

Inspired living.

Unbounded possibilities.

CULMENA

BURKE MOUNTAIN

EXCLUSIVE PREVIEW PACKAGE

A collection of 107 Scandinavian-inspired townhomes on Burke Mountain.

Go North and Prosper.



Surrounded by nature and a close community, Culmena by Tangerine Developments is thoughtfully planted on Coquitlam's Burke Mountain. These spacious 3 and 4 bedroom townhomes are inspired by Scandinavian design — meaning, they're built for comfort and to make every inch count. Pitched rooflines and cladded exteriors create the look of a modern mountain village, and indoor spaces connect with the outdoors to circulate that fresh mountain air. Grow alongside nature and community — there's no better way.

CULMENA

10-minute drive to Coquitlam City Centre, the SkyTrain and West Coast Express

Minnekhada Regional Park

Future School Marigold Elementary

Future School Coast Salish Elementary

Future Burke Mountain Village

Future Park Freemont Park

Discovery Centre Ibex Café +Kitchen

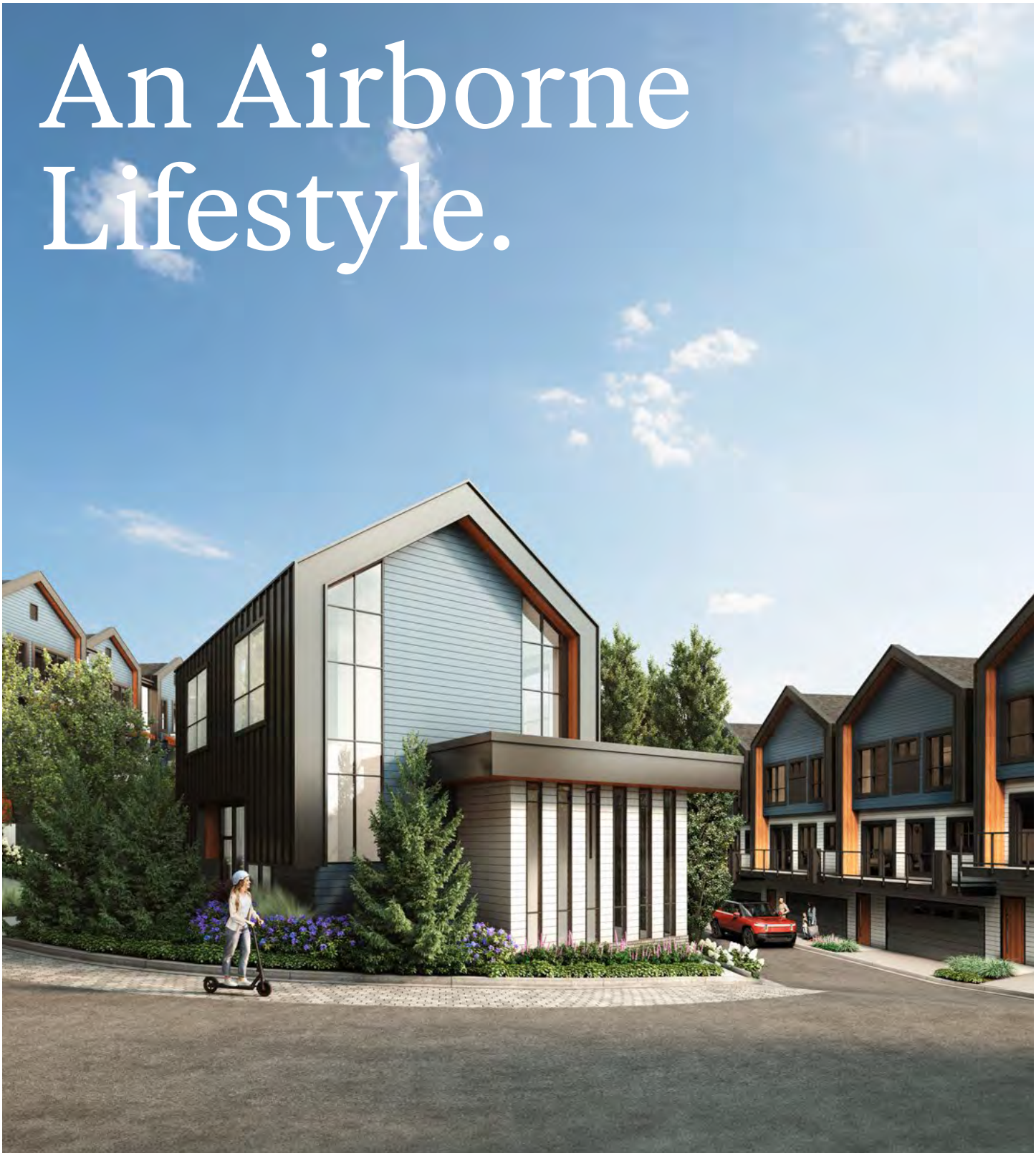
Pinecone Burke Provincial Park

Sheffield Park



Home is only moments away from the shops and amenities of future Burke Mountain Village — a community hub in the works that will nourish you through all of life's stages. Feel nature's embrace while you walk, run, or bike on the many pathways criss-crossing the neighbourhood. When it's time to leave the mountain, the SkyTrain and West Coast Express stations are just a few minutes from home. Every day is filled with potential.

An Airborne Lifestyle.



Your lifestyle is heightened in an amenity building with over 1,500 square feet of inspired spaces — for family, friends, or just you.

Level 1

Downstairs, you'll share conversations in the lounge, focus in the co-work space, compete at billiards, prep a feast in the kitchen, or celebrate around the harvest table.



