



THE CEDARS - PHASE THREE
AT KICKING HORSE MOUNTAIN | RESORT GOLDEN, BC



THE CEDARS AT KICKING HORSE

TWO PLANS TO CHOOSE FROM:

Choose from one of our two newest **High Performance Designs**:

The Moberly and **The Blaeberry**.

Both designs are available with a **"Studio Suite"** option.

VIEWS FOR DAYS

Kitchen, living and dining rooms face the majestic Blaeberry Valley. Enjoy views looking up Kicking Horse Mountain Resort to plan your powder ski day.

SLOPE-SIDE LIVING

Ski out! The Pioneer Chair runs to The Cedars. Only steps from a groomed cat track taking you to the Gondola Plaza.

Ski from your door onto the world class Dawn Mountain cross-country ski trails and snow shoeing.

Come summer, endless opportunities await. With unsurpassed hiking and biking trails at your doorstep, a new adventure is possible daily. There is also a children's park withing walking distance.

Fun for the entire family, no matter the season!

TRANQUIL SURROUNDINGS

Kicking Horse is in the middle of six national parks. Cedars is built to maximize the natural surroundings, nestled in the forest on a no-thru road with very little traffic. Serene, private, welcoming - a space to call your own.

DESIGNED FOR MOUNTAIN LIFE

Homes are designed with generous interior storage spaces and large rooms ideal for storing all your gear - including private and secure owner storage areas.

The garage options include ski/bike tuning bench, a boot/glove dryer, changing bench and owner lock-off for secure private storage. A true mountain adventure base camp!

SHORT-TERM RENTALS

No Restrictions! Legally zoned for STR.

All homes come wired and ready for WiFi controlled door locks and a WiFi controlled heating system.

PARKING

Single car private garage and room to park three vehicles on your own private driveway.

Moberly design has covered exterior parking as well as a simple car garage. Private driveways are located off the back lane.

HIGH PERFORMANCE HOMES

A well-insulated home that is airtight can have five times less energy loss when compared to the same insulated enclosure that is leaky. Airtightness is essential to optimizing the insulation performance.

Today's building codes are adopting mandatory levels of airtightness, typically requiring 3 to 5 air changes per hour (ACH50). But with attention to detail, careful material selection, proper sequencing and practice, Passive House performance of 0.6 ACH50 is readily achievable. When you provide greater airtightness, you provide greater occupant comfort, home resilience, and reduced energy bills.

THIS IS THE CEDARS!

COMFORT | HEALTH | RESILIENCE

WINDOWS

High performance triple glazed energy star low E/Argon PVC windows keep the cold out.

Increased natural light = reduced need for indoor lighting and increased energy savings.

HEATING

Compact and contemporary electric baseboard heaters with digital thermostats.

Wi-Fi thermostats in main living area - control your home temperature from the road.

All tile floors heated for occupant comfort complete with digital thermostats.

FRESH AIR

Energy efficient Heat Recovery Ventilation (HRV) system supplies fresh air and removes moist and stale air 24/7.

LIGHTING

Energy saving LED bulbs.

EXTERIOR DOORS

Exterior doors are foam core fiberglass, paint grade with a walnut wood finish and superior insulating value.

Steel Craft Elite garage door in a no maintenance walnut wood finish with a high insulation value and near silent side mount door opener operation with wireless keypad entry.

INSULATION/WALLS

Walls and roof comprised of an energy efficient double wall system are the foundation of our high-performance homes.

All concrete floors in living spaces are

insulated with R20 performance Terrafoam, environmentally sensitive expanded polystyrene insulation.

Foundation walls built with insulated concrete forms (ICF's) with an air-tight R22 effective performance.

FLOORING

Heated porcelain tile floors with programmable digital thermostats in all bathrooms, main entry and mud room.

Engineered Hardwood floors throughout the living room, dining room, kitchen.

Lush carpet in the bedrooms and hallways.

DOORS/TRIMS/SHELVING

Solid Core bedroom doors provide great soundproofing and come with contemporary door hardware.

Baseboards and door trims are all solid MDF (Medium Density Fibre), finished in designer chosen contemporary colours.

