

COURTENAY



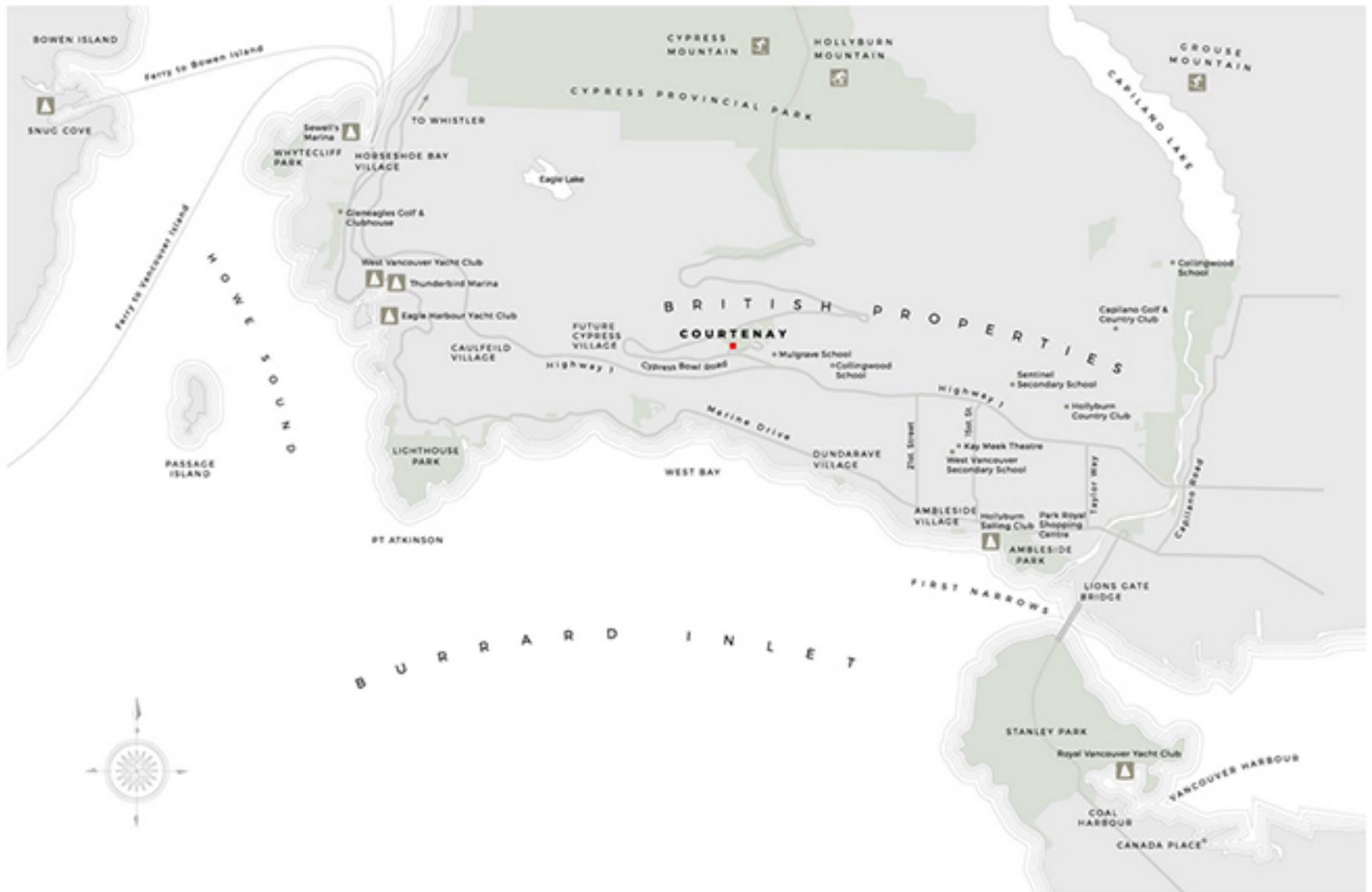
A CLOSE ESCAPE

Born of the mountain yet near the city core, Courtenay is only 20 minutes from downtown Vancouver. Yet the setting seems a world away. Perched on a south-facing hillside to overlook ocean panoramas, this serene West Vancouver retreat is the choice of those who would rather admire the city from across the water than live amidst its hustle and bustle.