Gather for movies, the big game, and potluck meals.

Level 2

The fitness centre at Culmena is a room with a view, with space set aside for yoga and Pilates, heavy weights, mirrors for good form, and high design in every detail. Your regimen just got a lot more inviting.



Begin a movement. Begin your day. Do it in style.

Open. Bright. Ready for Life.



Culmena was built for an easy flow from one moment to the next, with lofty 9’ ceilings, warm wide-plank floors, and perfect details in between. Strategic storage solutions, progressive extras like the fireplace, and modern tech are woven in. This is life in flow state.

Culmena kitchens are like a breath of fresh air. The social centrepiece is the island, with its elegant waterfall edge. Modern cabinetry accents the space. A standout appliance package from Fisher and Paykel brings out your culinary calling. It's all in very good taste.



A Nourishing Space.



Wellness at Home.

Your daily ablutions just stepped up. A frameless glass shower pours from an elaborate shower system. Porcelain tiles and polished quartz countertops elevate the moment. And flat-panel cabinetry and modern millwork keep it clear and tidy for all your rituals.

Sweet Alpine Slumber.



Every room in every Culmena home has a quiet serenity, but the bedroom is arguably the most healing space in the house. Warm textures, natural light (in the morning), and warm tones throughout. Sleep well. Wake up ready.

Whole Home. Full Living.



The homes at Culmena are breezy, full of light, and move easily from one space to the next. Clean open floorplans, woodgrain details and flooring, balconies and backyards, and modern touches like advanced wiring for EV charging in the garage: these Scandi-inspired homes offer a full life, top to bottom.

Inspired Living

- Nestled in the heart of Coquitlam's Burke Mountain, Culmena is a collection of 107 Scandinavian-inspired townhomes envisioned by Tangerine Developments
- Discover thoughtfully designed two-bedroom + den, three- and four- bedroom open-concept floorplans boasting contemporary, urban interiors with natural elements
- With elegant west coast wood trellises, sleek pitched rooftops and high-efficiency vinyl windows, these homes are meticulously crafted to stand apart from the rest
- Homes offer the option to entertain on spacious outdoor patios or to enjoy the outdoor lifestyle in your private backyard
- Explore your exclusive retreat: a 1,500 square foot clubhouse designed exclusively to enrich the well-being of residents
  - Step inside to find a fully equipped fitness studio complete with a sauna, a vibrant co-working space, a media and games area, and an indoor dining lounge paired with kitchen
  - Step outside to the central plaza, enjoy a charming bistro-style seating area, perfect for connecting with neighbours, a children's play area, and an outdoor garden with ample seating
- Convenient access to nearby West Coast Express and Skytrain, Minnekhada Regional Park, and the future Burke Mountain Village
- Explore pedestrian and bike-friendly paths that connect seamlessly to the Burke Mountain trail network
- Wander through the property's well-lit, landscaped pathways and discover inviting open seating nodes under large canopy trees.
- For outdoor enthusiasts, covered bike parking and a dedicated maintenance area await, ensuring convenience and support for your adventures

Modern Interiors

- Choice of two designer-selected colour schemes: Lumi (light) or Vuori (dark)
- Enhanced privacy with convenient roller blinds
- 9-foot ceilings, paired with expansive low-E windows, flood the interiors with ample natural light and airy ambiance
- Contemporary wide-plank wood laminate floors
- Powder room on the main floor in all homes
- Electric fireplace accented by a custom millwork surround adds warmth and style to the living room
- Enjoy optimal comfort year-round with central air-conditioning
- Energy-efficient natural gas heating system with temperature control
- Thoughtfully designed closet spaces finished with shelving for organization
- Full-sized, front-loading Samsung washer and dryer with 10 pre-set washing cycles in all homes
- Benefit from the convenience of private side-by-side or tandem double-car garages, complete with EV charging capabilities and ample space for year-round storage
- All homes feature advanced technology wiring – including pre-installed high-speed internet connections and cable TV outlets in main living areas

Gourmet Kitchens

- Modern cabinetry in light wood or matte black delivers sophisticated aesthetic with soft-close cabinets and drawers
- Expansive kitchen island with sleek one-sided waterfall edge
- Polished quartz countertop with full-height backsplash, offering a seamless and refined appearance
- Premium stainless-steel appliance package includes:
  - 36" Fisher & Paykel French-door refrigerator with water dispenser and bottom freezer with ice maker
  - 30" Fisher & Paykel 4 burner gas range, with two dual ring wok burners and expansive oven
  - 24" Fisher & Paykel dishwasher
  - 30" slide-out hood with three-speed fan
  - Panasonic built-in microwave with trim kit
- Stainless steel undermount sink, single-lever matte-black faucet, with convenient spray function makes for easy preparation and cleanup
- Sleek pot lights throughout
- Under-cabinet lighting sets the stage for cooking and meal preparation
- Abundant storage with a built-in pantry in most homes
- Dual-bin rollout disposal and recycling station
- Effortlessly maintain a sleek and tidy kitchen aesthetic with an integrated appliance garage*

Tranquil Bathrooms

- Contemporary flat-panel cabinetry with soft-close drawers and doors
- Polished quartz countertops with undermount sink
- Indulge in luxury with frameless glass shower, complete with a refreshing rain shower head and a convenient 3-function hand shower in primary ensuite
- Porcelain tile shower surround and floors in primary ensuite
- Elevate your primary ensuite storage with open millwork vanity towers, offering generous space to keep your essentials organized and easily accessible
- Energy-efficient toilets with soft-close seats

The Tangerine Standard

- Culmena offers you comprehensive warranty protection by WBI providing coverage for:
  - 2-Year Materials and Labour Warranty
  - 5-Year Building Envelope Warranty
  - 10-Year Structural Warranty
- All homes are equipped with smoke detectors and carbon monoxide detectors to ensure the safety and well-being of your family
- Dedicated after-sales support from Tangerine's Customer Care Team
- An exclusive TELUS Welcome Package for PureFibre Internet & Optik TV (ask sales staff for details)

