

The Charlotte Feature Sheet



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.

Quick Facts

- Total of 11 Units
- Developed by Nobleland Developments
- Completed in February 2022
- Unit Mix: 3 Bed + 3 Bath Homes ranging from 1320-1670 SQFT
- Prices starting at \$1,748,800

Home Features

- Spectrum designer roller shade 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 featuring thick porcelain pavers
- 9' ceilings
- 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 360° swivel spout

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



*Prices, sizes, and availability are subject to change without prior notice and do not include applicable taxes. This is not an offering for sale. Any such offering can only be made with a Disclosure Statement, E.&O.E.



THE CHARLOTTE

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Security

- August “Z-Wave Plus” smart door lock with smart phone connectivity
- August Doorbell Cam – with smart phone connectivity for townhouses

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

Building Features

- Enterphone access control system, video surveillance system
- Electric Vehicle charging receptacle in every parking stall
- Bicycle 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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