



MULGRAVE PARK

ESTATE HOMESITE 23

MULGRAVE PARK

The Estate Homesites are nestled in the private mountainside neighbourhood of Mulgrave Park offering sun-drenched views of the Vancouver skyline and the Burrard Inlet and Georgia Strait to the west. Residences range in size from 4,050 to 4,525 sq.ft. laid out over three floors with an additional 650 to 770 sq.ft. of outdoor living space.

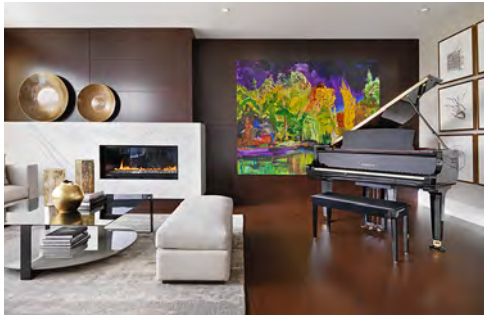
Mulgrave Park is surrounded by over ten acres of parkland, minutes from shops and restaurants. A pedestrian path connects residents to the prestigious Mulgrave School.





BRITISH PACIFIC PROPERTIES

For the past 86 years, British Pacific Properties has been quietly building one of the most envied communities in the world. Every home we build – from a single family estate to an apartment residence – is nothing short of exceptional.





ESTATE HOMESITES AT MULGRAVE PARK

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

ARTIST'S IMPRESSION E.&O.E.



THE ESTATE HOMESITES AT MULGRAVE PARK OFFER VIEWS OF BURRARD INLET AND GEORGIA STRAIT

View from Estate Homesite 23

MULGRAVE PARK
ESTATE HOMESITE

23

2985 BURFIELD PLACE



ARTIST'S IMPRESSION E.&O.E.



Page 1 of 4

ESTATE HOMESITE

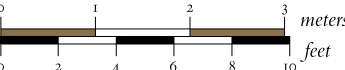
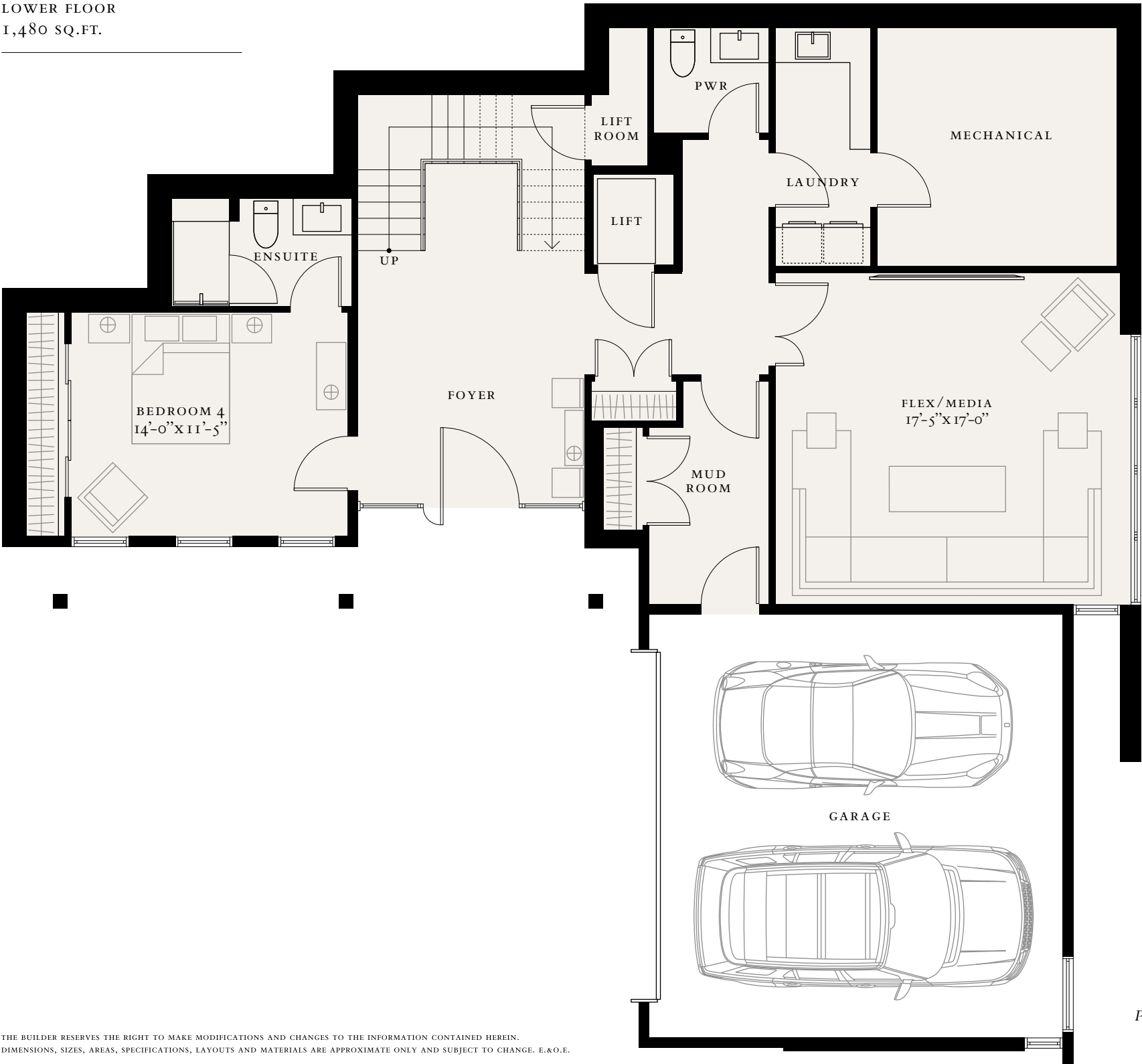
23

