



terrayne  
AT BURKE  
MOUNTAIN





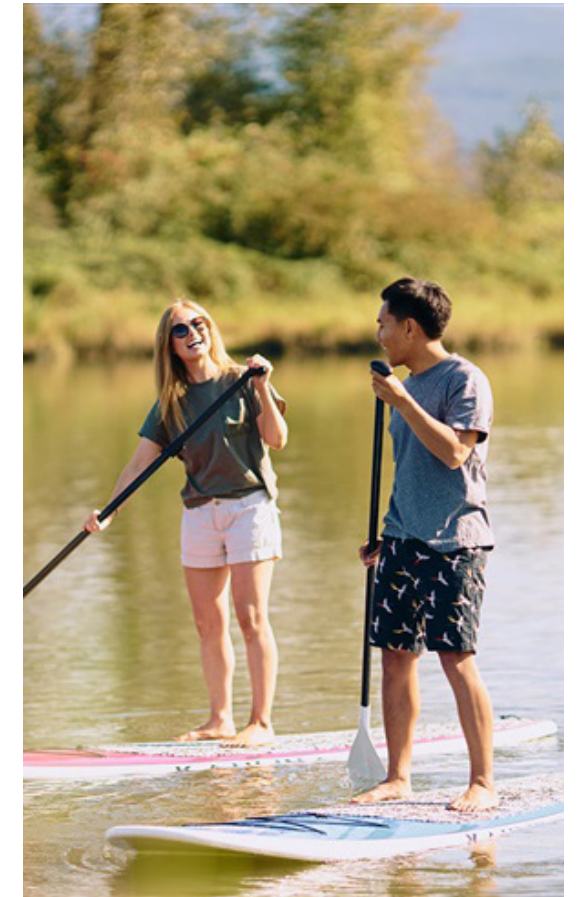
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## Live at Terrayne. Because lifestyle is *everything*.

Introducing Terrayne—mountainside townhomes, where active living takes on special meaning in a pedestrian-centred neighbourhood designed to foster a deep sense of community. Set on the forested slope just steps from the soon-to-be-built Burke Mountain Village, Terrayne is conveniently close to urban amenities, but offers a vast natural playground just minutes up the road for when you want to get away from it all.

With indoor and outdoor amenities designed for all ages, elegantly designed homes, and a setting where daily life is filled to the brim with moments of pure bliss, Terrayne is more than just a home—it's a lifestyle. It's safe, serene, and includes everything you need, right here. When you come home to Terrayne, you come home to a life in perfect balance.





## On the brink of *adventure*

Turn north off the Barnet Highway and enter a world that's designed to enrich your lifestyle with exciting, playful amenities.

Terrayne's location puts you right on the edge of a vast, 38,000 hectare wilderness park that will take you a lifetime to fully explore. Visit nearby Pitt Lake in your canoe, take a dip in your favourite river after a long hike, snowshoe through the

white-blanketed woods, or get your adrenaline pumping on the area's extensive mountain bike trails.

And at the end of the day, relax around the fire with family, friends, and neighbours—and take in the nightly display of sunset hues as they wash over snow-capped Mount Baker and the forests that surround you.





## Become part of the *Village*

Burke Mountain Village has been designed to offer the charm and convenience of urban living against a backdrop of pristine forest and alpine terrain. The City of Coquitlam has invested years of careful planning into this amenity-packed community, which is poised to become one of Metro Vancouver's most sought-after neighbourhoods.

Terrayne is located within walking distance of Burke Mountain Village's vibrant central hub, new schools, and the future Northeast Community Centre. Water features, trails and paths, public art and cafés with sunny patios will animate this pedestrian-oriented mountainside community, creating a one-of-a-kind gathering space perfectly set within a spectacular natural playground.







# Endless services and outdoor *recreation*

## SHOPS & SERVICES

- 1 Bosley
- 2 Canadian Tire
- 3 Coquitlam Centre
- 4 Costco
- 5 Eagle Ridge Hospital
- 6 Home Depot
- 7 IGA
- 8 Prairie Mall
- 9 Safeway
- 10 Save-On-Foods
- 11 Shoppers Drug Mart
- 12 Sunwood Square Mall
- 13 T&T Supermarket
- 14 Walmart Supercentre
- 15 Westwood Mall
- 16 Westwood Plateau Village

## RECREATION

- 1 Carnoustie Golf Club
- 2 Coquitlam Crunch
- 3 Crystal Falls Trailhead
- 4 Deboville Slough
- 5 Hustler Trail
- 6 Hyde Creek Recreation Centre
- 7 Lafarge Lake
- 8 Traboulay PoCo Trail
- 9 Westwood Plateau Golf & Country Club
- 10 Woodland Walk Trailhead

## DINING

- 1 Brown's Socialhouse
- 2 Cora
- 3 Earls Kitchen + Bar
- 4 Eastern Pearl Seafood
- 5 Hiraku Sushi
- 6 Ibex Café + Kitchen
- 7 The Keg
- 8 Mariner Brewing
- 9 Milestones
- 10 San Remo Restaurant
- 11 Starbucks
- 12 White Spot

## EDUCATION & CHILDCARE

- 1 Coast Salish Elementary
- 2 Douglas College
- 3 École Irvine Elementary
- 4 École Kwayhquitlum Middle
- 5 École Riverside Best Secondary
- 6 Life Stars Childcare
- 7 Minnehada Middle
- 8 Terry Fox Secondary
- 9 Watch Me Grow Child Care
- 10 Westwood Montessori





## Craftsman-style *architecture*

Terrayne's architecturally-stunning 2-bedroom garden flats and 3-bedroom townhomes are designed specifically with family in mind. With spacious floor plans, these homes offer a lifestyle characterized by gracious style surrounded by the advantages of an amenity-rich mountainside community.

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A sense of real human connection in an *outdoor-oriented mountainside setting.*

**LEGEND**

**2 BED + 2 BATH**

- B: 884 sq. ft.
- Ba: 882 sq. ft.
- B1: 903 sq. ft.
- B1a: 908 sq. ft.
- B2: 913 sq. ft.
- B3: 950 sq. ft.

**2 BED + FLEX + 2.5 BATH**

- D: 1,209 sq. ft.
- D1: 1,262 sq. ft.

**3 BED + 2.5 BATH**

- A: 1,220 sq. ft.
- Aa: 1,227 sq. ft.
- A1: 1,250 sq. ft.
- A1a: 1,257 sq. ft.
- A2: 1,347 sq. ft.
- A2a: 1,347 sq. ft.
- C: 1,310 sq. ft.
- Ca: 1,323 sq. ft.
- C1: 1,410 sq. ft.
- C2: 1,361 sq. ft.

**3 BED + FLEX + 2.5 BATH**

- E: 1,488 sq. ft.
- E1: 1,521 sq. ft.
- E2: 1,602 sq. ft.





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## Dining is sweeter *alfresco*

There's a reason we took parking underground. Terrayne is uniquely pedestrian-oriented, turning the entire community into your own extended backyard.

And what a backyard it is! Peace of mind comes from knowing your children can enjoy the courtyard without worries about traffic or driveways, and an abundance of amenities provide all the ingredients to create your ideal lifestyle. Perhaps you'd like

to host a wine tasting around the big harvest tables in the outdoor kitchen, or gather for a community barbeque followed by games on the main lawn. Depending on the season, you can also bring blankets, or piping mugs of hot chocolate, and gather around one of several open fire pits for a marshmallow roast under the stars.





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## There's fun to be had *indoors*, too

When the weather drives you inside, Terrayne's indoor amenities provide a host of comforts. The chef's kitchen is equipped with everything you need for DIY or catered dinner parties, meetings and community events. For entertainment, there's a shuffle board in the lobby lounge, a games room with darts and a pool table, and a library where you can host a book club or just enjoy a quiet afternoon curled up with your favourite novel.

Need to tinker on your mountain bike after last weekend's rough downhill trail ride? Bring it to the hobby room, equipped with bike racks, a stainless-steel workbench and Smart TV in case you need a little guidance from YouTube tutorials.





