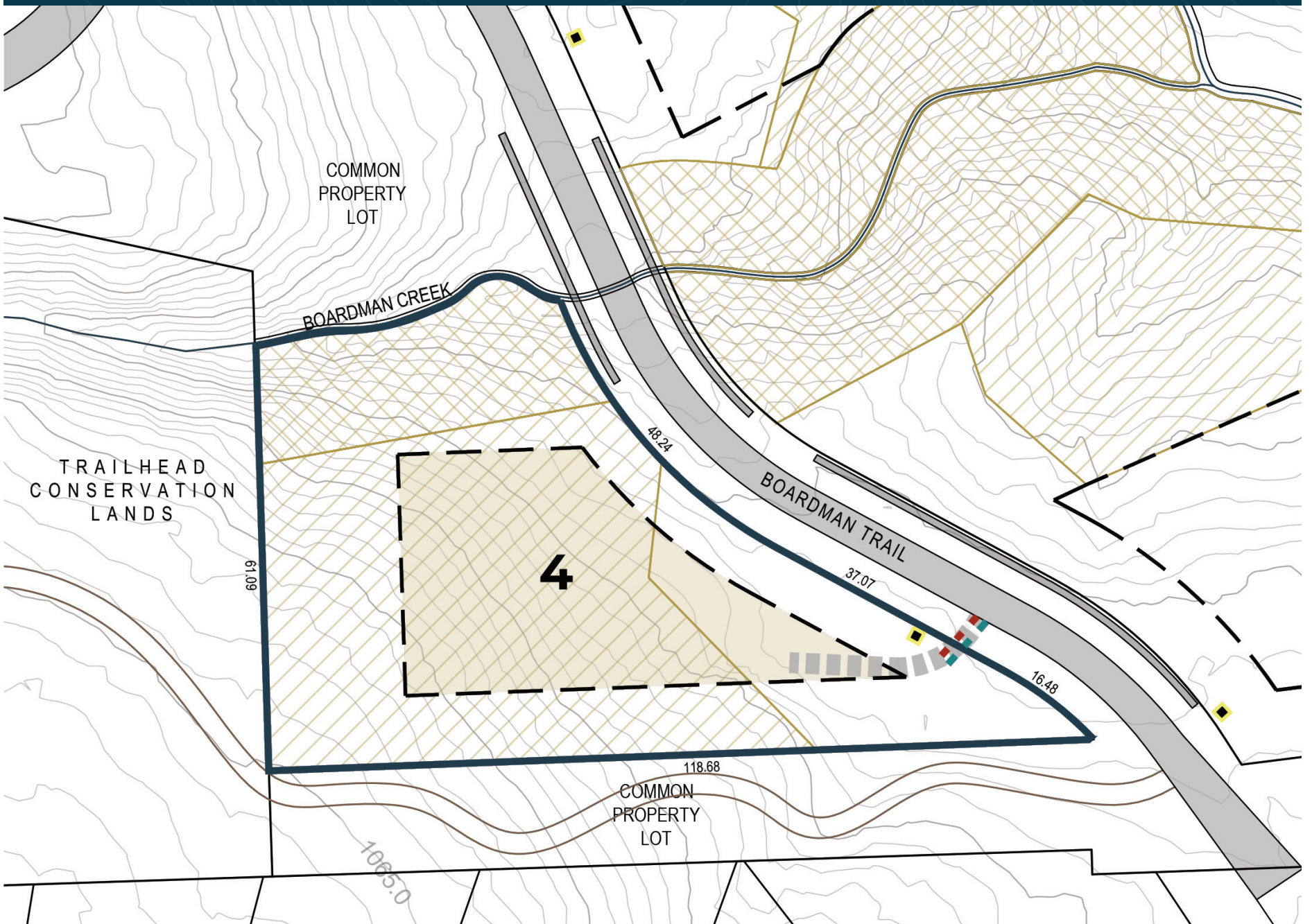


TRAILHEAD  
**HOMESITE 4**

0.49 hectares · 4,863 m<sup>2</sup>  
**1.2 acres**

Close to Fernie Alpine Resort, Homesite 4 offers filtered mountain views, creek interaction and a scenic viewpoint at the upper edge. Adjacent open space enhances privacy, while varied topography creates opportunities for layered outdoor rooms and a dynamic arrival experience.

