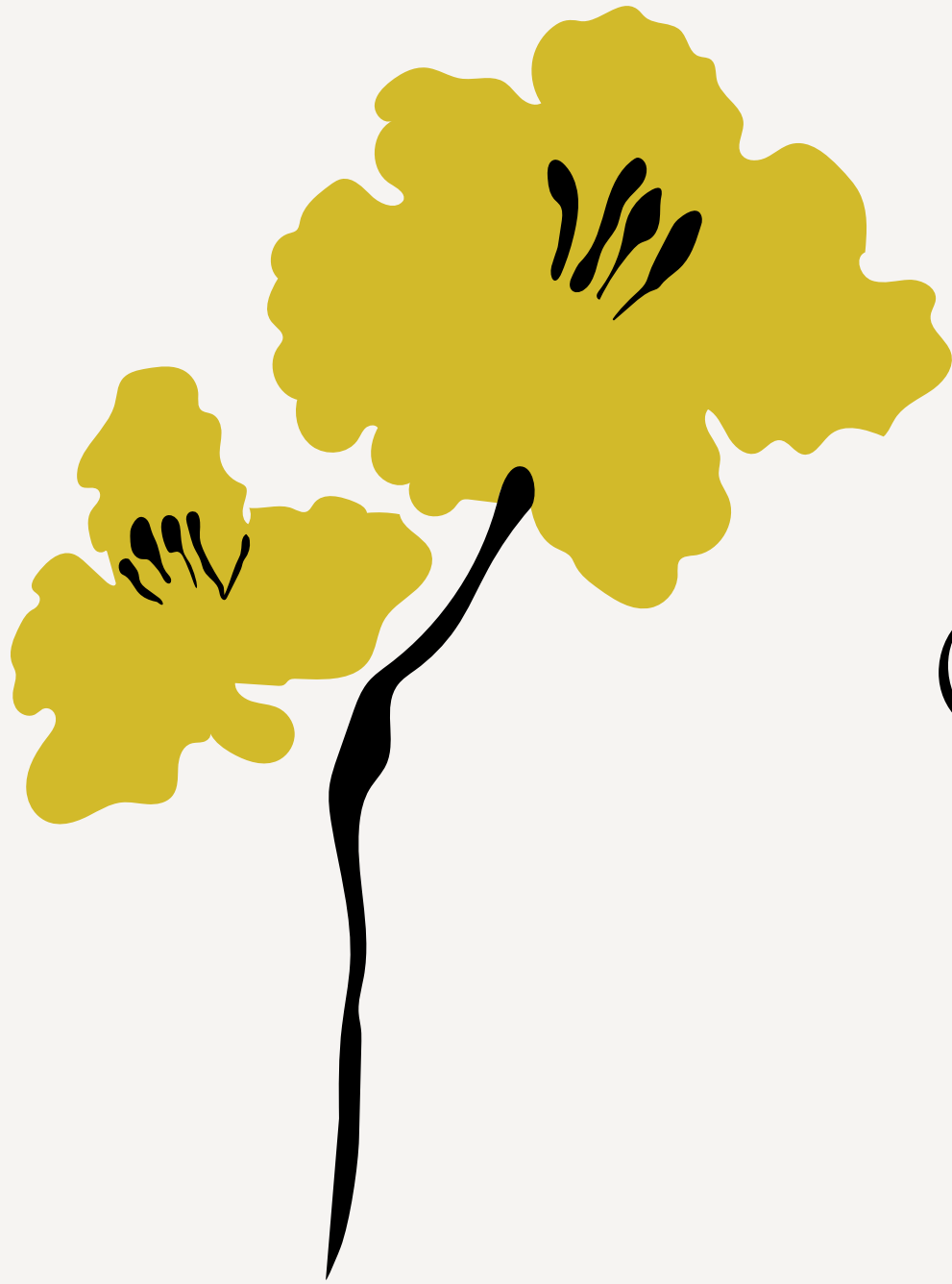
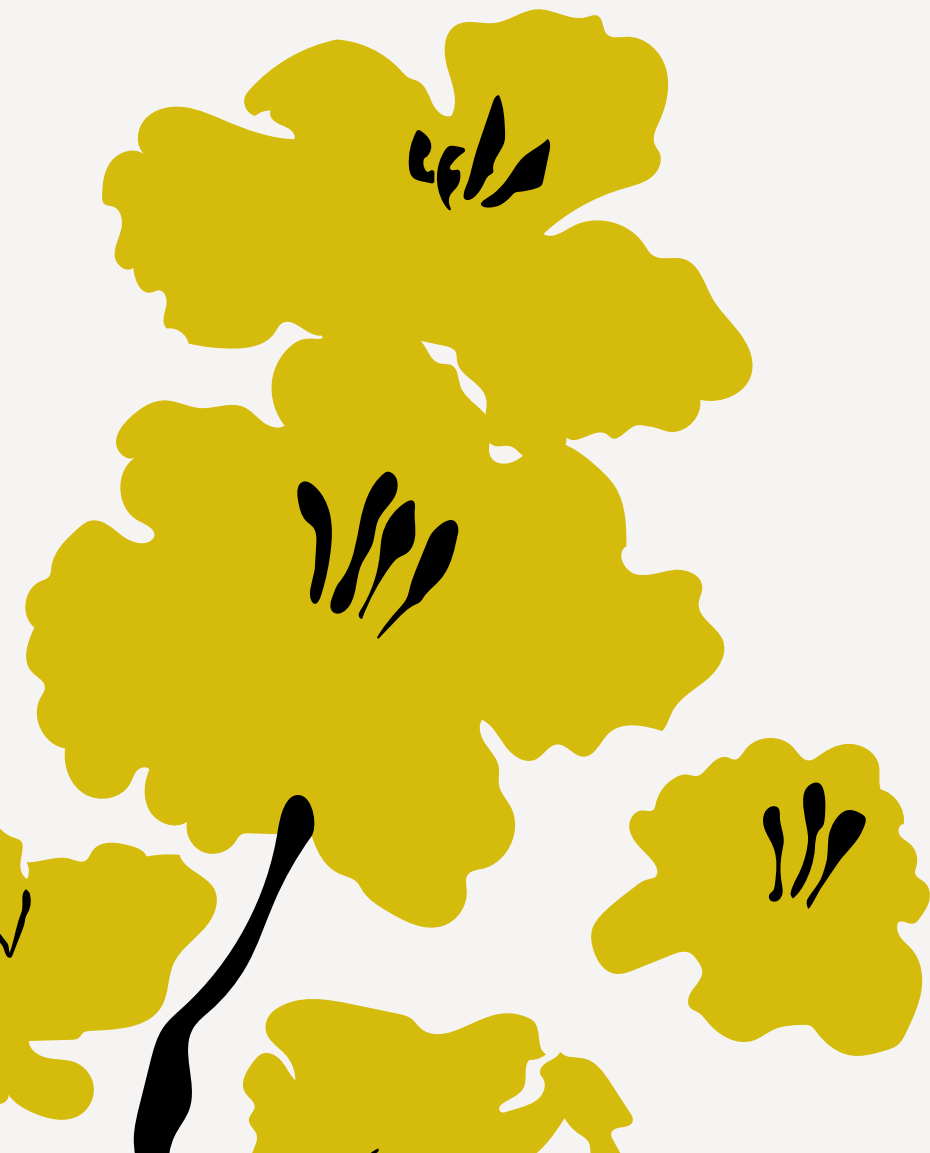




