THE ESTATES AT RODGERS CREEK

ESTATE HOMESITE 8

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THE ESTATES AT RODGERS CREEK

Custom design your new 5,000 sq.ft. luxury home on Homesite 8 in one of West Vancouver's premier neighbourhoods.

Situated next to a greenbelt above Mulgrave School, Homesite 8 enjoys sweeping views of Burrard Inlet and provides easy access to the Mountain Path, a paved pedestrian trail that stretches across the hillside.

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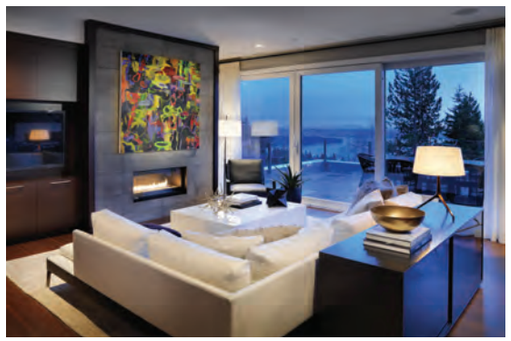
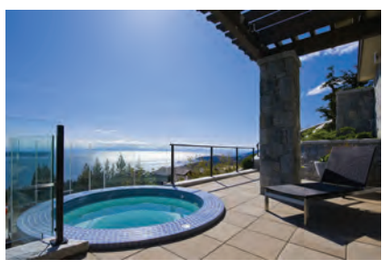
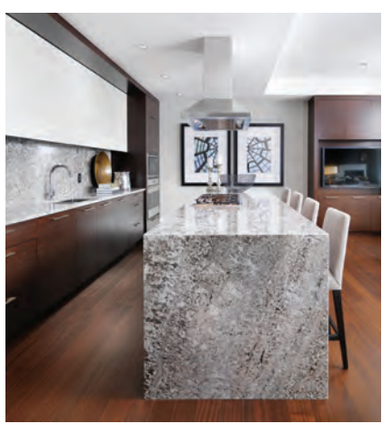


BRITISH
PACIFIC
PROPERTIES

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





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HOMESITE 8 OFFERS SWEEPING VIEWS OF BURRARD INLET AND GEORGIA STRAIT

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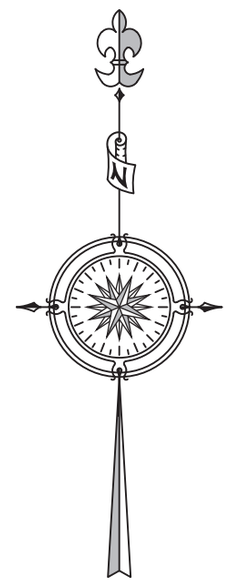
HOMESITE 8
THE ESTATES AT RODGERS CREEK AREA 3 EAST

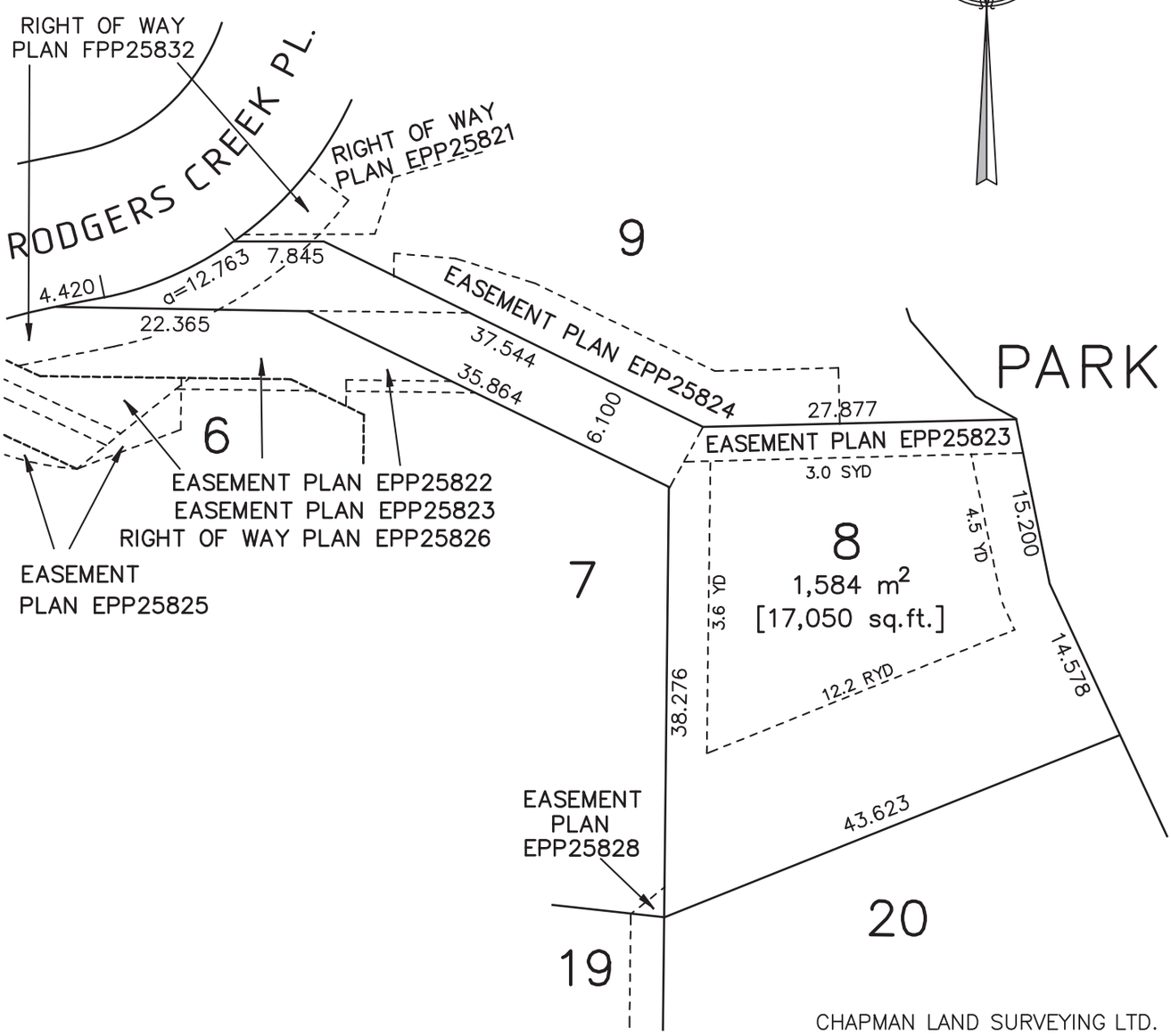
BRITISH PACIFIC PROPERTIES

SCALE 1:600

−10 0 10 20 30

All Distances are in Metres





CHAPMAN LAND SURVEYING LTD.
British Columbia Land Surveyors
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V7T 1A2 604–926–7311
FAX 604–926–6923

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CUSTOM
ESTATE HOME

08

THE ESTATES
AT RODGERS CREEK

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THE ESTATES
AT RODGERS CREEK
ESTATE HOME

