



BRITISH PACIFIC PROPERTIES

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THE TERRACES

AT HIGHGROVE

WHITBY ESTATES

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HIGHGROVE PRESENTATION CENTRE

2701 Highgrove Place, West Vancouver. Hours of operation are weekends 12 – 5pm.



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THE TERRACES

AT HIGHGROVE

WHITBY ESTATES

Special Features & Specifications

Each home is designed by our team of award winning architects and interior designers to take full advantage of the panoramic views. Choices of interior design themes are displayed in our Presentation Centre/Sales Office which include the features below.

GRAND FOYER

- Entry – Limestone Tile
- Custom designed hardwood entry door with satin nickel hardware
- Decorative tempered glass stair railings (*penthouse*)
- Spacious entry closet

LIVING ROOM

- Scheme 1 – Mirage Engineered Sapele African Mahogany "Bronze" wood flooring
- Scheme 2 – Mirage Engineered Sapele African Mahogany "Brass" wood flooring
- Natural gas 36" fireplace with stone and wood surround
- Raised, vaulted or coffered ceilings
- Specially designed custom baseboards and moldings

DINING ROOM

- Mirage Engineered Sapele wood flooring (*as above*)
- Specially designed custom baseboards and moldings
- Raised, vaulted or coffered ceilings with pot lights

KITCHEN / FAMILY ROOM

- Granite countertops with back painted iron glass backsplash
- Mirage Engineered Sapele wood flooring (*as above*)
- Rich wood shaker cabinet doors and custom millwork cabinets
- Under cabinet accent lighting
- Kohler under-mount twin stainless steel sinks
- Kohler Evoke faucet with pull-down vegetable spray

- Gaggenau Decorator wall hood fan 625 CFM dual centrifugal blower
- Waste King ½ horsepower Garburators
- Libherr 36" Refrigerator
- Gaggenau 6 burner gas cook top
- Gaggenau 30" wall oven
- Asko SS dishwasher
- Gaggenau microwave c/w stainless steel trim-kit
- Natural gas fireplace with stone and wood surround (*some plans*)
- Raised, vaulted or coffered ceilings with pot lights

PATIOS AND DECKS

- Decks with low maintenance concrete pavers and frameless glass guards, positioned to enhance views

MASTER SUITE

- Natural gas fireplace (*some plans*)
- Luxurious Wool carpet over high density underlay
- Raised ceiling
- Recessed pot lights and switched plugs
- Large walk-in closet with custom organizer
- Large decks (*see plans*)

MASTER SUITE BATH

- Kohler widespread faucets
- Natural stone slab vanity countertop
- Porcelain tile tub surround and walls
- In-floor electric radiant heated natural stone tile floor
- Enclosed shower stall with porcelain tile shower surround and temperature/pressure balanced showerhead

- Kohler water-tile rain shower
- Rich wood shaker cabinet doors
- Kohler drop-in tub "Tea for Two"
- Kohler dual flush toilet in compartment
- Kohler twin under counter vitreous china lavatory basins

BEDROOMS

- Luxurious 100% wool carpet over 32 oz high density underlay
- Raised ceilings in most plans
- Attached baths with separate vanities
- Walk-in closets or wide entry closets

POWDER ROOM

- Kohler wall mounted lavatory faucet
- Wet Style counter mounted basin
- Porcelain tile floor
- Kohler or Toto dual flush toilet

SECONDARY BATHROOMS

- Porcelain tile flooring
- Porcelain tile tub and shower surround
- Soaker tubs
- Temperature/pressure balanced showerhead
- Composite stone slab vanity countertop
- Kohler under counter vitreous china lavatory basin
- Kohler widespread lavatory faucet
- Kohler or Toto dual flush toilet

(Continue on next page)



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THE TERRACES

AT HIGHGROVE

WHITBY ESTATES

Special Features & Specifications

LAUNDRY ROOM

- Porcelain tile flooring
- Laminate cabinet doors & laminate countertop
- Stainless steel-sink with Kohler single lever faucet
- Whirlpool Duet washer and dryer included

SPECIAL FEATURES

- Custom private elevator
- Air source heat pump HVAC
- Central vacuum system with dust pans in hard surface floor areas
- Individual tankless domestic hot water system
- Solid core interior passage doors with custom finish hardware
- Elegant custom millwork casings around doors
- Smooth finished interior ceilings
- Decora light switches and receptacles
- Natural gas supply for outdoor barbecue
- Wired for RG6 (ADSL, ISDN, etc.) cable throughout
- Conveniently located hose bibs in garage and patio/terraces

