

SEMI-DETACHED
EXECUTIVE HOMES

MULGRAVE PARK

SPECIAL FEATURES &
SPECIFICATIONS



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.

ENTRY FOYER:

- European porcelain flooring with in-floor heating
- Custom wood entry door with stainless steel hardware
- Coat closet with custom organizers

LIVING AND DINING:

- Engineered, wide plank natural hardwood flooring
- Natural gas fireplace set in a flush slab surround

DEN/MEDIA

- Engineered, wide plank natural hardwood flooring

KITCHEN:

- Engineered, wide plank natural hardwood flooring
- Quartzite stone slab countertops and backsplash
- Vertical grain flat panel perimeter cabinet drawers and doors with complementary high gloss lacquer upper cabinets
- Accent lighting under upper cabinets
- Vertical grain flat panel island and pantry cabinet doors
- Blanco under-mount twin stainless steel sinks with 3/4 horsepower waste disposal unit
- Blanco single lever faucet with pull-down vegetable spray
- Miele stainless steel slide out 625 cfm concealed 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 microwave oven with 30" stainless steel trim-kit
- Miele dishwasher with custom front panel to match cabinets
- Built-in recycling station

MASTER BEDROOM:

- Luxurious wool carpet over eco-rubber underlay continuing into the walk-in closet
- Large dressing room with custom closet organizer with recessed pot light in the ceiling

MASTER SUITE BATH:

- Natural, hand laid stone tile floor with in-floor heating
- Natural, hand laid stone shower walls and bench
- Natural, hand laid 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 featuring a linear drain system
- Grohe temperature/pressure balanced shower trims, hand held shower and rain shower
- Grohe wideset vanity faucets
- Duravit under counter vitreous china lavatory basins
- Acritec wall mount modern soaker bathtub with Grohe wall mount tub filler and hand held shower
- Duravit one piece dual flush toilet
- Round framed vanity mirrors with decorative wall light fixtures
- Coordinating polished chrome bathroom accessories
- Polished Chrome wall mount towel warmer

BEDROOMS AND SUITE (If Applicable):

- Luxurious wool carpet over eco-rubber underlay continuing into the closet
- Large closets with custom organizers with ceiling or wall recessed light fixture

SECONDARY BATHROOMS:

- Matte ceramic tile floor and walls
- Quartzite stone slab vanity countertop
- Vertical grain flat panel cabinet doors
- Enclosed, frameless glass paneled shower stall featuring a linear drain system
- Grohe temperature/pressure balanced, hand held shower and shower trims
- Grohe single lever faucet
- Duravit under counter vitreous china lavatory basin
- Duravit one piece dual flush toilet
- Frameless vanity mirrors with decorative wall light fixtures
- Coordinating polished chrome bathroom accessories

POWDER ROOM:

- Natural, hand laid stone tile floor
- Natural, hand laid stone tile shower walls (*Homesites 10, 12 and 14 floor plans*)
- Quartzite stone slab vanity countertop
- Glass mosaic on feature wall
- Vertical grain flat panel cabinet doors
- Enclosed, frameless glass paneled shower stall featuring a linear drain system (*Homesites 10, 12 and 14 floor plans*)
- Grohe temperature/pressure balanced, hand held shower and shower trims (*Homesites 10, 12 and 14 floor plans*)
- Grohe wideset faucet
- Duravit under counter vitreous china lavatory basin
- Duravit one piece dual flush toilet
- Frameless, back lit vanity mirrors
- Coordinating polished chrome bathroom accessories

LAUNDRY ROOM:

- European porcelain flooring
- Matte ceramic tile backsplash



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

DECKS AND TERRACES:

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

SUSTAINABILITY:

- Built to “Built 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
- On demand “tankless” natural gas hot water system
- Low E, UV reducing glass and European style high quality, high efficiency windows
- “Solar hot water ready” conduits
- “Electric car charging ready” conduits and outlets 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
- Smooth finished, painted interior 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 in garage and terraces

- Lift cab to match interior design
- LED recessed pot lights throughout

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 doors 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 (including closets) and/or flex areas
- Miele under counter wine fridge in kitchen island
- Flex area with optional use for a private suite complete with kitchenette
- Roll down window coverings, manual or motorized

CONSTRUCTION QUALITY:

- 2X6 construction using the latest “rain screen” technology
- Stained solid wood entry door
- Decorative heavy timber accents
- Natural stone cladding
- Natural wood soffits
- Engineered truss floor systems

- 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.