



# LIVE WHERE YOU LOVE TO PLAY

Imagine exploring kilometres of hiking, mountain biking and cross-country skiing trails from your doorstep. Imagine waking each morning to panoramic views of the iconic Rocky Mountains. Imagine living where you love to play.

That is the reality of living in Montane Fernie, a more than 600-acre residential development in the southeast British Columbia town of Fernie. It is here, in the heart of the picturesque Elk Valley, that you will find the perfect combination of urban convenience and an outdoor-oriented lifestyle in a pristine rural setting.

Designed and developed in 2014, Montane Fernie boasts a well-established and growing community of families, working professionals and those who came for adventure and stayed for life.



# Homes for sale

## YIRRI COTTAGES

AVAILABLE FOR PRE-SALE WITH A  
JUNE 2020 COMPLETION DATE!

- quick-possession mountain modern homes
- 2,730-sq/ft of energy-efficient living space
- priced at just \$698,000

The perfectly designed main level features a generous open-plan kitchen, living room and dining space, half bath and mudroom. Upstairs, you will find a master bedroom with ensuite, two additional and very spacious bedrooms, a full bathroom and a flex space. Each home also has an attached garage and finished basement.

The Yirri Cottages offer panoramic views of the Rocky Mountains and are just steps away from the extensive four-season Montane Trail Network.

### YIRRI COTTAGES OVERVIEW:

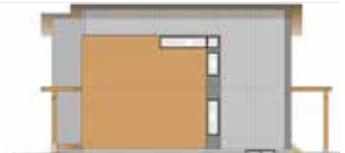
**Total footprint:** 2,730 sq/ft.

**Total living space:** 2,390 sq/ft plus a 340sq/ft attached garage.

**Main floor:** 705 sq/ft of living space including kitchen, dining room, living room, half bath, and mudroom.

**Attached Garage:** 340 sq/ft

**Second floor:** 980sq/ft including master bedroom



# Future Developments

Montane Fernie is a multi-staged development. Plans include Brewery Creek, a multi-family residential housing neighbourhood, and the Brewery Creek Cottages, which will be designed for those looking at quick possession into the Montane Fernie community.

Plans for Montane Fernie also include expansion of the Montane Barn and Community Farm with more animals, community gardens, greenhouses, a children's playground and quite possibly an amphitheatre.

All future development plans will maintain the values and principles that are important to residents, such as the community's close connection to nature with its over 70% dedicated greenspace and doorstep access to the Montane Trail Network.

Our Masterplan is guided by the site's physical and recreational connections to Fernie's historic core and a commitment to direct economic, social and environment conscious investment.



# The Neighborhood

Designed to foster a strong sense of well-being, the amenities at Montane Fernie are unlike any other.

- 20+ kilometres of maintained trails perfect for year-round recreation.
- Over 70% of dedicated greenspace to enjoy the protected environment surrounding your home.
- Well-maintained and fully stocked Montane Hut to base your adventures.
- Historic Montane Barn and working Community Farm bring a touch of rural life into the heart of Montane Fernie.
- Future amenities include community-shared gardens, a children's playground, greenhouses and much more.



# Trail Network

20+ KILOMETRES OF YEAR-ROUND RECREATION TRAILS AT YOUR DOORSTEP

Hike, bike and ski to your heart's content without ever having to drive to your destination! Integral to Montane Fernie, the Montane Trail Network is one of the largest trail systems in Fernie, giving our community doorstep access to a multitude of year-round adventures.

The Montane Trail Network caters to:

- Hiking
- Walking / running
- Cross-country skiing
- And more!
- Mountain biking
- Fat biking
- Snowshoeing

There are many multi-use trails in the Montane Trail Network as well as designated cross-country ski trails, which are groomed regularly. In the summer, avid mountain bikers will also find exactly what they are looking for, with miles of single-track to explore.

## MONTANE HUT

Trail users gain access to the Montane Hut, a key amenity that is maintained by Montane Fernie – in partnership with the Fernie Trails and Ski Touring Club. Offering gorgeous panoramic views of the Elk Valley, the Montane Hut is the perfect place to warm up by a crackling fire and enjoy nature at its finest.

## ADAPTIVE TRAIL

The Montane Fernie community also features an amazing adaptive trail to ensure that everyone in the community has convenient access to our beautiful outdoors and pristine natural setting.



# Lifestyle

Completely surrounded by the Rocky Mountains, the town of Fernie is an authentic mountain community that caters to the outdoor enthusiast. Only three hours from Calgary, Alberta, and two hours from Kalispell, Montana, Fernie sees visitors from both near and far coming to experience the area's world-class skiing, hiking, biking, snowmobiling and fishing opportunities. But don't be fooled as Fernie is a community first and a destination second.

The hub of Fernie is a historic downtown core brimming with arts, culture, dining and shopping. Other local amenities include parks, community trails, playgrounds, spas, wellness centres and galleries.

Along with a robust economy, Fernie is equally as well suited for young families as it is for those looking to transition into retirement.

## Contact

Are you ready to live the life you've been dreaming of? Contact us for more information on design guidelines, future development plans, or scheduling a tour.

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