CARMEL

COLLECTION

Cultivate Elegance
3 Bedroom + Den Townhomes



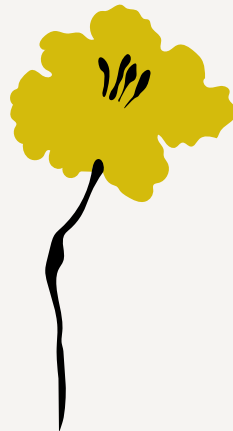
Carmel is an exclusive collection of 19 thoughtfully-designed townhomes by Ikonik Homes, where contemporary style meets craftsman detail to create a distinctive and enduring architectural presence.

Nestled in Grandview Heights, a community-oriented neighbourhood, Carmel offers easy access to essential amenities like schools, dining and shopping while staying closely connected to greenspace and the community's peaceful, agricultural roots.

IKONIK
BUILT ON TRUST  HOMES



Modern in Function.
Craftsman in Spirit.



As a boutique collection of homes, Carmel emphasizes a timeless feeling of community and neighbourly connection. Exteriors are designed to evoke the century-old craftsman style of building expressed through steep gabled rooflines, a refined mix of vertical and horizontal siding, and carefully detailed façades to create depth and character. A modern colour palette introduces a clean, contemporary edge, resulting in a streetscape that feels distinctly current.

Everything Within Reach.

