

VIEW LOTS FOR SALE

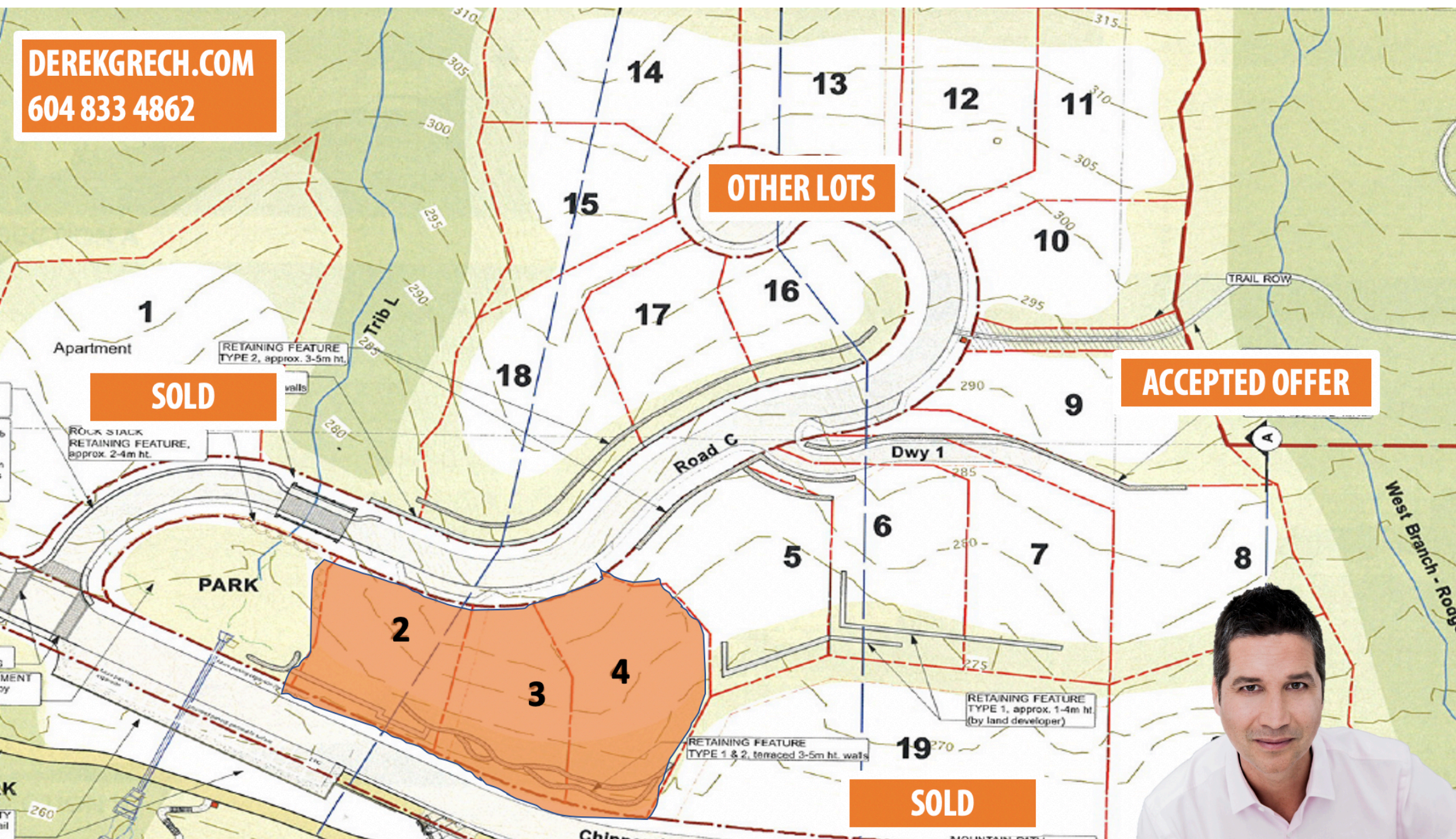
PHASE 2
LOTS 2, 3 & 4 OF 18
NOW AVAILABLE