SAFETY AND SECURITY

- Automatic fire suppression sprinkler system
- Heat and smoke detectors
- Security system pre-wired
- Deadbolt security at all exterior doors

CONSTRUCTION QUALITY

- Reinforced concrete structure
- Metal stud interior partitions
- Engineered steel reinforced concrete foundations
- Engineered roof trusses
- Quality custom designed windows with insect screens
- R20 wall fiberglass insulation (*as applicable from plans*)
- R40 fiberglass ceiling insulation (*as applicable from plans*)
- Standing seam metal roof over waterproof membrane
- RCABC approved torch-on deck membranes
- Metal-insulated garage doors with remote automatic openers
- Registered builder under the new Homeowner's Protection Office regulations

WARRANTY

The Terraces British Properties Limited Partnership in partnership with "Travelers Insurance" warrants the performance of your new home. Our warranty provides:

1. First 12 months – The Builder will repair or replace any reasonable defect in materials and labour that may occur
2. First 24 months – The Builder will repair or replace any reasonable defect in materials and labour supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home

3. 5 year Building Envelope warranty

4. 10 year structure defects warranty

5. New home orientation and maintenance instructions

CUSTOMER SERVICE

- On site customer service
- Custom additions including outdoor fireplaces, sound systems and cabinetry are available at extra cost

E & O.E:

The sales agent can explain these features in detail. Please read the Disclosure Statement. The Builder reserves the right to change features and specifications to those of equal or better quality due to problems of supply or labour. Each home plan is different and must be referred to for individual specifications which may vary from the above.



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THE TERRACES
AT HIGHGROVE
WHITBY ESTATES



TERRACES AT HIGHGROVE

Experience panoramic ocean views from your huge private landscaped deck at any one of these 18 contemporary townhomes built by British Pacific Homes on West Vancouver's spectacular mountainside.

[REGISTER NOW](#)

SOLD OUT

HIGHGROVE
WHITBY ESTATES



BREATHTAKING VISTAS

18 exclusive estate homes and 24 luxury townhomes - built entirely by British Pacific Homes own skilled team of designers and craftsmen - in the final phase of exclusive Whitby Estates.

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SOLD OUT
The Aerie
BRITISH PROPERTIES



ABOVE AND BEYOND

Enjoy breathtaking views from the newest and most elegant luxury condominium townhomes on Vancouver's North Shore mountainside.

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AT NATURE'S DOORSTEP

Whether indoors or outdoors, your relationship to nature is the defining quality of your life at HighGrove. With unprecedented access to an ancient rainforest, modern-day parks, the Pacific Ocean and an extensive trail system that can guide you to the pristine alpine meadows of Cypress Provincial Park and beyond, your sanctuary is at home, here on nature's doorstep.



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^
North



THE TERRACES

AT HIGHGROVE

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The builder reserves the right to make modifications and changes should they be necessary.



B C C O N D O S . N E T





HIGHGROVE

WHITBY ESTATES

Homesite Plan

FUTURE PARK



North



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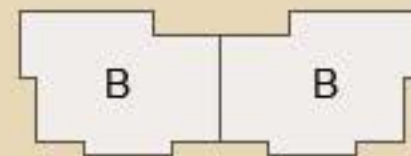
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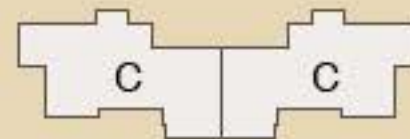
Key Plan



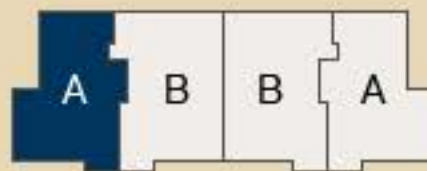
LEVEL 2



LEVEL 3



LEVEL 5



ENTRY LEVEL



LEVEL 4



[VIEWS](#) | [FLOORPLAN](#) | [FEATURES](#) | [SITE PLAN](#)



Unit A Southwest 3,379 sq ft

deck area - 760 square feet, garage area - 510 square feet, 2 bedroom
+ 3 bath + den + family room





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GREAT ROOM

At the centre of the home yet open to the surrounding vistas - work, play and converse within eyesight of the kitchen bar – stroll easily from an elegant entertainment space to the dining table.