*Select Homes/Floorplans

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Your Alpine Enclave



A · A1 · A2 · A3 · A4 · A5
4 Bedroom + 3.5 Bath

B · Ba · B1 · B1a · B2 · B2a · B2b · C · C1 · C2 · D · D1 · D2 · E · E1 · E2 · F · F1 · G
3 Bedroom + 2.5 Bath

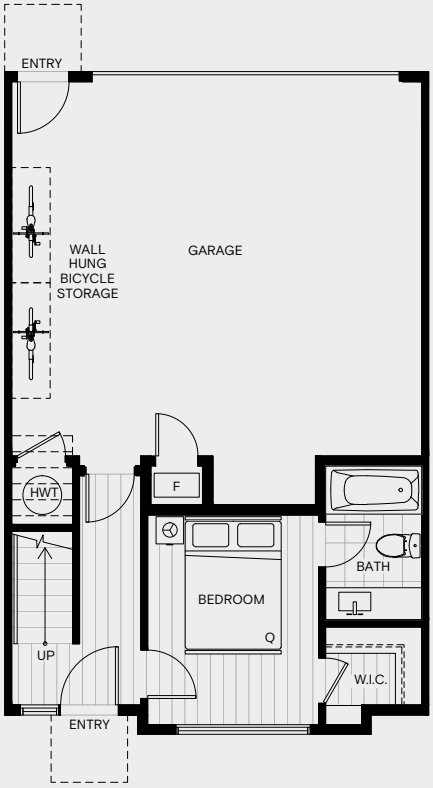
C3 · C4
2 Bedroom + Den + 2.5 Bath

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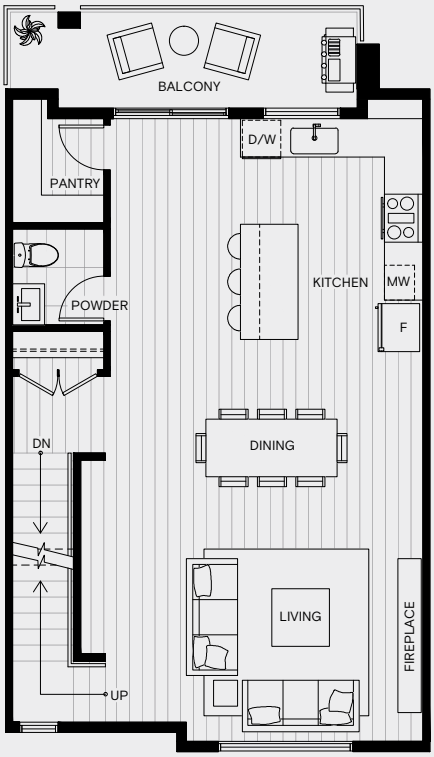
Plan A

CULMENA
BURKE MOUNTAIN

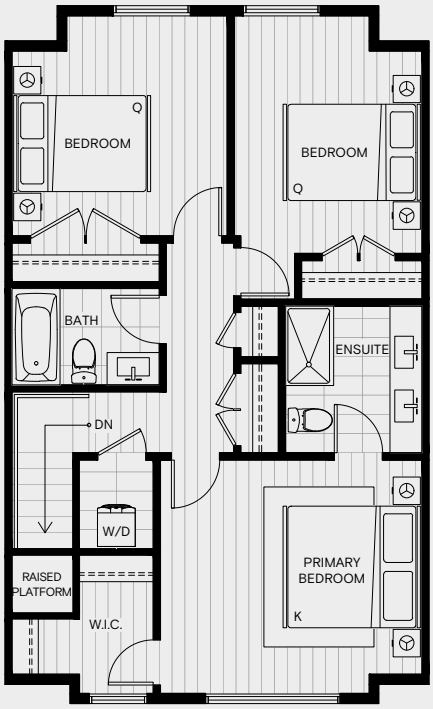
4 Bedroom, 3.5 Bath
Approx Interior Space: 1,808 Sq. Ft.
Approx Garage Space: 474 Sq. Ft.



