

Carson 2328 167A Street Surrey 40 three bedroom or three bedroom and a den townhomes by Royale properties

Carson shows off family-friendly credentials



The Carson development by Royale Properties offers 40 townhomes in the Grandview Heights neighbourhood of South Surrey, close to schools, stores, restaurants and more

What do young families look for in a new home? With its latest townhome project in the Grandview Heights neighbourhood of South Surrey, Royale Properties is betting on these key components being near the top of the list: a friendly neighbourhood close to shops, restaurants and schools; quality homes equipped with smart technology and lots of open space; a touch of exclusivity; and easy access to nature.



Townhomes at Carson range in size from 1,361 to 1,528 square feet. /PNG

“We’ve found most of our purchasers to be younger families or first-time buyers who are looking for more space than they’re currently in,” Davidson said. “We’re perfectly positioned, within walking distance between two brand new schools that are scheduled to open in September 2021 – an elementary school and a secondary school.”

“One of the things that’s great about our B-Series plans is that the homes have raised back yards,” Davidson

added.

“People with kids and/or pets can walk right out to their fully-fenced, private back yard from the main floor. In most townhome developments you need to go down to the ground level and out through the front door or through the garage.”

Speaking of garages, many of them at Carson can fit two cars side-by-side, a fact much appreciated by Farzeen Mawji and his partner Ryan Cuillerier, who have just moved into their new home in the development.

“We like that our home is wider than a typical townhouse,” said Mawji. “The quality of light is great, and the living area overlooks a nice open space with trees. Our windows are east-west – there’s this wonderful warm glow and we get a bit of the evening sunset.”

“The neighbourhood is very well connected,” Mawji added. “Everything we need from a living perspective is in Surrey – lots of great restaurants and grocery stores. It’s all nearby.”



At Carson, young families will find that extra space they’ve been craving.

The award-winning builder’s 40-unit Carson development is perfect for families, according to Tianne Davidson, a sales manager with Axis Real Estate Solutions Inc. who is working with Royale Properties.



Kitchens feature flat panel cabinetry with soft-close doors and drawers, and appliance packages by LG

“Grandview Heights is definitely a growing neighbourhood with a big pedestrian focus,” said Davidson. “There’s a downtown feel, but it’s still a very family-friendly place to be. There are lots of trails in the area and you can obviously walk to restaurants and shops as well.”

As for the homes themselves, Davidson said they’re smarter than most. They include TELUS SmartHome® automation systems and Mawji was particularly pleased to be able to get notifications on his phone when the washer and dryer are done.

“They seemed to have chosen premium finishing as well and it feels great,” he said. “We’ve only just moved in and there’s still some unpacking for us to do but it already feels like home. They’ve done a really nice job and as you live in it you notice more and more details.”

Kitchens at Carson feature flat panel cabinetry with soft-close doors and drawers, polished quartz backsplashes and countertops, full-height pantries and undermounted double-bowl stainless steel sinks. The appliance packages are by LG and include counter-depth French door refrigerators and freezers with ice and water dispensers, gas ranges and convection ovens.

Bathrooms come with imported porcelain tile flooring, flat panel cabinetry, frameless glass showers with quartz wall tiles, dual undermount sinks and quartz countertops. Second bathrooms feature deep soaker tubs with oversized porcelain tile surrounds, undermount sinks, vanity mirrors and dual-flush toilets.



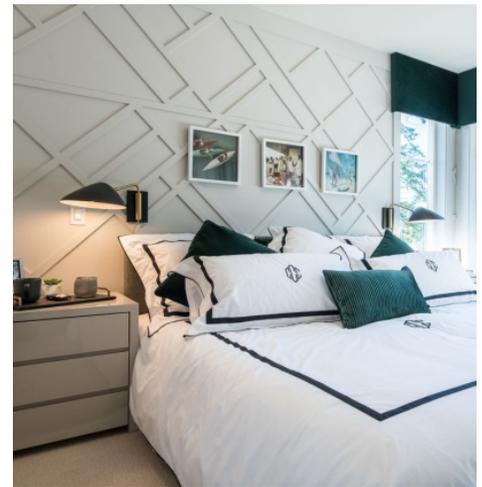
Bathrooms come with imported porcelain tile flooring, flat panel cabinetry, frameless glass showers with quartz wall tiles, dual undermount sinks and quartz countertops. /PNG

“Carson has that intimate and boutique feel to it versus a big complex with 100 or 200 homes,” said Davidson. “You’ll get to know your neighbours more and you’re not going to have all that extra traffic. The other thing with a small community like this is that there won’t be years of construction right on your doorstep.”

Homes at Carson have either three bedrooms or three bedrooms and a den. They range in size from 1,361 to 1,528 square feet and are priced from \$669,900.

“It’s just great to have a brand-new place with all the new appliances and everything else,” said Mawji. The

finishing is a big highlight for us. It just feels like a very well-built home.”



Homes at Carson have either three bedrooms or three bedrooms and a den. / PNG

Carson

Project location: 2328 167A Street

Project size: 40 townhomes with either three bedrooms or three bedrooms and a den, ranging in size from 1,361 to 1,528 square feet and priced from \$669,900

Developer: Royale Properties

Architect: Focus Architecture

Interior designer: Kleen Design
Sales centre: 2328 167A Street, South Surrey

Hours: By appointment only
Sales phone: 604-538-3883

Website: liveatcarson.com