



CHIPPENDALE MEWS AT RODGERS CREEK

SEMI-DETACHED EXECUTIVE HOME 3
2825 CHIPPENDALE ROAD

CHIPPENDALE MEWS AT RODGERS CREEK

An offering of four executive, semi-detached strata homes ranging in size
from 2,730 to 3,240 sq.ft., offering spectacular panoramic views of Burrard Inlet.

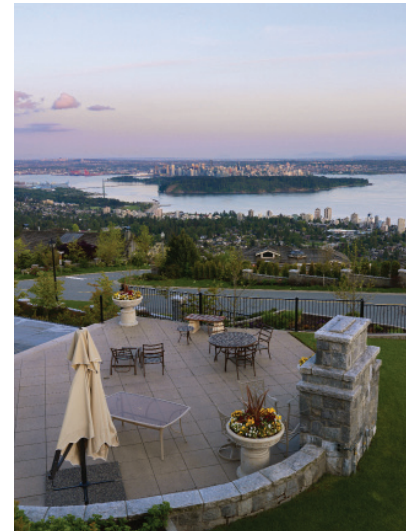
Chippendale Mews, part of the master-planned Rodgers Creek community in West Vancouver,
is located on Chippendale Road, a short walk from Mulgrave School.





BRITISH
PACIFIC
PROPERTIES

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





ARTIST'S IMPRESSION E.&O.E.

CHIPPENDALE MEWS
AT RODGERS CREEK

SEMI-DETACHED
EXECUTIVE HOMES

Situated next to wooded parkland, these homes are positioned to provide signature views of Burrard Inlet, English Bay and Georgia Straight and feature sun-drenched patios to the south and private terraces to the north.





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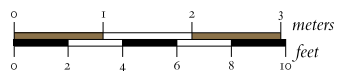
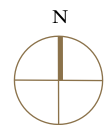
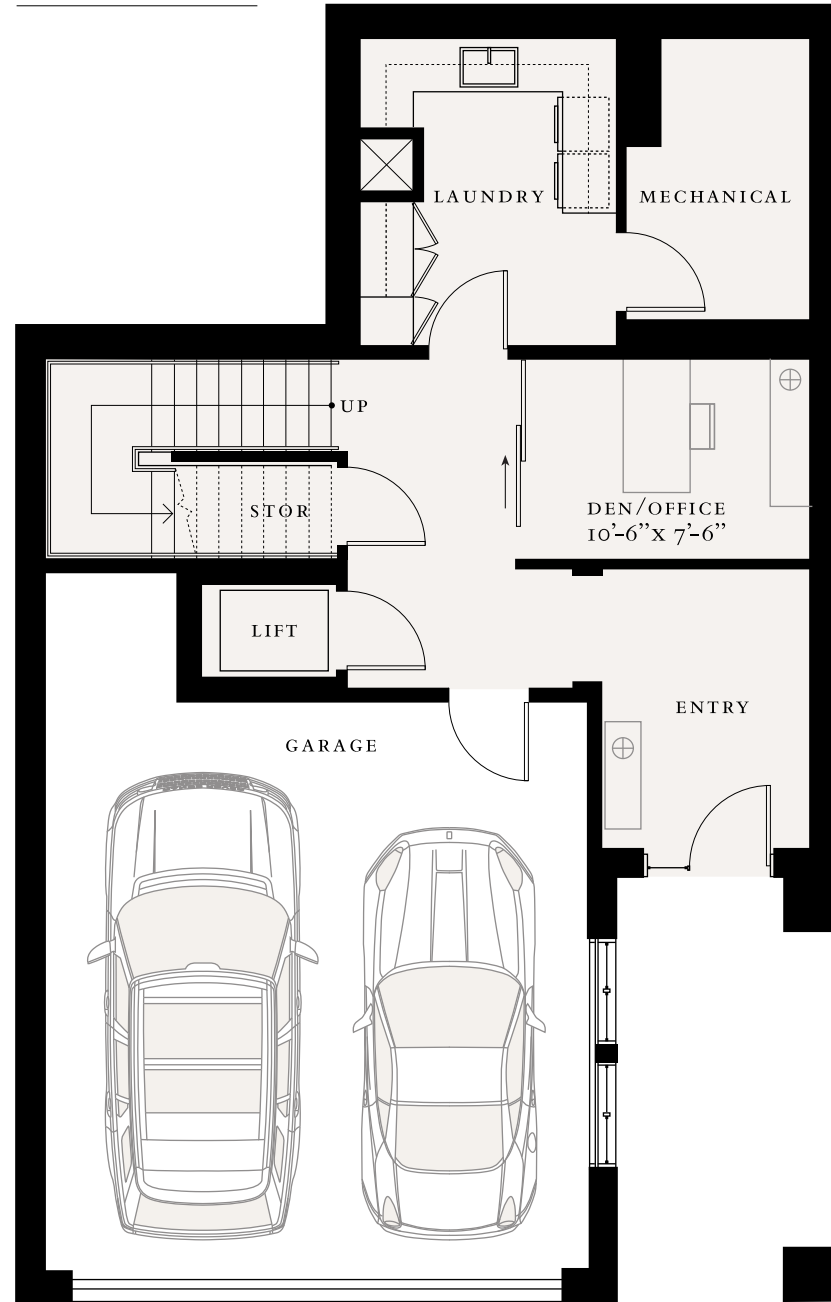
2825 CHIPPENDALE ROAD

3 BEDROOM + DEN
2,730 SQ FT

DECKS 433 SQ.FT.