LOCATION

BETWEEN THE CITY AND THE SKY



Courtenay is home to a life without compromise. The fine restaurants, designer boutiques and concerts of a world-class city are just minutes away. Yet Mulgrave Park is a 10-acre backyard nature sanctuary. The paved Mountain Path— friendly to strollers and bikes— leads to forested trails for walking, hiking, mountain biking and snowshoeing.

Mulgrave School is within a short walk, as will be the much-anticipated Cypress Village. A few minutes up the road is Cypress Mountain, a four-season playground where Olympic freestyle skiers and snowboarders competed for gold in 2010. A few minutes in the other direction takes you to Park Royal Shopping Centre, the Lions Gate Bridge and Vancouver's city centre. Beaches, parks and marinas are interspersed between the villages of Dundarave, Ambleside, Caulfeild and Horseshoe Bay. BC Ferries to the Sunshine Coast, Vancouver Island and Bowen Island are about a 10-minute drive up the highway. The internationally acclaimed Whistler is within a 90 minute absolutely stunning drive



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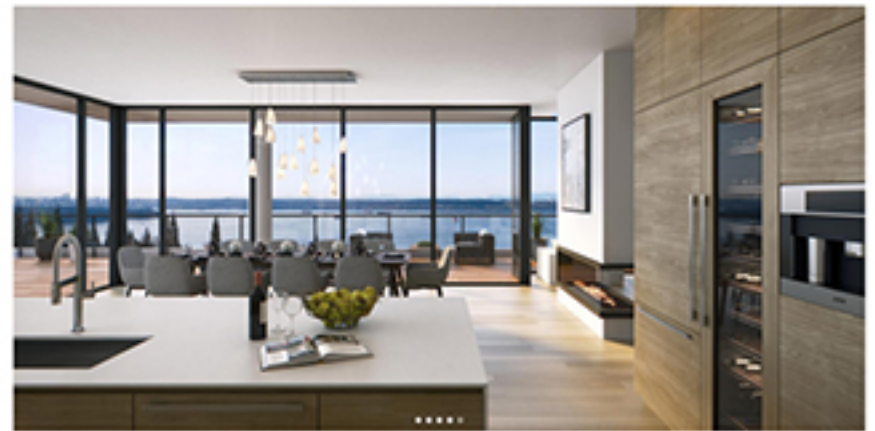


ARCHITECTURE

Commanding spectacular views from this West Vancouver perch, Courtenay is a feat of architecture tailor-made for its setting. This seven-storey sculpture represents the final residential offering at Mulgrave Park, gracing the entrance to the neighbourhood's ten acres of parkland.

Design is true to its geography, hewn from local timber and stone. Bridges of bird-friendly glass form a central column from which two wings hinge at 15-degree angles, deliberately arranged to maximize views and sunlight. Spacious terraces and flying balconies foster intimacy with nature.





THE INSIDE STORY

Walls of glass frame panoramic views and slide open to bright terraces that perch in the forest. Materials are a tactile expression of the surrounding environment: quartz countertops, wide-plank hardwood flooring and horizontal-grain wood veneer cabinetry bring the mountain inside. Oak and Walnut colour palettes echo the landscape.

From the expansive windows that stream natural light, to the master ensuite's in-floor heating, Courtenay's interiors exhibit a rare level of attention to the finer details. The kitchen is elegant efficiency with under-cabinet lighting and Miele induction cooktops and convection ovens. Custom-designed pantry, cabinets and cutlery drawers ensure there's a place for everything.



FEATURES

From the overall concept to the finest details, every element reflects the uncompromising standards for which British Pacific Properties has been known since 1931.

High-performance kitchens feature custom-designed storage and Miele appliances.