MULGRAVE SCHOOL

PHASE 1
ALL 21 LOTS UNDER CONTRACT

THAT'S THE POINT 

DEREKGRECH.COM
604 833 4862



ESTATE LOTS AT RODGERS CREEK PLACE

Lot No.		Lot Area SF	Permitted Buildable Area SF	Estimated Exempted Area SF	Home Area SF	Lot Price
2	40%	9290	3716	372	4088	\$ 2,498,000
3	40%	8698	3479	348	3827	\$ 2,398,000
4	35%	12906	4517	452	4969	\$ 2,998,000
5	35%	13584	4755	476	5231	\$ 3,198,000
6	35%	12853	4498	450	4948	\$ 2,998,000
7	35%	14909	5218	522	5740	\$ 3,498,000
9	35%	13509	4728	473	5201	\$ 3,198,000

All taxes are NOT included and extra to price

Home Area is approximate and estimate only

This is not an offering for sale. E. & O. E.

Prices are subject to change without notice



TRANQUILITY ... LIFESTYLE ... RETREAT



MULGRAVE
SCHOOL



**ALL 21 LOTS
CURRENTLY
UNDER
CONTRACT**

THAT'S THE POINT □



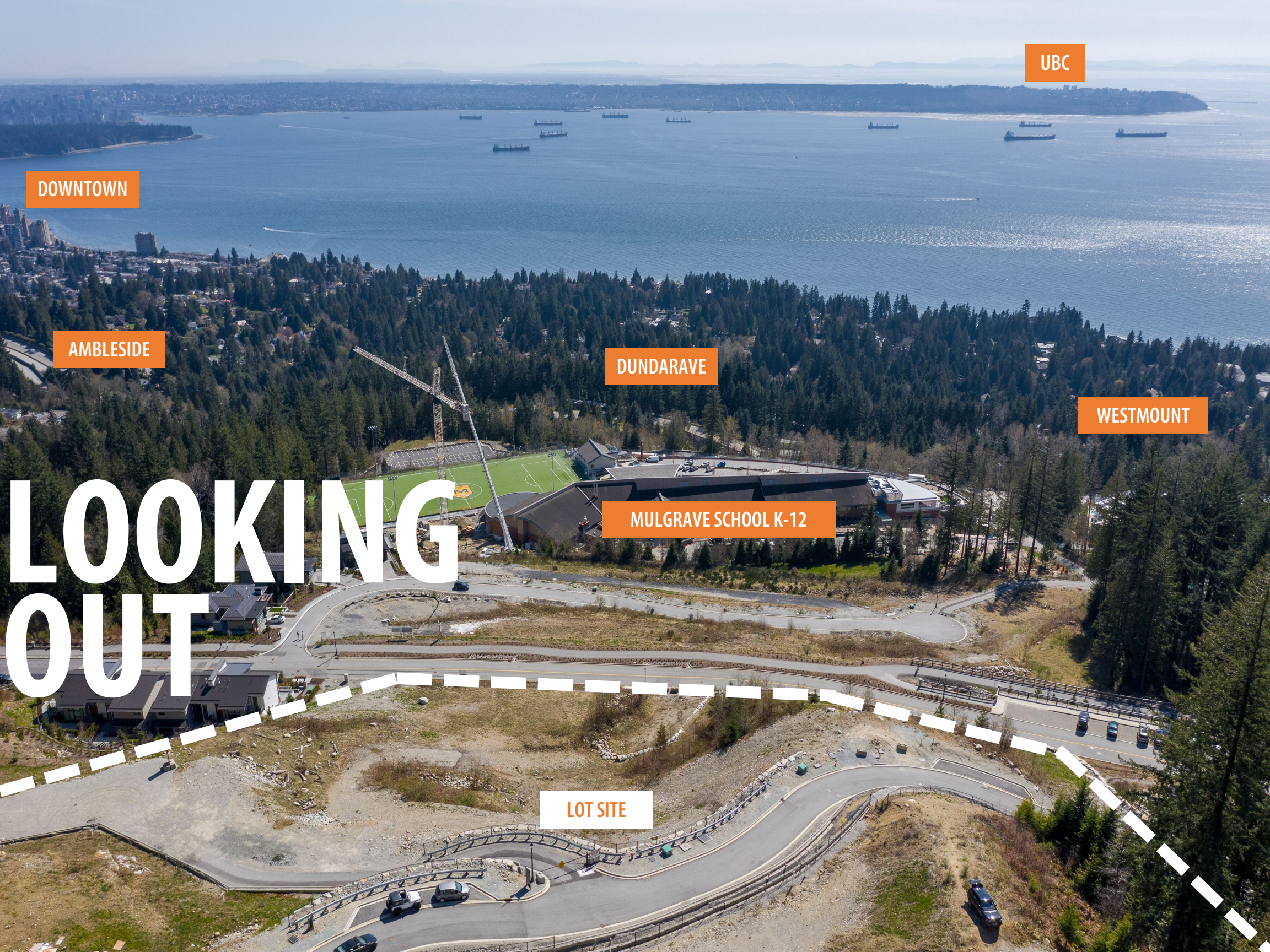
ESTATE LOT SITE

21 LOT SITE ALL UNDER CONTRACT

MULGRAVE SCHOOL K-12

SEA TO SKY HIGHWAY

LOOKING
IN



UBC

DOWNTOWN

AMBLESIDE

DUNDARAVE

WESTMOUNT

MULGRAVE SCHOOL K-12

LOT SITE

LOOKING
OUT



THOUGHTFUL DESIGN

By minimizing visual impact through **SENSITIVE, LOW-PROFILE BUILT FORMS**, the Executive Homes at Rodgers Creek Lane **COMPLEMENT** the topography and landscape of their surroundings. Buildings step up and '**CASCADE**' down to follow the natural cross-slope topography of the site, as well as **MINIMIZE** cuts and fills. The development **RESPECTS** the mountain forest character of Rodgers Creek through the extensive use of **NATURAL MATERIALS** such as wood and **LOCALLY-SOURCED** stone. In combination with carefully-selected glass, stucco, and metal cladding, these materials work in **HARMONY** with the forest setting. The homes are designed in the **PRAIRIE CRAFTSMAN** style and careful consideration was put into **MAXIMIZING VIEWS** while being sensitive to the **PRIVACY AND LIVABILITY** of indoor and **PRIVATE** outdoor spaces. Building forms are articulated both vertically and horizontally to reduce apparent height and provide **VISUAL INTEREST**. In addition, two different colour palettes are utilized to produce a more animated streetscape. Fenestrations are designed to **MAXIMIZE VIEWS**, allow access to **MORNING SUN** on the east, warm afternoon sun on the west, as well as facilitate cross-ventilation within the interiors. Typical garage appearances are minimized through side-entries, **STONE CLADDING**, as well as being topped with green roofs and landscaped patios.



