

# The Charlotte

*Is a Luxurious Living beside the Queen Elizabeth Park*





*A Connected Location*





# *Modern Design meets Natural Warmth*



**The Charlotte offers New Upscale Living in Central Vancouver, proximity to urban resources like community centres, schools, public transit and a wide array of shops.**



Living so close to the gorgeous Queen Elizabeth Park will offer The Charlotte’s residents even more opportunities to enjoy time outdoors, exploring the park’s miles of walking trails, botanical gardens, and world-class arboretum



All illustrations reflect the artist’s and architect’s interpretation of the project, and are intended as representations only



# Community Centre Highlights

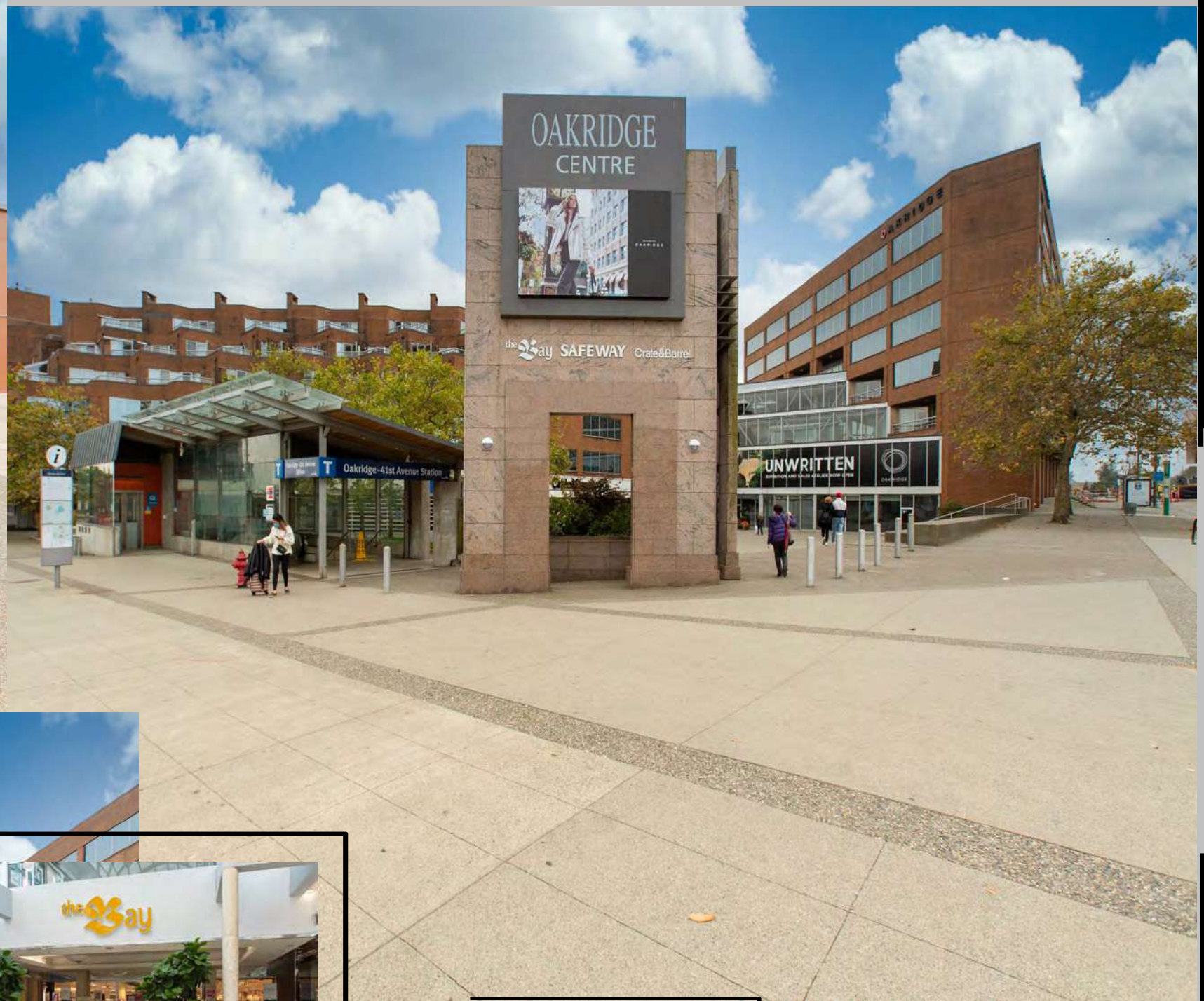


Hillcrest Community Centre with the facilities of an aquatic centre, fitness centre, ice rink, gymnasium, indoor cycling, multi-purpose rooms, a games room, dance studio, playgrounds, childcare centre, and café.