[Download the features sheet \(PDF\)](#)



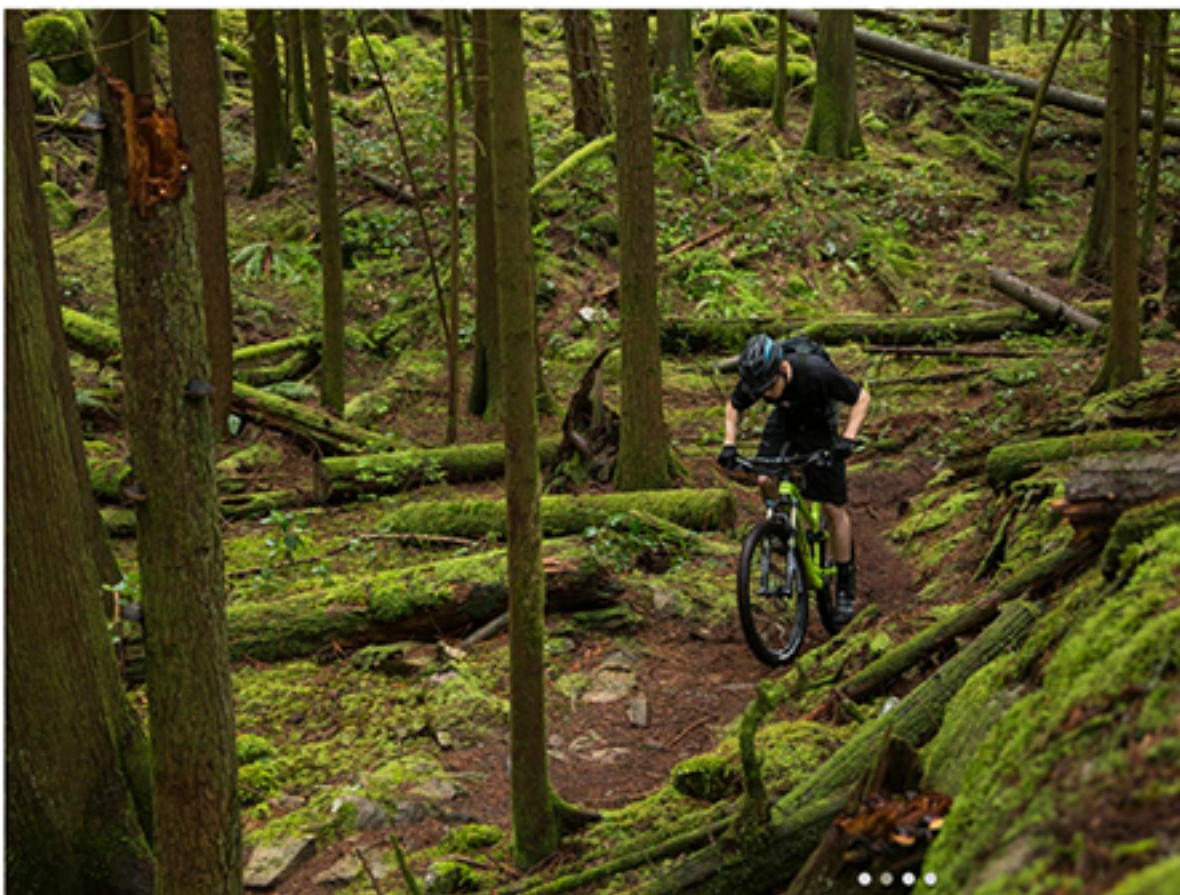
AMENITIES

Like all of Courtenay's details, amenities are well considered to reflect the lifestyle of this unique neighbourhood. The yoga garden is the ultimate spot for sun salutations or a stretch post trail run. There are facilities for dog grooming and bike maintenance; a beautifully appointed guest suite; a residents' lounge and a workshop ready for projects. The secured parking lot features a car wash, charging spots and a car share program for electrified vehicles.