08

5 BEDROOM

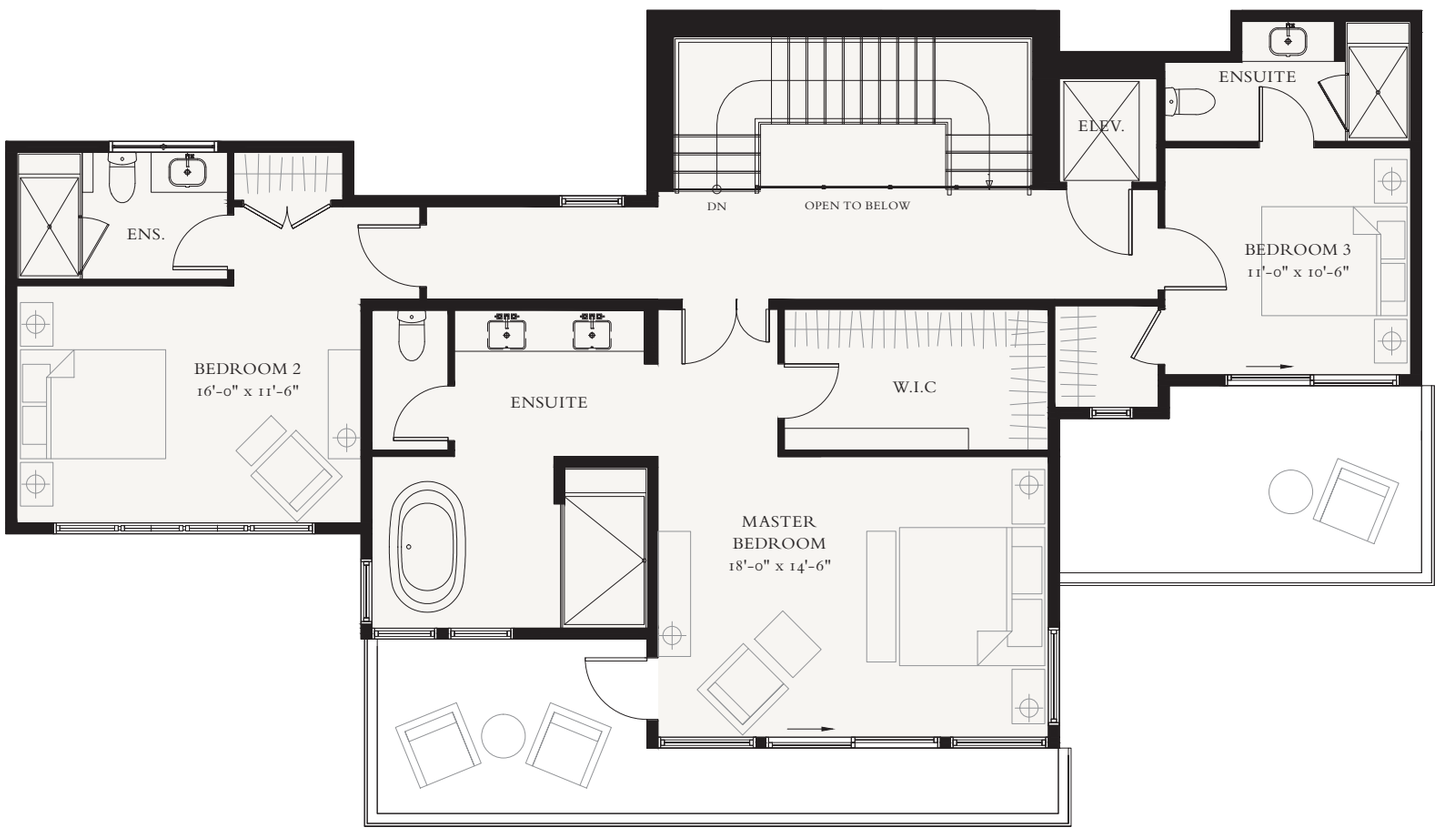
5,100 SQ.FT.

GARAGE 500 SQ.FT.

OUTDOOR LIVING 750 SQ.FT.

N

UPPER FLOOR
1,470 SQ.FT.
OUTDOOR LIVING 280 SQ.FT.



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.

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THE ESTATES
AT RODGERS CREEK
ESTATE HOME

