



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.





Lots for sale

- Starting at \$198,000
- Fully Serviced
- 7,500 sq/ft to 18,900 sq/ft.

Nineteen fully serviced lots are now ready and awaiting your custom dream home.

These lots are closely connected to nature and designed to take advantage of the extended sunlight hours on the south side of the Elk Valley. Panoramic views of the Rocky Mountains are abundant and careful consideration has been given to the design to offer open, yet private living.

In accordance with Montane Fernie's design principles, placement of buildings and design at Morrissey Court prioritizes natural spaces, while inviting opportunities for creativity and community interaction. Backing on to a natural easement, many of the lots at Morrissey Court are positioned so that future homes cannot be built behind existing ones, further preserving the views and privacy of residents.



FOR SALE



MONTANE Fernie
montanefernie.ca

MORRISSEY COURT LOTS



(250) 423-8559 sales@parastone.ca

Morrissey Court Lot Pricing

Product	Lot Size Sq/ft	Building Threshold Ratio vs. Lot Size	Price	Price Per Sq/Ft	Status
Lot 88	10,623	42%	\$288,000	\$27.11	SOLD
Lot 87	7,558	48%	\$238,000	\$31.49	SOLD
Lot 86	7,690	49%	\$238,000	\$30.95	SOLD
Lot 85	9,303	52%	\$248,000	\$27.24	SOLD
Lot 84	10,277	55%	\$268,000	\$26.08	SOLD
Lot 83	12,378	59%	\$298,000	\$24.07	SOLD
Lot 82	18,944	67%	\$498,000	\$26.29	SOLD
Lot 69	15,500	52%	\$288,000	\$18.58	SOLD
Lot 70	13,347	43%	\$248,000	\$18.58	SOLD
Lot 71	14,100	43%	\$238,000	\$16.88	SOLD
Lot 72	11,302	37%	\$238,000	\$21.06	SOLD
Lot 73	10,202	33%	\$198,000	\$19.41	SOLD
Lot 74	9,527	34%	\$198,000	\$20.78	SOLD
Lot 75	9,240	32%	\$198,000	\$21.43	SOLD
Lot 76	9,181	32%	\$198,000	\$21.57	SOLD
Lot 77	8,945	34%	\$198,000	\$22.14	SOLD
Lot 78	9,141	37%	\$249,000	\$22.75	AVAILABLE
Lot 79	10,245	42%	\$273,000	\$22.25	SOLD
Lot 80	13,024	45%	\$248,000	\$19.04	SOLD



Our Building Partners



PARASTONE

Landmark construction and development

Parastone Landmark
Construction & