



MULGRAVE PARK

SEMI-DETACHED EXECUTIVE HOMESITE II

MULGRAVE PARK

A new release of six exquisitely detailed homes with expansive, south-facing terraces.

Rooftop patios and open plans look over views of the ocean and city skyline.

Three bedrooms and den ranging in size from 2,874 to 2,945 square feet with the option of a private suite.

Mulgrave Park is a private enclave nestled in over ten acres of parkland, minutes from shops and restaurants.

A pedestrian path connects residents to prestigious Mulgrave School.



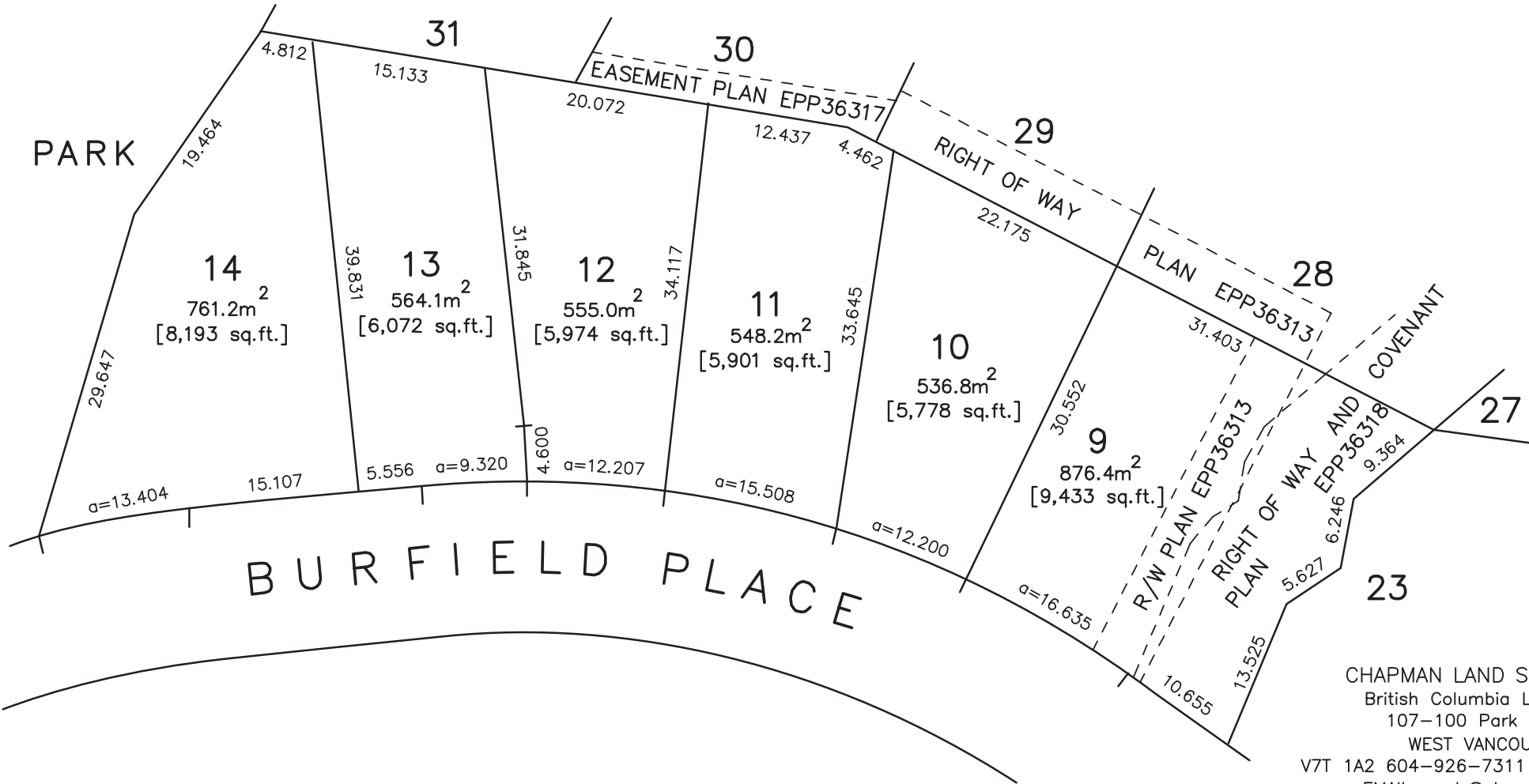
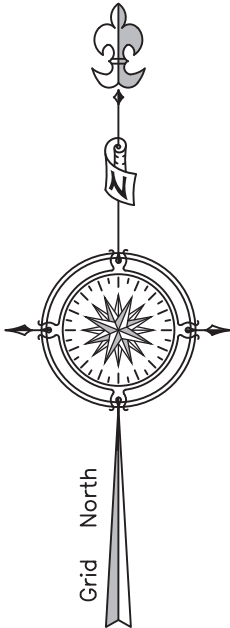
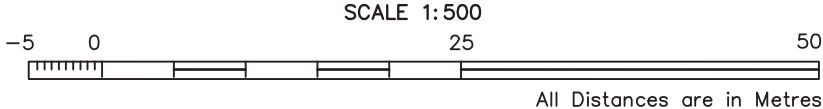


