



THE PEAK

AT MULGRAVE PARK

PENTHOUSE RESIDENCE 601
SPECIAL FEATURES AND SPECIFICATIONS

FOYER:

- Engineered hardwood flooring
- Custom wood entry door with stainless steel hardware
- Spacious entry coat closet

WINE AREA:

- Engineered hardwood flooring
- Bulthaup rift and quartered oak or walnut horizontal-grain flat-panel drawers and doors with wine wall display and island
- Quartz slab countertop
- Miele 24" under-counter wine refrigerator
- Feature Bulthaup wine wall display

LIVING ROOM:

- Engineered hardwood flooring
- Linear-profile natural gas fireplace with stone surround

FAMILY ROOM:

- Engineered hardwood flooring
- Linear-profile natural gas fireplace with stone slab hearth

DINING ROOM:

- Engineered hardwood flooring

KITCHEN:

- Engineered hardwood flooring
- Bulthaup rift and quartered oak or walnut horizontal-grain flat-panel with matte lacquer drawers and doors
- Selection of Bulthaup kitchen accessories, appliance garage and superior hardware system
- Quartz slab countertop
- Natural stone slab backsplash
- Kohler undermount stainless steel sink
- Dornbracht faucet with pull-down vegetable spray

- 3/4 horsepower waste disposal unit
- Miele wall-mount hood fan
- Miele 30" fully integrated refrigerator with Bulthaup custom front panel to match cabinets
- Miele 18" fully integrated freezer with Bulthaup custom front panel to match cabinets
- Miele 36" stainless steel six-burner gas cooktop
- Miele 30" M Touch wall oven
- Miele 30" warming drawer with Bulthaup custom front panel to match cabinets
- Miele fully integrated dishwasher with Bulthaup custom front panel to match cabinets
- Miele 24" M Touch speed or steam oven with trim-kit
- Miele 24" coffee machine

MASTER SUITE:

- Engineered hardwood flooring
- Recessed pot lights and electrical outlets
- Large walk-in closet with custom-designed shelving system

MASTER SUITE BATH:

- Natural stone tile floor and walls
- In-floor Nuheat heating system
- Kallista deck-mounted widespread faucet
- Natural stone slab vanity countertop and backsplash
- Enclosed frameless glass shower stall with natural stone feature tile surround, linear drainage and Kallista temperature/pressure-balanced rain showerhead and dual-function handshower
- Wood vanity drawers with additional tower cabinetry
- Duravit twin under-counter vitreous china lavatory basins
- Duravit soaker tub
- Toto wall-hung dual-flush washlet toilet
- Heated towel bar
- LED backlit floating mirror

BEDROOMS:

- Engineered hardwood flooring
- Closet with custom organizer

POWDER ROOM:

- Engineered hardwood flooring
- Natural stone slab countertop
- Natural stone slab feature wall
- Kallista wall-mounted widespread faucet
- Wood vanity cabinet drawers with touch-latch hardware
- Duravit under-counter vitreous china lavatory basin
- Duravit wall-hung dual-flush toilet

SECONDARY BATHROOMS:

- Duravit skirted tub with Kallista temperature/pressure-balanced showerhead and dual-function handshower
- Quartz slab vanity countertop
- Duravit under-counter vitreous china lavatory basin
- Wood vanity cabinets with decorative pulls
- Kallista deck-mounted widespread faucet
- Duravit wall-hung dual-flush toilet
- Porcelain tile flooring with in-floor Nuheat heating system

LAUNDRY ROOM:

- Porcelain tile flooring
- White laminate cabinet drawers and doors
- Under-cabinet accent lighting
- Quartz slab countertop
- Blanco stainless steel undermount sink with Blanco single-lever faucet
- Miele under-counter front-load washer, white
- Miele under-counter front-load dryer, white

DEN/MEDIA ROOM:

- Luxurious wool carpet over eco-rubber underlay designed to enhance acoustical environment
- Glass sliding entry door

TERRACES:

- Decks with low-maintenance porcelain slabs and frameless glass guards, positioned to take advantage of views
- Conveniently positioned natural gas barbeque connection
- Outdoor ambient lighting
- Ceiling-mounted patio heater

SPECIAL FEATURES:

- Built to "Built Green Silver" standard or better for environmental sustainability
- Central vacuum system with three dustpans
- Solid-core interior passage doors with custom-finish hardware
- BPP signature elegant painted wood casings around doors
- Smooth-finish interior ceilings
- Painted walls, doors and trims
- Decora screwless light switches and receptacles
- Communications wiring to major rooms with network hub
- Conveniently located hose bibs in garage and terraces
- Durable epoxy flooring in garage
- European-style high-quality, high-efficiency windows with Low-E UV-reducing glass
- Customized storage for the garage that features a work bench, cabinets, and bike and tool storage
- Smart home automation system with touchscreen, featuring proprietary apps and controls for Lutron RadioRA 2, lighting, blinds, air conditioning/heating and audiovisual systems
- Overheight ceilings throughout, rising from the living area to the kitchen and family area

SPECIAL FEATURES continued:

- Motorized roller blinds in all rooms
- Built-in speaker system in family room, living room, master bedroom, master ensuite, and den
- 50 amp/240V electric-car charging outlet in garage

CUSTOMIZED DESIGN PROGRAM:

The Penthouses at The Peak will be a signature address and can be customized by their owners to make a statement about the ultimate in West Coast living. Please speak to a Peak Sales Representative about the Penthouse Custom Design Allowance Program that offers a suite of customized options that may include:

- Customized millwork in master bedroom
- Feature media wall millwork in den/media room
- Custom Poliform closet system (or equivalent) in master bedroom dressing room
- Customized outdoor kitchen and barbeque area
- Firepit table
- Home theatre system
- Stacked parking lift for an additional parking space
- Custom electric-car charging station (e.g., Tesla wall connector)

SAFETY AND SECURITY:

- Automatic fire-suppression sprinkler system
- Heat and smoke detectors with alarm
- Security system installed to all operable doors and window openings and strategically placed motion sensors
- Deadbolt security at all exterior doors
- Enterphone system with camera

STRUCTURE AND EXTERIOR FINISHES:

- Reinforced concrete structure and party wall

- High-performance Swisspearl Cladding Outsulation Plus system for protection and insulation
- Granite stone architectural features
- Concrete details are protected with Sonoguard pedestrian-grade urethane traffic coatings

MECHANICAL AND ELECTRICAL ROOM:

- Central hot-water recirculating system
- Four-zoned forced air heating and air conditioning
- Concealed fire-suppression system valve station
- Communications panel for tel/data/cable
- Mechanical system – oversize ductwork, energy-efficient heating and cooling system

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 labour supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labour 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 labour. Each home plan is different and must be referred to for individual specifications, which may vary from the above.