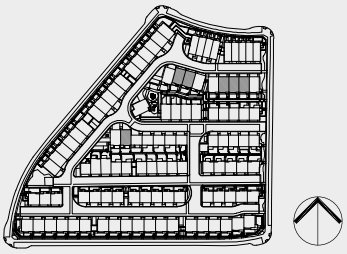
Lower



Main



Upper

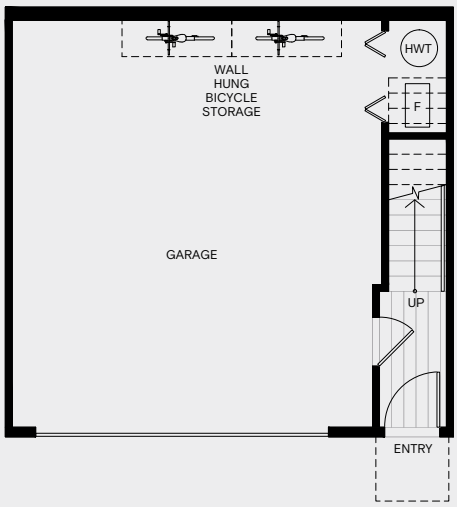


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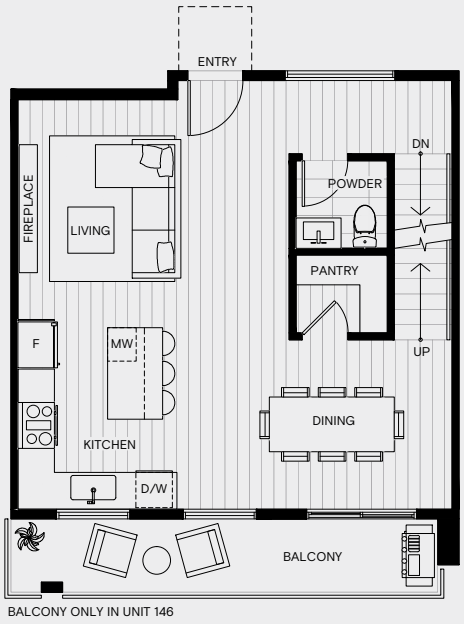
Plan B

CULMENA
BURKE MOUNTAIN

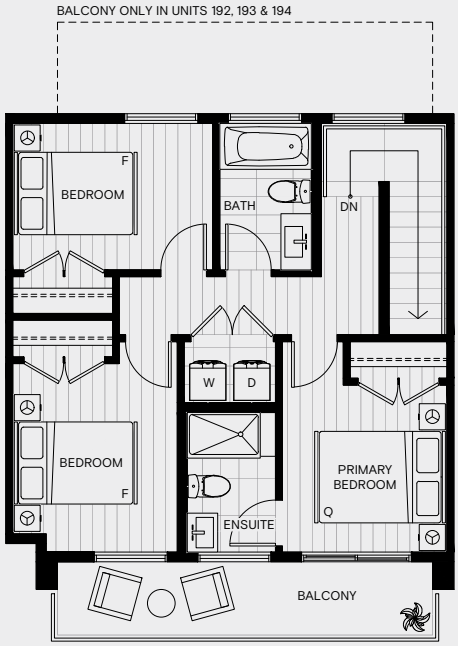
3 Bedroom, 2.5 Bath
Approx Interior Space: 1,281 Sq. Ft.
Approx Garage Space: 484 Sq. Ft.