Modern drywall returned windows and sills.

Shelving and rods in all closets and mud room.

APPLIANCES

All Energy Star Fridge, range, hood fan/ microwave and dishwasher.

Ecofriendly full-size clothes washer and dryer.

KITCHEN

Contemporary kitchen cupboards, countertops and hardware.

Solid surface countertops with undermount sinks.

Stainless steel double bowl undercounter kitchen sink with single action faucet.

BATHROOMS

Custom ensuite shower with tiled walls complete with glass door.

Single action pressure balanced faucets in all showers.

Low flush toilets throughout.

Full bath with curved bar shower curtain around the spacious bathtubs.

FIREPLACE

Propane gas fireplace with barnboard wall surround.

Wood burning free standing stove option – see developer for details.

HOT WATER

60-gallon electric hot water tank.

EXTERIOR SIDING

Concrete based siding mixed with Douglas Fir Timbers and Cedar siding.

Water borne oil stains on all wood provides a deep penetrating long lasting finish.

ROOFING

Mix of 2ply Torch On roof membrane system and asphalt/fiberglass shingles that are designed to maintain integrity for over 25 years.

LANDSCAPING

Beautiful landscape design with natural native plants and trees requiring very low maintenance.

DRIVEWAY

Car driveway surface will be gravelled to match the gravel lane and can accommodate up to 3 vehicles.

ELECTRICAL SERVICE

Dedicated, private 200-amp electrical service.

STUDIO SUITE OPTION

All designs can accommodate a “studio suite”

Private access

Moberly 435 square feet

Blaeberry 295 square feet

Bar fridge, microwave, cooktop

Suite style kitchen cabinets

Laminate counter tops

Suite size washer/dryer

Tile/Vinyl/Carpet Floors

*See developer for suite option costs

YOUR HOME, YOUR CHOICE !

Choose from 3 designer prepared colour packages in contemporary mountain styles.

Choices include:

- Porcelain tile for bathrooms
- Cabinet colour kitchen and bathrooms
- Counter Tops
- ALL WOOD floors are finished in our most popular engineered wood “Natural Oak”
- Paint colours

THE FOLLOWING LIST IDENTIFIES THE GENERAL SPECIFICATIONS UNLESS SPECIFIED OTHERWISE. THE BUILDER RESERVES THE RIGHT TO MAKE CHANGES TO THIS LIST BY PROVIDING EQUIVALENT SUBSTITUTES.