08

5 BEDROOM

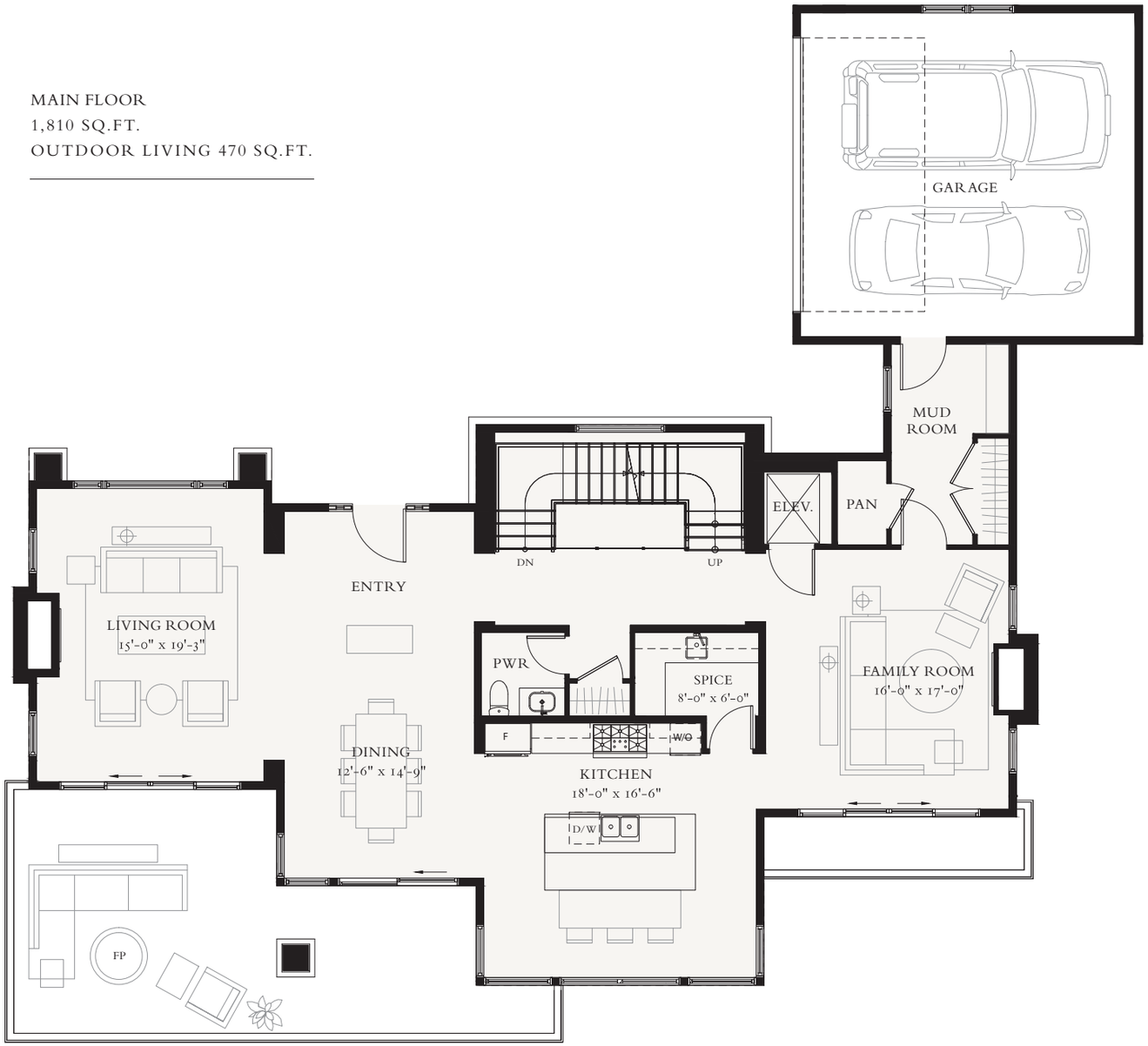
5,100 SQ.FT.

GARAGE 500 SQ.FT.

OUTDOOR LIVING 750 SQ.FT.

N

MAIN FLOOR
1,810 SQ.FT.
OUTDOOR LIVING 470 SQ.FT.



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THE ESTATES
AT RODGERS CREEK
ESTATE HOME