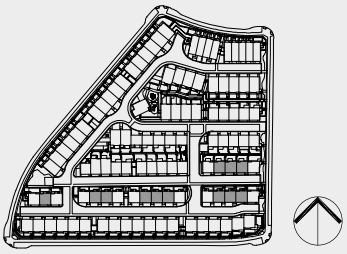
Lower



Main



Upper



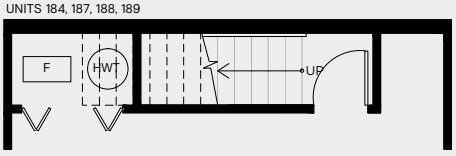
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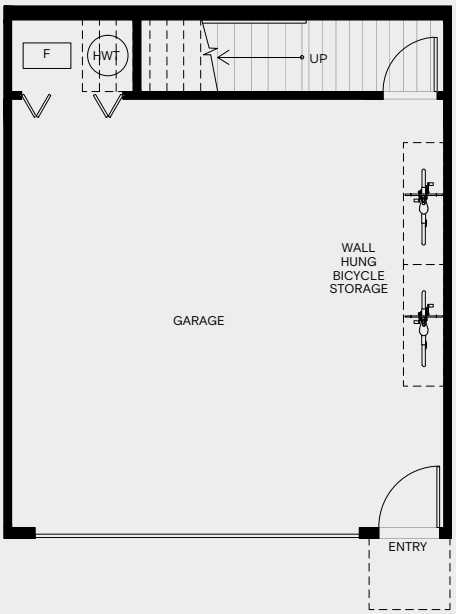
Plan E

CULMENA
BURKE MOUNTAIN

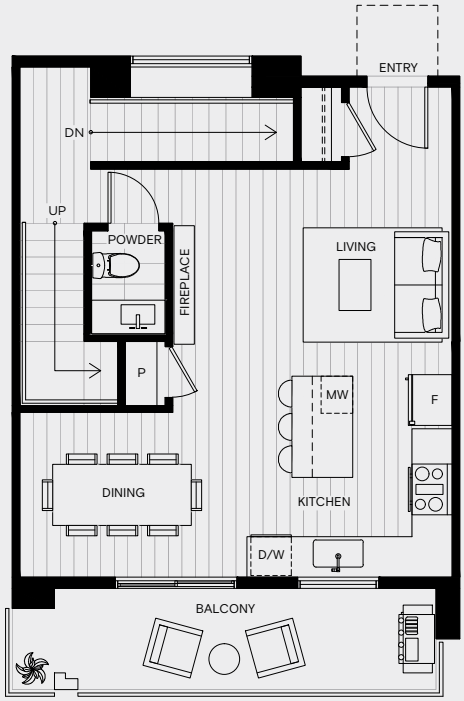
3 Bedroom, 2.5 Bath
Approx Interior Space: 1,206 – 1,227 Sq. Ft.
Approx Garage Space: 549 Sq. Ft.