2985 BURFIELD PLACE

4 BEDROOM
4,525 SQ.FT.
GARAGE 500 SQ.FT.

OUTDOOR LIVING 650 SQ.FT.

LOWER FLOOR
1,480 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.

ESTATE HOMESITE

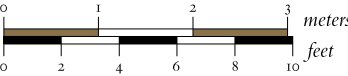
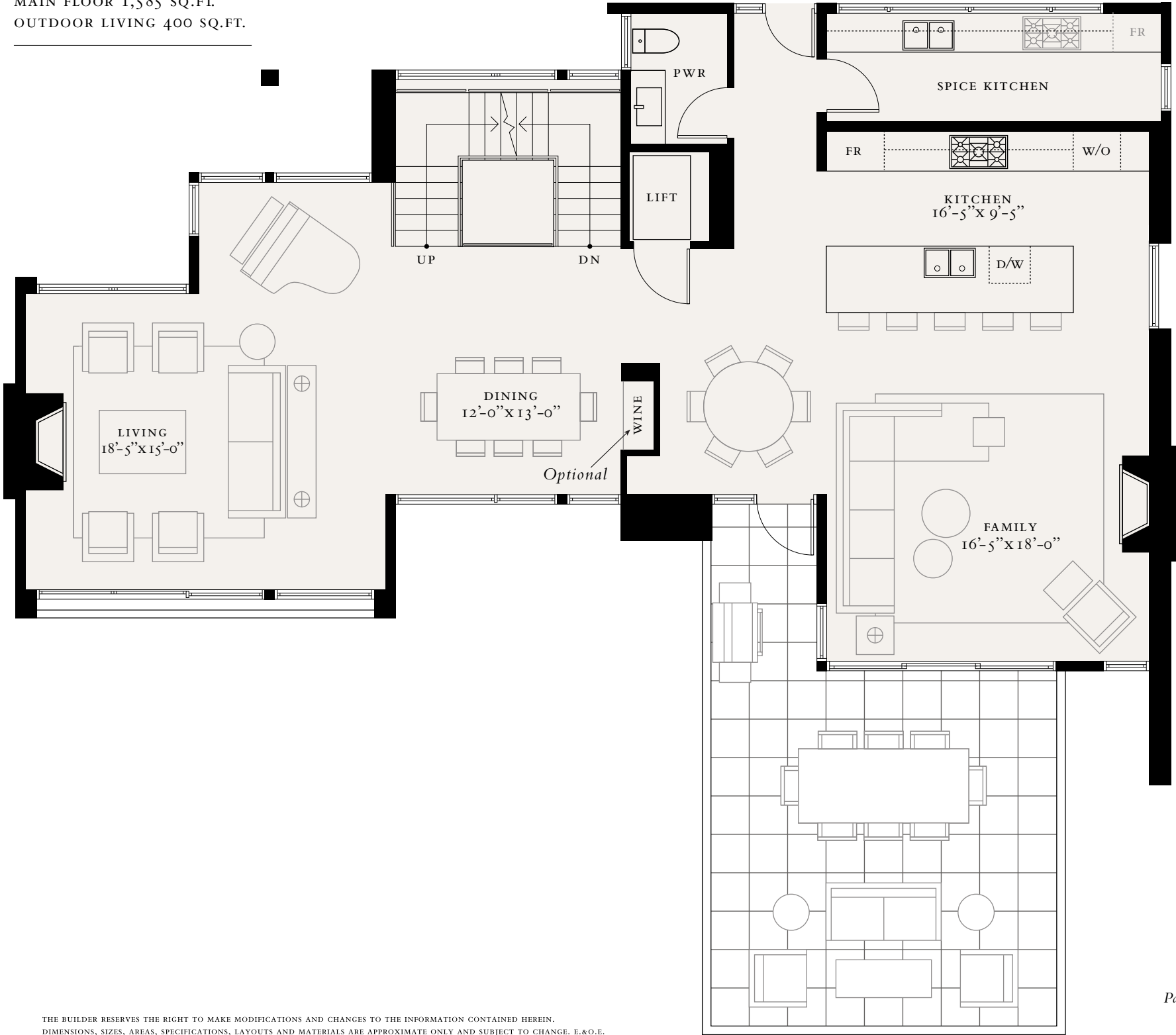
23