# *World Class Shopping at Oakridge Centre, The Transformation Continues*



In just ten minutes, walk to the bustling Oakridge shopping centre or catch a Canada Line metro.



# *Unique features and finishings*



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# *Refined Bathroom*



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# *Welcoming Lobby*





# FEATURES & FINISHES

## The Charlotte

### The Charlotte is a jewel right beside the Queen Elizabeth Park

This boutique development is situated at 35th Avenue and Cambie Street. It consists of six stories of contemporary, smart looking units to suit a variety of urban living needs. The Charlotte is a Low Emissions Green Building with high energy efficiency, engineered to meet the requirements of City of Vancouver’s Green Buildings Policy. Choose from our exclusive collection of masterfully designed of five, two level townhomes or our six spacious condominium units, meticulous detailed with superb finishing. A rare opportunity to find one or two units per floor for your desirable privacy. The Queen Elizabeth Park is at your doorstep. Iconic Cafes, Restaurants, Community Center, Swimming pool, Golf courses, Schools, Oakridge Center, Canada Line stations, Public transits and lots more are all nearby. This community is simply a few minutes from the core of Downtown, away from the heavy traffic in the city center of Vancouver, while Richmond, Vancouver International Airport are all within 15 minutes’ drive away.

#### Immensely Stylish Homes features

With high-end finishes and contemporary fixtures

Spectrum designer roller shades window coverings in living, dining and bedrooms with 95% UV blockage.

“Google Home” ready light switches (3 per unit)

Torlys oak wood laminate flooring throughout living areas

Fuzion engineered hardwood for townhouse stairs

Brantec window wall system with triple-glazing

LG individual split system HVAC including thermostat with WiFi connectivity

Expansive balcony/patio featuring thick porcelain pavers

Overall 9’ ceiling

Leviton USB Charger device in bedrooms

Custom millwork closet organizers

#### Kitchen

Porcelain tile flooring and backsplash

Custom millwork cabinetry

Leviton USB Charger device under kitchen cabinet

“Good Stone” quartz countertop offers design versatility, functionality and durability

Undermount double-bowl stainless kitchen sink

Sustainable Solutions “Fluid” polished chrome pull-down kitchen faucet with 360o swivel spout

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#### Appliances

Liebherr 36” Fully Integrated refrigerator with French door styling and BioFresh technology

Wolf 30” Induction Range with four induction zones and dual convection oven

Asko 24” Integrated dishwasher

Faber 30” Slide-Out range hood + Sharp 24\* microwave drawer with AutoTouch system (select plan types)

30” Low-profile Over-the-range Microwave with ventilation (select plan types)

LG 27” Front-load washer and dryer with WiFi connectivity

#### Bathrooms

Full-height porcelain tiled walls and flooring

Custom millwork vanities with "Good Stone" quartz countertop

LED lighting behind mirrors and under vanities

Frameless thick glass enclosure on all showers with High quality ABS soft corner square rain showerhead with self-cleaning nozzles and round rain shower arm

“Caroma” Sydney Smart easy height two-piece elongated vitreous washdown toilet with water-saving dual flush system

Towel warmer for Master Ensuites

Kohler touchless faucet for powder rooms

Frameless mirrors with backlight LED lighting

Occupancy sensor switch in bathrooms and powder rooms

#### The security approaches to your home

August “Z-Wave Plus” smart door lock with smart phone connectivity

August Doorbell Cam –with smart phone connectivity for townhouses

#### Building amenities and features

Enter phone access control system, video surveillance system

Electric Vehicle charging receptacle in every parking stall

Bike storage racks

“Snow-Melt” heating system to access ramp in parkade

Rooftop communal patio and children play area with garden surrounded by lush green landscaping

