

TRAILHEAD  
**HOMESITE 12**

0.4 hectares · 4,022 m<sup>2</sup>

**0.99 acres**

**BUILDING ENVELOPE** 0.34 acres | 1,375 m<sup>2</sup>

**HOMESITE FRONTAGE** 47.9 m | 157.2 ft

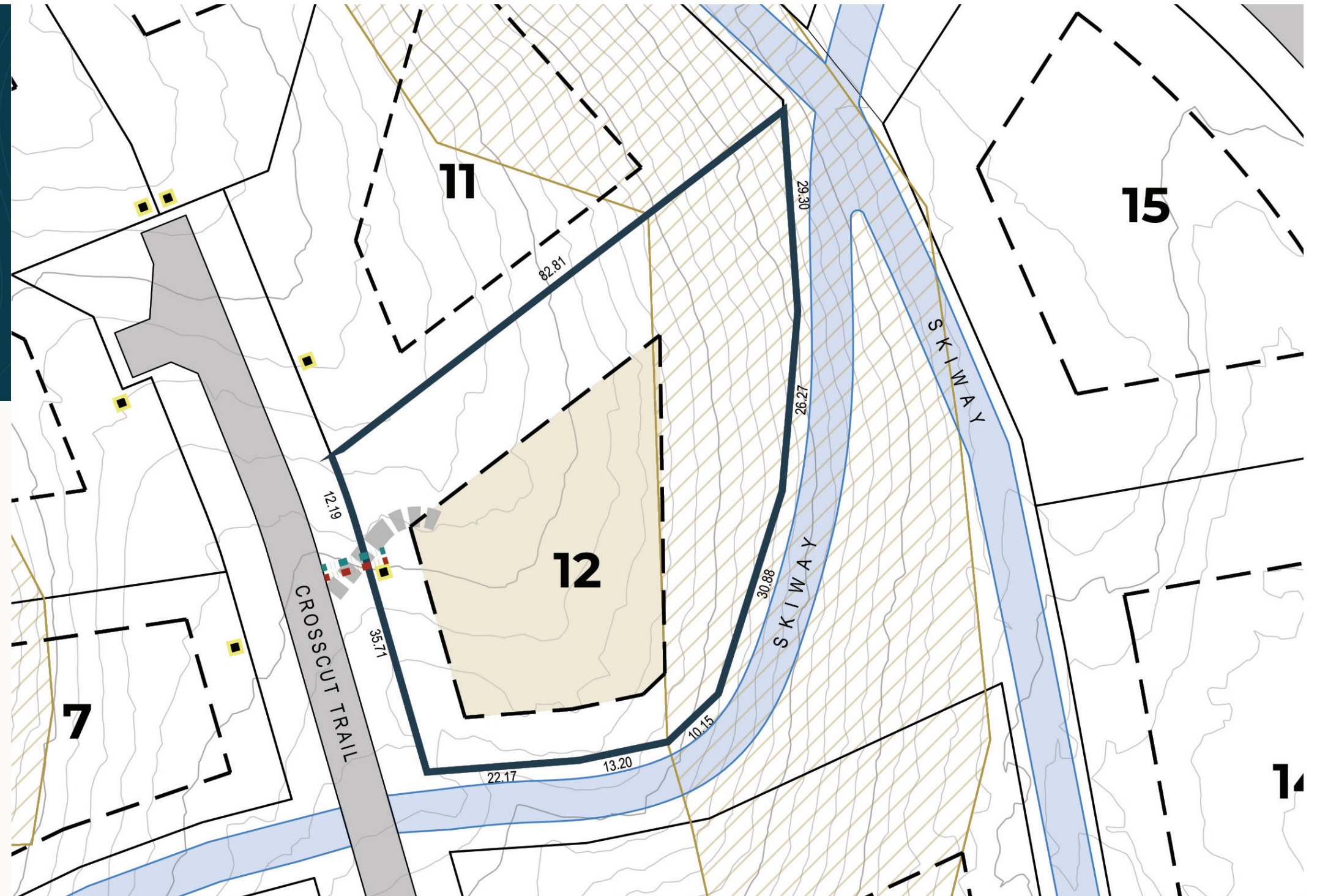
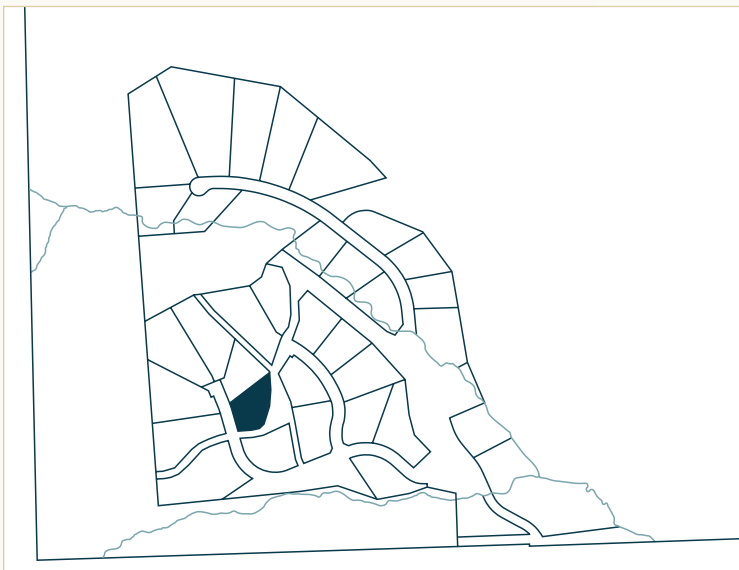
**SETBACKS**

