

TRAILHEAD  
**HOMESITE 1**

1.25 hectares | 12,548 m<sup>2</sup>

**3.1 acres**

**BUILDING ENVELOPE** 0.5 acres | 2,025 m<sup>2</sup>

**HOMESITE FRONTAGE** 111.5 m | 365.8 ft

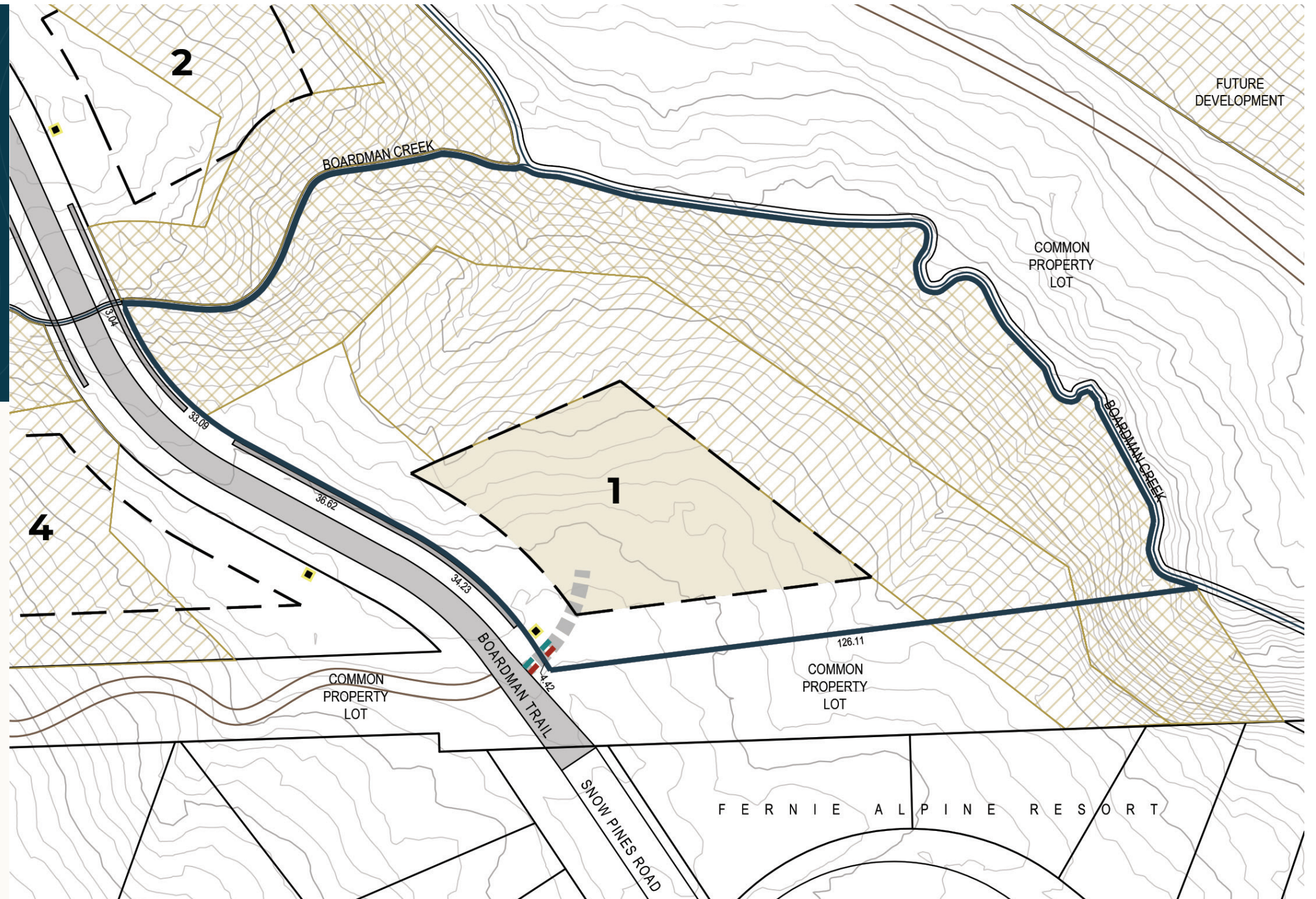
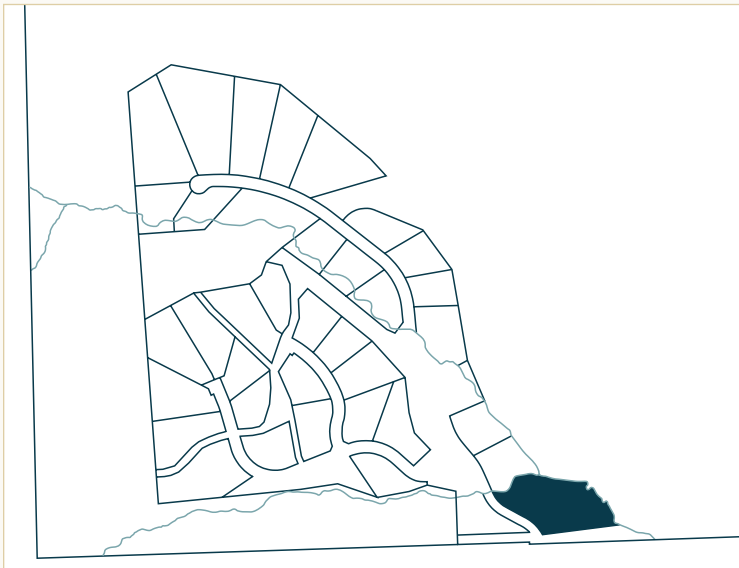
**SETBACKS**

Front yard: 10.0 m | 32.8 ft

Rear yard: As per homesite plan

Side yard (left): As per homesite plan

Side yard (right): 10.0 m | 32.8 ft



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

**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

All dimensions in metres.  
Contour interval = 1.0 m





Bordered by Boardman Creek on two sides and tucked beside open space, this private retreat comes with filtered mountain views and the sounds of flowing water. A secluded trail opportunity invites creekside exploration, while proximity to the ski resort keeps adventure effortlessly close.

#### 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

- Boardman Creek flows along the northern and eastern edges of homesite
- Ability to interact with creek via private trail
- Close to existing ski resort homesites at Fernie Alpine Resort
- Adjacent to open space

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.

