



## THE COLLECTION

BY BATTERSBYHOWAT

### Design

- Located on the highest shelf within Uplands capturing views of Burrard Inlet, nature and beyond
- Architecture and Interior Design holistically created by BattersbyHowat
- Homes sculpted individually into the natural environment, oriented slightly askew to one another to blend seamlessly with the existing topography capturing light and views
- Modulated windows on each level of the front façade to reflect light uniquely at various times of the day

### Exteriors

- Darker colours, variegated siding, wood soffits and large windows allow the homes to move into the shadows and integrate with their surroundings
- Custom 8 foot high wood front entry door and sidelight with stainless steel hardware
- Exposed architectural concrete feature wall
- Expansive fiberglass windows in black
- Dark fibre cement panels to match windows
- Vertical fibre cement cladding in charcoal
- Hemlock v-groove soffits with LED accent pot lights
- Garage door clad in clear finished cedar siding
- Expansive terrace(s) with south-facing views finished with large pavers and frameless glass guards
- Intimate, private courtyard patio nestled into the rock face finished with pavers
- Conveniently positioned natural gas connections and hose bibs

### Interior Design

- Interiors are a counterpoint to the exteriors
- Three interior design colour palettes curated by Heather Howat, inspired by nature
  - Frost – a brighter landscape of warm whites
  - Mist – a softer landscape with a muted palette
  - Vivid – a dramatic landscape with deep juxtapositions

### Foyer

- Custom 8 foot high x 3 foot wide wood door and sidelight with stainless steel hardware
- Oversized hand laid Porcelain tile throughout
- Nuheat under tile floor at entry
- Custom millwork entry closet
- Concrete Feature Wall

### Living and Dining

- Expansive windows with transoms above blurring the lines between inside and outside
- Engineered hardwood flooring throughout the main floor
- Natural gas 6 foot linear fireplace flush set in 2 foot 9 inch high wall to wall Vancouver Island marble
- Custom painted panels above the fireplace with inset wood shelving to match the kitchen millwork and custom colour painted back panels

### Kitchen

- Engineered hardwood flooring
- Vertical grain flat panel wood veneer upper and lower cabinetry with select open upper shelves and hidden lower drawers
- Island back panel with custom paint colour
- Silestone countertops and island waterfall in suede finish
- Full height kitchen backsplash in natural Vancouver Island marble
- Inset task lighting under upper cabinets
- Blanco single lever faucet with pull-down vegetable spray and magnetized spray holder
- Luxart low divide stainless steel undermount basin
- Under-cabinet custom recycling bin

#### Appliances

- Gaggenau 400 Series wall oven
- Gaggenau 400 Series Combi-microwave
- Gaggenau 200 Series Flex induction cooktop

- 36” Gaggenau concealed visor hood fan with 500cfm and lowering mechanism
- 36” Gaggenau Vario 400 Series fully integrated fridge-freezer with automatic ice maker
- Gaggenau 200 Series dishwasher with custom front panel to match cabinets
- Gaggenau 400 Series 18” full height, fully integrated wine storage with two variable temperature zones

### Powder Room

- Engineered hardwood flooring
- Ann Sacks floor to ceiling porcelain vertical raked wall tiles
- Polished Silestone floating vanity
- Toto vitreous china top mount round vessel lavatory basin
- Kohler single handle tall faucet
- Offset vertical mirror
- Flos contemporary pendant light
- Toto one piece elongated toilet
- Kartners Porto Collection accessories

### Pantry / Storage

- Engineered hardwood flooring
- Wood veneer cabinet and floor to ceiling shelving

### Primary Ensuite

- Nuheat under tile floor heating
- Hand laid Porcelain floor and matching feature wall tile
- Custom flat panel vertical grain veneer cabinet
- Silestone countertop and matching backsplash
- Kohler vitreous china dual undermount round sinks
- Wall mounted faucets by Kohler
- Full width custom mirror
- Fino LED contemporary linear light fixtures by Sonneman
- Free standing Kohler oval bathtub with Kohler floor mount tub filler with handshower
- Enclosed, frameless glass paneled shower stall with linear drain
- Kohler temperature/pressure balanced shower trims, hand held shower and square rain shower
- Wood veneer ceiling detail above shower and water closet, matching the millwork
- Enclosed, frameless privacy glass paneled water closet with Kohler comfort height one piece toilet
- Kartners Porto Collection accessories

