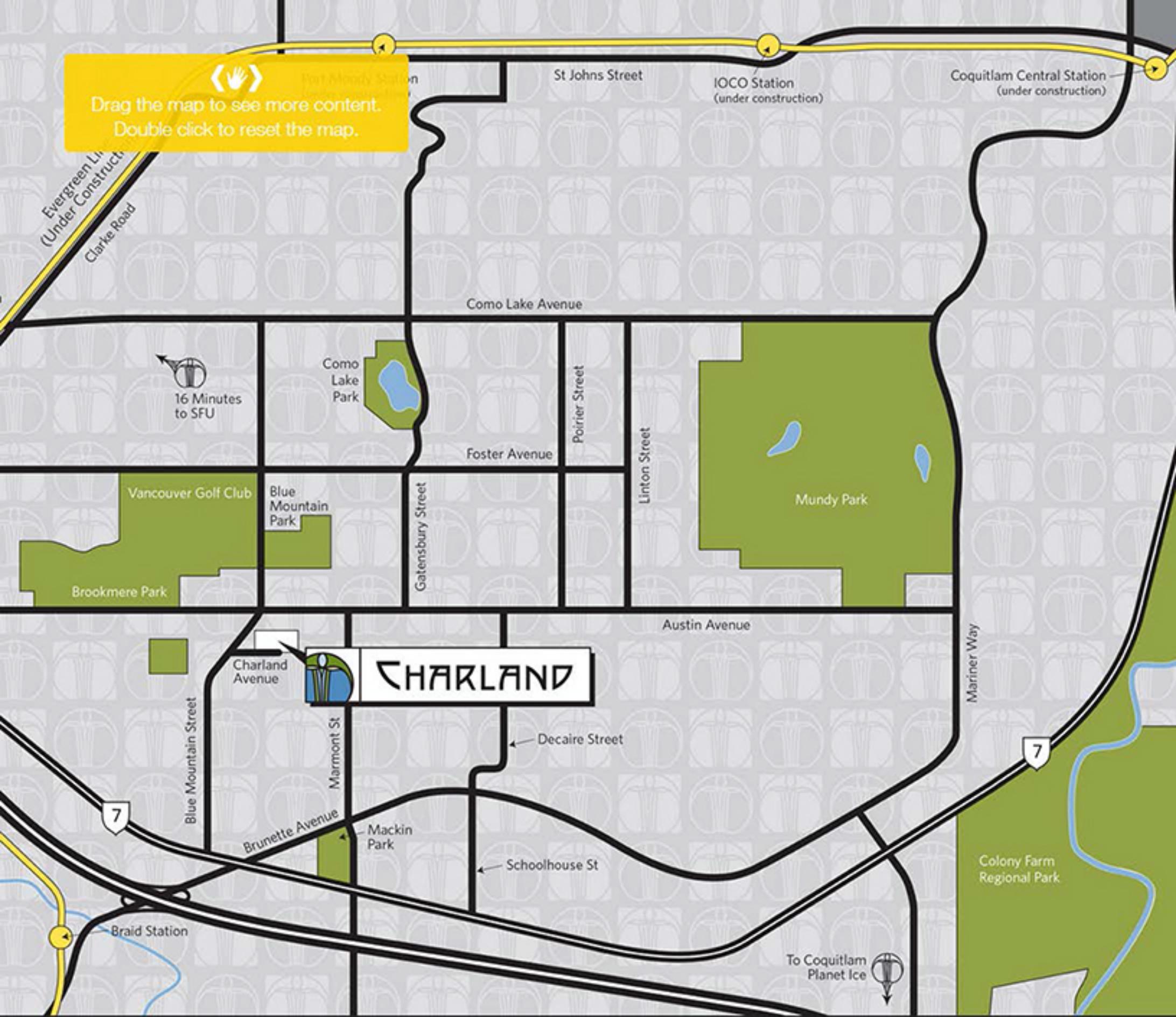
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Drag the map to see more content.  
Double click to reset the map.





## Features

At Charland, we are proud to have planned this community to reflect the fact that your very full life does not start or end at your own personal front door. So while you have come to expect 9 foot ceilings for all the extra light and airiness it brings to your home, and your kitchen needs to include under-cabinet lighting, stainless appliances and stone counters...we also know you have hobbies. Our dedicated bicycle storage and repair station means that your mountain biking adventures no longer have to end up on your kitchen floor. Likewise, our in-building kayak storage area means not having to plan trips to your family's garage before hitting the water for a paddle. We've thought of it all. Some may call these things luxury. We just call it life.



