



“You can't blame gravity for falling in love.”

Albert Einstein

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# WESTCOASTHOMES

SATURDAY, FEBRUARY 13 | 2016 | EDITOR BARBARA GUNN | HOMES@VANCOUVERSUN.COM

## NEW-HOME PROJECT PROFILE



# POINTS OF VIEW

Some of the most striking outlooks in the region are on offer at The Peak at Mulgrave Park [PAGE F4](#)

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NEW-HOME PROJECT PROFILE



PHOTOS: WESTCOAST HOMES HANDOUT

The Peak at Mulgrave Park is a six-storey condo with 14 two- and three-bedroom units, which architect Doug Worden calls a classic expression of the West Coast school of design.

# A first for British Pacific Properties

Luxury condos to take their place alongside detached homes in West Vancouver

**The Peak at Mulgrave Park**

**Project location:** 2958 Burfield Place, West Vancouver  
**Project size/scope:** 14 two-, three- and three-bedroom-and-den condominium homes in a concrete building in the Rodgers Creek neighbourhood of the British Pacific Properties. Homes range from 2,343 to 4,147 sq. ft.  
**Prices:** From \$2.5 million  
**Developer:** British Pacific Properties  
**Architect:** Ramsay Worden  
**Interior designer:** Insight Design  
**Sales Contact:** Sarah Penikett, TRG — The Residential Group Realty  
**Sales centre:** 2728 Highview Place, West Vancouver  
**Hours:** Noon to 4 p.m., Sat. to Thurs. or by appointment  
**Telephone:** 604-925-8002  
**Website:** www.mulgravepark.com  
**Occupancy:** Spring 2018



Floor-to-ceiling windows will permit plenty of natural light into — and stunning views out of — the spacious luxury condominium units, which feature premium hardwood flooring and natural gas fireplaces.

**MICHAEL BERNARD**  
SPECIAL TO THE SUN

British Pacific Properties has built an enviable reputation over the last 85 years constructing

single-family homes strung along West Vancouver's mountainous slopes. Now, the Guinness-owned company is branching into condominium homes with a collection of 14 luxury level suites perched at the 366-metre level in its newest master-planned

community on the side of Cypress Mountain. "The Peak at Mulgrave Park represents a significant milestone in our company's history," company president Geoff Croll says. "As we move farther west, we are now clustering our density to preserve over 55 per cent

of the land as green space. We are also going to diversify the housing, and for the next few years, we will be producing a lot of apartment buildings, as well as smaller family homes." While much has changed since 1931 when the Guinness family purchased the 4,000 acres

for a mere \$75,000, one thing has not. The unobstructed views are arguably among the best on the West Coast, with the vista stretching from Burnaby on the east, Mount Baker to the south and Vancouver Island on the west. The company's latest offering demonstrates how it is responding to the evolving real estate market, Croll said, adding "demographics are working in our favour." "Back in the 1950s and 60s, when a lot of the British Properties was built, there was a huge demand for single-family homes. Now we have people who have raised their families and want to downsize, and they want to stay in the same general community. People don't have to move out of the neighbourhood when they sell their single-family home." Croll said many of those looking have come from other British Properties' homes and Vancouver's west side, and there has also been some overseas interest.

CONTINUED ON F6

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Above: Well-appointed bathrooms, which will reflect attention to both comfort and efficiency, will be fitted with fixtures by Kallista, Duravit and Toto.

Right: The British Pacific Properties homes feature floor-to-ceiling windows and glass-plated balcony enclosures that allow for plenty of natural light — not to mention a spacious outdoor area for entertaining or relaxing.



FROM PAGE F4



PHOTOS: WESTCOAST HOMES HANDOUTS

The Peak's standard kitchens are created by German firm Bulthaup, whose veneers and lacquer finishes are counted among the best in the world. They feature Miele appliances.

# A first for British Pacific Properties

The Peak's homes range from between 2,343 and 4,147 square feet. That doesn't include the terrace and balconies, which average about 1,000 square feet.

Doug Worden, who heads the architecture firm Ramsay Worden, which designed The Peak, said the building is a classic expression of the West Coast school, blending the homes' inside boundary and the natural setting of the outside.

"The large recessed balconies have a system of sliding glass doors, some spanning almost 20 feet, that stack to one side, opening up the living area to the outside," he said. By recessing the terraces, a homeowner's space retains privacy from other suites and from the street far below.

The suites are designed to take maximum advantage of the views by situating the kitchens in the middle or to one side of the home, maintaining a view through a dining, family or living room at the front of each suit, Worden said. Bedrooms are at the rear of the homes, with one of the building's three elevators opening into a private vestibule

**“The large recessed balconies have a system of sliding glass doors, some spanning almost 20 feet.”**

**DOUG WORDEN**  
ARCHITECTURE FIRM RAMSAY WORDEN

in the home. Worden said The Peak is well adapted to the neighbourhood of mainly single-family homes and is surrounded on three sides by a 10-acre yet-to-be-named municipal park. "We were successful at breaking down the scale (of the building) into smaller components so that it relates to the topography and the landscape."