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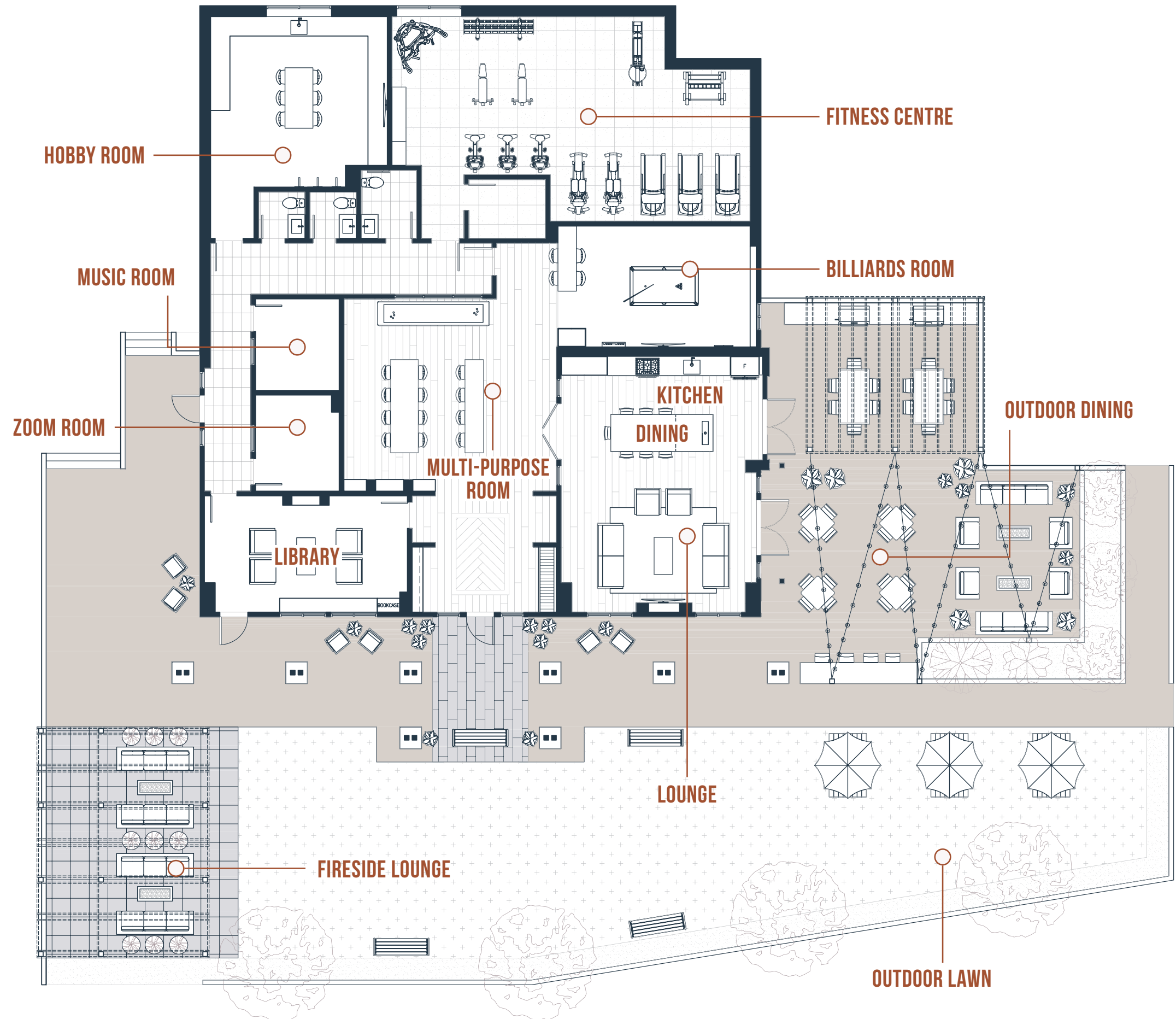
## An entire *neighbourhood* for a backyard

The Terrayne community is designed for pure day-to-day enjoyment. The open amenity lawn invites your neighbours to join you for a game of bocce or a Sunday picnic while the kids run freely, safe from traffic as they romp through the grass or join their friends on the play structures.

If you like to garden, there's a greenhouse, too, where you can grow fresh salad greens or tend to your favourite variety of tomatoes. We simply thought of everything you could possibly want in a home, and made it all possible here.



There are so many *amenities* to be explored







## *Happiness* can be found in a kitchen

Homes at Terrayne are built for family living. True to that vision, our designers have created sleek kitchens where functionality meets sophistication in a way that welcomes every family member into the heart of the home.

A well-organized kitchen begins with ample storage, and we've integrated a place for everything inside chic cabinetry, with expansive countertops and gleaming, stainless appliances ready to please the most discerning chefs.





## Tranquil *ensuites*

At the end of the day, you deserve a little pampering. Retreat to your spa-inspired ensuite, where a floating vanity stores plush towels and everyday toiletries out of sight. Enjoy using your built-in shower niche in the ensuite bathroom for day-to-day essentials. The minimalist design exudes calm - just the thing to relax you into sleep each night.