[Download Features](#)



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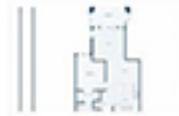
## Floor Plans

1 Bedroom + Den

2 Bedroom

3 Bedroom

1 Bedroom + Den



Plan A2  
Approximately 682 square feet



Plan A  
Approximately 604 - 611 square feet

2 Bedroom



Plan C1  
Approximately 804 square feet

3 Bedroom



Plan E1  
Approximately 1,003 square feet

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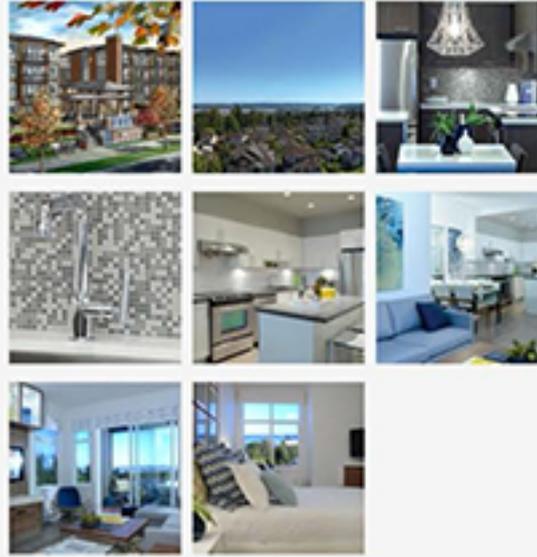
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Click on an image thumbnail to see the image.



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## Blog

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- [Downsize without compromise](#)
- [Welcome to the club! Steps and tips for the first time buyer](#)

### Archives

## Chinese New Year Promotion

Posted on January 18, 2014 by ledmac in [Chinese New Year](#)



Chinese New Year is just around the corner and we will be celebrating here at Charland. If you have already registered with one of our communities not only ...

[Read More](#)

## Charland Charms the Vancouver Sun

Posted on December 9, 2013 by ledmac in [In the News](#)

Keeping Coquitlam's community in mind was a big inspiration for Charland's design. See what The Vancouver Sun had to say about our new homes coming soon to Austin Heights here: [Charland homes designed to suit lifestyles of a variety of occupants](#)

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# Coquitlam's Charland bold way to beautify

Designer mixes in soft neutrals, too, and gives spacious areas cosy feel

BY MARY FRANCES HILL, THE PROVINCE JANUARY 27, 2014 12:07 PM



The living room's bold blue and gold are fun, and help feature collectibles people may choose to show case.

Photograph by: Ward Perrin, Png, The Province

## Project: Charland

**What:** Two four-storey buildings with 88 homes

**Where:** 963 Charland Ave., Coquitlam Residence sizes and prices: 1 bed and den - 3 beds; 604 sq. ft - 1,003 sq. ft and 1 bed and den/1 bath (604 - 682 sq. ft) from \$219,900; 2 bed/2 bath (779 - 812

sq.ft.) from \$299,900; 3-bed/2-bath (1,003 sq. ft) from \$379,900

**Builder and developer:** Ledingham McAllister Sales centre: 102 - 1020 Austin Ave., Coquitlam

**Hours:** Noon-5 p.m., Sat-Thurs

For designer Janine Wilson, making a bright and spacious home feel warm and cosy requires careful thought about balance.

A room can be large and still feel comfortable and secure, and colours can be strong without overpowering.

At the display home at Charland, Ledingham McAllister's two-building development in Coquitlam, she found harmony in a blend of soft neutrals with bold colour throughout the suite.

In the open-concept dining space, for instance, the kitchen is a standout.

A dropped ceiling fitted with six potlights frames the kitchen eating and food preparation area.

That dropped ceiling makes a big difference in the entire room by giving a feeling of enclosure in an area that is generally more open, says Wilson, principal of The Mill Design.

"I think (the dropped ceiling) makes the higher ceiling in the rest of the space seem even more grand, and allows for great lighting via pot lights in the kitchen."

In the rest of the suite, The Mill Design does what the company is known for: Taking some of the most tasteful trends and incorporating them into the overall mood and look of the suite, without making it look too trendy.

In one bedroom, Wilson has made a centrepiece out of a tall upholstered headboard, where blue and gold colour blocking form an attractive palette without overpowering the space.