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NOW SELLING



THE TERRACES

AT HIGHGROVE

WHITBY ESTATES



A UNIQUE OPPORTUNITY TO BUY A TOWNHOME IN WEST VANCOUVER, CANADA'S MOST SOUGHT-AFTER COMMUNITY

The Terraces at HighGrove, located in West Vancouver's coveted British Properties' enclave of Whitby Estates. Spectacular view terrace townhomes from 3,200 square feet. Only 18 homes will be offered.

FROM \$2.4 MILLION

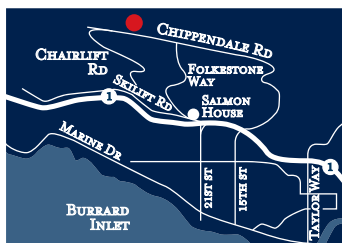
2701 HIGHGROVE PLACE

FOR FURTHER INFORMATION

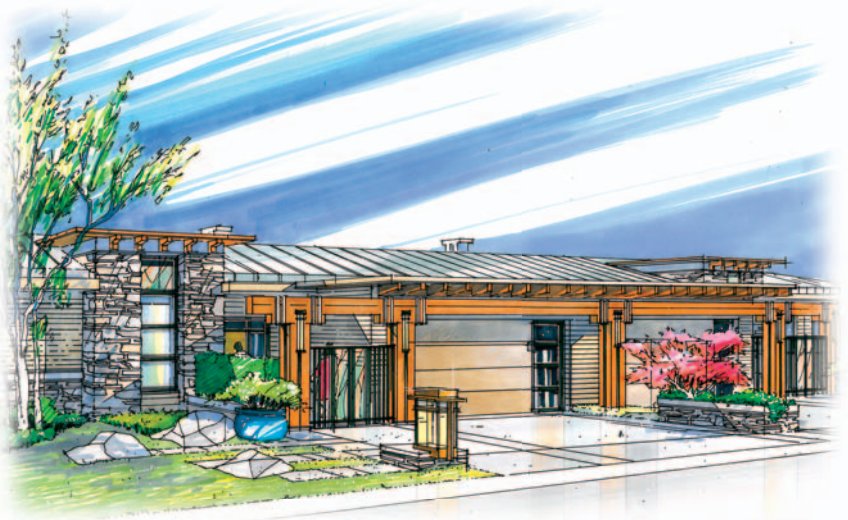
CALL SHIRLEY CLARKE 604 925 8002

SHIRLEYCLARKE@BRITISHPROPERTIES.COM

WWW.BRITISHPROPERTIES.COM



This is not an offering for sale. Any such offering may only be made with an information statement. E. & O.E.



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THE TERRACES AT HIGHGROVE (WHITBY ESTATES), West Vancouver

British Pacific Properties expanding westward and up the mountainside from 21st Street

Steven Threndyle

Sun

Saturday, December, 17, 2011



The Terraces at Highgrove lie at the eastern edge of the Rodgers Creek neighbourhood, a 215- acre parcel of land that will eventually be home to more than 700 families.

The sight of a Union Jack snapping stiffly in the breeze outside of the Terraces at Highgrove presentation centre in West Vancouver is a reminder that you're on land that is owned by British Pacific Properties, a privately held company that still has Guinness family members (of Irish brewing and British



banking fame) as its shareholders.

It was the Guinness's purchase of 4,700 acres of land - much of which had been forfeited because of unpaid taxes - that started West Vancouver's slow transformation from a ferry-access only, resort-style beachside enclave into a leafy suburban community with roads, parks, and shopping centres. The Guinness family financed construction of the Lions Gate Bridge at the height of the Great Depression in the 1930s to attract new residents to the nascent North Shore.

The landscape esthetic for the original British Properties neighbourhood was designed by the prestigious Olmsted Brothers landscape architecture firm from Boston, MA. Olmsted Brothers was founded by Frederick Law Olmstead - the father of North American landscape architecture and the creator of Central Park in Manhattan, Mount Royal in Montreal, and the innovative Riverside suburb in West Chicago.