Amenity room on main floor with wheelchair accessible washroom

Wheelchair lift (for private use) on main level

Water filling station (for emergency use) on main level

Choice of optic fibre or coaxial communication/network systems

Comprehensive 2-5-10 Home Warranty

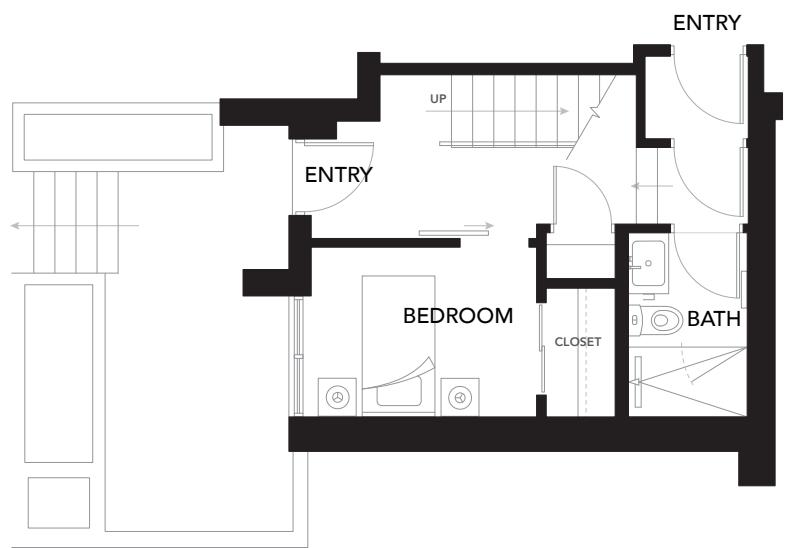


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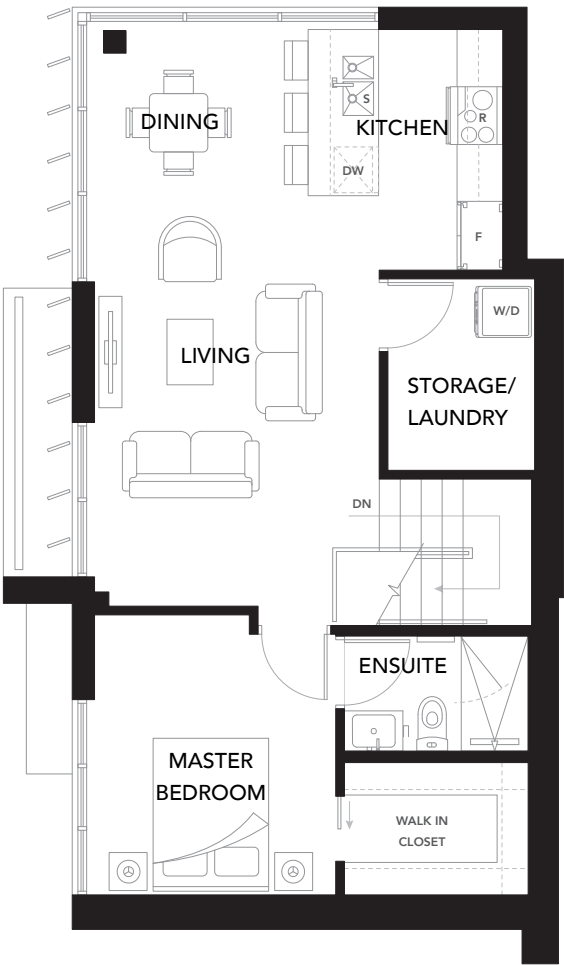
## Unit A

