

## WEST FERNIE PROPERTY

FERNIE, BRITISH COLUMBIA

FOR SALE



WEST



### PROPERTY OVERVIEW

- City of Fernie recently announces a 135 acre extension of its city limits into West Fernie
- Property located just west of the Crowsnest Highway overpass over Elk River
- All city services now available
- 5 -10 minute drive to Fernie Alpine Resort and Golf & Country Club

### DETAILS

SIZE:	22.1 Acres
PRICE:	\$4,200,000.00
PRICE/ACRE:	\$190,045.00
POSSIBLE LAND USES:	Development/Resort/ Residential

### FOR MORE DETAILS CONTACT:

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Aerial view of property indicated in RED



- Construction on new proposed water distribution system, community sewer system and storm sewer services currently underway.
- "Our government is proud to invest in these service improvements that will help support the growing needs of West Fernie for years to come." - David Wilks, Member of Parliament for Kootenay Columbia
- Current expansion and renovation of the Canadian Rockies International Airport promises to bring a more global economy to Fernie and other municipalities in the interior of BC



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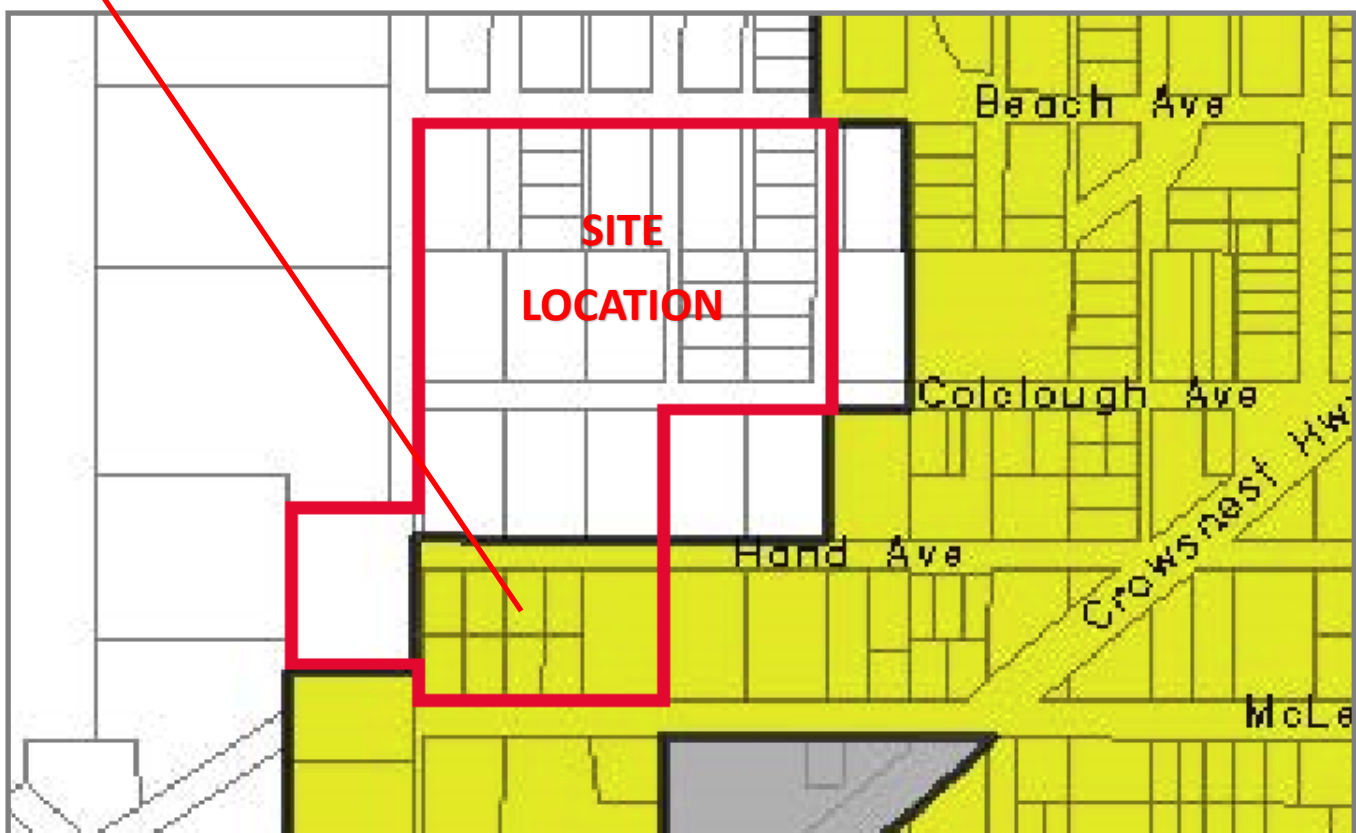
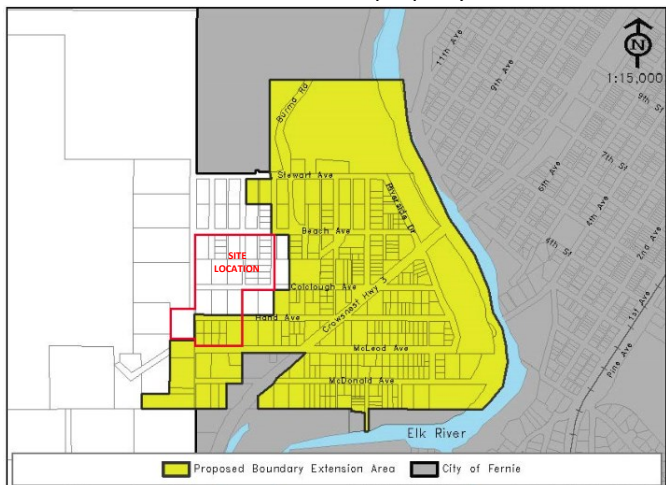