From everyday essentials to exceptional boutiques, local shops and global brands, the shopping options surrounding Carmel are diverse and a delight to explore. Grandview Corners is a three-minute drive for daily essentials, quick meals and groceries. The Shops at Morgan Crossing are just four minutes away and offer all your favourite fashion brands, groceries, plus dental, doctors and even a vet. Carmel creates a truly connected and convenient lifestyle.





Effortlessly Connected To An Active Life.

Living an active life at Carmel is effortless. The Grandview Heights Aquatic Centre is directly across the street and offers an Olympic-sized pool, leisure pool, kids' area, waterslides, a lazy river and more. If you prefer golf, nearby Morgan Creek and The Hills at Portal are ranked in Canada's Top 100 courses. For perfect, peaceful sunrise or sunset walks, the White Rock Pier or the sandy shores of the beach are only a short drive.



Meet The Neighbours.

MORGAN CROSSING

Blo | Blow Dry Bar
Chopped Leaf
Everything Wine
Fitness World
Golf Town
Ignite Pizzeria
London Drugs
Lululemon
Menchies
Mink A Chocolate Café
Muse Fashion House
Noodlebox
Pet Smart
Pure Nail Bar
Sammy J's Grill & Bar
Saje
South Surrey Medical Clinic
Sukis
Starbucks
Sushi Castle
Thrifty's
White Spot
Winners

GRANDVIEW CORNERS

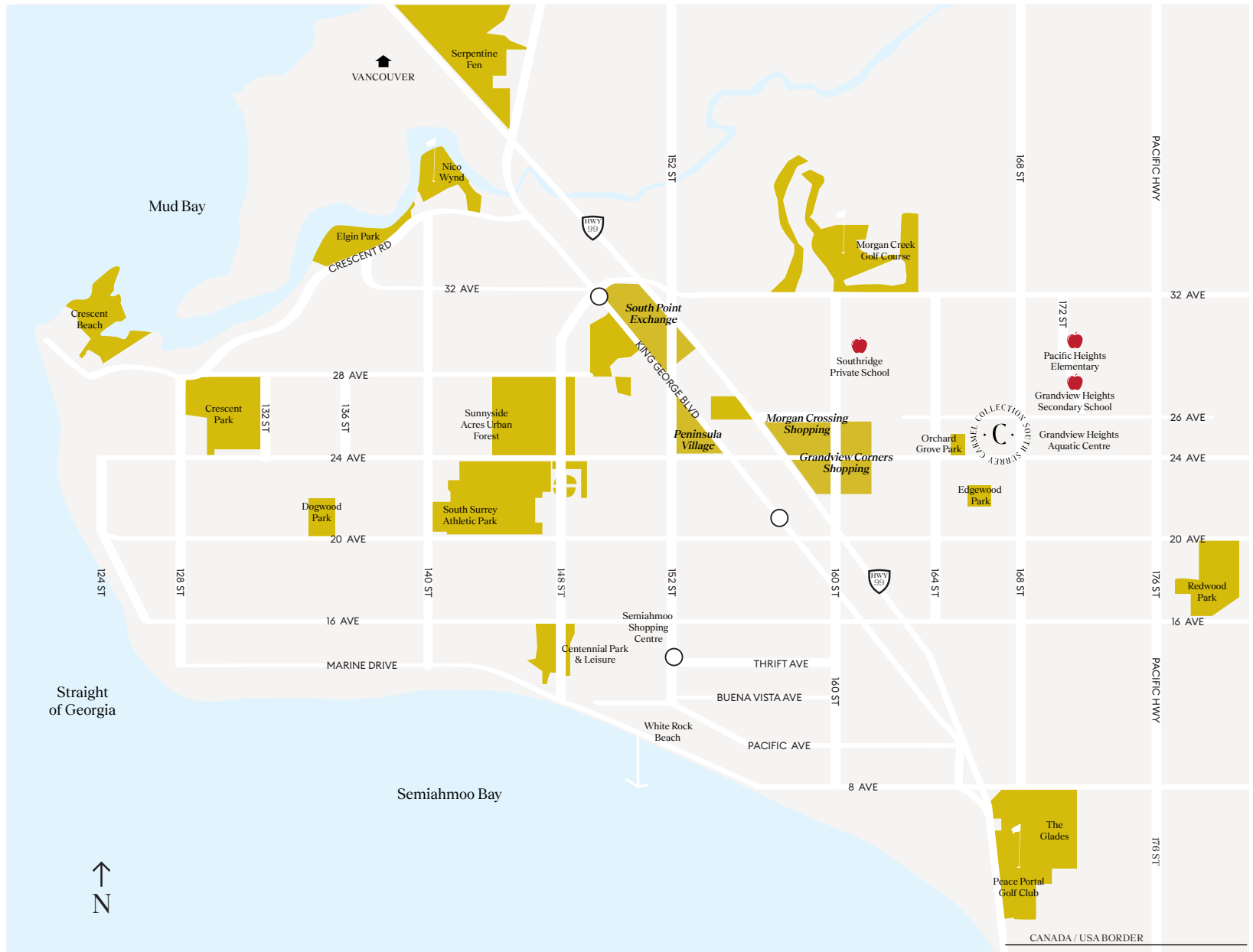
Barre Fitness
Best Buy
DeDutch
Earls
Old Navy
Home Depot
Indigo Books
Islands Cafe
Kitchen Therapy
Kin Thai Kitchen + Bar
Petland
Superstore
Shoppers Drug Mart
Tommy Gun's Original Barbershop
Tim Hortons
The Brick
Walmart