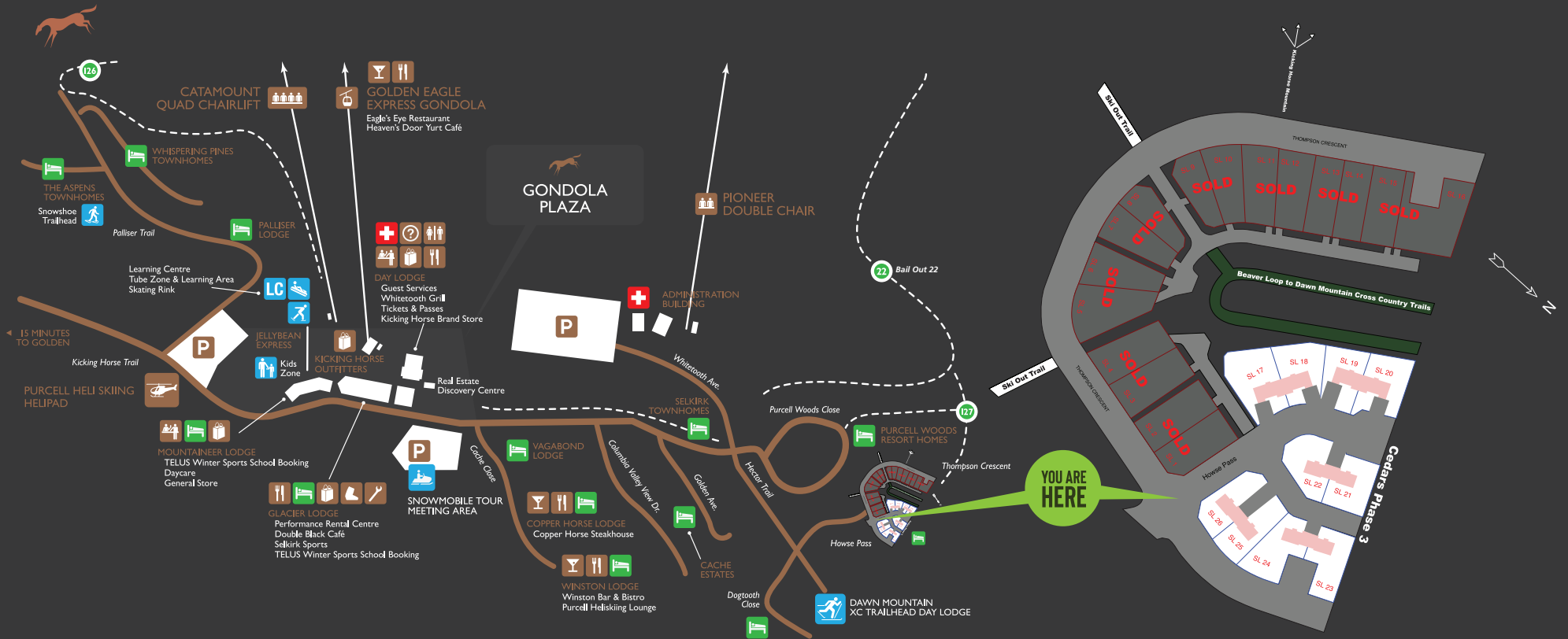


Home Designs & Lot Locations

UNIT	LIST PRICE	SQ/FT	STRATA LOT	FIRST DEPOSIT, 10% DOWN
THE BLAEBERRY	\$774,900 +GST	2020 SQ/FT	21-26	\$77,490
THE BLAEBERRY + (WITH STUDIO)	\$789,900 +GST	2020 SQ/FT	21-26	\$78,990
THE MOBERLY	\$834,900 +GST	2560 SQ/FT	17-20	\$83,490
THE MOBERLY + (WITH STUDIO)	\$849,900 +GST	2560 SQ/FT	17-20	\$84,990

KICKING HORSE MOUNTAIN RESORT VILLAGE MAP **NOW SELLING!**

NOW SELLING!

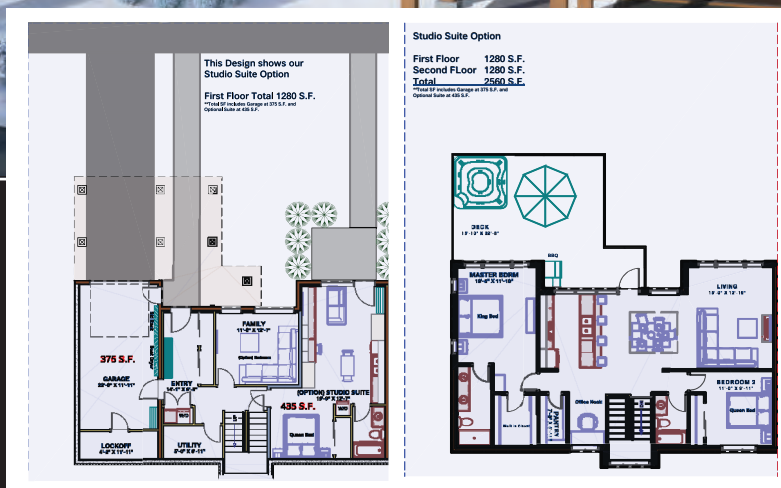


The Cedars, Lot #17, #18, #19, #20

The Cedars, Thompson Crescent, Golden, BC, V0A 1H0

\$849,900 + GST
(with studio)

MLS®



The Moberly

Size: 2560 sq. ft
Bed(s): 3+
Bath(s): 3+
Strata: \$101.56/month
Sewer/Water: \$177.30 per quarter

This development truly emanates the spirit and essence of adventure and discovery and is a unique one-of-a-kind offering within the resort. Set up as 13 buildings yielding 26 units in total, each home in The Cedars is situated to take advantage of the incredible surroundings and provide awe-inspiring views of the renowned Columbia Valley. These modern homes offer superior design, energy efficient construction and flexible rental options. They are located slope-side just steps from the resort village, yet maintain privacy by being nestled within a wooded sanctuary neighbouring the existing Cedar Creek Estates.