TOWNHOUSE UNIT  
2 bedroom

LIVING SPACE  
Level 1: 319 sqft  
Level 2: 777 sqft  
Total: 1,096 sqft



LEVEL 1



LEVEL 2

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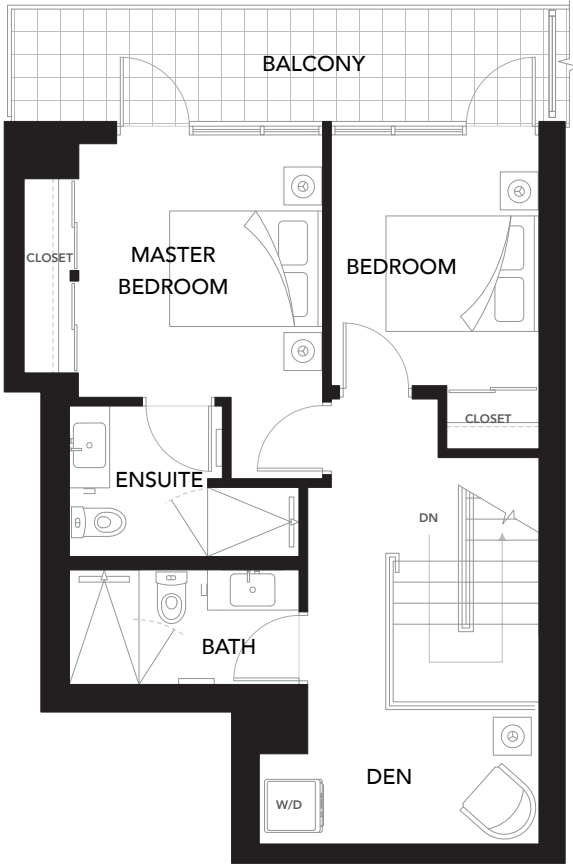
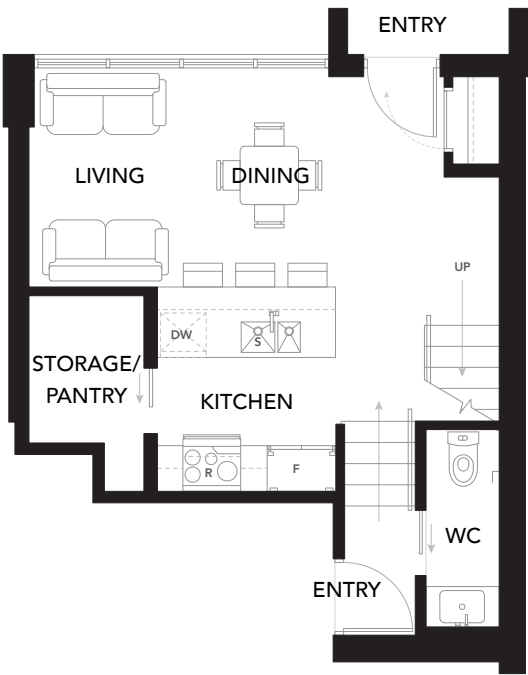
## Unit B

TOWNHOUSE UNIT  
2 bedroom  
+ Den

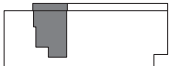
LIVING SPACE  
Level 1: 447 sqft  
Level 2: 640 sqft  
Total: 1,087 sqft

OUTDOOR SPACE  
Level 2: 115 sqft  
(Balcony)

