

TRAILHEAD
HOMESITE 6

0.93 hectares · 9,310 m²

2.3 acres

BUILDING ENVELOPE 0.52 acres | 2,091 m²

HOMESITE FRONTAGE 76.6 m | 251.4 ft

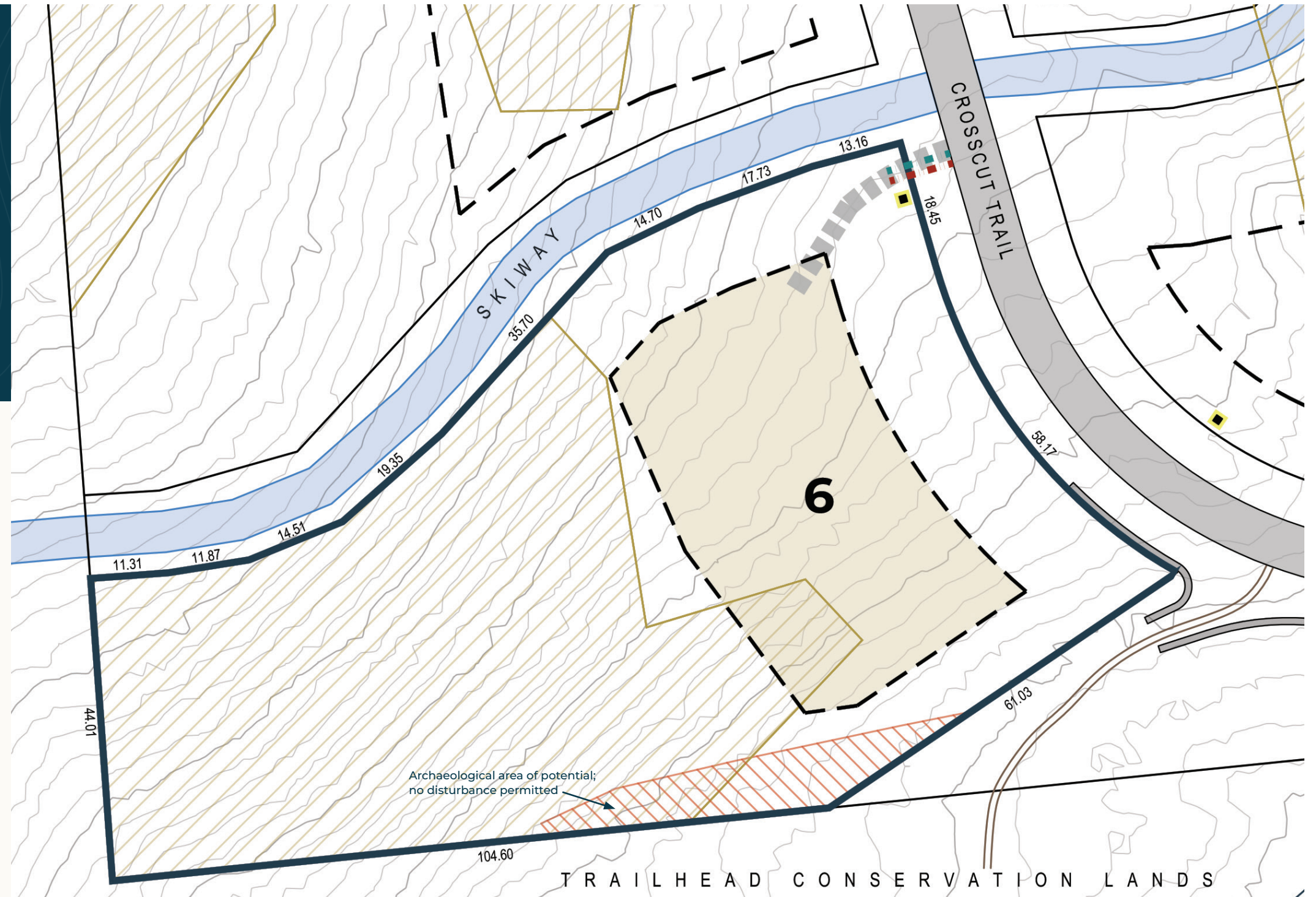
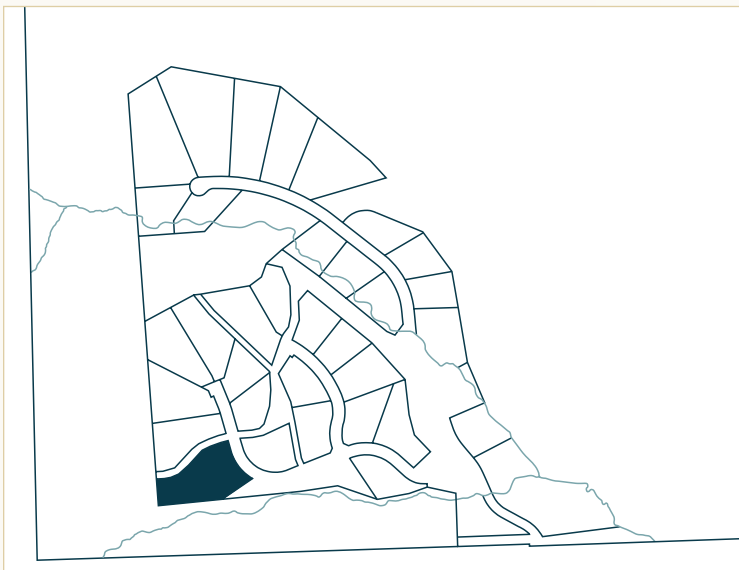
SETBACKS