SUSTAINABLE DEVELOPMENT

The Executives Homes at Rodgers Creek Lane will incorporate many of the sustainable development features detailed in Appendix C - Green Building Strategy of the Rodgers Creek Area Development Plan Overview Report (March 7, 2008).

Green Building Standards

- Committed to a minimum of Built Green Silver for wood-frame construction

Energy Conservation

- Passive solar design, including shading strategies to minimize summer heat gain
- Natural ventilation and daylighting through site and building design
- Minimum Energy Guide Rating of 77 for all wood-frame construction and ASHRAE 90.1 (2004) for all multi-family buildings
- Minimum R40 for roof insulation
- Minimum R20 for exterior wall insulation for non-glazed areas
- Energy Efficient Windows - all windows to be Energy Star-rated
- Energy Efficient Light Fixtures - lighting power densities to meet ASHRAE recommendations
- Energy Efficient Appliances - all appliances to be Energy Star-labeled
- Energy Efficient Heating & Cooling systems - high efficiency furnaces, boilers and hot water heaters
- Provide real-time Energy Meters ('Smart Meters') in all units
- Provide Energy Star-labeled programmable thermostats

Water Conservation

- All units to have individual water meters to encourage conservation
- Water-efficient fixtures will be used:
 - Dual-flush toilets
 - Low flow faucets with aerators in all bathroom and kitchen sinks
 - Low flow showerheads
- Dishwashers will be water efficient
- Clothes Washers will be water efficient
- Water-efficient landscaping will be installed
 - Use Drought-tolerant plants
 - Use Native plants
 - Irrigation systems, if required, shall be temporary (removed after planting is established) or will include an automated controller, rain or soil sensors, and a pressure regulator

Green Roofs & Terraces

- Extensive green roofs on garages

Indoor Environmental Quality

- Only low-emitting adhesives, sealants and sealant primers will be used
- Only low-emitting paints and coatings will be used
- Only low emitting floor covering systems will be used
- Permanent carbon dioxide (CO2) monitoring systems will be installed in all units