Croll described The Peak as a "high-end luxury product that will be a couple of steps up from what we have offered in the past".

It starts with the kitchens, created by German firm, Bulthaup, whose veneers and lacquer

finishes are counted among the best in the world. "We've offered these as an upgrade in the past, but they are standard in The Peak," Croll said.

The appliances, supplied by another German firm, Miele, include an integrated freezer and fridge, a speed oven (which lives up to its name by using convection and microwave at the same time) and premium plumbing by Kohler and Dornbracht. Bathrooms are equally well appointed, with fixtures by Kallista, Duravit and Toto. Each home also includes a wine bar area with built-in wine refrigeration.

Flooring is premium hardwood. Homes come with natural gas fireplaces, and laundry rooms with premium GE appliances. Walk-in closets have built-in organizers by California Closets. Two parking spaces for each suite are provided below the home.

An on-site concierge is also provided for homeowners who want to take advantage of an increasing number of grocery outlets offering home delivery.



Kitchens will be situated in the middle or to one side of each home, allowing for a view through a dining, family or living room at the front of each residence.

INTERIOR DECORATING

## Overcoming the dark side of wood in living room

**JEFFREY FISHER**  
NATIONAL POST

**Q:** We live in a house with a lot of wood trim and built-ins, door and window casings, crown moulding, baseboards, floors and bookcases. Though the wood is stained a medium tone, it makes the entire house feel dark. Can you suggest how I might lighten the appearance of our living room without painting the wood? And did I mention I have to work with my recent impulse purchase — a red sofa?

**A:** Though a red sofa may not have been my first suggestion to lighten your dark living room, I don't see it as being a problem.

Starting from the floor up these are the areas, I suggest concentrating on:

**RUG**

Cover your living room floor with a large rug in a lighter, brighter tone than the wood for an immediate transformation. A neutral wool sisal will work well or, because your largest piece of furniture is probably your sofa, you may want to incorporate red in a patterned rug. Consider using a geometric pattern in yellow and white or a zebra pattern in black and white to help brighten the floor surface and lighten the colour of your sofa.

**UPHOLSTERY**

If you choose a patterned, colourful rug and you want to tone down any additional upholstery pieces, look for neutral



TONY SOLURI

Extensive wood detailing is beautifully complemented by creamy white paint (Benjamin Moore: Sweet Spring), in a room designed by JamesThomas that demonstrates how well red marries with neutrals.

solids in beige or grey. Both can look very elegant with red. Conversely, to add visual interest, look for fabrics with pattern and colour that complement your sofa but brighten the space. For example, if you like floral prints, source one with multiple colours (including red), on a white or cream background.

**PAINT COLOUR**

The colour of your walls greatly impacts how dark or bright your room feels. I suggest painting a shade of white, cream or pearl grey on the walls. Remember,

not all light paint colours complement all wood stains, so ask a pro at your paint store for suggestions based on the colour of your wood. Sample their choices in various spots of the room before painting the entire space.

**WINDOW TREATMENTS**

If you use Roman blinds, hang them so, when raised, they rest at the very top of the window. This gives the appearance of taller windows and allows maximum light to stream in when shades are open. Make sure to hang drapery panels off the

window and on to your walls so when they are open the entire window is exposed.

You will be shocked how much larger your windows appear (and how much brighter your room is). As for colour, red draperies (or Roman blinds), on your neutral walls will look sophisticated with your wood trim and red sofa.

Alternatively, a linen sheer, matching your wall colour, will lighten your space or, if you haven't already used pattern on your rug or upholstery, this would be a great place to introduce it.

**MIRRORS**

Mirrors open up and enlarge the appearance of a room and, depending where they're placed, will reflect light from either your windows or light fixtures. If space allows, hang one or two oversized mirrors so you maximize the reflection of light, natural or otherwise.

**LIGHTING**

Most rooms benefit from floor, table and ceiling lights. Identify the dark spots in your room and add the light source best suited for the area. Whether it's a chandelier, table lamps, pot lights or floor lamps, use dimmers and tri-light bulbs where possible.

My inspiration photo by Chicago interior design firm JamesThomas (jamesthomaschicago.com), shows plenty of beautiful wood detail with very little wall surface.

The creamy white paint behind the framed Asian tapestry is Benjamin Moore's Sweet Spring and complements the amber tone of the wood perfectly.

Although the rusty red comes from the framed tapestry and not the upholstery, it demonstrates how well red marries with neutrals. On each side of the painted wall are doorways leading to another part of the room but picture these openings in your living room as the oversized mirrors and imagine the effect they will have in brightening your space.

Send your decor question to askjeffreyfisher@gmail.com