UNITS 184, 187, 188, 189

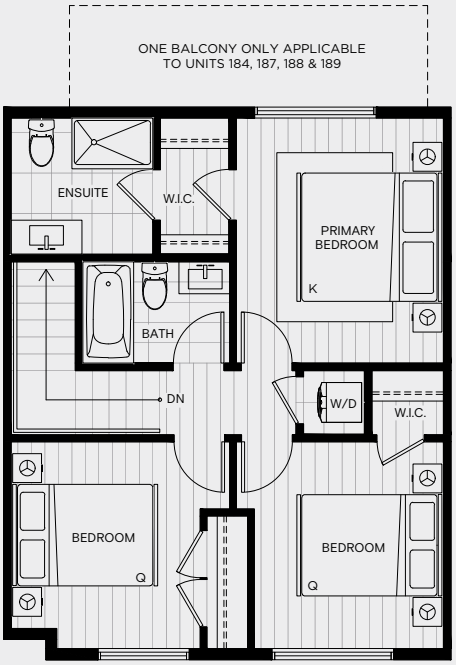




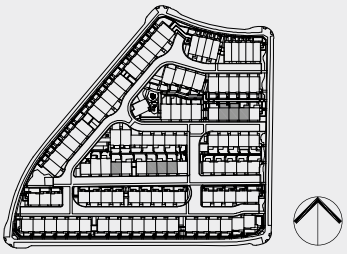
Lower



Main



Upper

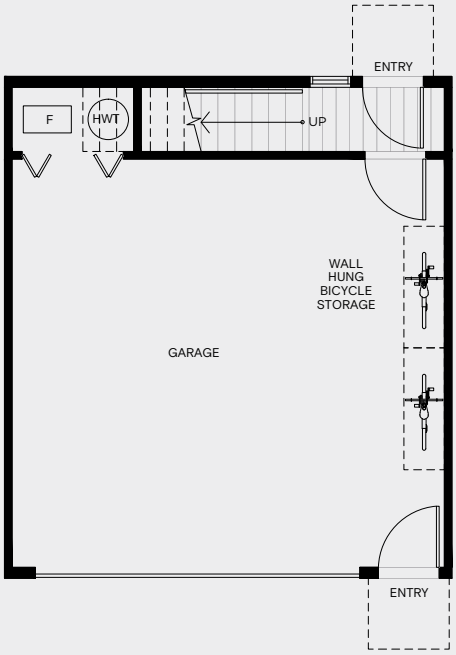


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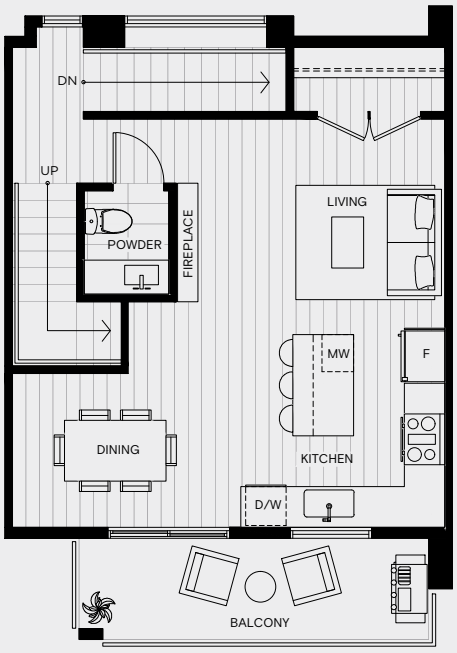
Plan F

CULMENA
BURKE MOUNTAIN

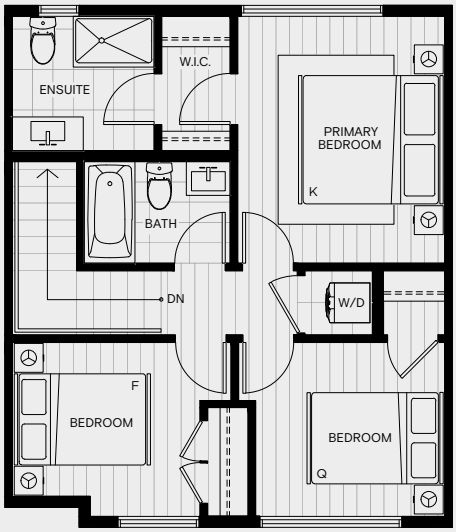
3 Bedroom, 2.5 Bath
Approx Interior Space: 1,184 Sq. Ft.
Approx Garage Space: 495 Sq. Ft.



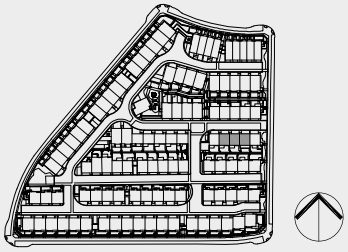
Lower



Main



Upper



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Flora & Fauna, Langley



Fellow, West Guildford



Yale Gardens, Surrey

Big Ideas and Massive Hearts.

Tangerine Developments is a multi-family developer with big hearts and creative knowhow. We go our own way, building quality homes that feel fresh for all kinds of people — homes you can be yourself in. Our close-knit team is passionate, bright, and keen to understand what homeowners really want. It's something we deeply care about.



The Guildford, Surrey

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