Olmsted's philosophy of country life near the city can be seen in the sinewy boulevards that contour up the western bank of the Capilano River, the massive trees that still cover the mountainside, and of course, the spectacular vistas that open up over Stanley Park and peer down on the Lions Gate Bridge.

Few Vancouverites are aware that British Pacific Properties hired renowned golf course architect Stanley Thompson to lay out the Capilano Golf and Country Club, one of Canada's most famous and exclusive golf courses.

Or that BPP had the foresight to develop Park Royal shopping centre - Canada's first mall - way back in 1950. Or that - even after the Lions Gate Bridge was finished in 1939 - Capilano Estates (as it was originally known; it was Vancouverites who actually nicknamed the land "the British Properties") was not an easy sell. Later, the Olmsted-designed estate-sized lots would be halved in size in order to attract homebuyers after the Second World War. Vancouver simply didn't have enough wealthy residents who wanted to drive across the new bridge to live in a country mansion.

In 1990, British Pacific Properties utilized profits from the sale of Park Royal to further develop 2,000-plus acres of prime view property west of the original Capilano Estates. In the ensuing

Designed in a contemporary West Coast style by the award-winning Creekside Architects, the Terraces at Highgrove consist of three concrete buildings with six luxury suites in each one — 18 units in all. Living rooms will be fitted with natural gas fireplaces and African mahogany wood flooring. Private elevators will allow residents to reach the living area from the parking level.



two decades, Westhill, Chartwell, Canterbury and Taylor's Landing subdivisions have been completed.

Now, expansion continues westward and up the mountainside from the 21st Street exit on the Upper Levels to below the Cypress Bowl Road. The Terraces at Highgrove lie at the eastern edge of the Rodgers Creek neighbourhood, a 215acre parcel of land that will eventually be home to more than 700 families. Rodgers Creek extends from Marr Creek in the east to the West Vancouver works yard on Cypress Bowl road, future home of the new Cypress Village shopping centre.

After extensive input from West Vancouver citizens and the municipality's planning department, the plan for Rodgers Creek will see a mixture of both single-and multi-family dwellings in six different neighbourhoods connected by a multi-purpose mountain pathway. Over half the land will be protected as either parkland and the riparian areas will be fully restored. The south-and west-facing views are simply the finest in the Lower Mainland; on a clear day you can almost reach out and pluck the mountains of Vancouver Island out of the Strait of Georgia. As West Vancouver realtor Shirley Clarke says: "It's a bit like Beverly Hills. We have a lot of people who come up here looking at these homes and they know the British Properties name."

Designed in a contemporary West Coast style by the award-winning Creekside Architects, the Terraces at Highgrove consist of three concrete buildings with six luxury suites in each one - 18 units in all. Built on a graded hillside, the two penthouses (on levels four and five) are configured as three-bedroom, three-bathroom units with over 1,200 square feet of deck space on three separate terraces. The penthouses feature level grade parking at the back of each building and elevator access to the lower floor, while the two-bedroom plus den/family room, two-bathroom units have underground parking with elevator access to each home.

The spec sheet for each home is comprehensive and impressive - African mahogany wood flooring in the living room, dining room, and kitchen; natural gas fireplaces in the living room and master bedroom, granite countertops with back painted iron glass backsplash, kitchen appliances by Gaggenau, Libherr, and Waste King, in-floor radiant heating, central vacuum system and even a custom private elevator to get from the parking to living area. To ensure the highest standards of quality and protect the owners' investment, the Terraces at Highgrove will be built by British Pacific Homes.

In a somewhat ironic historical footnote, during the Great Depression property in West Vancouver was heavily promoted to aristocratic interests in Britain, who feared that a new Labour government would tax their wealth. Early land covenants prohibited the sale of Capilano Estates property to Asians or Africans, according to historical documents supplied by British Pacific Properties. Today, of course, West Vancouver has become attractive for Asian and other international homeowners and investors seeking a safe haven for their capital during tumultuous economic times.



With two private schools - Mulgrave and Collingwood - nearby, young families will be attracted to the area. But the prime demographic is likely to be downsizing empty nesters who already own single-family homes in the British Properties.

Clarke says, "Many of these folks are people who spend the rest of the year elsewhere, and so they like the lock-and-leave convenience that the Terraces will offer. There are also no stairs to negotiate in the twobedroom units, making them perfect for residents as they mature."

Pre-sales for the Terraces at Highgrove commenced in September and there are currently nine out of 18 units still for sale, starting at \$2,398,000.