2985 BURFIELD PLACE

4 BEDROOM
4,525 SQ.FT.
GARAGE 500 SQ.FT.

OUTDOOR LIVING 650 SQ.FT.

MAIN FLOOR 1,585 SQ.FT.
OUTDOOR LIVING 400 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.

ESTATE HOMESITE

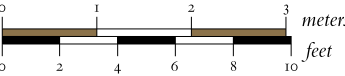
23

2985 BURFIELD PLACE

4 BEDROOM
4,525 SQ.FT.
GARAGE 500 SQ.FT.

OUTDOOR LIVING 650 SQ.FT.

UPPER FLOOR 1,460 SQ.FT.
OUTDOOR LIVING 250 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.

MULGRAVE PARK

ESTATE HOMESITE

23

2985 BURFIELD PLACE

SPECIAL FEATURES &
SPECIFICATIONS



Special Features & Specifications

Our homes are 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:

- Natural stone flooring with in-floor heating
- Wood entry door with satin nickel hardware
- Entry closet

LIVING AND DINING:

- Wide plank natural hardwood flooring
- Gas fireplace set in a flush slab surround

FAMILY:

- Wide plank natural hardwood flooring
- Gas fireplace set in a flush slab surround

KITCHEN:

- Wide plank natural hardwood flooring
- Quartzite stone slab countertops and backsplash
- Vertical-grain, flat panel perimeter cabinet drawers, doors and island with high gloss lacquer upper cabinets
- Accent lighting under upper cabinets
- Blanco under mount twin stainless steel sink
- Blanco faucet with pull-down vegetable spray
- 3/4 horsepower waste disposal unit
- Miele 36" stainless steel hood fan
- Miele 36" refrigerator/freezer with 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
- Miele microwave with stainless steel trim-kit
- Miele warming drawer
- Built-in recycling station

SPICE KITCHEN:

- Porcelain tile flooring
- Quartzite stone slab countertops and backsplash
- Vertical-grain, flat panel perimeter cabinet drawers and doors
- Stainless steel sink with single lever faucet
- Appliances are not included but can be provided as optional extras

