



MULGRAVE PARK

SEMI-DETACHED EXECUTIVE HOMESITES

MULGRAVE PARK

The fourth phase is an offering of eight semi-detached executive homes
ranging in size from 2,476 to 3,134 sq.ft.

This new community is part of the master-planned Rodgers Creek development area and is
located off Cypress Bowl Road, just west of Mulgrave School in West Vancouver.





BRITISH PACIFIC PROPERTIES

Exceptional quality
and attention to detail
are the hallmarks of
every home we build.





MULGRAVE PARK SEMI-DETACHED EXECUTIVE HOMES

Surrounded by ten acres of pristine wooded park, each home is meticulously positioned to provide signature views of Burrard Inlet, English Bay and the Georgia Basin in the west.



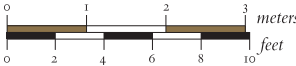
← HOMESITE 2 | HOMESITE 1 →



MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

1

3 BEDROOM + DEN
2,476 SQ.FT.
GARAGE 477 SQ.FT.



LOWER FLOOR
1,068 SQ.FT.



MAIN FLOOR 1,408 SQ.FT.
TERRACE 153 SQ.FT.



MAIN FLOOR ALTERNATE 1,408 SQ.FT.
TERRACE 153 SQ.FT.



THE BUILDER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE INFORMATION CONTAINED HEREIN. DIMENSIONS, SIZES, AREAS, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE. E.&O.E.