"As you are seeing in fashion, colour blocking is on trend," she notes.

"I think really saturated deep colours work best for this; they seem softer. Typically, you have to use wool, mohair, or silk fabrics to get these really intense, but bright colours."

The same goes for the living room. There's a lot going on, with more bold blue and gold in a built-in wall unit, a piece she admits is not for everyone's taste.

"But for those who like colour, this millwork was a fun way to feature beautiful glass objects that a person might collect."

In contrast, she chose artwork with soft patterns and abstract images that were interesting but soft, and easy on the eyes. If the art were any more assertive, it would have been too risky, perhaps dominating the space, when she wanted the other finishes and decor to take the spotlight.

"We were definitely sensitive to overwhelming the interior with overly bold artwork," she says.

Wilson offers a little advice to homeowners who want to soften the look of a room without sacrificing a strong look or bold colours.

"You can incorporate black and whites photographs, or use the approach we took in the master bedroom - ombré effect grey-toned artwork works well to add interest without adding more pattern or colour."

Watch for it

In just a few days, we'll be moving house - or more precisely, Homes.

Starting this week, The Province Homes section will shift to Thursdays from Sundays, and relaunch as Westcoast Homes & Design. We'll continue to feature a Metro Vancouver new-home project, along with popular columnists Tony Gioventu, Shell Busey and Helen Chesnut, but we'll also have some engaging new content you won't want to miss.

Make a point of joining us every Thursday!

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The kitchen in the Charland display suite offers high-end appliances and a drop ceiling, which creates a feeling of enclosure in an otherwise open area.

**Photograph by:** Ward Perrin, Png, The Province

## Flexible spaces

Charland homes designed to suit lifestyles of a variety of occupants

BY MICHAEL BERNARD, SPECIAL TO THE SUN NOVEMBER 23, 2013



Photograph by: Ward Perrin, PNG, Special To The Sun

Charland

Project location: 963 Charland Ave., Coquitlam

Project size: Two four-storey buildings with 88 homes

Residence size: 1 bed - 3 beds; 604 sq. ft - 1,003 sq. ft.

Prices: 1 bed and den/1 bath (604 - 682 sq. ft) from \$219,900; 2 bed/2 bath (779 - 812 sq. ft) from \$299,900; 3-bed/2-bath (1,003 sq. ft) from \$379,900 Monthly strata fees: \$188 - \$300

Developer: Ledingham McAllister

Architect: Robert Ciccozzi Inc.

Interior design: Janine Wilson, The Mill

Sales centre: 102 - 1020 Austin Ave., Coquitlam

Hours: noon - 5 p.m., Sat - Thurs

Contact: Karissa Robson or Suzy Kim

Telephone: 604-492-3388

Website: [www.ledmac.com/charland](http://www.ledmac.com/charland)

Occupancy: November 2014

One of the challenges developers can face in locating a new project is to make sure it works for two kinds of people: the new buyers and the project's next-door neighbours. So it was probably a good sign when longtime neighbours of Ledingham McAllister's Charland project in the Austin Heights

neighbourhood of Coquitlam started coming in to take a tour and inquire about prices shortly after the presentation centre opened.

Some of the people who have come to see the two-bedroom show suite on Austin Avenue have lived on Charland Avenue for 60 years, says Manuela Mirecki, the company's senior vicepresident of marketing and design. Others have been first-time buyers or parents purchasing on behalf of their children.

"What's interesting is that there is more commonality between those two groups than you think," she said. "Single-level living automatically appeals to an older audience. What also makes it appealing to both groups is the proximity to services that are within walking or transit distance: you have seniors who are not driving anymore and young people, fewer of whom have cars now, and are taking transit."

Mirecki says Charland has a high "walk score" - a measure of its closeness to various amenities - of about 80 out of 100. She says that is "probably going to go up when SkyTrain's Evergreen Line (a few minutes west) is completed in a few years."

Charland's architects worked hard to ensure that the new building fit into the neighbourhood, doing things like increasing the setback from the street to nine metres from the required 4.5 metres and dividing the development into two sections, with 40 homes on one side and 48 on the other.

"This building is located on the border of zoning and we try to address the single-family homes across the street," architect Robert Ciccozzi says. "Instead of having one big long block, we wanted to create a break in the building so you could see through it.