Ned Johnson

PH: 250.344.8530

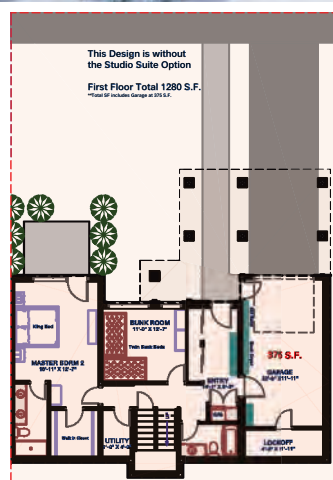
njohnson@innovationbuilding.com

The Cedars, Lot #17, #18, #19, #20

The Cedars, Thompson Crescent, Golden, BC, V0A 1H0

\$834,900 + GST
(without studio)

MLS®



The Moberly

Size: 2560 sq. ft
Bed(s): 4+
Bath(s): 4+
Strata: \$101.56/month
Sewer/Water: \$177.30 per quarter

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Cedars Phase 3
Design: "Moberly"
Lots 17/18 + 19/20

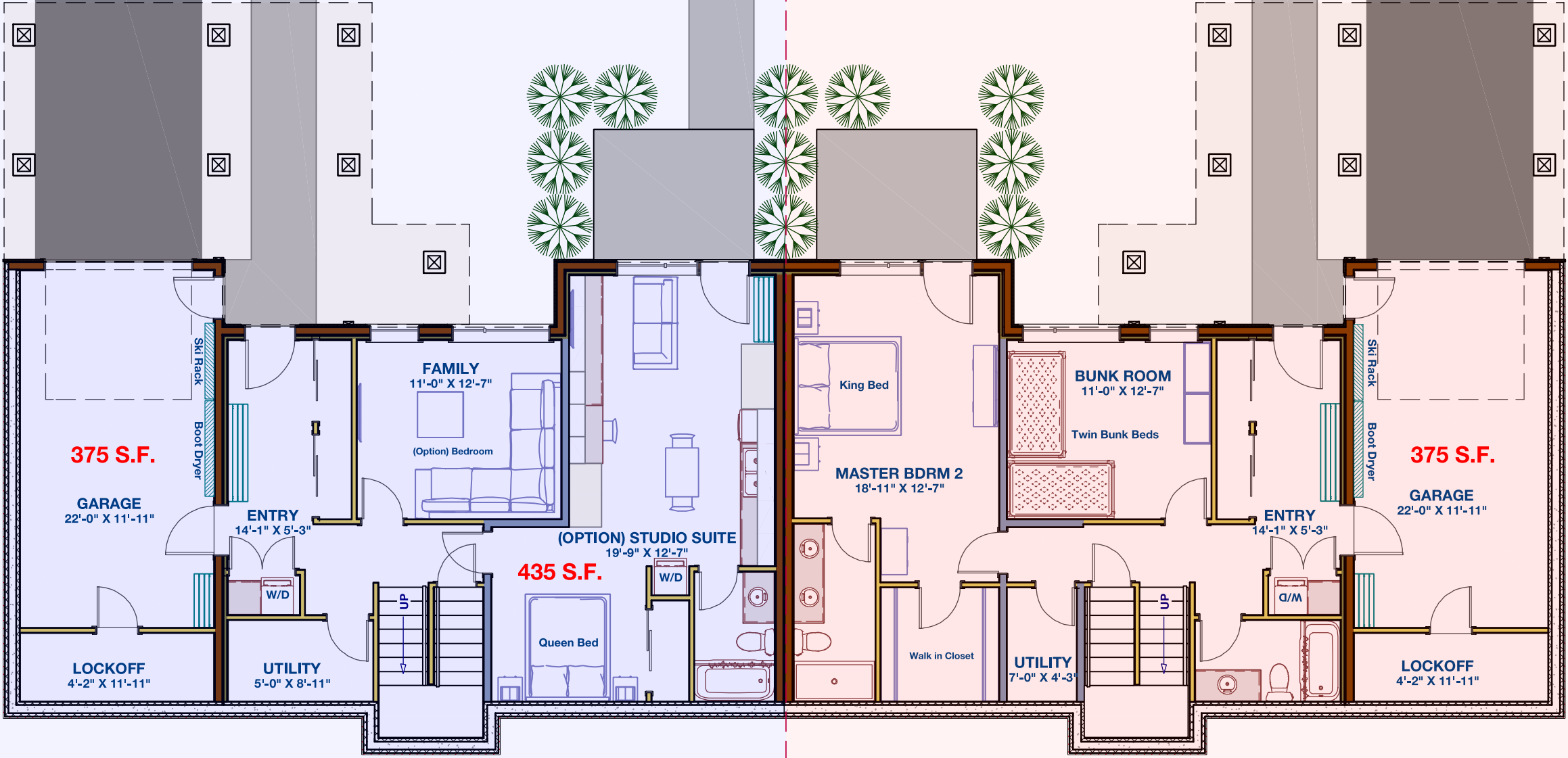
1st Floor
1/8" = 1'