BRITISH PACIFIC PROPERTIES

For the past 88 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.



HOMESITES 9-14, MULGRAVE PARK BRITISH PACIFIC PROPERTIES



CHAPMAN LAND SURVEYING LTD.
British Columbia Land Surveyors
107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311 FAX 604-926-6923
EMAIL: sandy@chapmansurvey.com



MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

Surrounded by ten acres of pristine wooded park, each home is meticulously positioned to provide views of Burrard Inlet, Stanley Park and UBC.

ARTIST'S IMPRESSION E.&O.E.

THE SELLER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE. E.&OE.



HOMESITES 9 TO 14 OFFER VIEWS OF BURRARD INLET AND GEORGIA STRAIT

VIEW PHOTOS ARE REPRESENTATIONAL ONLY. VIEWS FROM SPECIFIC HOMESITES SHOULD BE VERIFIED BY THE PURCHASER IF IMPORTANT. E&OE.



KITCHENS FEATURE WIDE-PLANK HARDWOOD FLOORS, MIELE APPLIANCES AND VERTICAL GRAIN, FLAT PANEL CABINETRY
COLOUR SCHEME: COOL

RENDERINGS ARE ARTISTIC CONCEPTS ONLY AND SHOULD NOT BE RELIED UPON. THE SELLER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS WITHOUT NOTICE. E&OE.



KITCHENS FEATURE WIDE-PLANK HARDWOOD FLOORS, MIELE APPLIANCES AND VERTICAL GRAIN, FLAT PANEL CABINETRY

COLOUR SCHEME: WARM

RENDERINGS ARE ARTISTIC CONCEPTS ONLY AND SHOULD NOT BE RELIED UPON. THE SELLER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS WITHOUT NOTICE. E&OE.

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-friendly 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 Nuheat
- 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-friendly underlay continuing into the closet
- Large closets with custom organizers with ceiling or wall recessed light fixture

SECONDARY BATHROOMS:

- Matte tile walls and floors
- 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
- Matte 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
- LG full size under counter, front loading washer and dryer

DECKS AND TERRACES:

- Decks with low maintenance porcelain pavers and frameless glass guards, positioned to maximize views
- Terraces with low maintenance porcelain pavers
- Conveniently positioned natural gas barbeque connection on terrace*
- Outdoor pot lights in soffit

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 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 on terraces and patio*

- 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 (*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
- Prewire or complete install for camera security system

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
- 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&OE:

The sales agent can explain these features in detail. The Seller reserves the right to make changes to materials and finishes without notice. Each home plan is different and must be referred to for individual specifications which may differ from the above.

** Please ask the sales agent for further information on specific placements, as they may vary by home type.*

MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

11

2995 BURFIELD PLACE



← HOMESITE 12 | HOMESITE 11 →



LOWER FLOOR
934 SQ.FT.

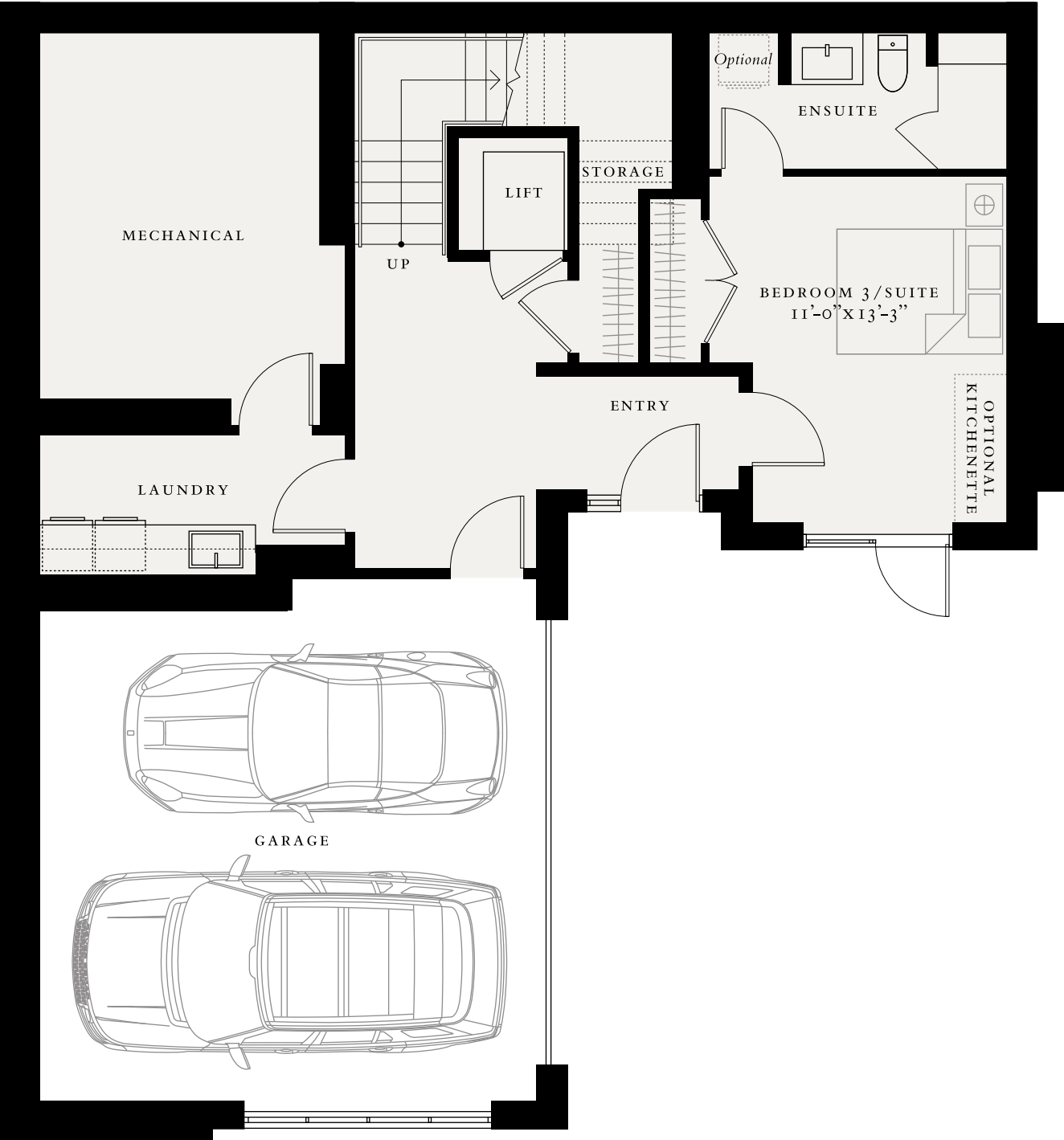
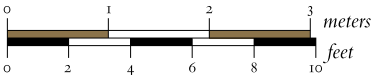
MULGRAVE PARK
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11

2995 BURFIELD PLACE

3 BEDROOM + DEN
PRIVATE SUITE OPTION AVAILABLE
2,945 SQ.FT.
GARAGE 477 SQ.FT.

TERRACES 1,100 SQ.FT.