TOTAL SPACE  
1,202 sqft



LEVEL 1



LEVEL 2

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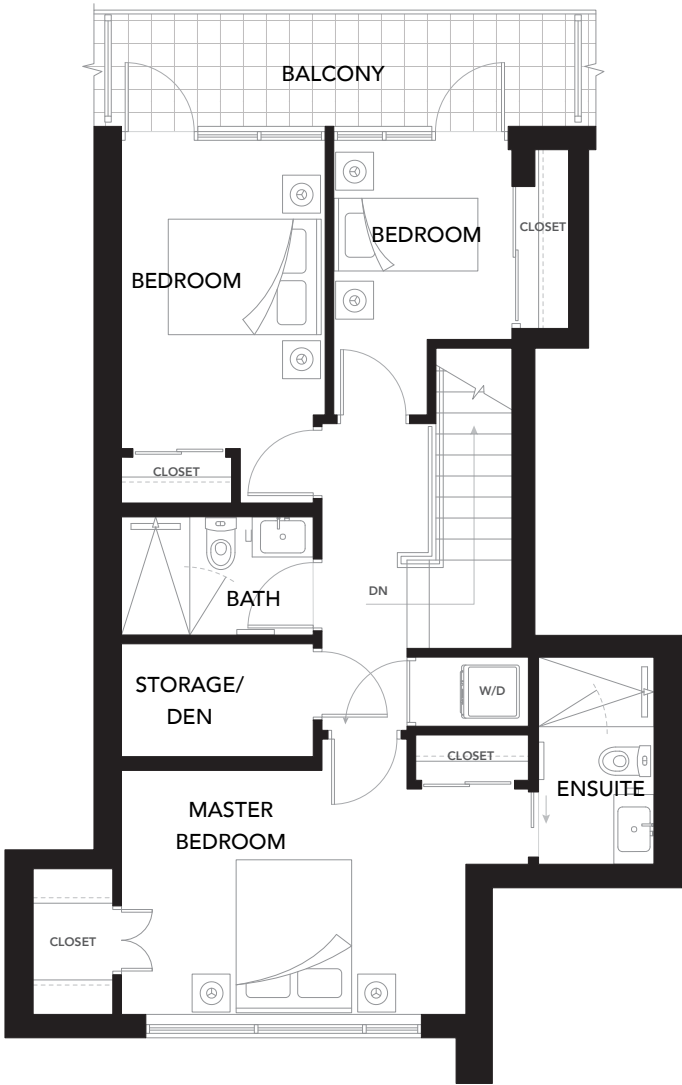
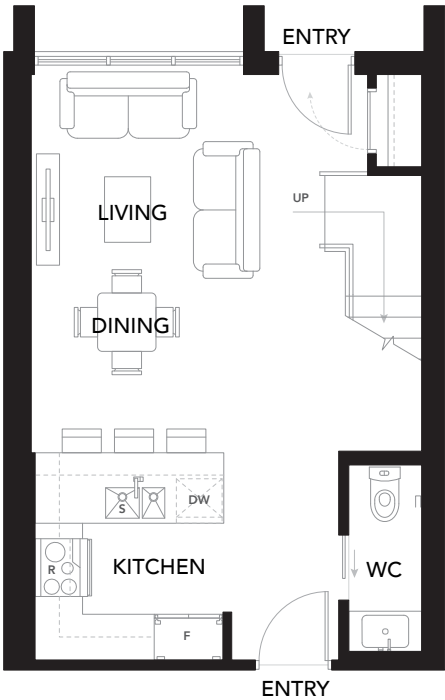


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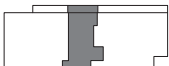
## Unit C

TOWNHOUSE UNIT  
3 bedroom  
+ Storage/Den

LIVING SPACE	OUTDOOR SPACE	TOTAL SPACE
Level 1: 476 sqft	Level 2: 97 sqft	1,371 sqft
Level 2: 798 sqft	(Balcony)	
Total: 1,274 sqft		



LEVEL 1



LEVEL 2

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# The Charlotte

## Unit D

TOWNHOUSE UNIT  
3 bedroom  
+ Storage/Flex

LIVING SPACE  
Level 1: 499 sqft  
Level 2: 826 sqft  
Total: 1,325 sqft

OUTDOOR SPACE  
Level 2: 115 sqft  
(Balcony)

