

TRAILHEAD  
**HOMESITE 7**

0.67 hectares · 6,653 m<sup>2</sup>

**1.64 acres**

**BUILDING ENVELOPE** 0.39 acres | 1,590 m<sup>2</sup>

**HOMESITE FRONTAGE** 34.4 m | 112.9 ft

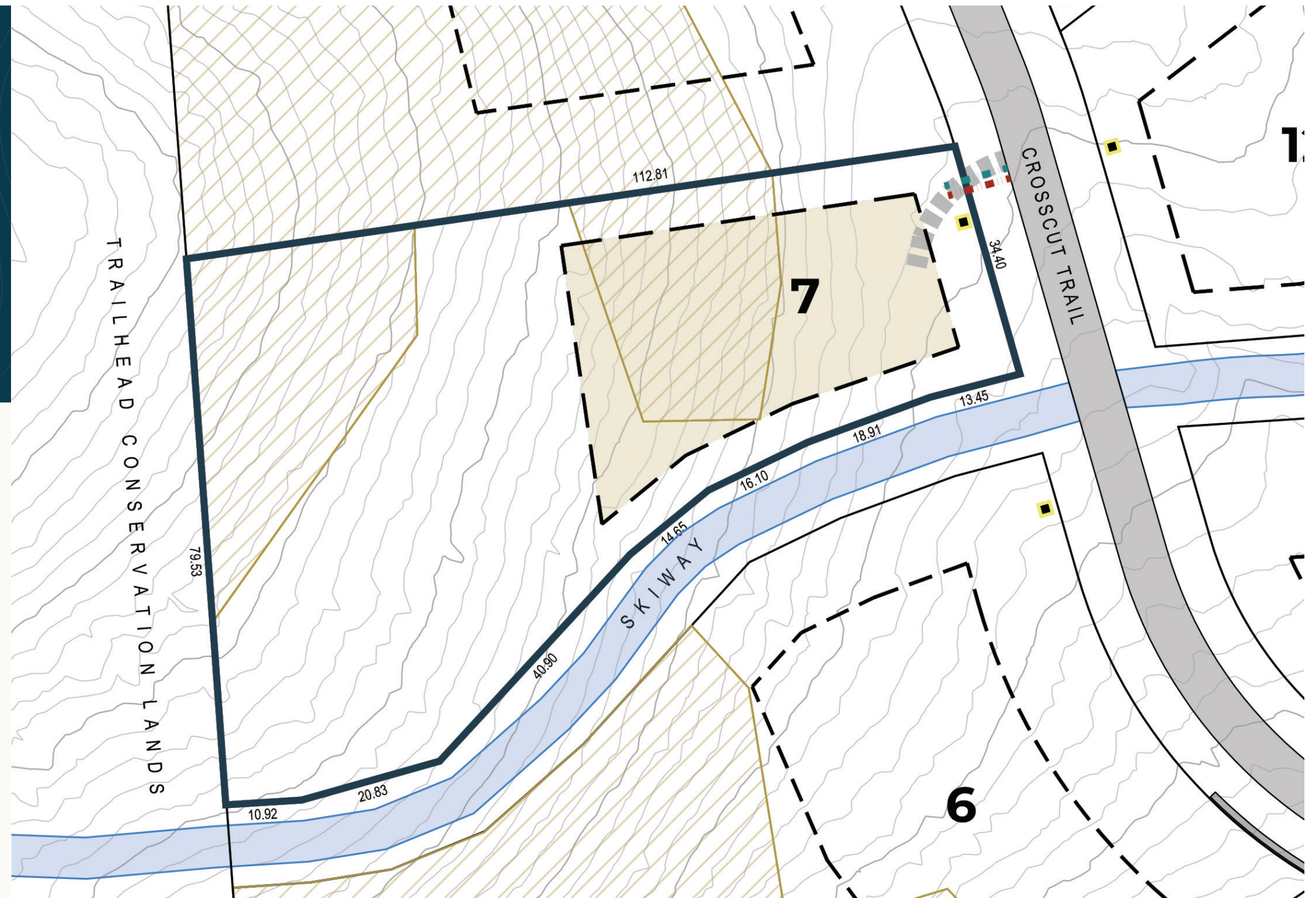
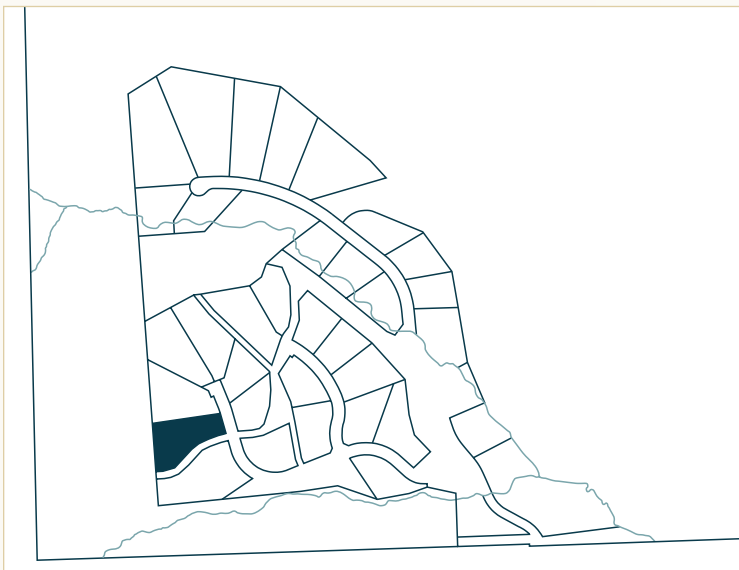
**SETBACKS**