This Design shows our
Studio Suite Option

First Floor Total 1280 S.F.
**Total SF includes Garage at 375 S.F. and
Optional Suite at 435 S.F.

This Design is without
the Studio Suite Option

First Floor Total 1280 S.F.
**Total SF includes Garage at 375 S.F.



Cedars Phase 3
Design: "Moberly"
Lots 17/18 + 19/20

2nd Floor
1/8" = 1'

Studio Suite Option

First Floor 1280 S.F.
Second Floor 1280 S.F.
Total 2560 S.F.

**Total SF includes Garage at 375 S.F. and
Optional Suite at 435 S.F.

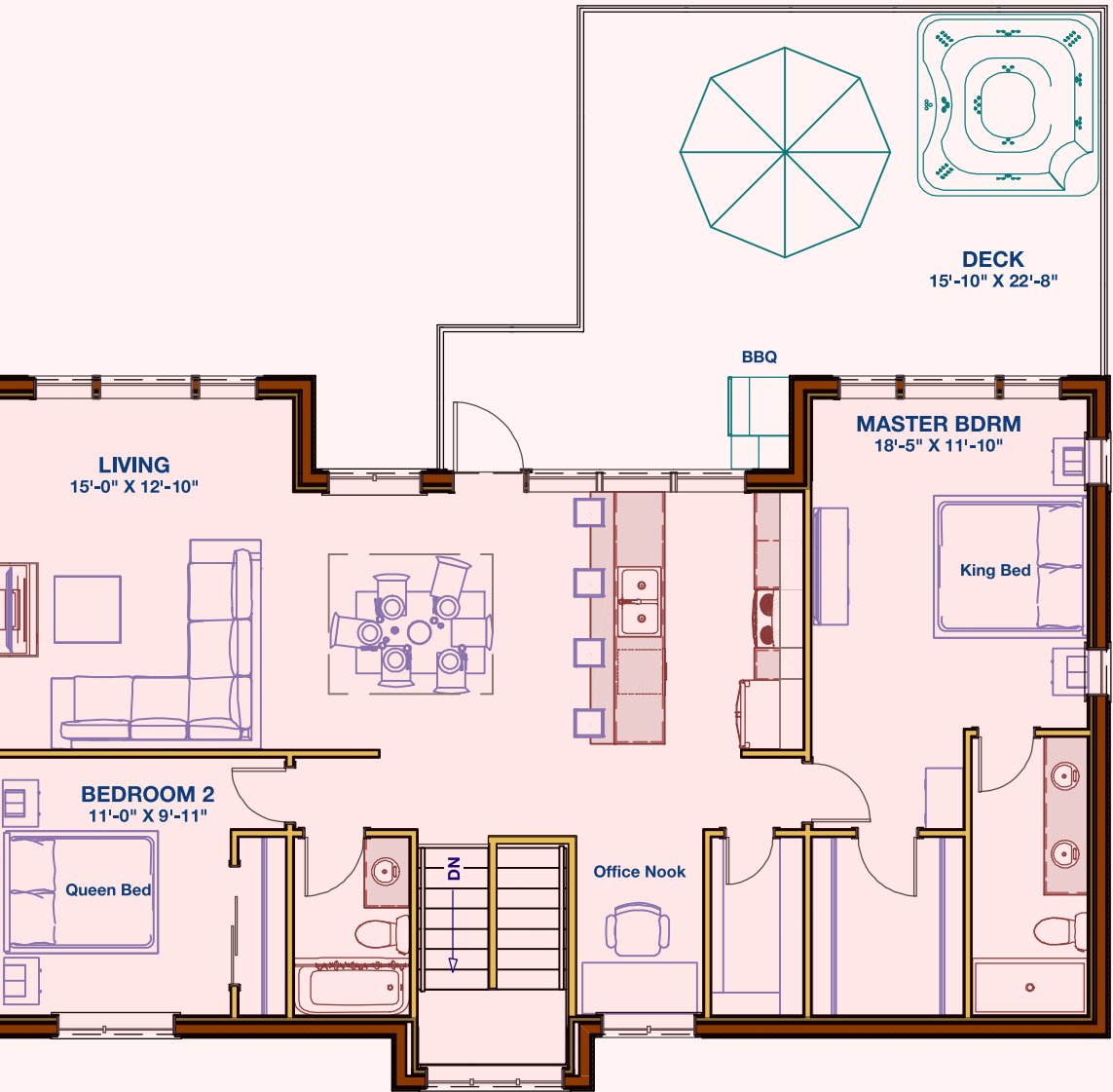


This Design is without the Studio Suite Option