"You're still dealing with a four-storey element versus a two-or three-storey home. You can't replicate the home exactly, but you try to scale down your building as best you can by using materials like brick and the Hardi panels and how you distribute the brick helps to break down the massing visually. You try to provide some relief by popping out bays and pulling walls back and creating vertical breaks."

Ciccozzi said the entranceway also speaks to the existing character of the neighbourhood.

In the middle is an infinity pool water feature, which he says was inspired by one of the most famous residences in North America: Frank Lloyd Wright's Fallingwater residence in southwest Pennsylvania.

The display suite is an 812-squarefoot two-bedroom, two-bathroom home that parallels many of the features of the developer's other projects in Vancouver, Burnaby and Richmond.

Nine-foot ceilings enhance the sense of spaciousness in the units and large windows allow in lots of light.

Buyers can choose from light and dark colour schemes. Floors in the entry, kitchen, living and dining areas are topped with contemporary style laminate floors, while bedrooms have loop and cut-pile carpeting.

In the kitchen, which is set off by a slight drop ceiling, there are two options: a white shaker-style cabinet or flat-panel cabinets in a grey woodgrain finish, both with stainless steel pulls. Counters are quartz composite with backsplashes in linear ceramic or porcelain mosaic tiles, including an island that can take two to three stools for casual dining. The sink is a squareedge stainless steel bowl with a single lever pull-down faucet by Kohler.

Kitchen equipment includes energyefficient stainless-steel appliances with a turbo range hood by Sakura.

Mirecki says the living-diningkitchen area design fits a number of different lifestyles. "Our floor plans are a very open concept, which allows maximum flexibility as to how you can use the space. There is no formal wall between living and dining. For the young buyer, it's about being able to have a kitchen party, while the older owner wants a design where they can cook their Thanksgiving dinner with the family right there."

The show suite also features more than enough room for a large six-seat dining room table. Throughout, the developer makes liberal use of halogen pot lights and under-cabinet lighting.

The bathroom and laundry closets feature porcelain tile, and the private master ensuite has a soaker tub and a full height ceramic tile surround. Some suites also have a Kohler "Ledward" shower with seat, grab bar and tile surround. The laundry has a frontloading full-sized stackable energyefficient Whirlpool washer and dryer.

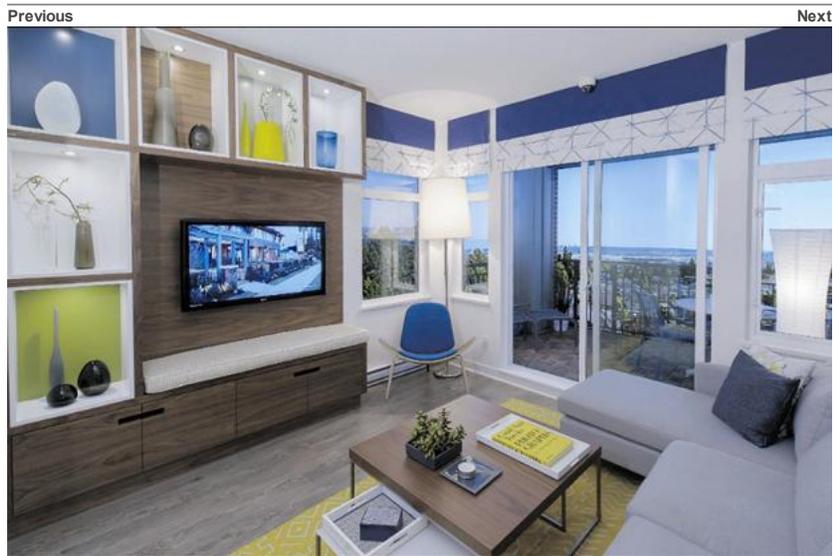
On the main level off the entrance way is a fitness room, while on the second level there is a roof deck lounge area. The building sits on a gentle slope with views ranging from the North Shore mountains to the Gulf Islands.

It all works for former Ice Capades skater Brad Maclean, who at 50, was looking for a home that was affordable, convenient and comfortable. "I had travelled a bit and had lived in New Zealand and Phoenix and I came back to Canada," he said. "The place I wanted to live and know more about was Vancouver."

An employee at nearby Skater's Edge, he wanted a place in a good neighbourhood that was centrally located and likely to appreciate in price. He was also impressed by the fitness room and the storage space and repair bench for bikes.

"I was floored. I couldn't believe how much was in there. It's hard to find all those things in one building."

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Photograph by: Ward Perrin, PNG, Special To The Sun