# Features and Finishes

## AMENITIES THAT ENRICH YOUR LIFE

### INTERIOR COMFORTS

- Spacious entry with ample seating and shuffle board
- Indoor dining lounge with chef's kitchen
- Fully-equipped fitness centre
- Quiet library with book sharing program and cozy fireplace seating
- Billiards room with Smart TV
- Hobby room with bike hangers and stainless steel work benches
- Music room with acoustic wall panels and keyboard
- Multi-media room for Zoom calls or recording a podcast
- Water bottle filling stations and automated hand sanitizers throughout the common areas

### YOUR 2-ACRE BACKYARD

- Outdoor dining area with BBQs and harvest tables
- Secondary BBQ area with patio seating
- Multiple outdoor fire pit areas with Adirondack chairs and other seating
- Kids' play area with an array of climbing structures
- Large open lawn for games and picnics
- Community Garden with a tool shed and greenhouse
- Pet grooming room featuring stainless steel washing station
- Designated bike and car wash
- A variety of seating nodes throughout the property
- Elevator access from parkade to ground level
- Covered outdoor mail kiosk with smart parcel lockers
- Ample bike storage lockers
- Curated storage room for your kayaks, paddleboards and more
- Dedicated garbage/recycling room in the parkade
- Direct access paths to the Burke Mountain Trail System
- Tranquil, protected forest area acts as an extension of your backyard

## DESIGNER TOWNHOMES, CRAFTSMAN-STYLE

### GRACIOUS INTERIORS BY VANCOUVER-BASED CRISTINA OBERTI INTERIOR DESIGN

- Your choice of two sophisticated colour palettes
- Contemporary cabinetry finished with elevated, matte black hardware and integrated storage
- Wide-plank laminate flooring throughout main living areas
- Carpet in all bedrooms, upper-level hallways, and stairs
- All homes feature a built-in entry niche for keys and mail, complete with USB charging port
- Custom millwork shelf and chrome rod in all closets
- Roller shades on all windows
- Full sized, front-loading LG washer and dryer in each home
- Enjoy year-round comfort with air-conditioning in all living rooms and primary bedrooms

### OUTDOOR FEATURES

- All homes include expansive outdoor living spaces
- Two dedicated underground parking stalls included with all homes having one stall roughed-in for future level 2 EV charging

## GOURMET KITCHENS

- All homes feature a stainless-steel appliance package including:
  - 36" KitchenAid French-door refrigerator with internal water dispenser and bottom freezer with ice maker
  - 30" KitchenAid five-burner gas cooktop
  - 30" KitchenAid convection wall oven
  - Faber under-cabinet hood fan
  - Integrated Bosch dishwasher
  - Panasonic built-in microwave with trim kit
- Under-cabinet LED strip lighting
- Soft-close cabinets and drawers
- USB port integrated in kitchen island
- Solid eased edge quartz stone countertops with subway tile backsplash
- Stainless-steel under-mount sink with sleek single-handle matte black Moen faucet
- Slim-profile LED lighting in ceiling provides optimal lighting for cooking and meal prepping
- Abundant storage with a built-in pantry in most homes
- Roll-out recycling bin organizers
- All homes feature a dedicated dining area large enough for formal dining
- Ceiling rosette over dining area for the future light fixture of your choice

## TRANQUIL BATHROOMS

- Medicine cabinets in ensuites and main baths provide ample storage
- Additional open millwork storage below mirrors in ensuites
- Under-cabinet LED lighting in ensuite vanity cabinets
- Clear tempered glass shower doors in ensuite bathrooms
- Built-in shower niche in ensuite bathrooms for day-to-day essentials
- Contemporary deep soaker tubs with shower rods in all main bathrooms
- Soft-close cabinets and drawers
- Eased edge quartz stone counters
- Modern under-mount sinks in ensuite and main bathrooms
  - Powder rooms feature wall-mounted ceramic sinks
- Porcelain tile floors
- Ceramic tile on bath and shower walls in main bathroom
  - Porcelain tile on shower walls in ensuite
- Sleek matte black plumbing fixtures
- Quiet-close toilet with dual-flush

## TOWNLINE BRINGS YOU PEACE OF MIND

- Terrayne offers you comprehensive warranty protection by Travelers Insurance Company of Canada providing coverage for:
  - 2-year material warranty
  - 5-year building envelope warranty
  - 10-year structural defects warranty
- Dedicated support from Townline's renowned Customer Care team
- Setting Terrayne up for long-term success with Townline's Strata Maintenance Incentive Plan. Together with your strata corporation, Townline will provide incentives for following the recommended maintenance schedule with our trusted service providers.





SUSSEX Burnaby, BC



FORESTER Coquitlam, BC



JASMINE AT THE GARDENS Richmond, BC



THE PARKER Vancouver, BC

## TOWNLINE

Townline is an industry-leading, Vancouver-based developer known for innovative living solutions, unparalleled attention to detail, and renowned customer care. For over 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers, mixed-use communities, and alternative housing solutions – has been defined by a strong focus on homeowner experience, purposeful design, quality construction, forward-thinking amenities, and an unwavering commitment to enriching the cities and communities we build in.

**This is the**  
*Townline Way.*





**604.834.8696**  
**townline.com**

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