TOTAL SPACE  
1,440 sqft



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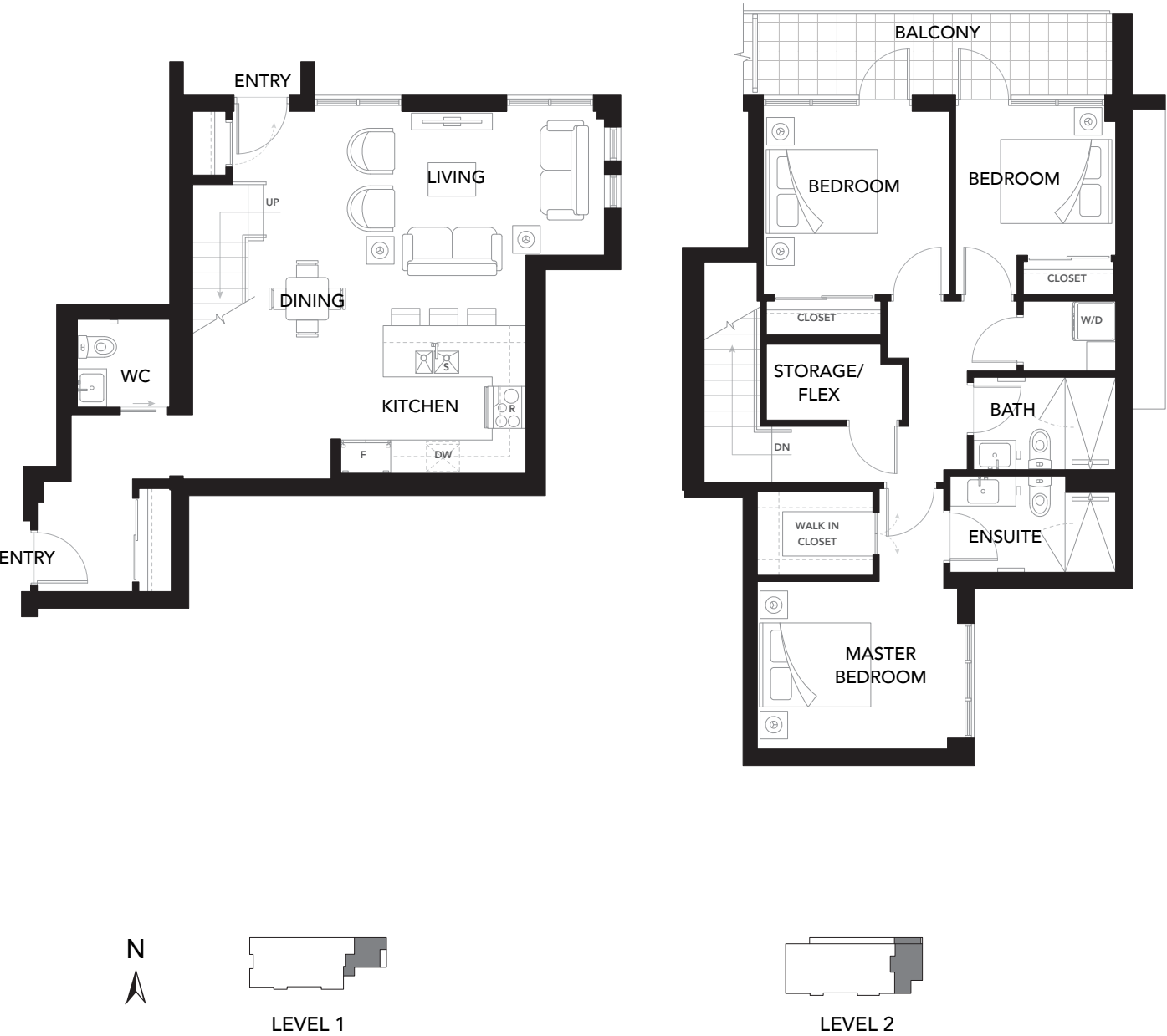
## Unit E

TOWNHOUSE UNIT  
3 bedroom  
+ Storage/Flex

LIVING SPACE  
Level 1: 667 sqft  
Level 2: 814 sqft  
Total: 1,481 sqft

OUTDOOR SPACE  
Level 2: 105 sqft  
(Balcony)

TOTAL SPACE  
1,586 sqft



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## Unit F

3 bedroom  
+ Storage/Den

LIVING SPACE  
1,316 sqft

OUTDOOR SPACE  
Balcony: 120 sqft

TOTAL SPACE  
1,436 sqft



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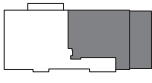
## Unit G

3 bedroom  
+ Storage/Flex  
+ Nook

INDOOR SPACE  
1,397 sqft

OUTDOOR SPACE  
Patio: 543 sqft

TOTAL SPACE  
1,940 sqft



LEVEL 3

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Unit H	3 bedroom + Storage/Den	LIVING SPACE	OUTDOOR SPACE	TOTAL SPACE
		1,340 sqft	Balcony: 130 sqft	1,470 sqft