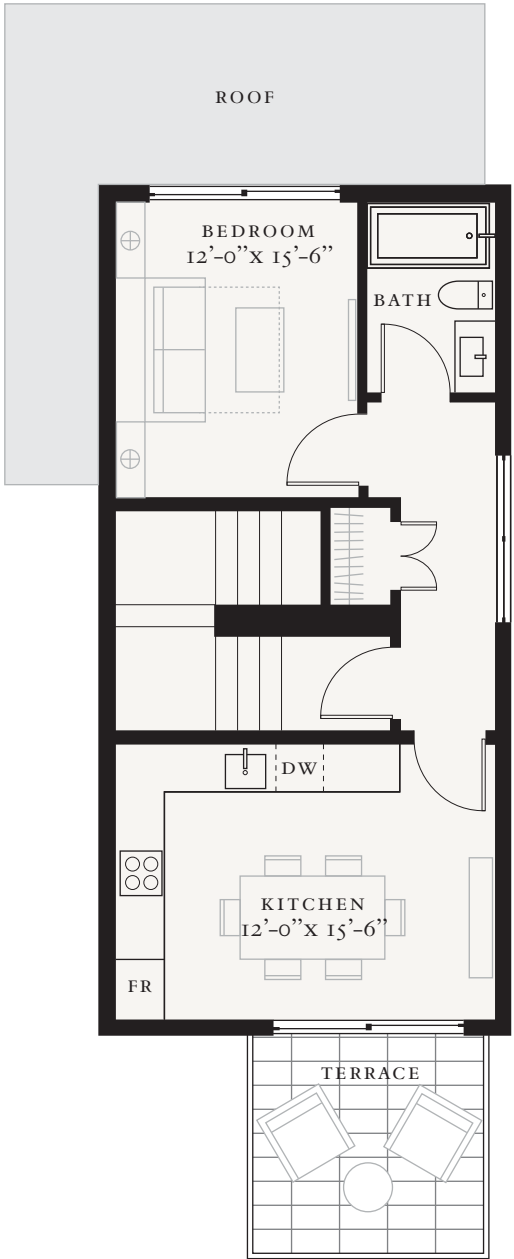
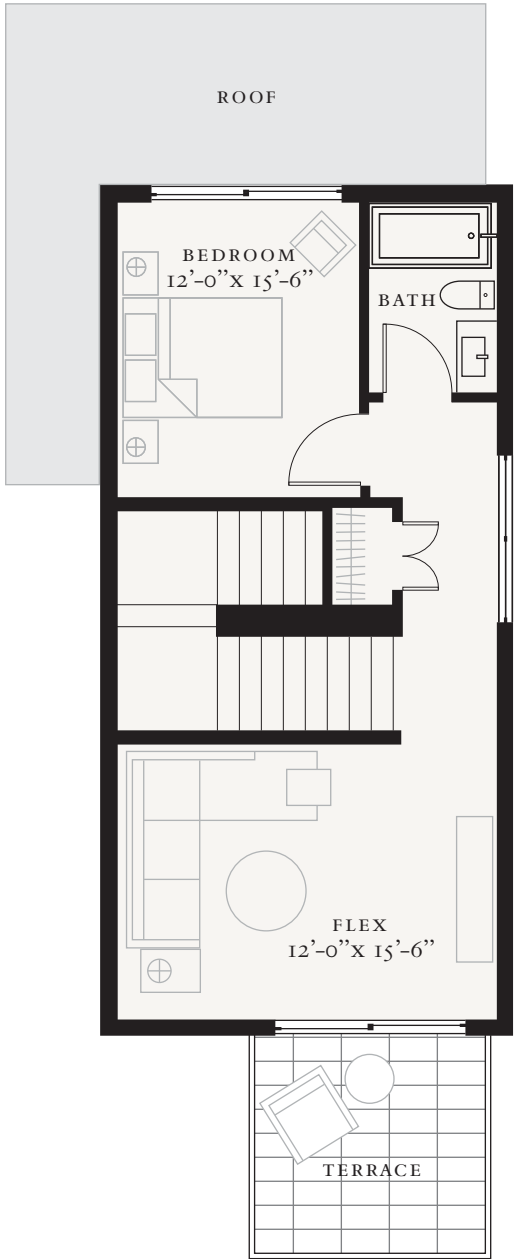
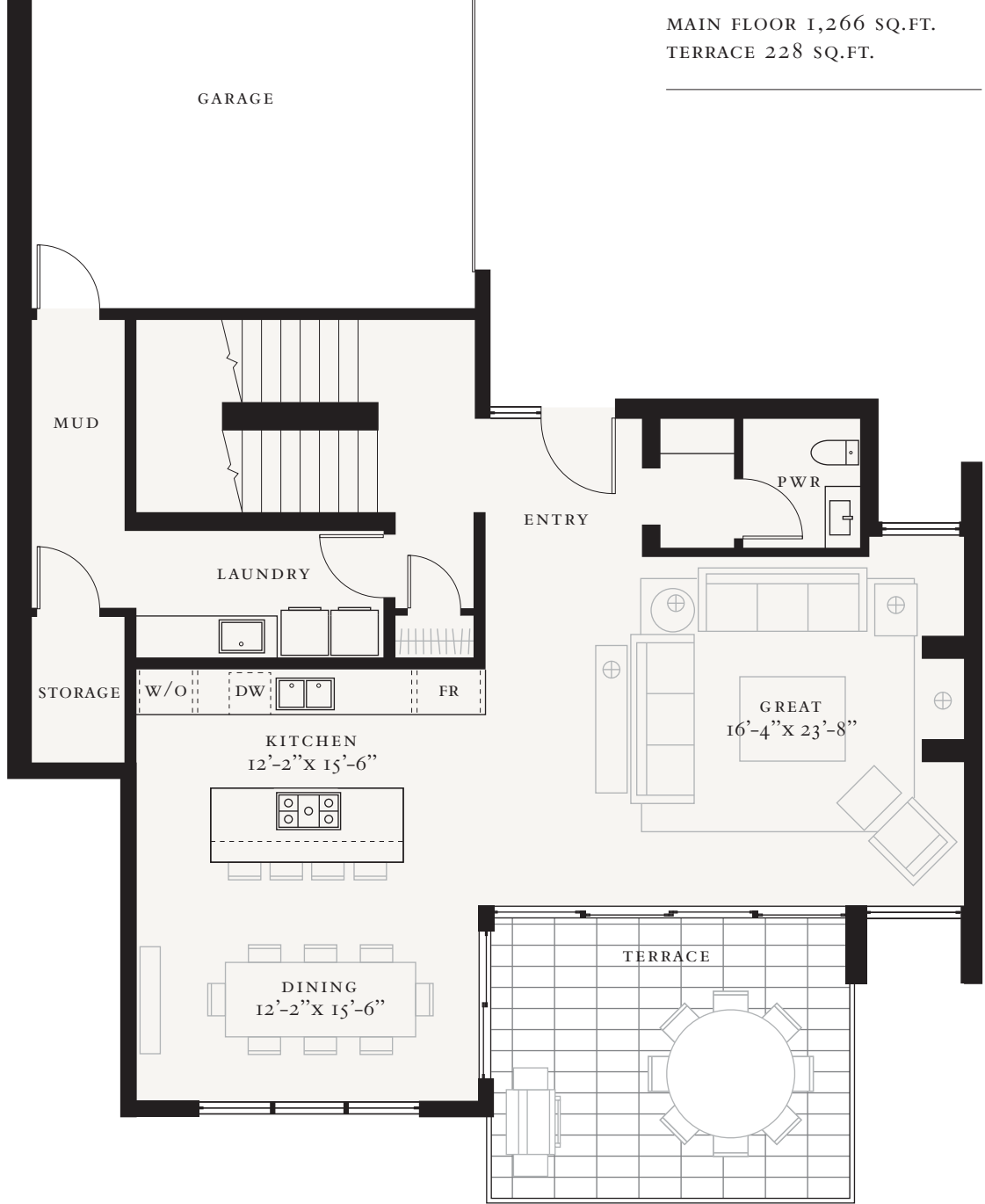
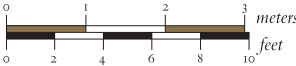
← HOMESITE 2 | HOMESITE 1 →



MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

2

4 BEDROOM + DEN
3,134 SQ.FT.
GARAGE 485 SQ.FT.



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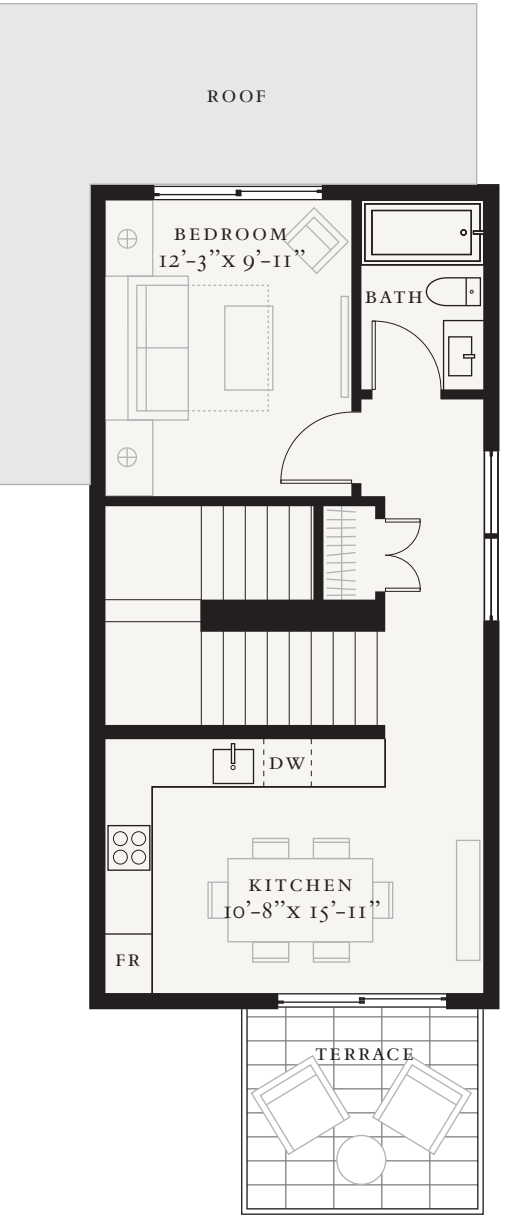
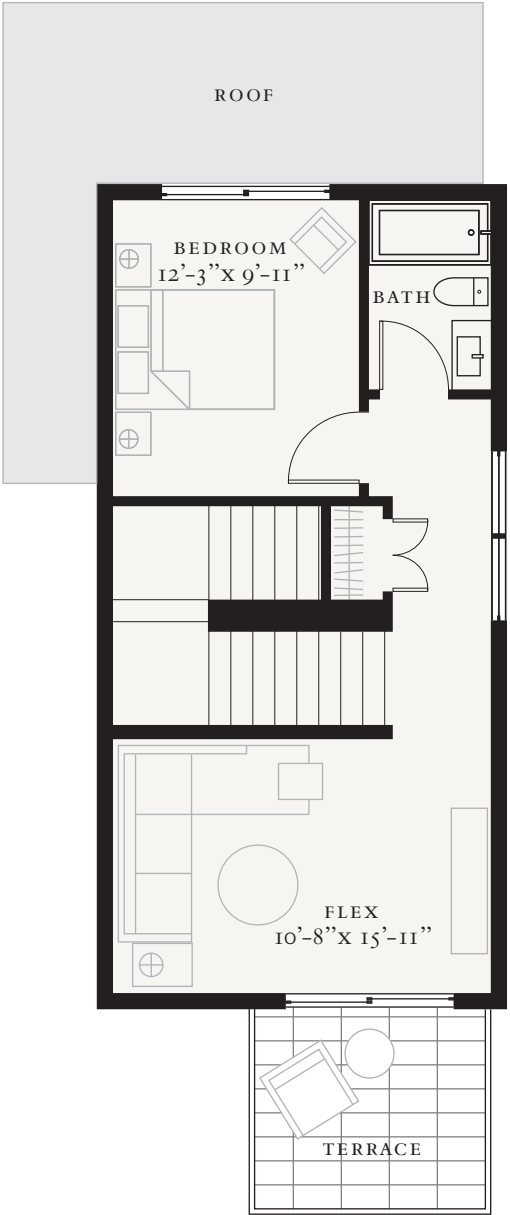
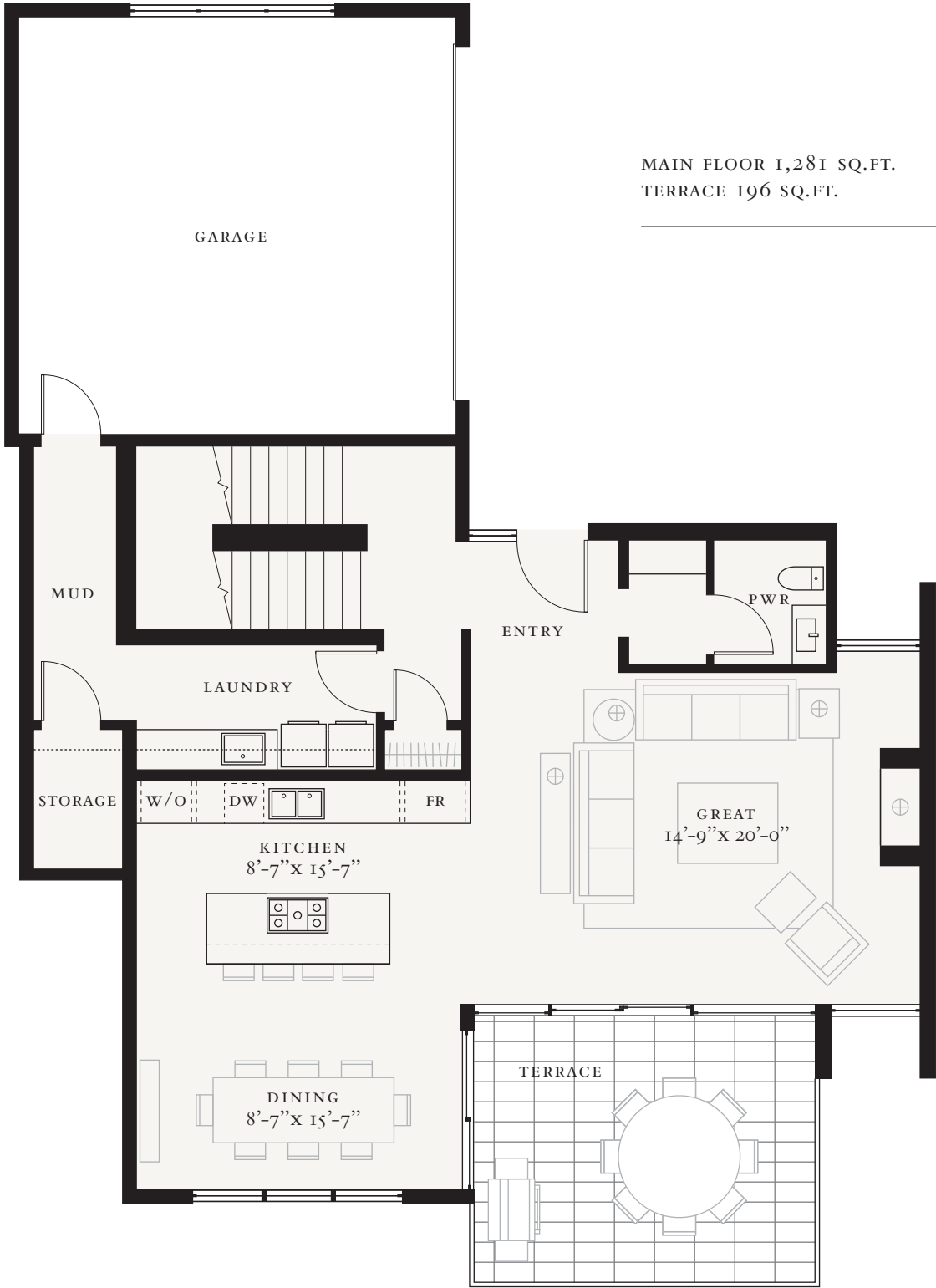
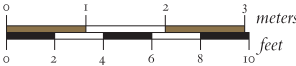
← HOMESITE 4 | HOMESITE 3 →



MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

4

4 BEDROOM + DEN
2,903 SQ.FT.
GARAGE 488 SQ.FT.





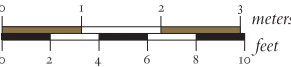
← HOMESITE 4 | HOMESITE 3 →



MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

3

3 BEDROOM + DEN
2,476 SQ.FT.
GARAGE 477 SQ.FT.



LOWER FLOOR
1,068 SQ.FT.



MAIN FLOOR 1,408 SQ.FT.
TERRACE 153 SQ.FT.



MAIN FLOOR 1,408 SQ.FT.
TERRACE 153 SQ.FT.



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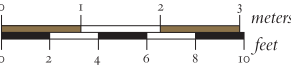
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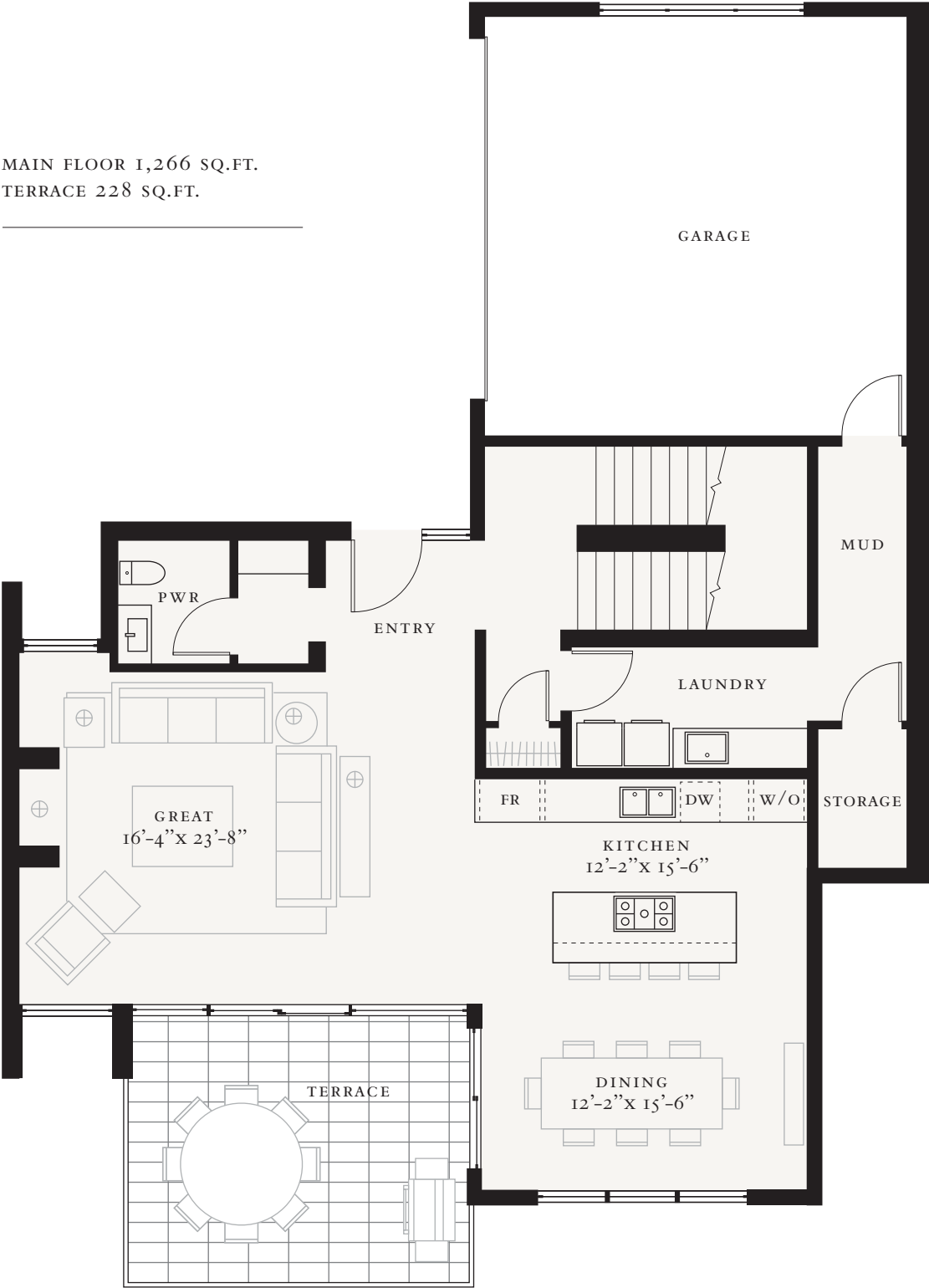
MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