**All Customers get to pick whichever design they prefer.

First Floor 1280 S.F.
Second Floor 1280 S.F.
Total 2560 S.F.

**Total SF includes Garage at 375 S.F.



The Cedars, Lot #21, #22, #23, #24, #25, #26

The Cedars, Thompson Crescent, Golden, BC, V0A 1H0

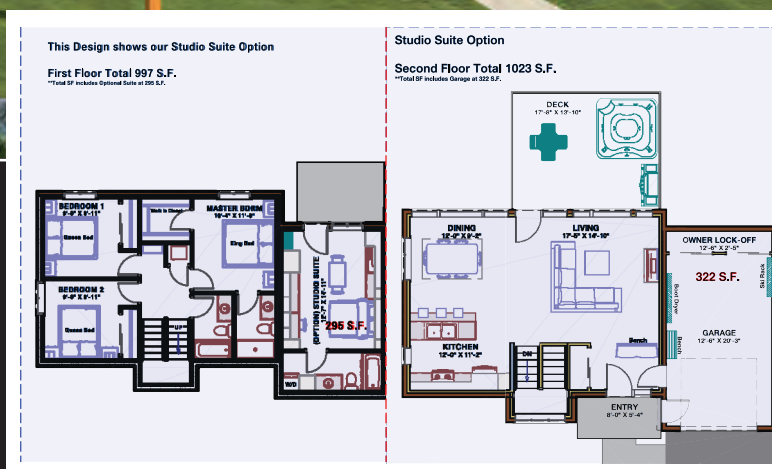
\$789,900 + GST
(with studio)

MLS®



The Blaeberry

Size: 2020 sq. ft
Bed(s): 3+
Bath(s): 3+
Strata: \$101.56/month
Sewer/Water: \$177.30 per quarter



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The Cedars, Lot #21, #22, #23, #24, #25, #26

The Cedars, Thompson Crescent, Golden, BC, V0A 1H0

\$774,900 + GST
(without studio)

