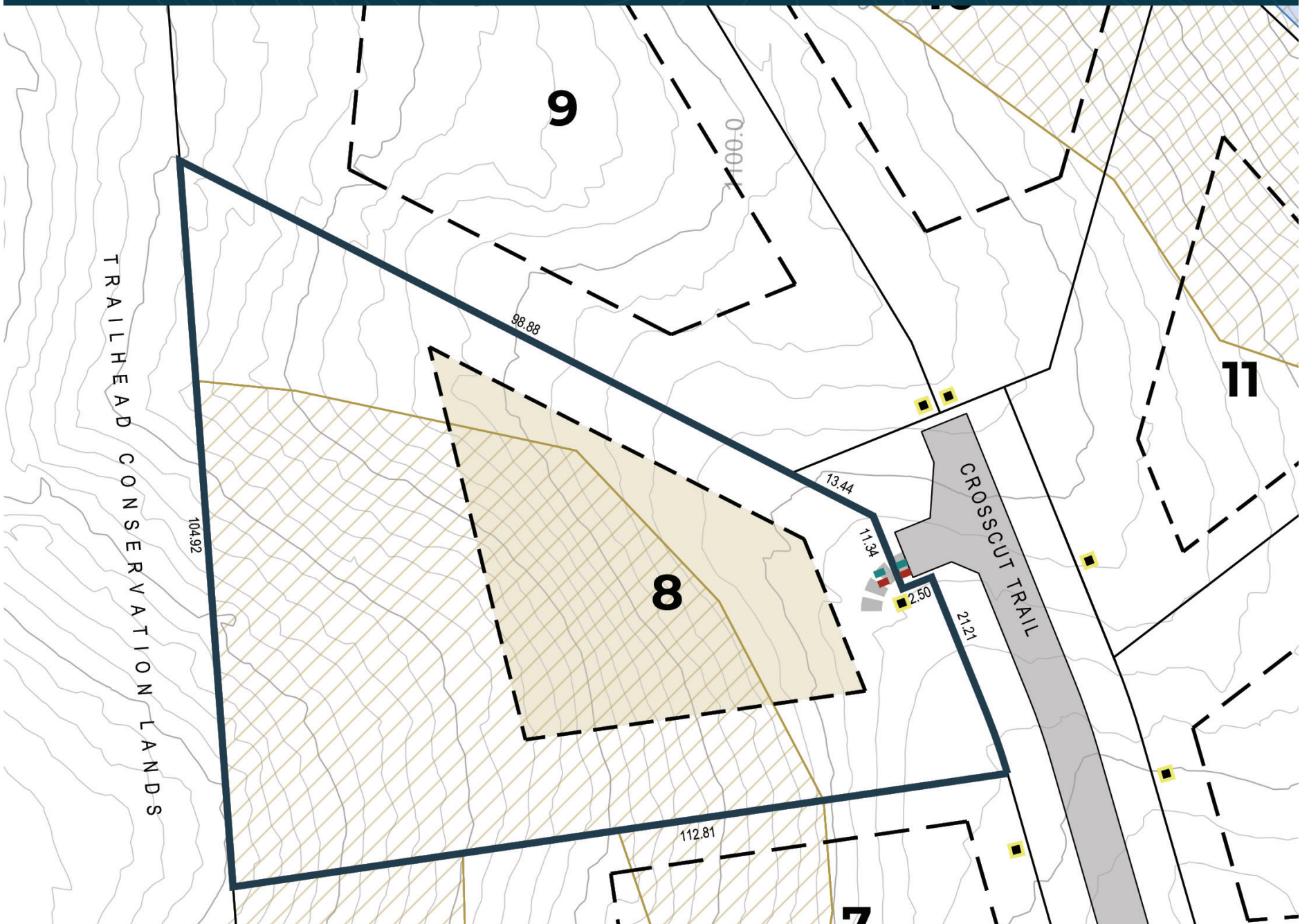


TRAILHEAD
HOMESITE 8

0.73 hectares · 7,311 m²
1.81 acres

A peaceful end-of-road setting with layered views to Fernie's iconic peaks, Homesite 8 unfolds through a sequence of natural outdoor rooms. Preserve adjacency and rising terrain create privacy, perspective and an ideal framework for a thoughtfully sited mountain home.