SOUTH POINT EXCHANGE

Cactus Club
Canadian Tire
HomeSense
Kins
Milestones
Save on Foods
Staples
Starbucks
The Keg
Tisol Pets
Urban Barn

PENINSULA VILLAGE

BC Liquor Store
Bulkbarn
London Drugs
Orange Theory Fitness
Safeway





STONE COLOUR PALETTE

Balanced and Grounded.

The Stone palette offers a soft, elevated aesthetic, defined by creamy white + soft gray tones, warmed by natural light that pours through oversized windows. Slimline shaker cabinetry provides both elegance and functionality, while stylish quartz countertops and full-height tile backsplashes create striking focal points. Thoughtful details, including under-cabinet lighting, complete a space designed for every way you live every day.

CARMEL COLLECTION SOUTH SURREY
C



STONE COLOUR PALETTE

A Moment of Calm.

Soft and alluring, the Stone palette extends seamlessly into the bathroom where it creates a calm comfort elevated by the richness of ivory undertones. Slimline shaker cabinetry mirrors the refined design of the kitchen with extra-wide vanity providing a thoughtful, functional touch. The frameless glass shower (ensuite only) feels spa-inspired with oversized tile, a rainfall head and removable shower wand, delivering a space that feels both elegant and effortlessly functional.





SAND COLOUR PALETTE

Where Warmth Meets Elegance.

The Sand palette brings together warm tones in ways that feel balanced and composed. Subtle contrast adds depth and dimension, creating a kitchen that is both inviting and visually grounded. Slimline shaker cabinetry offers a classic foundation, complemented by matte black hardware and a sleek, high-arc faucet to introduce a contemporary edge.

The result is a space that feels cohesive, considered, and designed to stand the test of time.

CARAMEL COLLECTION SOUTH SURREY
C



SAND COLOUR PALETTE

Calm and Comfortable Baths.

In the bathroom, the sand palette creates a space that feels composed and grounded. Warm and cool tones together bring a sense of balance, while subtle contrast adds depth throughout. Full-height tile surrounds and a frameless glass shower (ensuite only) introduce a polished finish and enhance the sense of openness. Clean lines and thoughtful detailing complete a bathroom designed with intention and clarity.



INNOVATION INTEGRITY IKONIK

For over 30 years, we have built with integrity, creating engaging communities, and developing great relationships along the way. We craft homes that feature the latest in innovative building technology – along with imaginative and functional floorplans that are carefully considered with your lifestyle in mind. We are a company dedicated to building quality homes, giving back to communities, and making a positive impact on our planet.



CARMEL

COLLECTION

Features

A Boutique Community of 19 Exclusive Townhomes by Ikonik Homes

Interiors

- Choice of two curated colour schemes – Stone or Sand
- Thoughtfully designed, open-concept floor plans
- 9' ceilings on the main floor
- Oversized Energy Star rated double-glazed windows throughout for maximum light and energy efficiency
- Durable laminate flooring throughout the entire home
- Roller shades throughout
- High efficiency forced air gas furnace with heat pump
- Bradford White electric hot water tank
- LG Washer + Dryer
- Matte black hardware on all doors, with contemporary flat-stock baseboards
- Expansive closet space throughout with solid shelving organizers

Modern Kitchens

- Stainless steel LG appliance package, including:
 - ProBake convection 5 burner gas range
 - French-door refrigerator with bottom-mount freezer drawer – water + ice dispenser
 - QuadWash Pro dishwasher with hidden control
 - Premium built in insert 650 CFM hood fan by BEST
- Built in Panasonic microwave with trim kit
- Slimline shaker style cabinet with soft close doors and drawers
- Under cabinet LED lighting
- Honed quartz countertops with full-height large format tile backsplash
- Stainless steel, double-bowl undermount sink
- Premium Delta Trinsic Matte Black Single-lever, high-arc faucet with integrated spray