### Upper Level Secondary Baths

- Porcelain large format floor tile in matte finish
- Porcelain large format wall tile in polished finish
- Custom flat panel vertical grain veneer cabinet
- Quartz countertops
- Kohler vitreous china undermount round sink(s) and faucet(s)
- Custom round mirror(s) and/or full height mirror - see plan for details
- Contemporary Fino linear light fixture by Sonneman
- Minimalist, rectilinear bathtub or walk in shower (see plan for locations)
- Kohler comfort height one piece toilet
- Kartners Porto Collection accessories

### Family Room

- Engineered hardwood flooring
- Large closet with custom shelving and hanging
- Large glass door to outside patio
- Ensuite Bath
  - Porcelain floor and wall tile
  - Satin laquer vanity with quartz countertop
  - Kohler vitreous china undermount round sink and faucet
  - Custom round mirror
  - Contemporary Fino linear light fixture by Sonneman
  - Minimalist, rectilinear bathtub with Kohler fixtures
  - Kohler comfort height one piece toilet
  - Oversized linen closet
  - Kartner Porto Collection accessories

### Laundry

- Spacious laundry room conveniently located across from garage
- Large format Porcelain floor tile
- Painted flatpanel millwork with quartz countertop and backsplash
- Luxart laundry sink with Kohler faucet
- Side-by-side LG washer and dryer with steam technology

### Special Features

- Choice of 3 designer selected colour schemes with matching fixtures in matte black, chrome or brushed finishes
- Engineered hardwood flooring in all Bedrooms, hallways, stairs, main floor and Family Room
- Wood stairs with in-wall circular scoop step lights (Floating from main to upper floor)
- Solid core interior passage doors with stainless steel hardware
- Roller blinds throughout (motorized on the main floor)
- Smooth finished, painted interior ceilings
- Smooth finished, painted interior walls
- Screwless light switches and receptacles
- Motion activated closet lights in all walk-in closets and laundry
- Hardwired internet outlets in each Bedroom, Office Area and Family Room
- Rough in for central vacuum system
- Curable epoxy flooring in garage
- Minimalist baseboards throughout
- Conveniently located LED pot lights throughout

### Safety & Security

- Automatic fire suppression sprinkler system with alarm pre-wiring
- Heat and smoke detectors with alarm on all 3 levels
- Water sensors with alarm for dishwasher, washing machine and mechanical room
- Rough-in security system
- Video door intercom system
- Thumbturn activated multipoint hardware
- Remote automatic garage door openers

### Mechanical

- Convenient mechanical room with drain and vinyl flooring
- Electric air source heat pump for heating and cooling
- Natural gas condensing furnace
- High efficiency electric hot water tanks (2 - 50 gallon tanks)

### Landscaping

- Designed by registered landscape architect to seamlessly integrate the homes into the natural environment and animate both indoor and outdoor spaces
- Native planting to meet the Design Guidelines
- Underground automatic irrigation system on timer
- Driveway set with paving stones and drainage system
- Over 50,000 square feet of naturally treed greenspace common area behind the homes

### Construction Quality

- 2 x 6 construction using the latest “rain screen” technology
- High quality custom designed fibreglass windows with insect screens
- Engineered truss floor system
- Engineered steel reinforced concrete foundations
- Modified bituminous membrane roof
- High performance building envelope
- Registered HPO builder licensed by Province of British Columbia

### Upgrade Options

*A selection of upgrade options is available for purchase. Please refer to your sales representative for details.*

### 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 labour 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.

## BRITISH PACIFIC PROPERTIES

The material provided herein is for illustrative purposes only. The Developer reserves the right to make changes to special features and specifications without notice. Each home plan is different and interior and exterior specifications and details may vary. Certain designer items as displayed in the model home and marketing photography/videography/renderings are not included. Please consult sales agent for further information. E.&O.E.