5

4 BEDROOM + DEN
3,134 SQ.FT.
GARAGE 485 SQ.FT.



MAIN FLOOR 1,266 SQ.FT.
TERRACE 228 SQ.FT.



UPPER FLOOR 631 SQ.FT.
TERRACE 90 SQ.FT.



UPPER FLOOR ALTERNATE 631 SQ.FT.
TERRACE 90 SQ.FT.

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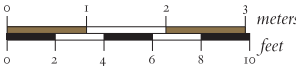
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MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

6

3 BEDROOM + DEN
2,476 SQ.FT.
GARAGE 477 SQ.FT.



LOWER FLOOR
1,068 SQ.FT.



MAIN FLOOR 1,408 SQ.FT.
TERRACE 153 SQ.FT.



MAIN FLOOR ALTERNATE 1,408 SQ.FT.
TERRACE 153 SQ.FT.



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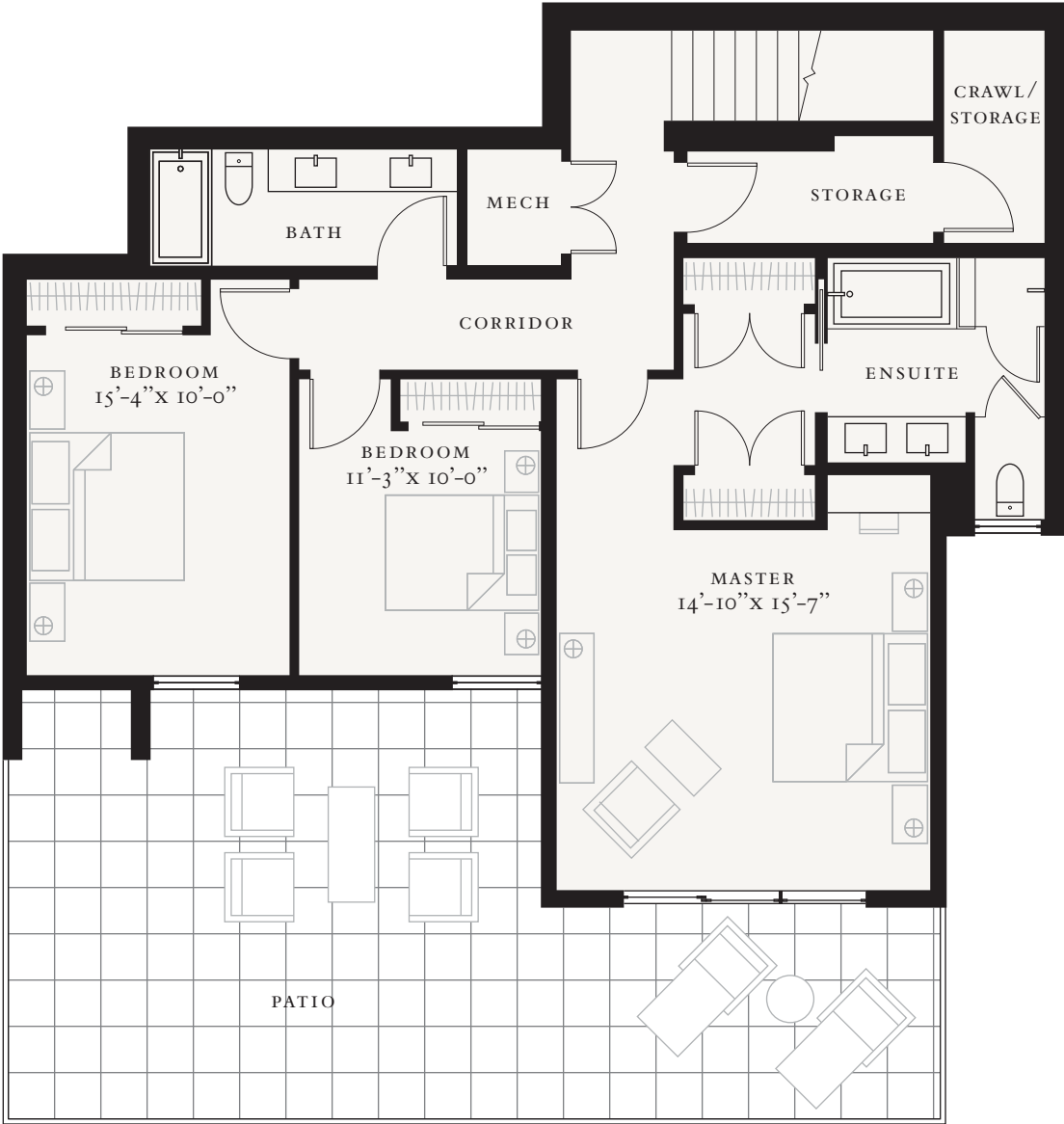
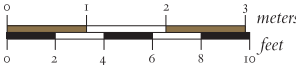
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MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