MLS®



The Blaeberry

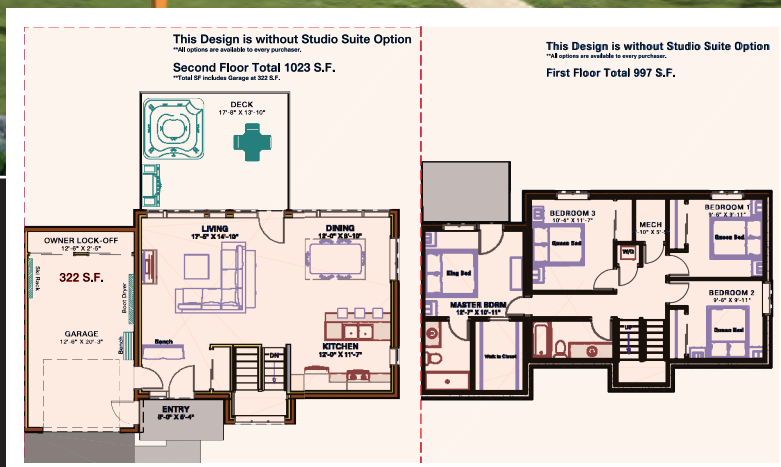
Size: 2020 sq. ft

Bed(s): 4+

Bath(s): 2+

Strata: \$101.56/month

Sewer/Water: \$177.30 per quarter



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Cedars Phase 3
Design: "Blaeberry"

Lot 21/22
Lot 23/24
Lot 25/26

1st Floor
1/8" = 1'

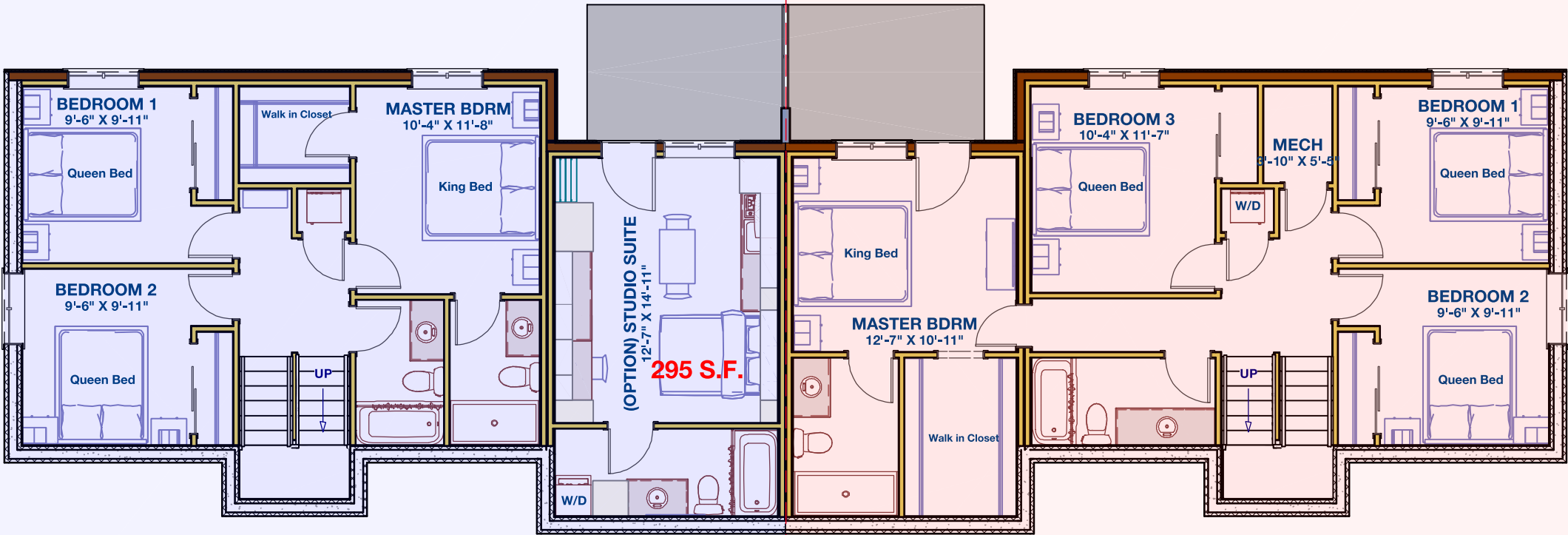
This Design shows our Studio Suite Option

First Floor Total 997 S.F.
**Total SF includes Optional Suite at 295 S.F.