Efficient Use of Materials & Resources

- Use of locally and regionally supplied building materials
- Use of high performance, durable materials
- Use of recycled materials in construction where practical
- Recycling facilities for simplified separation and collection of recyclable materials within units
- Comprehensive recycling program for building site including education, site signage and bins
- Recycling of site-generated organics from construction activities to produce topsoil to be re-used on site or on nearby sites
- Re-use of site-generated rock for retaining walls, house detailing and trim, road and trail gravels, landscaping, creek restoration (e.g. ponds, weirs, cascades) and foreshore enhancement

Sustainable Design

- Bicycle storage to be provided in each garage
- A dedicated conduit from the electrical panel to an enclosed outlet box will be provided in garages to allow for future installation of an electrical circuit suitable for recharging electric or hybrid vehicles
- Built Green Certified builder part of the design team
- An Integrated Design Process (IDP) that brings all project team members together early in the design process is being utilized for this project
- A homeowner's manual outlining sustainability measures will be provided to all new homeowners.

STUNNING VIEWS FROM EVERY ANGLE



PAST PROJECTS

THE PEAK
2958 BURFEILD PLACE, WEST
VANCOUVER
\$5,000,000

Achieving a \$4.1 million sale for a 3,100 sq.ft. condo just steps away from Rodgers Creek lots reaffirms out position that a minimum of \$3.9 million on each newly built home is a conservative and attainable sale price.





FOUR LOT SUBDIVISION
3656 MCKECHNIE, WEST VANCOUVER
\$20,000,000

SOLD



TWO LOT SUBDIVISION
5771 PRIMROSE, WEST VANCOUVER
\$1,650,000

3425.