Property Boundary

Building Envelope

All dimensions in metres
Contour interval = 1.0 m

Required Driveway Location

Entry monument & light

Water service location

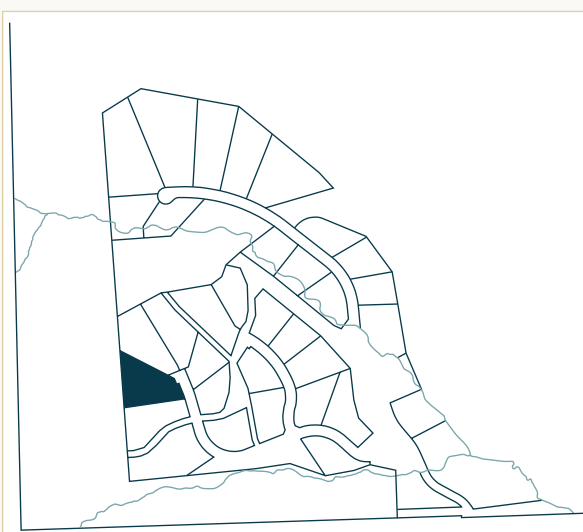
Sewer service location

Geohazard Zone II

Conditionally suitable for residential structures; site specific review required

Geohazard Zone IIIB

Unsuitable for residential structures



HOMESITE AREA 1.81 acres | 0.73 ha | 7,311 m²

BUILDING ENVELOPE 0.47 acres | 1,902 m²

HOMESITE FRONTAGE 59.5 m | 195.2 ft

SETBACKS

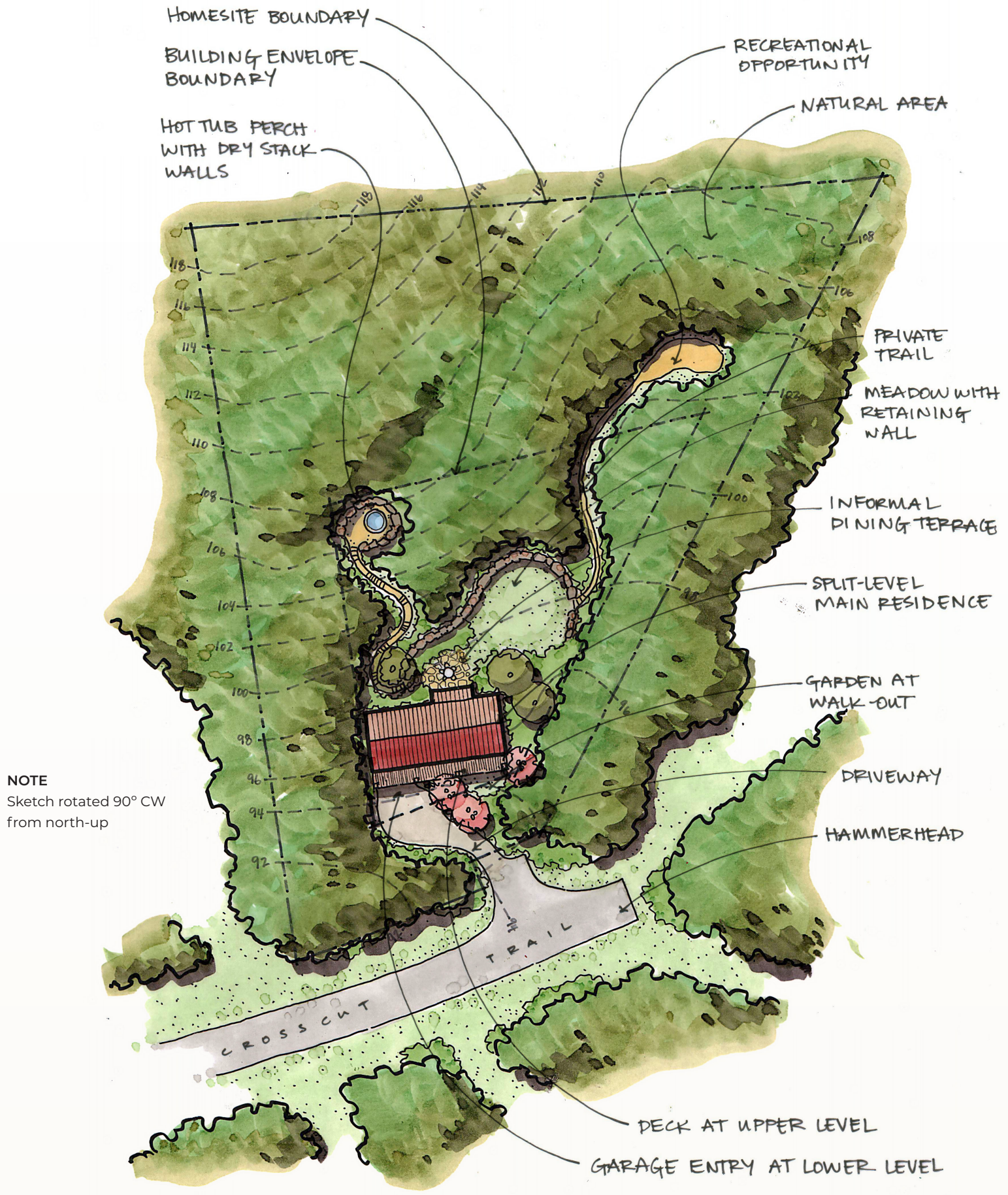
Front yard: 15.0 m | 49.2 ft

Rear yard: As per homesite plan

Side yard (left): 15.0 m | 49.2 ft

Side yard (right): 7.5 m | 24.6 ft





TRAILHEAD HOMESITE # 8



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
- Distant views south down Elk Valley

NOTABLE SITE FEATURES

- Quiet end-of-road homesite
- Series of outdoor rooms tip-toe up the slope
- 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.