THE TERRACES AT HIGHGROVE (WHITBY ESTATES)

Project Location: West Vancouver

Project size: Three concrete strata buildings with six units in each

Prices: \$2,398,000 - \$3,398,000

Developer: British Pacific Properties

Interior Design: Insight Design Inc.

Principal Architect: Don Andrews, Creekside Architects

Presentation Centre: 2701 Highgrove Place, West Vancouver

Hours: noon - 5 p.m., daily

Telephone: (604) 925-9000

Email: info@www.britishproperties.com

Occupancy: Summer 2013



Luxury Highgrove at Whitby Estates West Vancouver Homes for Sale – Exclusive West Vancouver Highgrove Homes & Townhomes Now 50% Sold Out! By British Pacific Properties



The luxury West Vancouver Highgrove at Whitby Estates homes for sale are represented by Shirley Clarke realtors.

NEWEST UPDATE (Feb 2011) The Terraces at Highgrove West Vancouver Whitby Estates

Urban Development Institute Award 2010 PLUS Best Single Family Home Over 3,500 Square Feet Awards were recently awarded to The West Vancouver Terraces at Highgrove at Whitby Estates development by British Pacific Properties Limited, part of West Vancouver since 1931. Coming Soon. A unique opportunity to buy into Canada's most sought after community. The Terraces at HighGrove West Vancouver homes, located at Whitby Estate's coveted British Properties' enclave offers spectacular view terrace homes from 3,200 square feet. Only 18 luxury West Vancouver homes for sale will be offered at this latest Whitby Estates real estate release. Register today or for further information, call Shirley Clarke at 604.925.8002 or visit 2701 Highgrove Place, West Vancouver.

Highgrove Whitby Estates West Vancouver Estate Homes

Introducing Highgrove West Vancouver – exclusive custom built Whitby Estates Homes in one of Canada's most coveted residential enclaves, with unobstructed panoramic views and superior quality construction by respected builder British Pacific Homes. Now available are the West Vancouver Highgrove Whitby Estates custom homes of the highest standard. There are only 11 exclusive homes for sale in addition to 18 luxury townhomes that will be built by award winning developer British Pacific Homes. This is the final phase of the Whitby Estates West Vancouver real estate development. Large West Vancouver Estate Homes at Whitby Estates Highgrove Community start from \$3.58 Million and the show home is now open at 2701 Highgrove Place, West Vancouver (off Chippendale Road). With 50% sold already, the final neighbourhood in West Vancouver Whitby Estates real estate community is now upon us. The Whitby Estates Highgrove show home is now represented by Shirley and is open for viewing on Saturday and Sundays from



noon to 5pm or by appointment. British Pacific Properties Limited – Part of West Vancouver Since 1931. For more information regarding the final release of luxury West Vancouver Highgrove Whitby Estates homes for sale, please visit www.britishproperties.com today.



The master planned British Pacific Properties Highgrove at Whitby Estates West Vancouver real estate development presents custom built craftsman North Shore homes.

Prestigious British Pacific Properties Builder Introduces Highgrove Estate Homes at Whitby Estates

The private sales launch of the West Vancouver Highgrove estate homes at Whitby Estates community was a huge success. Featuring a fine selection of boutique and custom designed single family homes (on spacious lots) and townhomes, the Whitby Estates Highgrove homes are nearing sell-out already. There are four opportunities to purchase plus the sales centre home as of late April, so make sure you visit the presentation show home today for more information from Shirley, the Director of Sales of British Pacific Properties. Right now, the four Whitby Estates West Vancouver Highgrove homes for sale include 2737 Highgrove Place which is a 6,106 square foot home on a 22,658 sf lot and is priced at \$1.788 million for the lot and a finished home at \$3.588 million. The next available British Pacific Properties Highgrove Whitby Estates home is at 2765 Highgrove Place which features an even bigger 6,500 sq ft home on a 25,489 sf lot. The lot is the same price and the finished home is priced at \$3.688 million. The luxury West Vancouver homes at Whitby Estates also features 2775 Highgrove Place which is a 6300 square foot house on 23,433 sf lot and the finished home is also on sale at \$3,688,000. Last but not least is the single family Whitby Estates home lot at Highgrove West Vancouver real estate market and is at 2789 Highgrove Place which features the largest of the available homes at 6,803 sf and a lot size of



24,068 sf. The Highgrove Whitby Estates lot for sale is priced at \$1,888,000 while the finished package is at \$3,888,000. GST/HST is not included with this pricing. The West Vancouver Whitby Estates Highgrove home package price includes the design, permits insurance and landscaping to meet all design guidelines for the community. Home area is exclusive of the garage space and the prices are subject to change at any time.