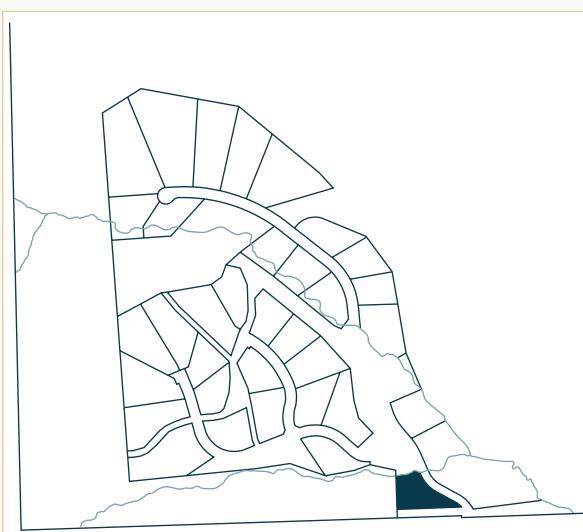


**Property Boundary**  
**Building Envelope**

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**  
Unsuitable for residential structures

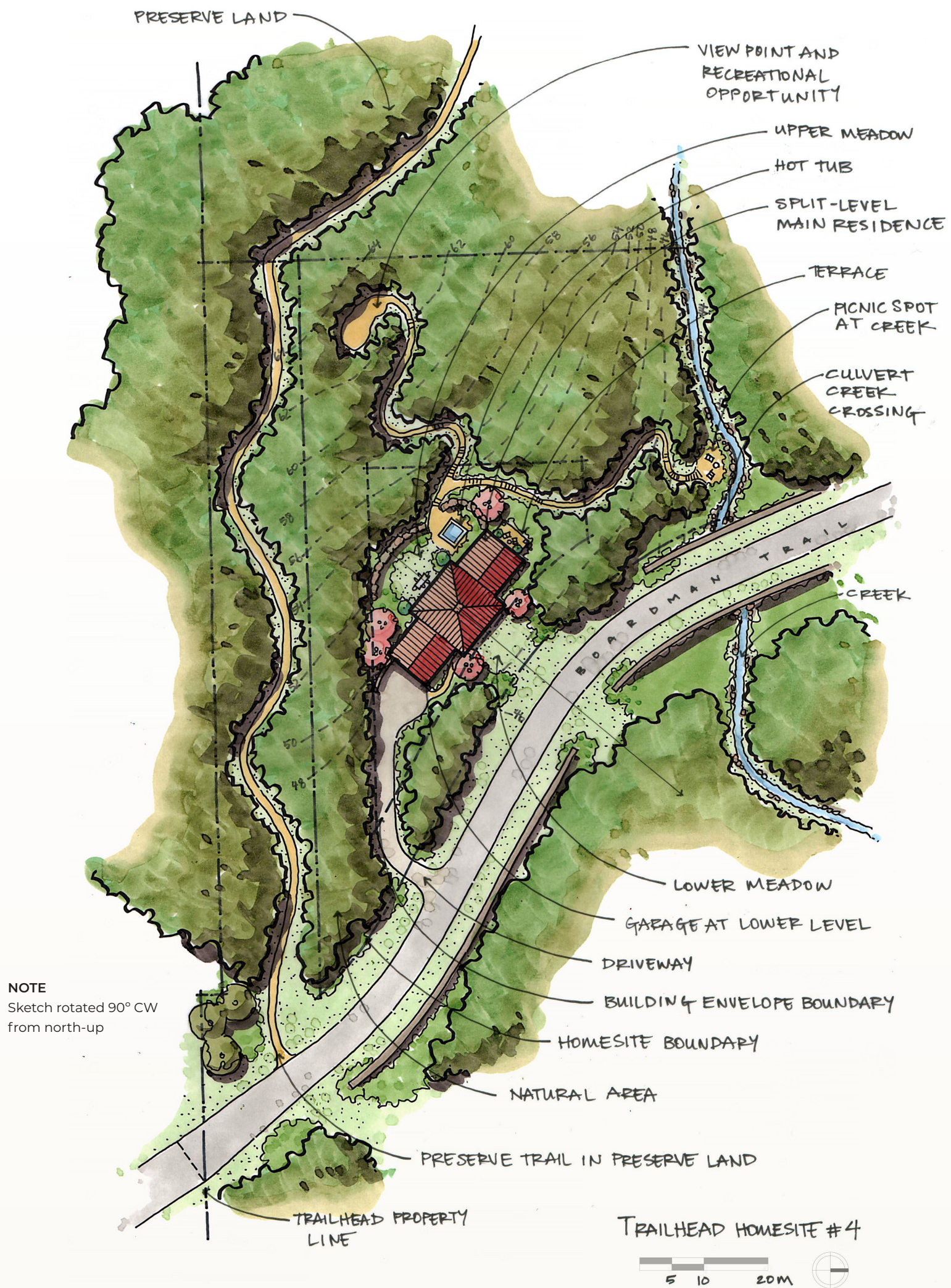


**HOMESITE AREA** 1.2 acres | 0.49 ha | 4,863 m<sup>2</sup>  
**BUILDING ENVELOPE** 0.39 acres | 1,587 m<sup>2</sup>  
**HOMESITE FRONTAGE** 101.8 m | 334.0 ft

**SETBACKS**

Front yard: 7.5 m | 24.6 ft  
Rear yard: 20.0 m | 65.6 ft  
Side yard (left): 10.0 m | 32.8 ft  
Side yard (right): As per homesite plan





### 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

### NOTABLE SITE FEATURES

- Close to existing ski resort homesites at Fernie Alpine Resort
- West edge backs onto Trailhead Preserve
- Opportunity to interact with creek along homesite's northern edge
- Viewpoint at corner of homesite

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.