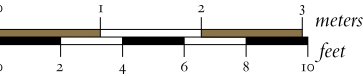
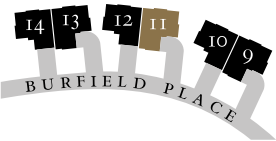
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SEMI-DETACHED
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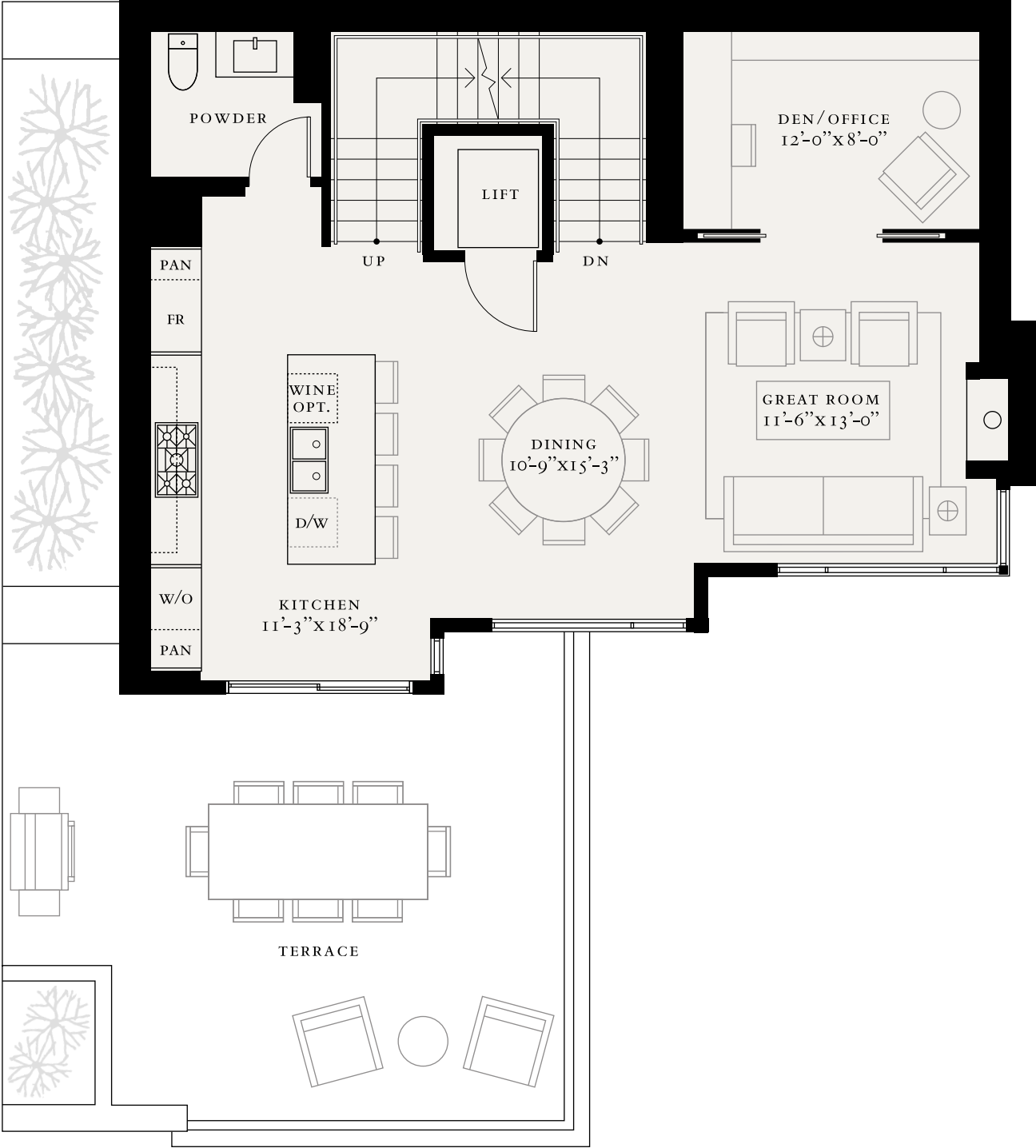
2995 BURFIELD PLACE

3 BEDROOM + DEN
PRIVATE SUITE OPTION AVAILABLE
2,945 SQ.FT.
GARAGE 477 SQ.FT.

TERRACES 1,100 SQ.FT.



MAIN FLOOR 923 SQ.FT.
TERRACE 420 SQ.FT.