Bathrooms

- Slimline shaker style cabinet with soft close doors and drawers
- Honed quartz countertops with undermount sinks
- Full tile bath/shower surround

- Framless glass shower enclosure with handheld shower in ensuite
- Premium Delta Trinsic plumbing fixtures in matte black
- Modern Gerber one-piece elongated toilets with soft-close seats
- Main floor powder room for your guests' convenience

Exteriors

- Modern craftsman inspired exteriors with durable James Hardie board + shingle siding
- Main level balconies with stylish black metal railings
- Rough-in for gas BBQ box
- Double-car side-by-side parking in all homes
- Two exterior hose bibs
- Insulated + drywalled garage and insulated garage door
- Lush landscaping with trees, flowering shrubs, plants and grasses

Amenities

- Dedicated visitor parking on site
- Indoor Amenity - two-level building ideal for social gatherings/extended entertaining
- Outdoor Amenity – children's play area + outdoor social seating
- Adjacent to Grandview Heights Aquatics Centre

- Enjoy convenient access to Morgan Crossing and Grandview Corners, featuring a selection of restaurants, retail shopping, fitness, and more
- Close by to commuter routes such as HWY 99 and the US Border
- Short drive away from White Rock Beach + Pier and Crescent Beach
- Walking distance to Pacific Heights Elementary and Grandview Heights Secondary

Peace of Mind

- Comprehensive 2-5-10 year warranty backed by Pacific Home Warranty, including:
 - 2 years coverage for materials and labour
 - 5 years coverage for building envelope
 - 10 years coverage for structural defects
- Smoke and carbon monoxide detectors on each floor
- Rainscreen building envelope
- Pre-wired for security system
- Dedicated 30amp/240v plug for electric car charging