TERRACES 308 SQ.FT.
(NOT SHOWN)

LOWER FLOOR 668 SQ.FT.
GARAGE 520 SQ.FT.



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3

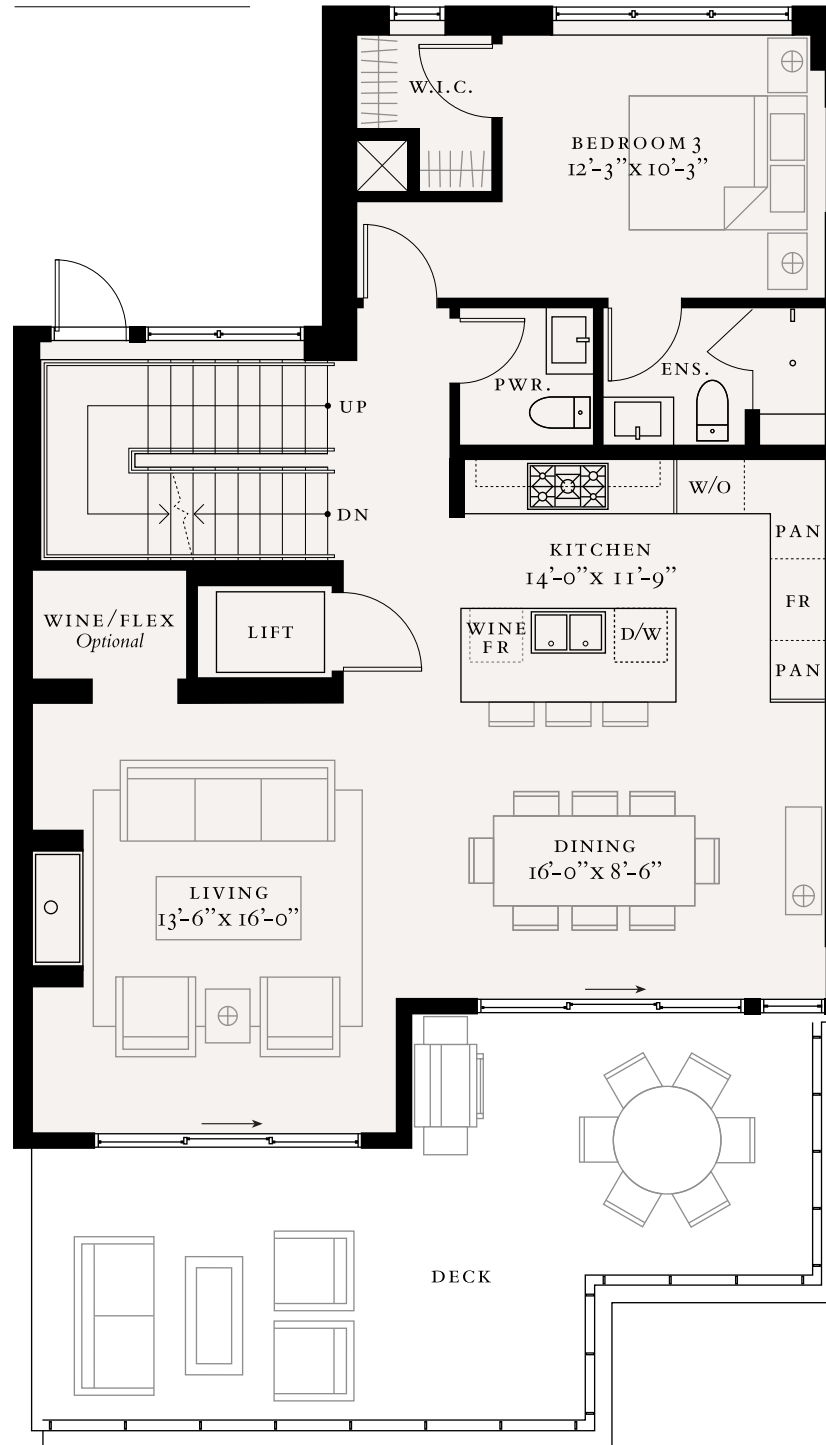
2825 CHIPPENDALE ROAD

3 BEDROOM + DEN
2,730 SQ FT

DECKS 433 SQ.FT.

TERRACES 308 SQ.FT.
(NOT SHOWN)

MAIN FLOOR 1,058 SQ.FT.
DECK 338 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.