This Design is without Studio Suite Option

**All options are available to every purchaser.

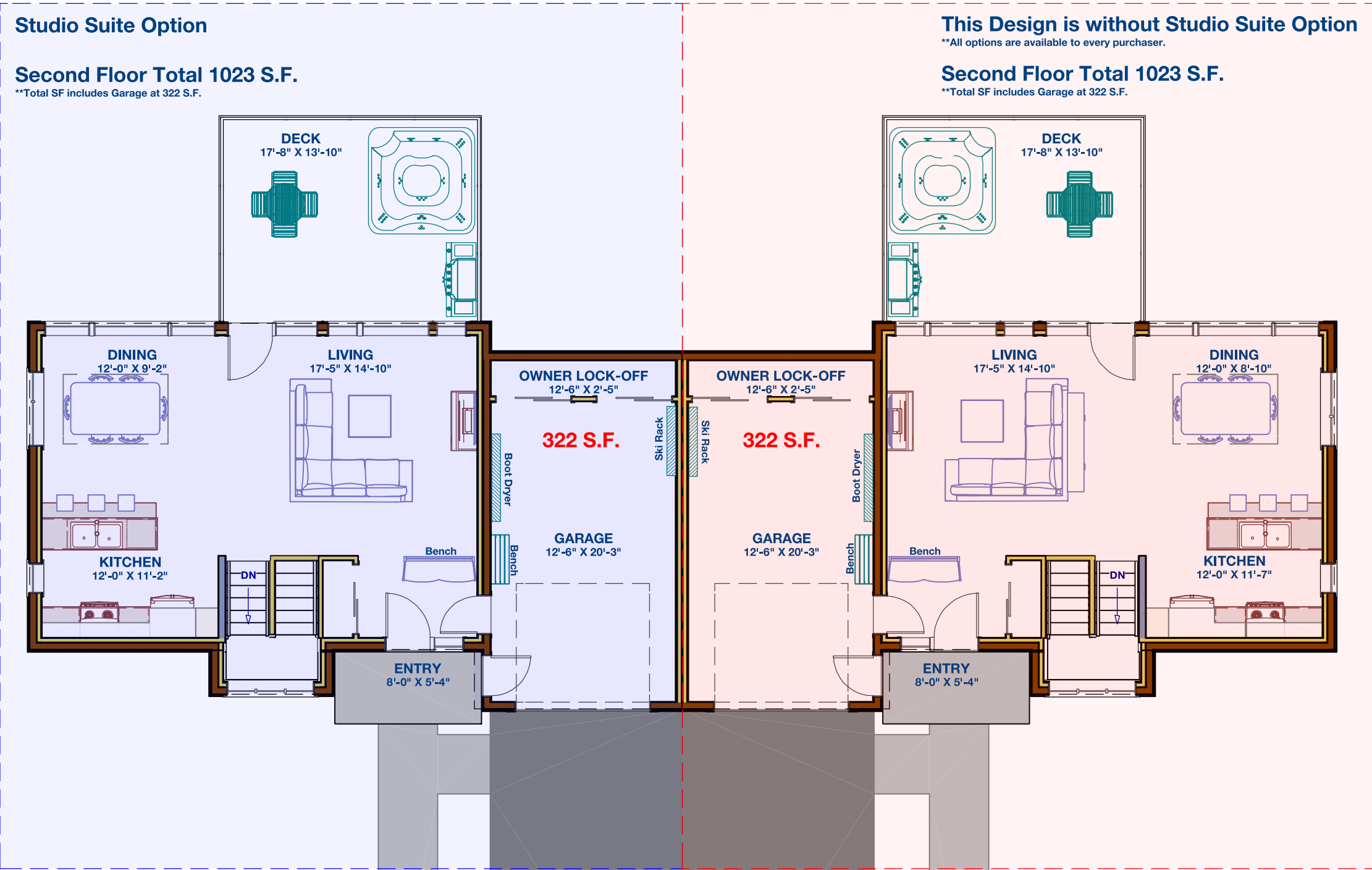
First Floor Total 997 S.F.



Cedars Phase 3
Design: "Blaeberry"

Lot 21/22
Lot 23/24
Lot 25/26

2nd Floor
1/8" = 1'



First Floor	997 S.F.
Second Floor	1,023 S.F.
Total	2,020 S.F.