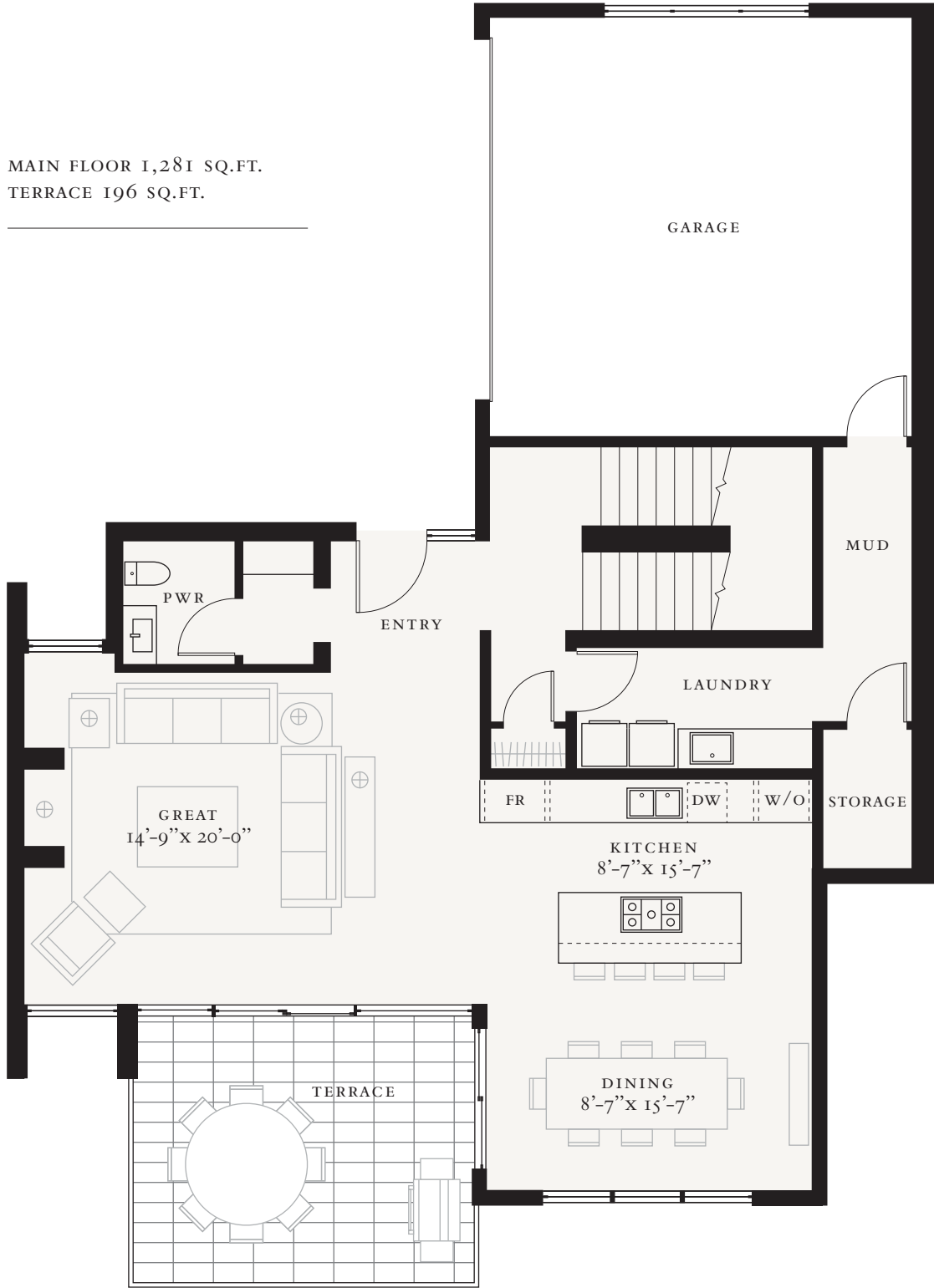
7

4 BEDROOM + DEN
2,903 SQ.FT.
GARAGE 488 SQ.FT.



LOWER FLOOR
1,026 SQ.FT.

MAIN FLOOR 1,281 SQ.FT.
TERRACE 196 SQ.FT.



UPPER FLOOR 596 SQ.FT.
TERRACE 76 SQ.FT.



UPPER FLOOR 596 SQ.FT.
TERRACE 76 SQ.FT.

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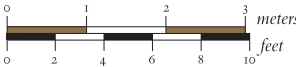
← HOMESITE 8 | HOMESITE 7 →



MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

8

3 BEDROOM + DEN
2,476 SQ.FT.
GARAGE 477 SQ.FT.



LOWER FLOOR
1,068 SQ.FT.



MAIN FLOOR 1,408 SQ.FT.
TERRACE 153 SQ.FT.



MAIN FLOOR ALTERNATE 1,408 SQ.FT.
TERRACE 153 SQ.FT.



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SEMI-DETACHED
EXECUTIVE HOMES

SPECIAL FEATURES &
SPECIFICATIONS

MULGRAVE PARK



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. Homes can be customized to meet your requirements.