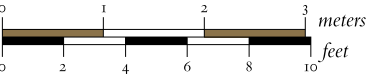
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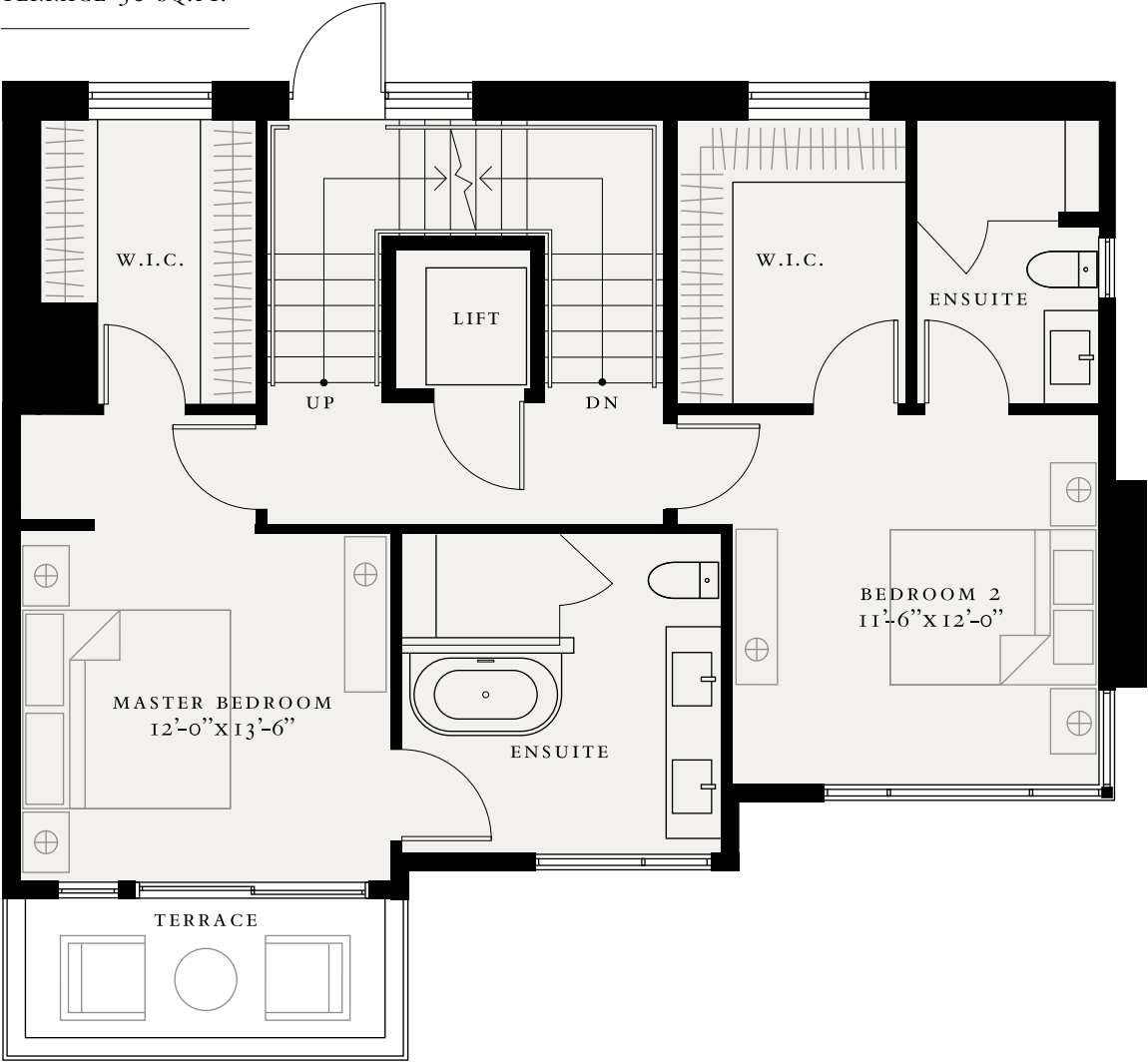
2995 BURFIELD PLACE

3 BEDROOM + DEN
PRIVATE SUITE OPTION AVAILABLE
2,945 SQ.FT.
GARAGE 477 SQ.FT.

TERRACES 1,100 SQ.FT.



UPPER FLOOR 903 SQ.FT.
TERRACE 50 SQ.FT.



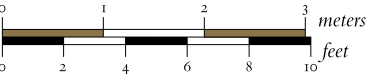
MULGRAVE PARK
SEMI-DETACHED
EXECUTIVE HOMES

11

2995 BURFIELD PLACE

3 BEDROOM + DEN
PRIVATE SUITE OPTION AVAILABLE
2,945 SQ.FT.
GARAGE 477 SQ.FT.

TERRACES 1,100 SQ.FT.



ROOF FLOOR 185 SQ.FT.
TERRACE 630 SQ.FT.