Thank you for your interest in the new Whitby Estates HighGrove Homes in West Van

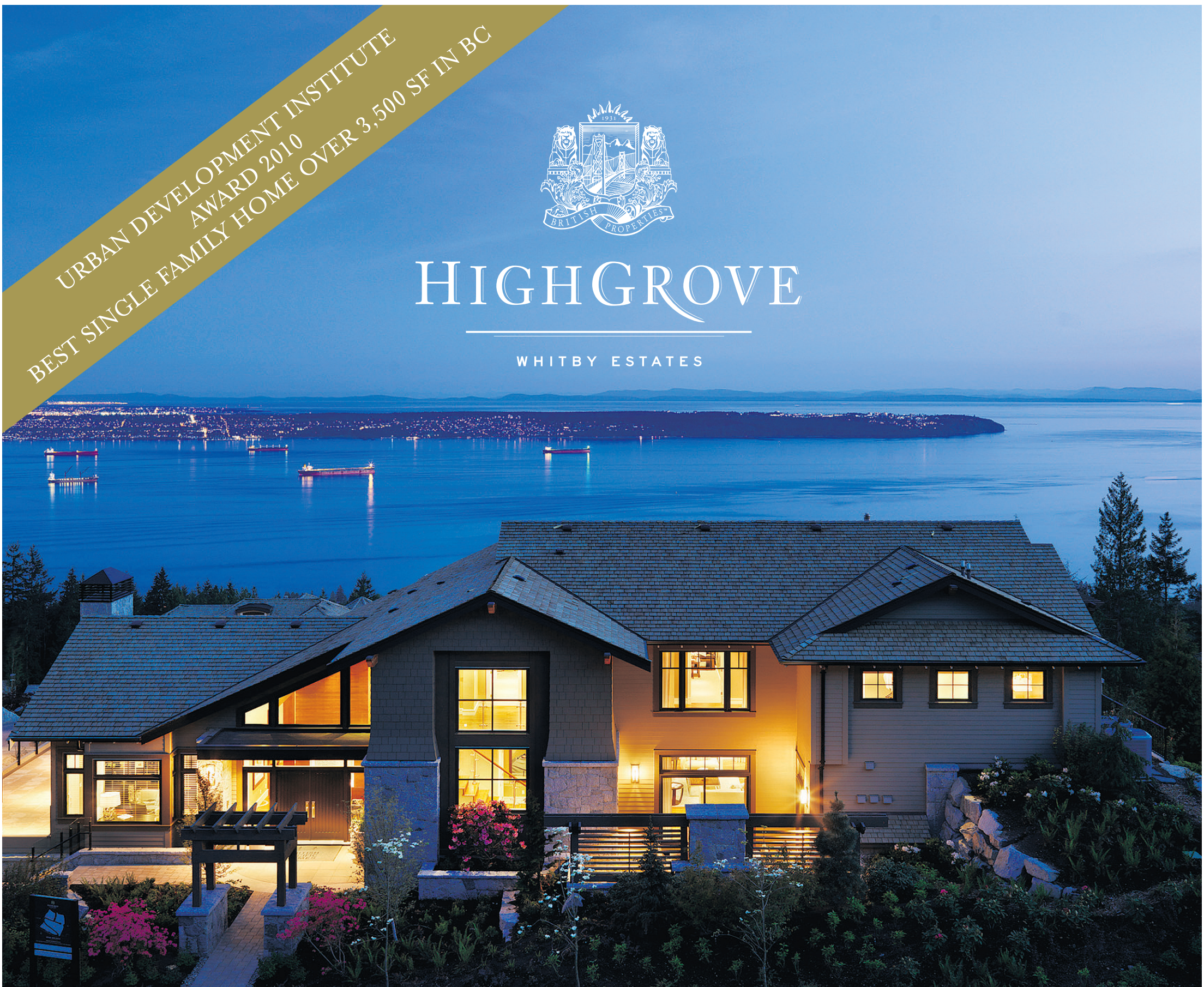
.Highgrove Whitby Estate Homes is the latest new neighbourhood created by British Pacific Properties of West Vancouver real estate market place. Highgrove Homes in Whitby Estates neighbourhood is a prestigious enclave of eleven "Estate" view home sites with spacious West Vancouver family homes designed for each lot. We have 4 lots remaining here at the West Vancouver Highgrove Whitby Estates estate homes, prices starting at \$3,588,000 for a 6100 sf completed home. All the Whitby Estates lots for sale in the West Vancouver real estate market have spectacular views and Highgrove is conveniently located near two private and public schools, Hollyburn Country Club and minutes to shopping. The West Vancouver Highgrove Show home is open Saturday & Sunday, 12-5pm or by appointment (on the corner of Highgrove and Chippendale) if you would like to see the finishing. Shirley, Director of Sales at British Pacific Properties Ltd. The new exclusive West Vancouver enclave of estate homes here at Highgrove Whitby Estates feature pre-designed custom built houses with panoramic ocean and city views. Superior quality construction and design by award winning British Pacific Homes with great warranties and customer service. These new Highgrove Whitby Estates West Vancouver homes for sale feature three level open concept floor plans. Many of the Highgrove West Van home plans feature five bedrooms and six bathrooms (plus powder rooms) and partially finished basements. In addition, the gourmet kitchens at the Whitby Estates Highgrove homes for sale will feature a state of the art appliance package in addition to large entertainment family and living rooms as well as dining rooms to accommodate families. Some of the great features of the plans here at the West Vancouver Highgrove Homes at the Whitby Estates are the outdoor terraces and patios that essentially increase your living space outwards. Sweeping views of the city and water and available from many rooms. In addition, the Highgrove at Whitby Estates West Vancouver homes for sale will feature separate nanny living quarters downstairs in addition to a media/recreation room too. The location of the luxury West Vancouver homes for sale are centrally close to shopping, the Hollyburn Country Club as well as private schools. All homes will have central vac systems, security system, garage door openers and air conditioning. Visit www.britishproperties.com for more information regarding the Highgrove Whitby Estate Homes.