CARMEL

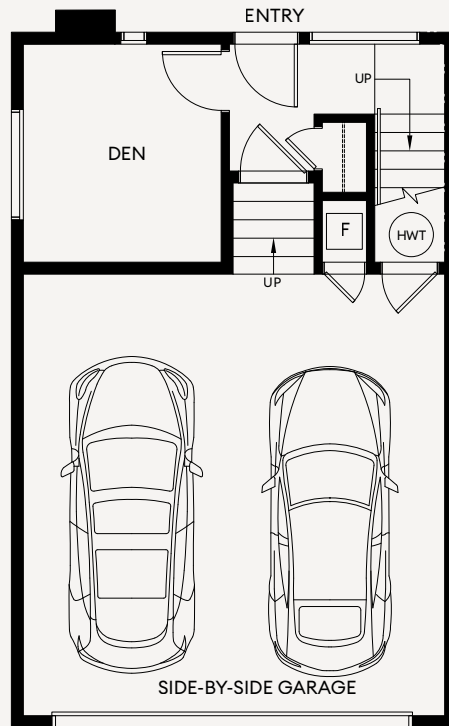
COLLECTION

Unit 3 Plan A2

3 Bedroom + Den

2.5 Bath

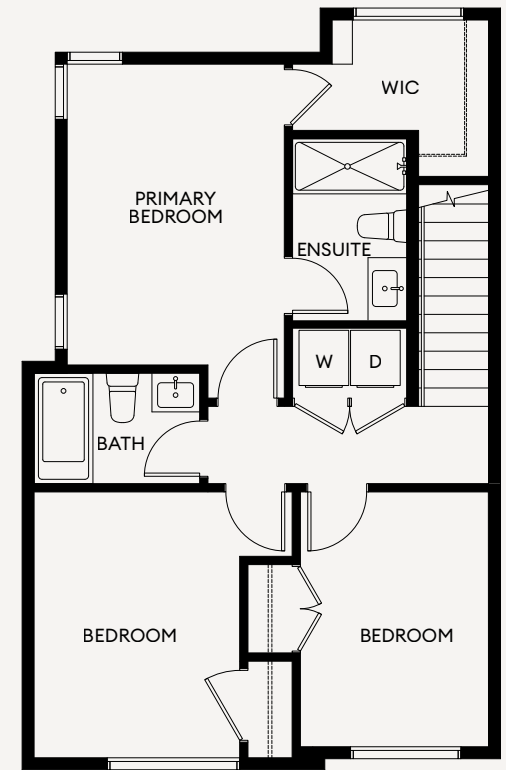
1,535 SF



Lower Level



Main Level



Upper Level

CARMEL

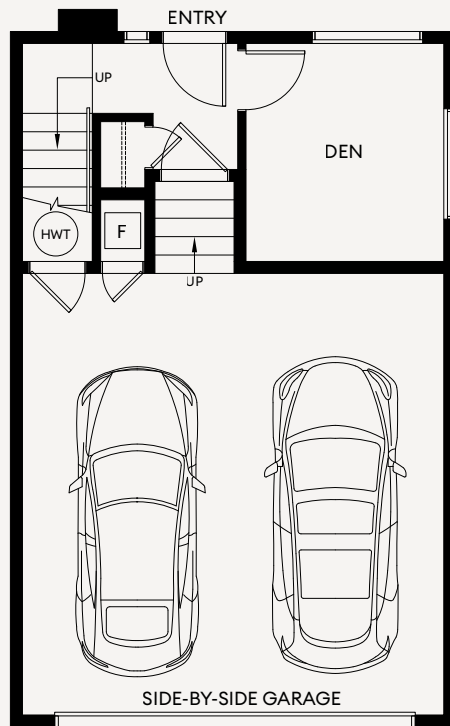
COLLECTION

Unit 4 Plan A3

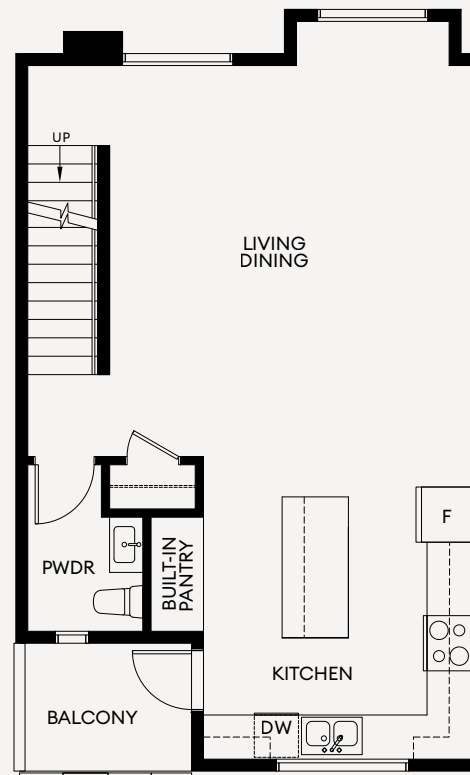
3 Bedroom + Den

2.5 Bath

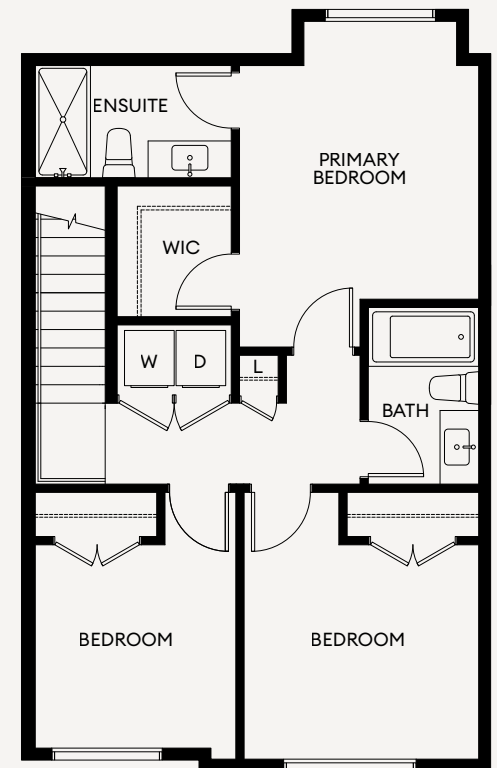