08

5 BEDROOM

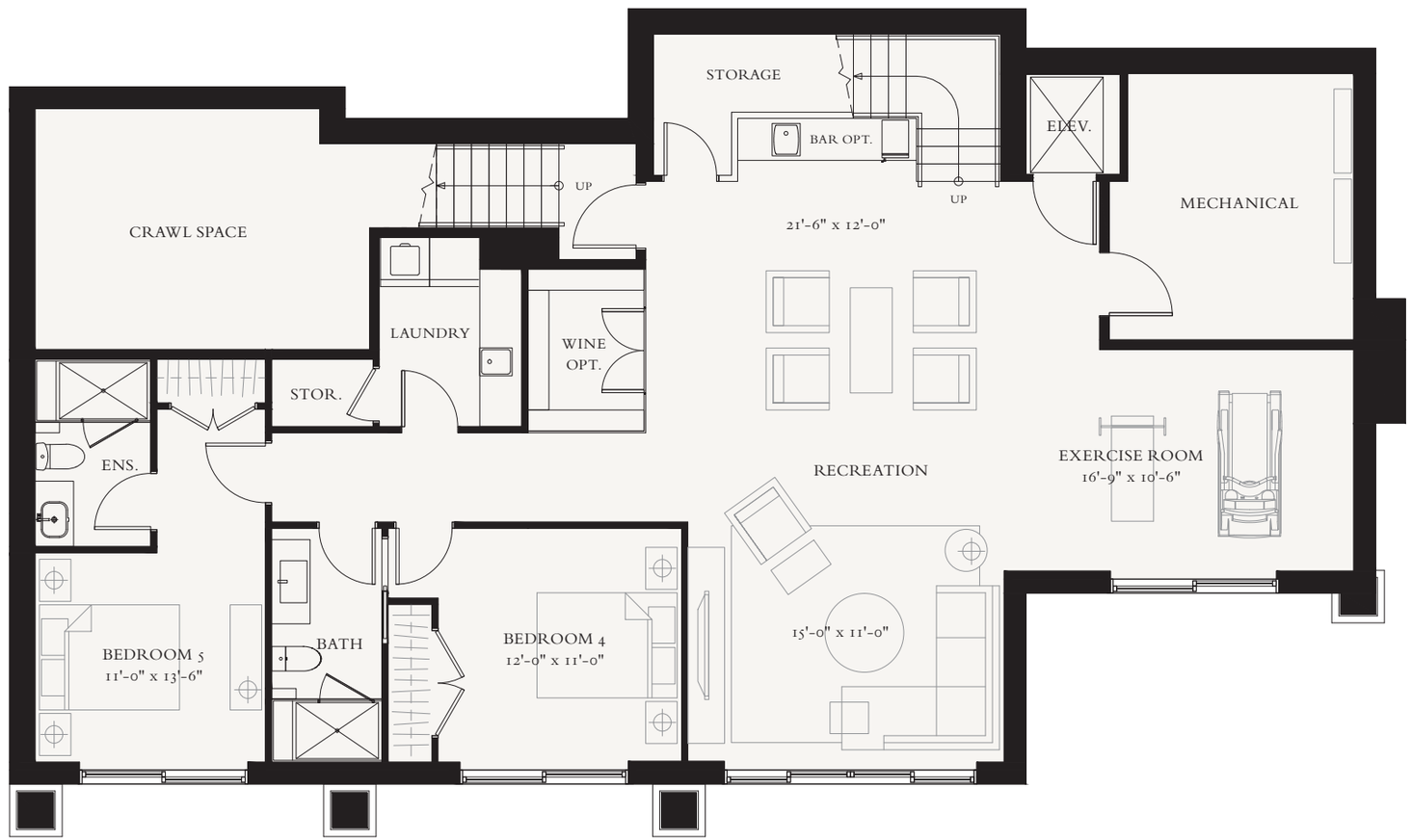
5,100 SQ.FT.

GARAGE 500 SQ.FT.

OUTDOOR LIVING 750 SQ.FT.

N

LOWER FLOOR
1,820 SQ.FT.



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THE ESTATES AT RODGERS CREEK

CUSTOM
ESTATE HOME

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SPECIAL FEATURES &
SPECIFICATIONS

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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:

- Natural stone tile 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 sinks
- 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 cooktop
- 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 floors with in-floor heating
- Natural stone shower walls and bench
- Natural stone mosaic on feature wall
- Quartzite stone slab vanity countertop
- Vertical-grain, flat perimeter cabinet drawers and doors
- Enclosed, frameless glass paneled shower stall with a linear drain system
- Grohe handheld shower and rain shower
- Grohe wideset vanity faucets
- Duravit under counter vitreous china lavatory basins
- Acritec modern 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

POWDER:

- 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

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

RECREATION:

- 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

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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
- 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 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, shrubs and grass sod 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
- Wine fridge
- Spice kitchen appliances
- Millwork in recreation room
- Bar sink and bar fridge in recreation room
- Millwork for wine room
- Custom built-in millwork and shelving
- Hot tub

CONSTRUCTION QUALITY:

- 2X6 construction using the latest "rain screen" technology
- James Hardie wall shingles and siding
- Engineered truss floor system
- RCABC approved torch-on deck membranes
- Engineered steel reinforced concrete foundations engineered roof trusses
- High quality custom designed vinyl windows with insects screens
- R20 wall insulation (as applicable from plans)
- R40 quality 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.

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