50% SOLD OUT! The Final Neighbourhood in the Prestigious Whitby Estates West Vancouver real estate community is almost sold out! These exclusive custom built Whitby Estates Highgrove estate homes in one of the most coveted neighbourhoods on the North Shore are now here. Providing unobstructed panoramic views and superior craftsman quality construction by British Pacific Homes, the West Vancouver Highgrove at Whitby Estates Homes for sale are located in a residential enclave featuring homes of the highest standard. Now available and fifty per cent sold



out, the Whitby Estates Highgrove West Vancouver homes for sale are priced from \$3.58 million and are now selling.





URBAN DEVELOPMENT INSTITUTE
AWARD 2010
BEST SINGLE FAMILY HOME OVER 3,500 SF IN BC



HIGHGROVE

WHITBY ESTATES

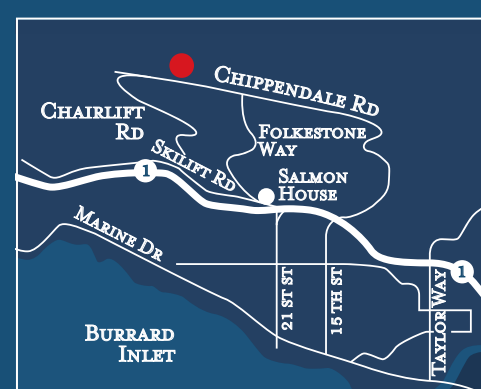


WELCOME HOME. THE FINAL NEIGHBOURHOOD IN WEST VANCOUVER'S EXCLUSIVE WHITBY ESTATES

Introducing HighGrove – exclusive custom built Estate Homes in one of Canada's most coveted residential enclaves, with unobstructed panoramic views and superior quality construction by respected builder British Pacific Homes.

LARGE ESTATE HOMES FROM \$3.5 MILLION
SHOWHOME NOW OPEN AT 2701 HIGHGROVE PLACE
(OFF CHIPPENDALE ROAD)
OPEN DAILY NOON TO 4PM, EXCEPT FRIDAYS

FOR INFORMATION CALL
SHIRLEY CLARKE AT 604 925 8002
WWW.BRITISHPROPERTIES.COM



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