1,544 SF



Lower Level



Main Level



Upper Level

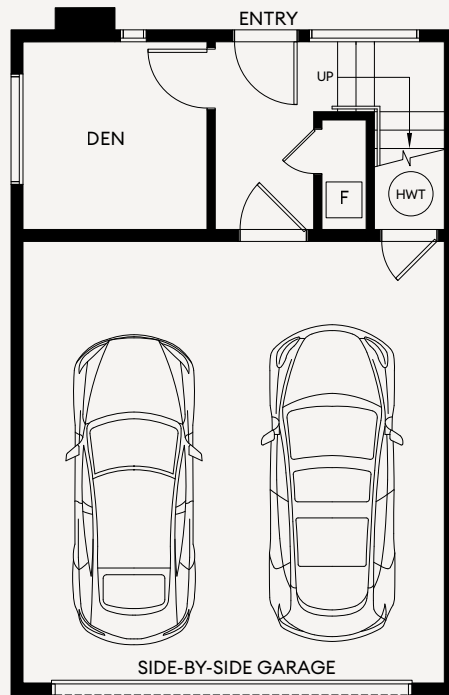
CARMEL

COLLECTION

Unit 5 Plan B1c

3 Bedroom + Den
2.5 Bath

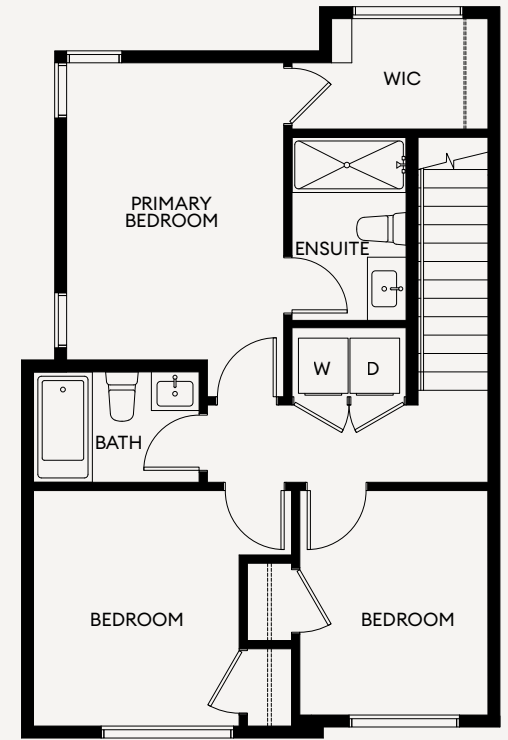
1,466 SF



Lower Level



Main Level



Upper Level

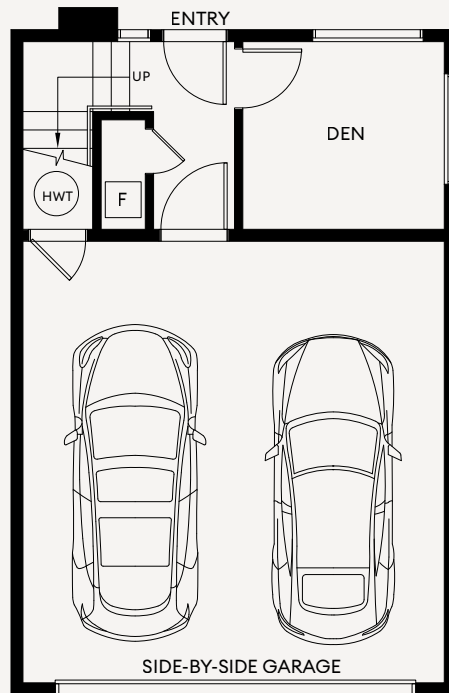
CARMEL

COLLECTION

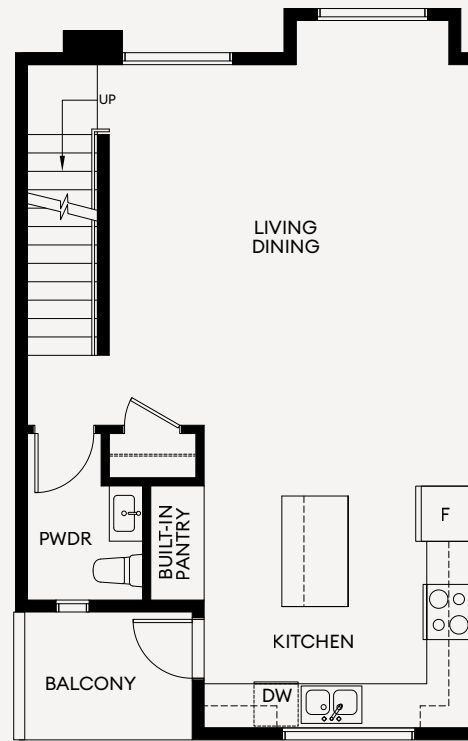
Unit 6 Plan B5