MASTER BEDROOM:

- Wool carpet over eco-rubber underlay continuing into the walk-in closet
- Walk-in closet with custom closet organizer

MASTER ENSUITE:

- Natural stone tile floor with in-floor heating
- Natural stone shower walls and bench
- Natural stone mosaic on feature wall
- Quartzite stone slab vanity countertop
- Vertical-grain, flat panel perimeter cabinet drawers and doors
- Enclosed, frameless glass paneled shower stall with a linear drain system
- Grohe handheld shower and rain shower
- Double vanity sinks with Grohe wideset vanity faucets
- Duravit under counter vitreous china lavatory basins
- Soaker bathtub with Grohe tub filler and handheld shower
- Duravit one-piece dual flush toilet

BEDROOMS:

- Wool carpet over eco-rubber underlay continuing into the closet
- Closets with custom organizers with lighting

MAIN POWDER ROOM:

- Natural stone tile floors
- Quartzite stone slab vanity countertop
- Glass mosaic on feature wall
- Vertical-grain, flat panel cabinet doors
- Grohe wideset faucet

- Duravit under counter vitreous china lavatory basin
- Duravit one-piece dual flush toilet

LOWER POWDER ROOM:

- Porcelain tile floors
- Quartzite stone slab vanity countertop
- Vertical-grain, flat panel cabinet doors
- Grohe wideset faucet
- Duravit under counter vitreous china lavatory basin
- Duravit one-piece dual flush toilet

SECONDARY BATHROOMS:

- Porcelain tile floors
- Quartzite stone slab vanity countertop
- Vertical grain flat panel cabinet doors
- Enclosed, frameless glass paneled shower stall
- Grohe handheld shower and shower trims
- Grohe single lever faucet
- Duravit under counter vitreous china lavatory basin
- Duravit one-piece dual flush toilet

FLEX/MEDIA ROOM:

- Wool-carpet over eco-rubber underlay

LAUNDRY:

- European porcelain flooring
- Ceramic tile backsplash
- Quartzite stone slab vanity countertop
- Laminate, flat-panel perimeter cabinet drawers and doors
- Blanco stainless steel sink with Blanco single lever faucet
- GE under counter, front loading washer and dryer



MUD ROOM:

- European porcelain flooring
- Coat closet

OUTDOOR LIVING:

- Decks with low maintenance porcelain pavers and frameless glass guards
- Terraces with low maintenance concrete pavers
- Gas barbeque connection
- Decorative outdoor lighting

SUSTAINABILITY:

- Built to “Build Green Gold” and exceeds EnerGuide 80 standards or better, for environmental sustainability
- High efficiency air exchange heat pump driven heating and central air-conditioning system
- Energy saving LED recessed potlights throughout
- On demand “tankless” natural gas hot water system
- Low E, UV reducing glass and high quality, high efficiency windows
- In-home energy monitoring display unit
- “Solar hot water ready” conduits
- “Electric car charging ready” conduits in the garage

SPECIAL FEATURES:

- Central vacuum system with three dust pans
- Solid core interior passage doors with satin nickel finish hardware
- BPP signature elegant painted baseboards and door casings throughout
- Smooth finished, painted interior ceilings and walls
- Stairwell handrails in wood complete with in-wall step lights
- Decora screwless light switches and receptacles
- Communications wiring to major rooms with network hub
- Durable epoxy flooring in garage
- Conveniently located hose bibs on patio/terraces
- Lift cab to match interior design

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
- Driveway set with paving stones and drainage system
- Fully landscaped with irrigation system

OPTIONAL EXTRAS:

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

- Hardwood upgrades
- Wine fridge
- Miele steam oven
- Spice kitchen appliances
- Custom built-in millwork and shelving
- Hot tub
- Wine bar and additional built-in millwork

CONSTRUCTION QUALITY:

- 2X6 construction using the latest “rain screen” technology
- James Hardie wall shingles and siding
- Decorative heavy timber accents
- Natural wood soffits
- Engineered joist floor system
- 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 roof 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 and labor. Each home plan is different and must be referred to for individual specifications which may vary from the above.