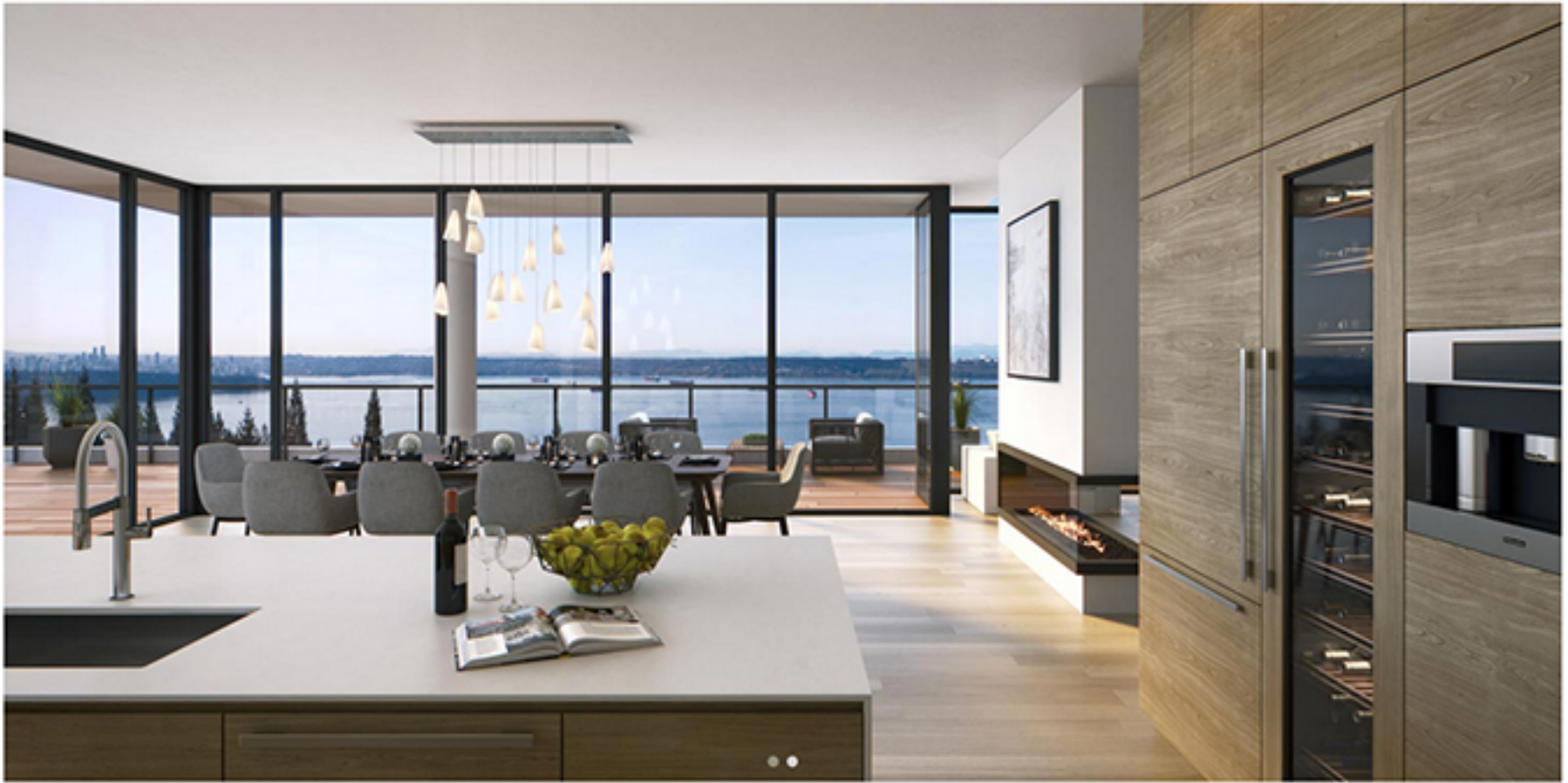
WOODLAND AT YOUR DOOR

The trails of Courtenay's backyard weave through towering western red cedars, fragrant cottonwoods and majestic Douglas fir trees. Water tumbles down rock faces. Above a thick carpet of moss, the forest canopy is vibrant with Rufous hummingbirds, Steller's jays and Golden-crowned Kinglets. Spring mornings are a chorus of birdsong; after sundown the treefrogs begin to sing.



THE PENTHOUSES

Walls of glass frame views—city, ocean and islands—as far as the eye can see. These three-bedroom jewel boxes range from 3,350 to 3,700 square feet, with sprawling terraces perched in the sky



COMMUNITY

West Vancouver has been shaped by a geography of rugged peaks dropping to serene waterfront. Both the community and the lifestyle are informed by sandy beaches, pebbled coves and forested cliffs that watch over a stunning seascape. Its villages have distinct character, from the big brands of Park Royal, to the sidewalk cafés and independent boutiques of Ambleside, to the restaurants and artisanal grocers of Dundarave. Seaside parks dot its coastline, connected by a Seawalk where locals jog and walk their dogs. Residents are enthusiastic skiers, sailors, golfers, hikers and cyclists. They enjoy nothing more than a day in the mountains or a weekend on the water followed by great meals shared with good friends, surrounded by spectacular views.