Front yard: 7.5 m | 24.6 ft

Rear yard: As per homesite plan

Side yard (left): 15.0 m | 49.2 ft

Side yard (right): 7.5 m | 24.6 ft



**Property Boundary**

**Building Envelope**

All dimensions in metres.  
 Contour interval = 1.0 m

**Required Driveway Location**

**Entry monument & light**

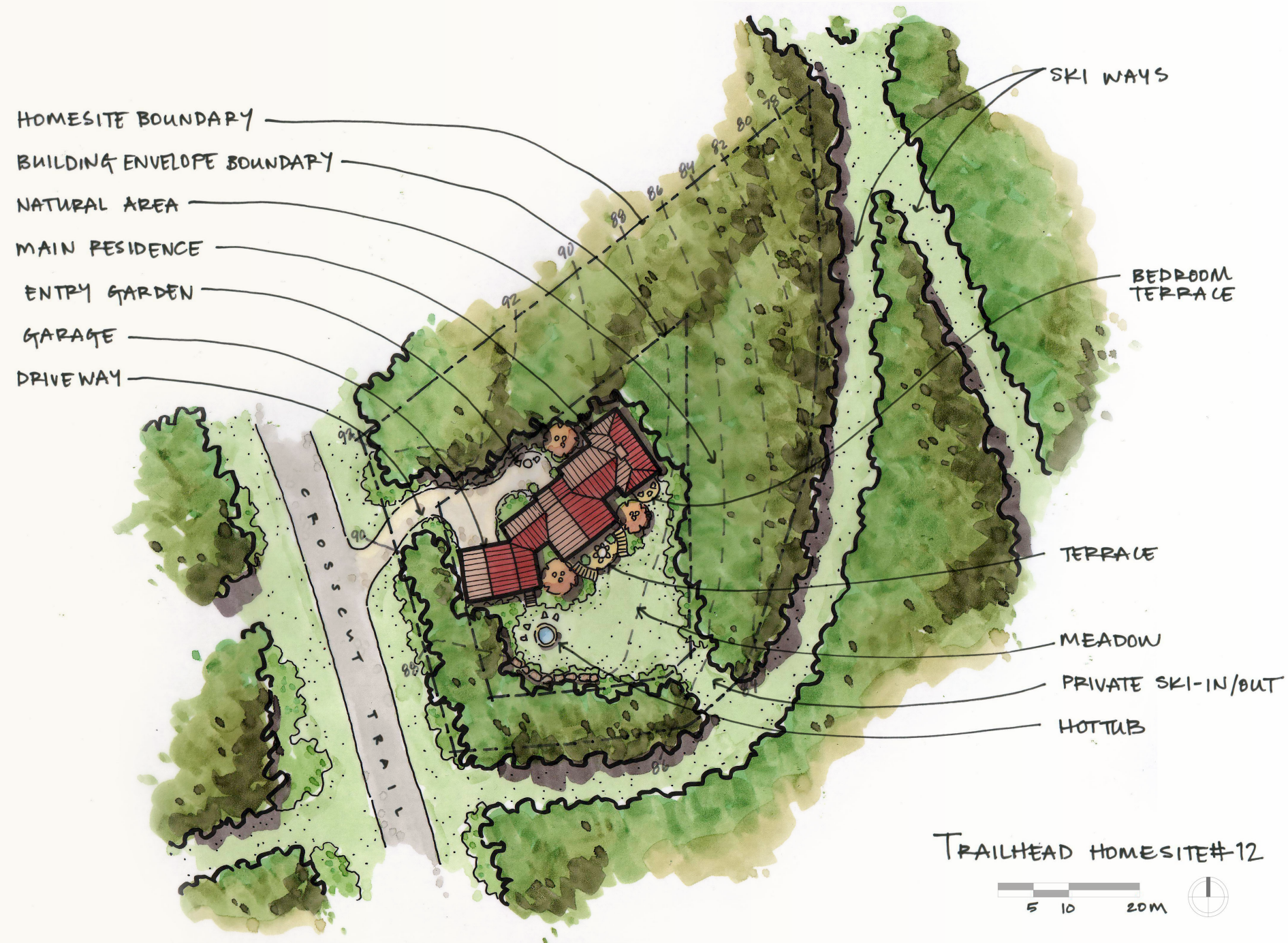
**Water service location**

**Sewer service location**

**Geohazard Zone II**  
 Conditionally suitable for residential structures; site specific review required

**Geohazard Zone IIIB**  
 Unsuited for residential structures





Warmed by a sunny southern exposure, this forested homesite pairs privacy with convenient trail access. Subtle elevation changes create opportunities for elevated outlooks, while surrounding trees frame a serene mountain setting ideal for a secluded family retreat.

#### HOMESITE VIEWS

- Views of Lizard headwall from Polar Peak to Grizzly Peak
- Tree-filtered views north to Mount Fernie
- Tree-filtered views to Morrissey Ridge
- Distant views south down Elk Valley

#### NOTABLE SITE FEATURES

- Exceptional views
- Close to ski-way and Hobbit's Trail for convenient ski-in/ski-out access
- Gently sloped homesite with south orientation

These homesite plan are provided for information purposes only and must not be construed as legal surveys. They have been prepared based on the most recent information available at the time and are believed to be true and accurate; however, no warranty as to accuracy is provided by the Developer. The homesite owner must confirm all dimensions, elevations, and other information provided herein. The Developer and its employees, contractors, consultants and agents are not liable for any losses arising from use of this plan. E&OE. See Trailhead's Residential Design Guidelines for requirements related to use of building envelope. Note that contour lines within road rights-of-way represent pre-development grades.