Front yard: 7.5 m | 24.6 ft

Rear yard: As per homesite plan

Side yard (left): 6.0 m | 19.7 ft

Side yard (right): 6.0 m | 19.7 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**

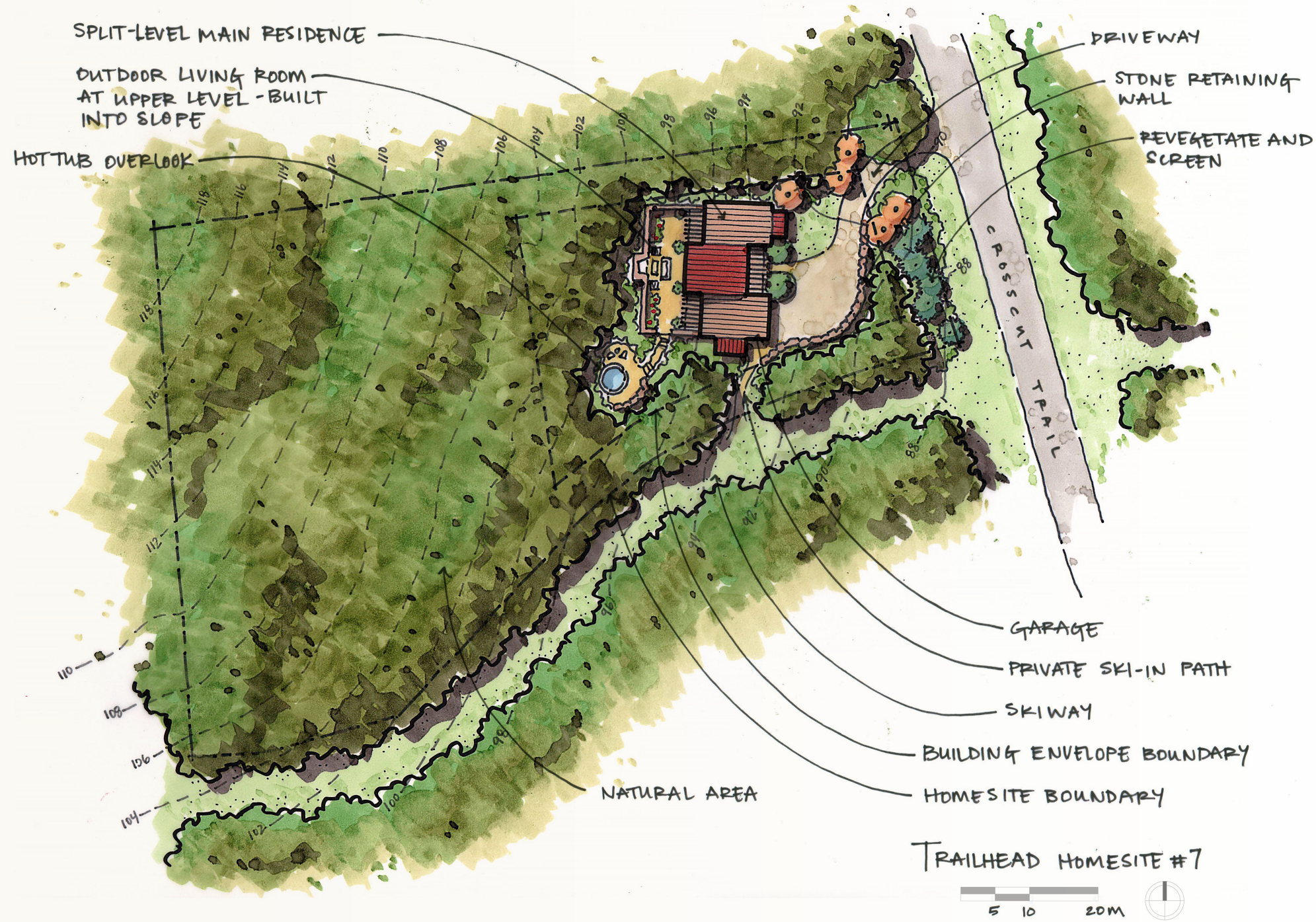
**Geohazard Zone II**

Conditionally suitable for residential structures; site specific review required

**Geohazard Zone IIIB**

Unsuitable for residential structures





Bordering the Trailhead Preserve and offering easy ski-way access, this quiet forest homesite offers filtered mountain views and an immersive woodland setting—a rare opportunity to create a mountain retreat where preserved wilderness forms an enduring backdrop.

**HOMESITE VIEWS**

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

**NOTABLE SITE FEATURES**

- Easy access to the homesite from one of Trailhead's ski-ways
- Adjacent to the Trailhead Preserve

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.