FOYER:

- Mirage engineered quarter sawn rift cut oak hardwood flooring
- Custom wood entry door with satin nickel hardware
- Custom stainless steel and glass interior hand railing system
- Spacious entry closet with hanger rod

GREAT ROOM:

- Mirage engineered quarter sawn rift cut oak hardwood flooring
- Natural gas fireplace with stone and wood surround
- Custom designed baseboards and mouldings

DINING ROOM:

- Mirage engineered quarter sawn rift cut oak hard wood flooring
- Custom designed baseboards and mouldings

KITCHEN:

- Mirage engineered quarter sawn rift cut oak hardwood flooring
- Quartzite stone countertops and backsplash
- Vertical grain flat panel cabinet drawers and doors
- Raised panel painted drawers and doors for the island
- Under cabinet accent lighting
- Blanco under mount twin stainless steel sinks
- Blanco faucet with pull-down vegetable spray
- 3/4 horsepower waste disposal unit
- Miele decorator stainless steel 600 cfm wall hood fan
- Miele 36” refrigerator, custom front panel to match cabinets
- Miele 36” stainless steel 5 burner gas cook top
- Miele 30” single wall oven
- Miele dishwasher, custom front panel to match cabinets

KITCHEN (continued):

- Miele microwave with stainless steel trim-kit
- Miele warming drawer

MASTER SUITE:

- Luxurious “Green labeled plus” carpet over eco-rubber underlay
- Recessed pot lights and switched plugs
- Large walk-in closet with white melamine custom closet organizer
- Custom designed baseboards and mouldings

MASTER SUITE BATH:

- In-floor Nu Heat heated tile floor
- Hand crafted Italian porcelain tile surround and walls
- Natural stone slab vanity countertop
- Vertical grain flat panel cabinet drawers and doors
- Enclosed shower stall with hand crafted Italian porcelain surround and Grohe temperature/pressure balanced showerhead
- Grohe wideset faucets
- Duravit twin under mount vitreous china lavatory basins
- Duravit Acritec 59” free standing soaker tub
- Duravit one piece dual flush toilet

BEDROOMS:

- Luxurious “Green labeled plus” carpet over eco-rubber underlay
- Wide entry closets with white melamine customized shelving with hanging rods

POWDER ROOM:

- Mirage engineered quarter sawn rift cut oak hardwood flooring
- Natural stone vanity countertop
- Grohe single lever lavatory faucet
- Duravit under mount vitreous china lavatory basin
- Duravit one piece dual flush toilet

SECONDARY BATHROOMS:

- Porcelain tile flooring
- Quartzite slab vanity countertop
- Enclosed shower stall with ceramic tile surround and Grohe temperature/pressure balanced showerhead
- Grohe single lever lavatory faucets
- Duravit counter lavatory basin
- Duravit one piece dual flush toilet

LAUNDRY ROOM:

- Porcelain tile flooring
- Quartzite slab countertop
- Laminate cabinet drawers and doors
- Blanco stainless steel sink with Blanco single lever faucet

UPPER FLOOR:

- Luxurious “Green labeled plus” carpet over eco-rubber underlay
- Custom designed baseboards and mouldings

PATIOS AND TERRACES:

- Decks with low maintenance concrete pavers and frameless glass guards, positioned to utilize views
- Conveniently positioned natural gas barbeque connection
- Decorative outdoor lighting

SUSTAINABILITY:

- Built to “Build Green Gold” and EnerGuide 80 standards or better, for environmental sustainability
- High efficiency air exchange heat pump driven heating and central air conditioning system
- On demand “tankless” natural gas hot water system
- Low E, UV reducing glass and European style high quality, high efficiency windows
- In-home energy monitoring display unit
- “Solar hotwater ready” conduits

SPECIAL FEATURES:

- Central vacuum system with three dust pans
- Solid core interior passage doors with custom finish hardware
- BPP signature elegant painted wood casings around doors
- Smooth finished interior ceilings
- Painted walls, trim, base, doors and custom mouldings
- Decora screwless light switches and receptacles
- Communications wiring to major rooms with network hub
- Conveniently located hose bibs in garage and patio/terraces.

SAFETY AND SECURITY:

- Automatic fire suppression sprinkler system with alarm pre-wiring
- Heat and smoke detectors with alarm
- Water sensors with alarm for dishwasher and washing machine
- Security system installed to all operable door and window openings and strategically placed motion sensors (2) (does not include monitoring)
- Deadbolt security at all exterior doors

LANDSCAPING:

- Designed by registered landscape architect to meet the Design Guidelines and Development Permit
- Driveway set with paving stones and drainage system
- Retaining walls or berms necessary for site grading
- Trees, grass sod and shrubs to meet Design Guidelines
- Underground automatic irrigation system on timer

OPTIONAL EXTRAS:

The following are not included but can be provided as optional extras:

- Hardwood upgrades in bedrooms, recreation room and/or loft
- Wine bar
- Washer & dryer
- Custom built-in millwork & shelving
- Stained wood surrounds
- Hot tub

CONSTRUCTION QUALITY:

- 2X6 construction using the latest “rain screen” technology
- James Hardie wall shingles and siding
- Engineered truss floor systems
- RCABC approved torch-on deck membranes
- Engineered steel reinforced concrete foundations
- Engineered roof trusses
- High quality custom designed vinyl windows with insect screens
- R20 wall insulation (as applicable from plans)
- R40 ceiling insulation (as applicable from plans)
- High quality metal clad roof over waterproof membrane
- Metal-insulated garage doors with remote automatic openers
- Registered HPO builder licensed by Province of British Columbia

WARRANTY:

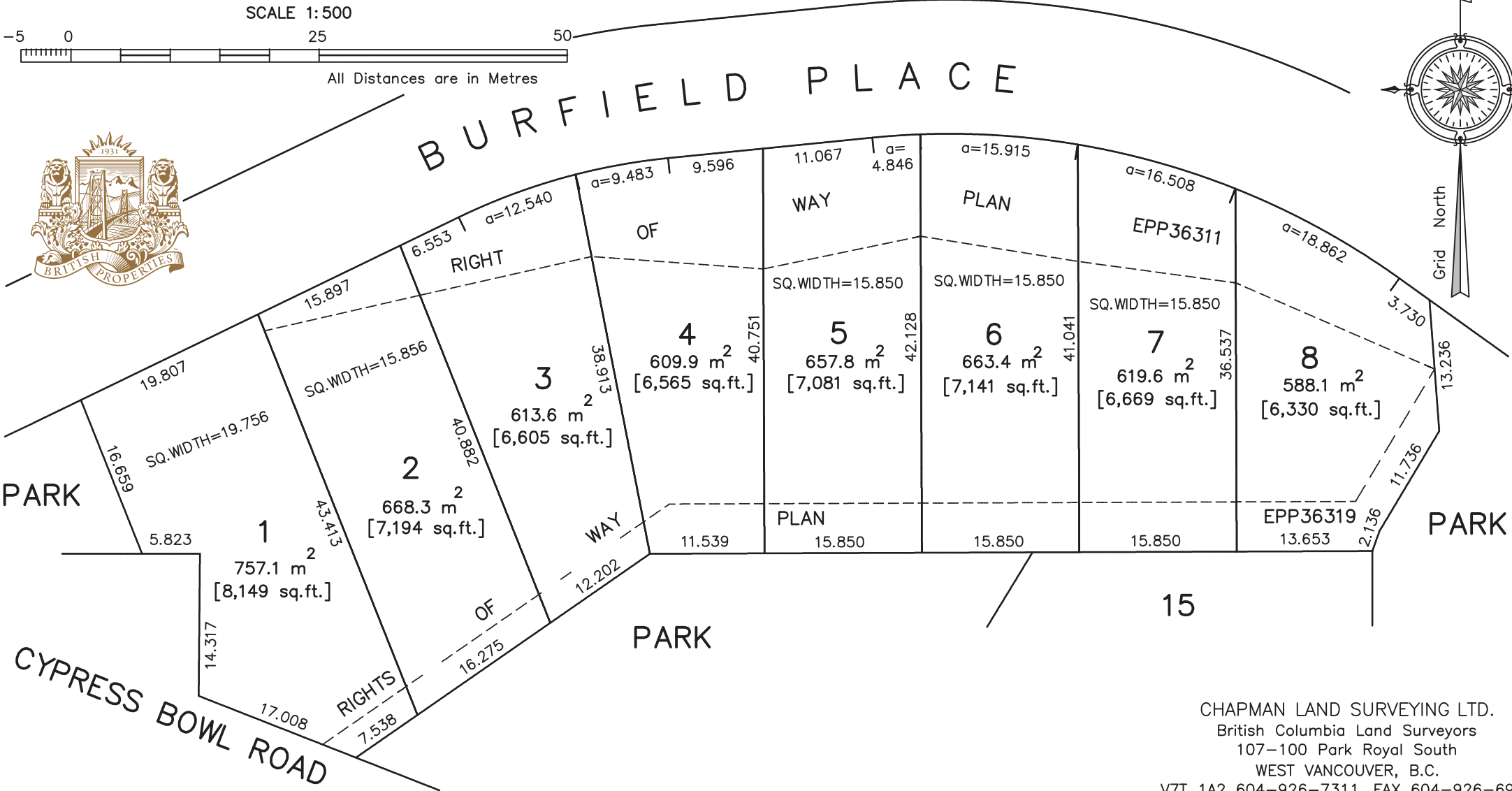
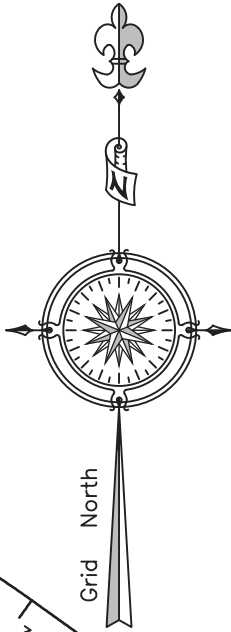
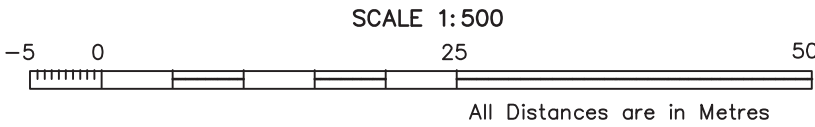
- The Builder is licensed and warrants the performance of each new home. The HPO warranty provides:
 1. First 12 months – The Builder will repair or replace any reasonable defect in materials and labor that may occur
 2. First 24 months – The Builder will repair or replace any reasonable defect in materials and labor supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labor 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 structural defects warranty
 5. New home orientation and maintenance instructions
 6. Warranty is guaranteed by an independent insurer approved by the BC Government.

E&O. E:

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

HOMESITES 1-8, MULGRAVE PARK

BRITISH PACIFIC PROPERTIES



CHAPMAN LAND SURVEYING LTD.
British Columbia Land Surveyors
107-100 Park Royal South
WEST VANCOUVER, B.C.
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EMAIL: sandy@chapmansurvey.com