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SEMI-DETACHED
EXECUTIVE HOMES

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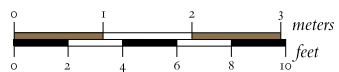
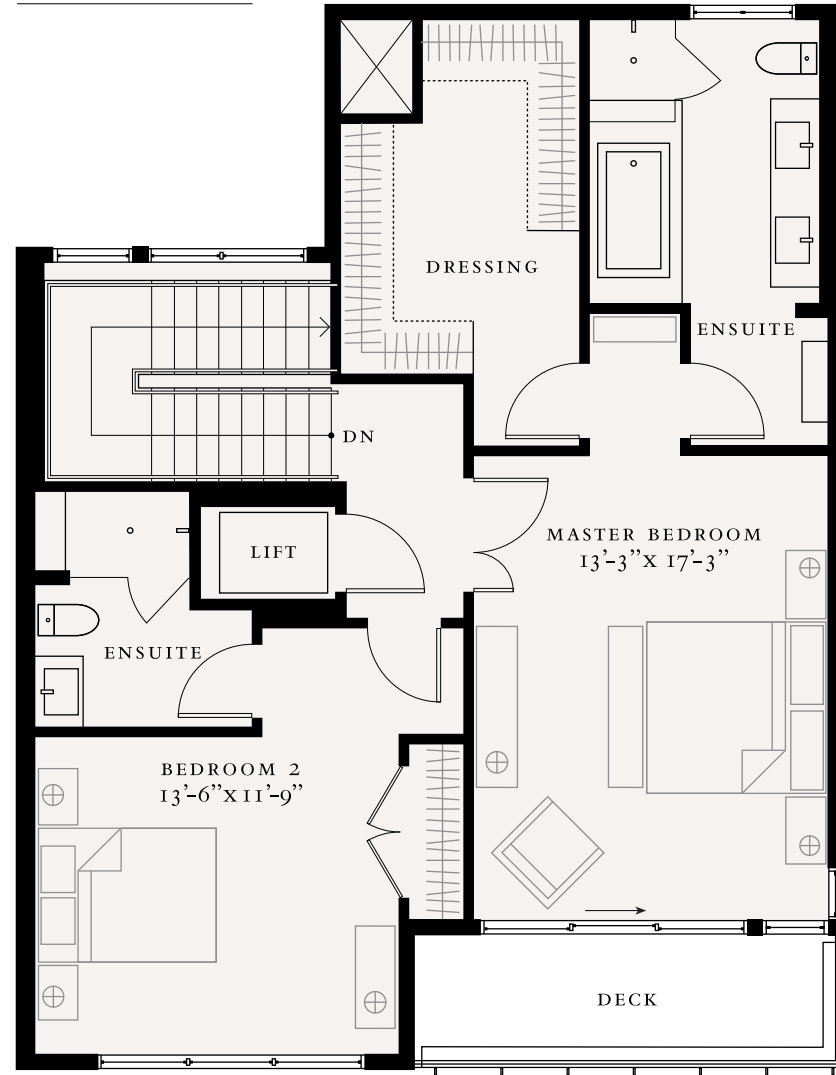
2825 CHIPPENDALE ROAD

3 BEDROOM + DEN
2,730 SQ FT

DECKS 433 SQ.FT.

TERRACES 308 SQ.FT.
(NOT SHOWN)

UPPER FLOOR 1,005 SQ.FT.
DECK 95 SQ.FT.



SEMI-DETACHED
EXECUTIVE HOMES

CHIPPENDALE MEWS AT RODGERS CREEK

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. Homes can be customized to meet your requirements.

ENTRY FOYER:

- Hand crafted European porcelain flooring with in-floor heating
- Custom wood entry door with satin nickel hardware
- Large coat closet with custom organizers

LIVING AND DINING:

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

DEN/OFFICE

- Engineered, wide plank natural hardwood flooring
- Entry door in metal framed glazing

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 cabinet doors
- Vertical grain flat panel 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 slotted 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 under counter wine fridge

- Miele 30" single wall oven
- Miele microwave oven with 30" stainless steel trim-kit
- Miele dishwasher with custom front panel to match cabinets

MASTER BEDROOM:

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

MASTER SUITE BATH:

- Natural, hand laid stone tile floor with in-floor heating
- Natural, hand laid stone tile tub deck and shower surround and walls
- Natural, hand laid stile 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, rain showerhead, hand held shower and shower trims
- Grohe wideset vanity faucets
- Duravit twin under counter vitreous china lavatory basins
- Hytec/Kohler drop-in soaker tub with Grohe deck mount filler and hand held shower
- Duravit one piece dual flush toilet
- Custom 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 mount 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 and walls
- 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 (in Home sites 1 and 4 floor plans)
- Grohe temperature/pressure balanced, hand held shower and shower trims (in Home sites 1 and 4 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:

- Hand crafted 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 BC building code 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

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
- 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 door

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), den/office and/or flex areas (if applicable)
- Wine bar and additional built-in millwork
- Lock-off flex area with optional use for a Suite complete with kitchen (if applicable)
- Roll down window coverings, manual or motorized
- Interior Designer consultation services available for alternative kitchen layouts

CONSTRUCTION QUALITY:

- 2X6 construction using the latest “rain screen” technology
- James Hardie wall shingles and siding
- 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.