SOLD

100,000 SQ FT LOT
3425 CELTIC AVENUE, SOUTHLANDS,
VANCOUVER
\$10,800,000

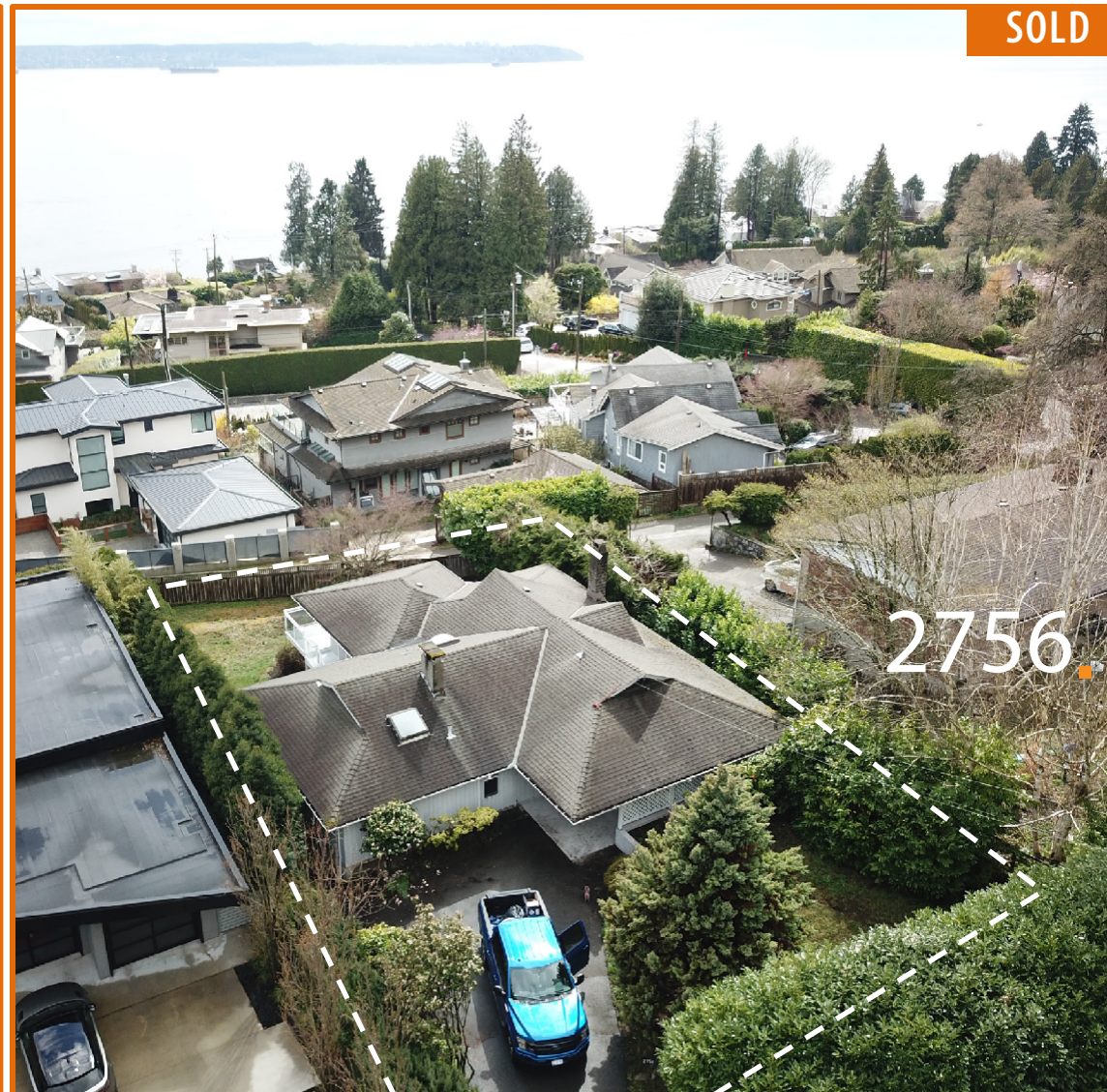




SOLD

5665

67,822 SQ FT LOT
5665 WESTPORT RD, WEST VANCOUVER
\$1,499,000



SOLD

2756

7,407 SQ FT LOT
2756 LAWSON AVENUE / WEST VANCOUVER
\$2,498,000

THE DIFFERENCE BETWEEN THEN AND NOW

IN a **VERY** changing environment not only in real estate but **GLOBALLY** – understanding the front lines, actively anticipating what product will trade at is **PARAMOUNT** to being successful. In a volatile market, our **Q1** numbers (Jan-April 2020) came in at **\$62 MILLION** in sales and accepted offers ranging from \$2M-\$30M in residential deals. When **LEADING** the Greater Vancouver Real Estate Market, one needs to be able to have a clear perspective of the **END GAME** and what it will take to get there. For **YEARS** wholesale marketing was about a network that many took credit for – now, with an **EXPONENTIALLY CHANGING** marketing landscape one needs to be able to tap into multiple media avenues with varying touchpoints to reach the consumer. Taking real estate marketing to an entirely new level is what we do, let's sit down and discuss!



DEREK GRECH

Principal, REALTOR®

604.833.4862

derek@derekgrech.com



IRMIN BACH

REALTOR®

604.834.2939

irminbach@gmail.com



TRINA HEMSTEAD

EXCLUSIVE BUYERS AGENT,
REALTOR®

604.362.8196

Trina@derekgrech.com

When it comes to marketing a home, Derek Grech believes that **EVERY HOME DEMANDS ITS OWN** Strategy and he has proven himself as a REALTOR® for **DELIVERING MARKETING** that differentiates himself and the properties he lists from the pack. When you **LIST YOUR HOME** with Derek Grech, **EXPECT A STRATEGIC PLAN** to get your **HOME SOLD**.

EVERY HOME DEMANDS
ITS OWN STRATEGY ...

THAT'S THE POINT ■

For over 15 years, Derek strategically marketed leading international brands across North America such as McDonald's Restaurants, Future Shop, Best Buy, Nike, Sears and other international brands. As he enters his 9th year in real estate, Derek has held the number 1 position in Angell Hasman & Associates for the past 3 years.

Innovation and awareness are key to delivering first-in-class marketing approaches, and as a result, Derek has become an industry leader very quickly. Give him a call or stop by his new office location at 2430 Marine Drive, West Vancouver.

TAKING REAL ESTATE MARKETING
TO AN ENTIRELY NEW LEVEL.

604.833.4862
DEREKGRECH.COM

**OVER \$200 MILLION
SOLD IN 2018 & 2019
RESULTS SPEAK VOLUMES
OVER \$62 MILLION
SO FAR IN 2020
IN SOLDS &
ACCEPTED OFFERS**

This communication is not intended to cause or induce breach of an existing agency agreement.

Angell Hasman & Associates Realty 203-1544 Marine Dr, West Vancouver, BC V7V 1H8

*62 million in YTD solds and current accepted offers as of April 1 2020