Front yard: 15.0 m | 49.2 ft

Rear yard: As per homesite plan

Side yard (left): 10.0 m | 32.8 ft

Side yard (right): 12.5 m | 41.0 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

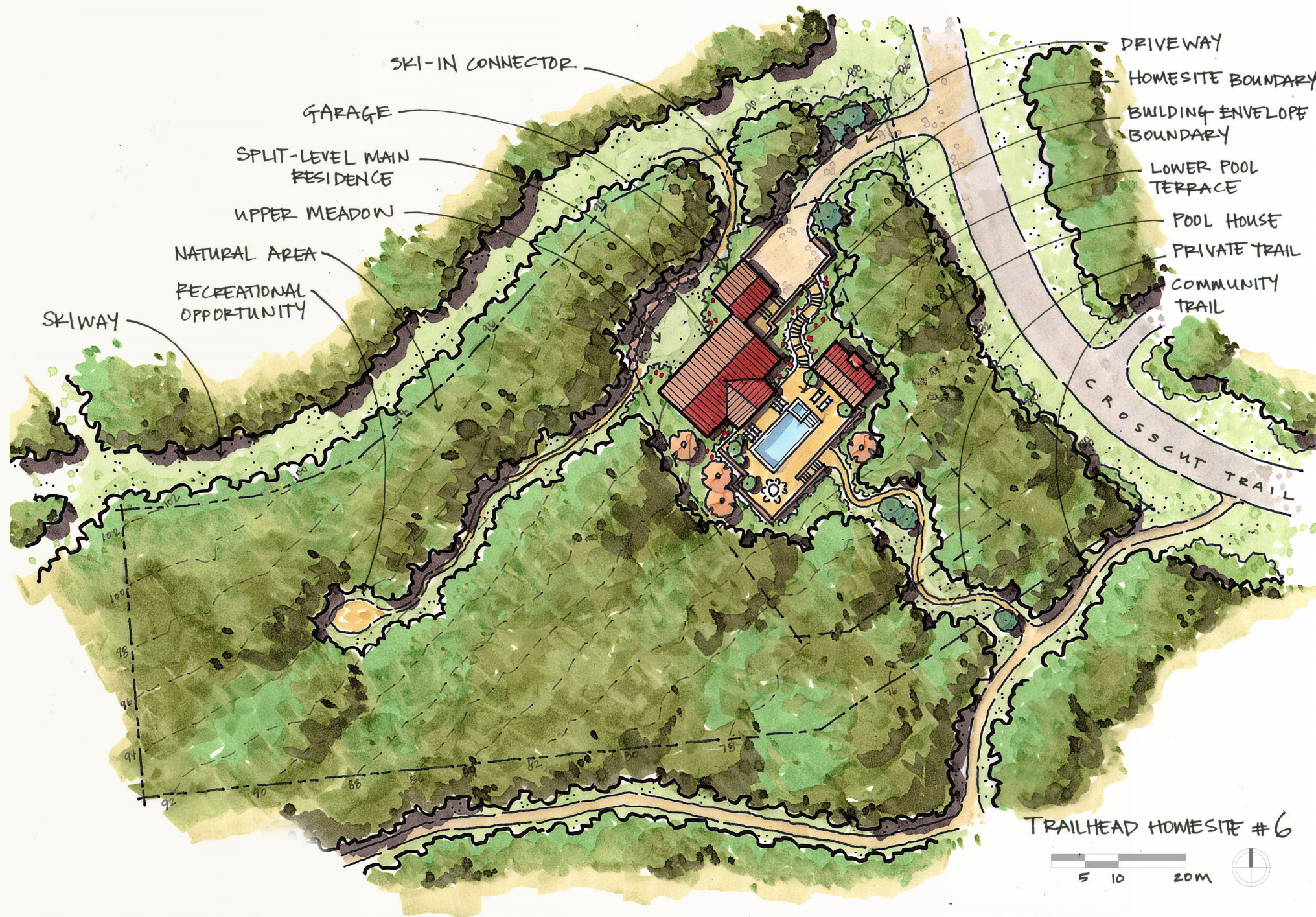
Geohazard Zone II

Conditionally suitable for residential structures; site specific review required

Geohazard Zone IIIB

Unsuitable for residential structures





A true ski enthusiast's base camp, this preserve-edge homesite connects directly to Trailhead's ski-way and sits moments from the Warming Hut. Creek proximity, south orientation and trail access create an exceptional blend of adventure, privacy and year-round liveability.

HOMESITE VIEWS

- Views of Lizard headwall from Polar Peak to Grizzly Peak
- Tree-filtered views north to Mount Fernie
- Views across Elk River valley to Morrissey Ridge

NOTABLE SITE FEATURES

- Southern and western edges border the Trailhead Preserve
- Boardman Creek flows just beyond the homesite's southern border
- Private access to ski-way + private connection to community trail system
- Gentle slope 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.