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# The Charlotte

## Unit J

3 bedroom  
+ Storage/Flex  
+ Nook

LIVING SPACE  
1,397 sqft

OUTDOOR SPACE  
Balcony: 198 sqft

TOTAL SPACE  
1,595 sqft



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Sub-Penthouse

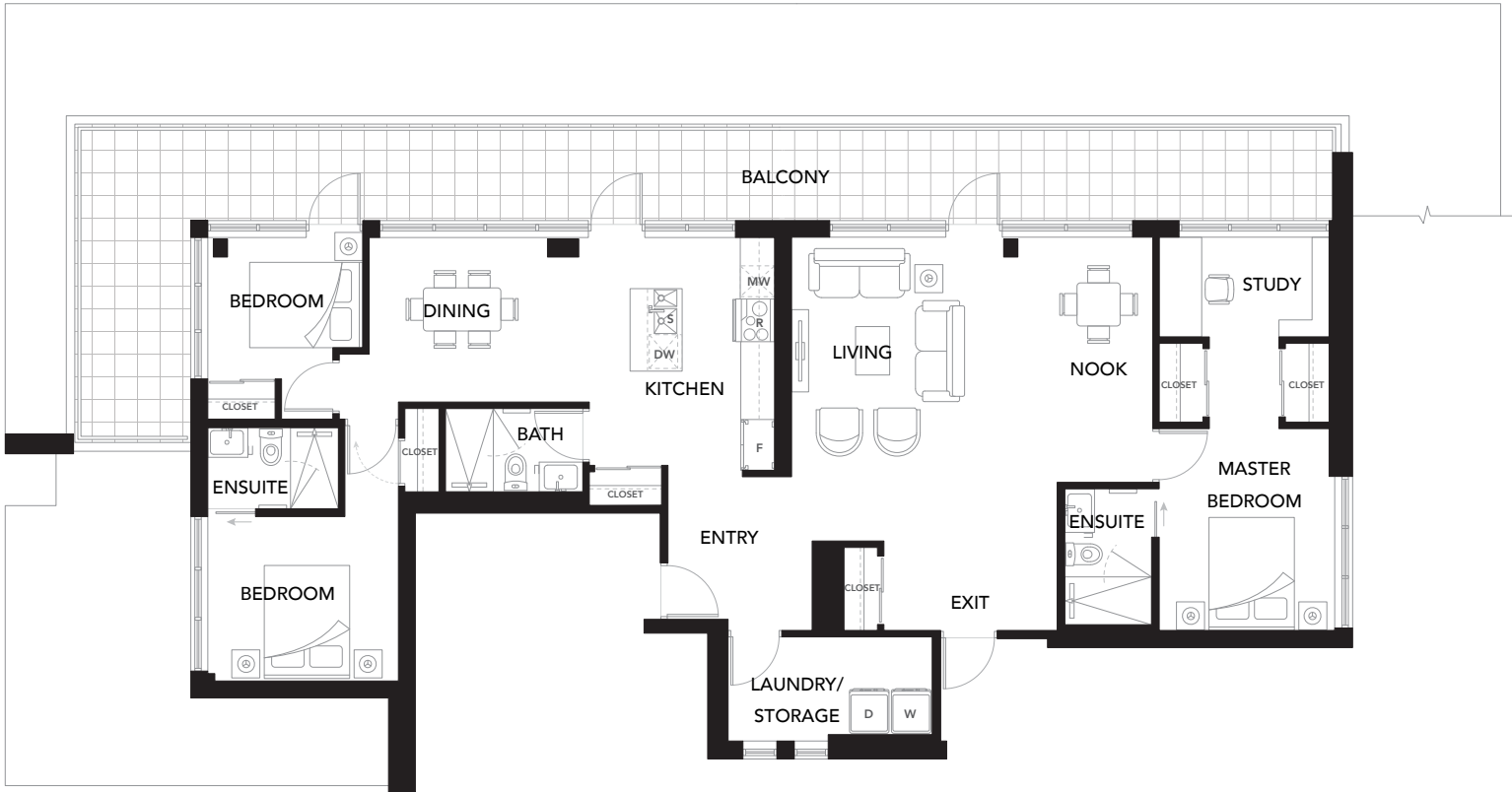
## Unit K

3 bedroom  
+ Study + Nook

LIVING SPACE  
1,619 sqft

OUTDOOR SPACE  
Balcony: 477 sqft

TOTAL SPACE  
2,096 sqft



LEVEL 5

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NOBLELAND  
DEVELOPMENTS



"BY CONSIDERING OUR CLIENTS FAMILY, WE ARE ABLE TO DELIVER HOMES THAT ARE NOT JUST HOUSES, BUT SPACES TO TRULY LIVE IN AS IF THEY WERE OUR OWN."

NOBLELAND  
DEVELOPMENTS



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