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- 9 lots from Fernie's recent boundary expansion to be included in subject property
- Approximately 4 acres of subject property is within Fernie boundary expansions
- Servicing of new boundary expansion currently underway and is to be completed Q4 of 2015

9 total lots consisting of 8 x 1/4 acre parcels as well as one full acre parcel overlapping subject property

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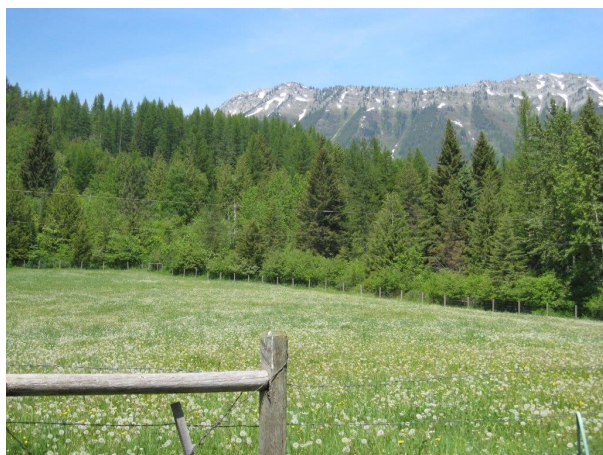
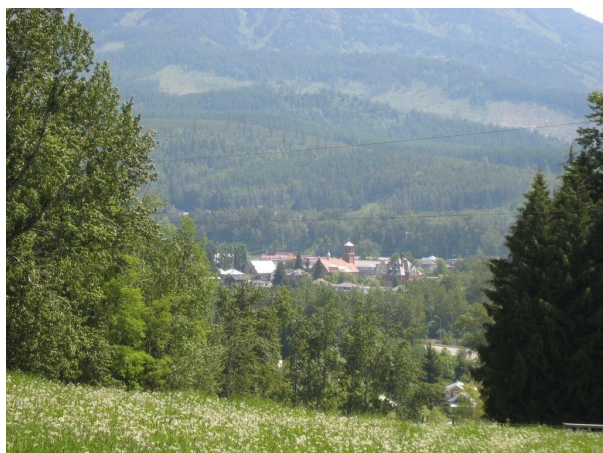
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### Current Major Developments in Fernie

**Heaven's Gate** will include a high speed gondola that will create a seamless connection between downtown Fernie, the pedestrian community, and the mountaintop facilities. The connectivity created by the downtown to peak gondola will be the first of its kind in Canada.

**Montane Fernie** is a new mountain community development situated just south-east of downtown Fernie. The development of the MONTANE community vision was guided by the site's social, physical and recreational connections to Fernie's historic core, with a deep commitment to social, economic and environmental investment in and for the community.

**Black Rock Estates** is a secluded eight lot development positioned at the entrance to the Black Stone Signature Golf Course. These beautiful treed lots range from 6,749 to 13,541 square feet. Each lot has been designed to ensure privacy and amazing creek and mountain views. The private entrance and drive will be enhanced by striking Black Rock landscaping. These exclusive lots, priced from \$289,000, are an exceptional value in this current market.

**The Cedars** will be developed to take into account the strong environmental values that are important in our community. Out of the 100 the acre development 49% of the community will remain green space

**Alpine Trails Mountain Community** is a truly unique and spectacular architectural guided community offering complete municipal servicing into private alpine cabin home sites, forested acreages and estate creek front properties with a dramatic mountain view. This exclusive area is nestled above the clear waters of Fairy Creek overlooking the city of Fernie.

**Canyon Peaks** is located in prestigious Alpine Trails. Surrounded by mountain views, the homes come with two stories, over 1,900 sf of livable space, three or two bedroom plus den plans and high-end interior finishes.

**Fernie Golf Estates** are new Duplex and Single family homes. Breathtaking views on the edge of a championship course.

**Pinnacle Ridge Developments Ltd.** offers truly unique exceptional quality ski homes. With over 100 years of construction and development experience, and 20 years in the ski and snowboarding industry.

**Silver Springs Crossing** is a collection of 14 one-of-a kind Rocky Mountain estate acreages of 2 1/2 to 4 1/2 acres with southern exposures and breathtaking views. They are unique in that they combine the benefits of the South Country's



The information contained herein has been obtained from sources believed to be correct, but does not form part of any present or future contract and may change. The property may be removed from the market at any time without notice.

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