3 Bedroom + Den
2.5 Bath

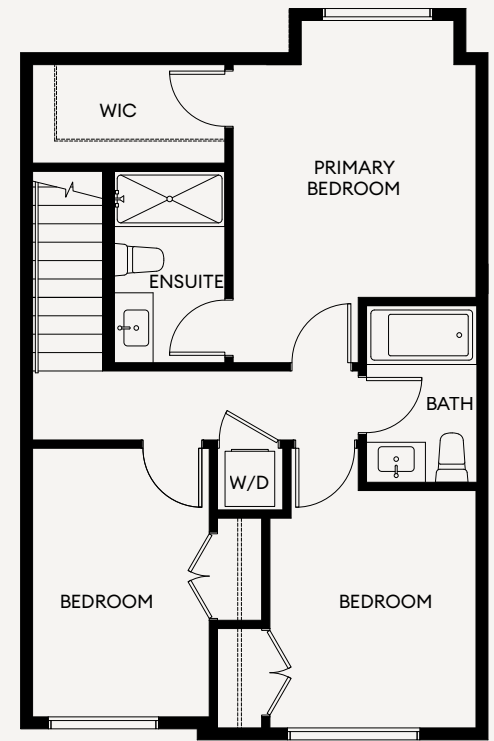
1,476 SF



Lower Level



Main Level



Upper Level

CARMEL

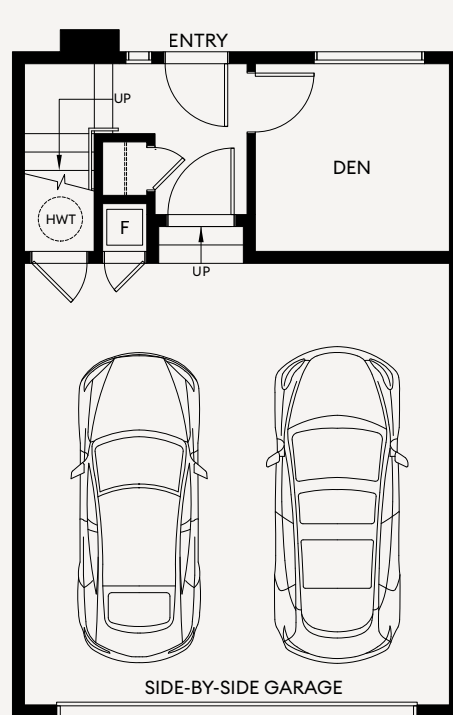
COLLECTION

Unit 16, 17 & 18 Plan B2

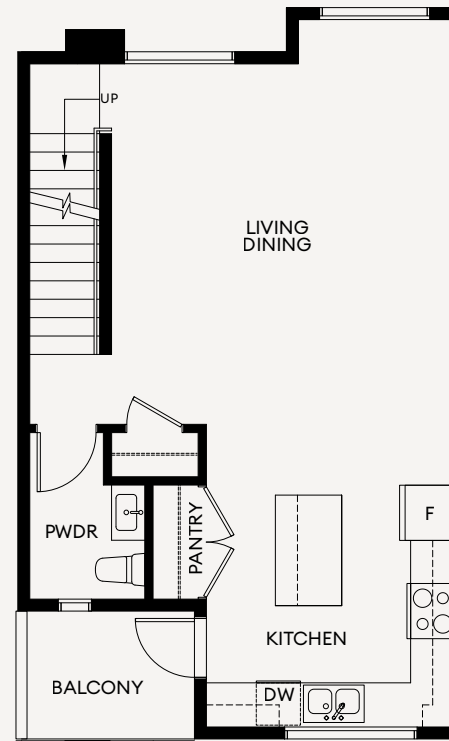
3 Bedroom + Den

2.5 Bath

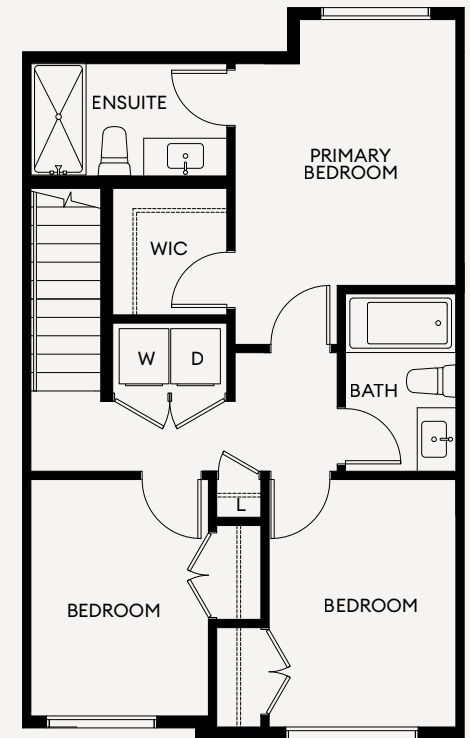
1,407 SF



Lower Level



Main Level



Upper Level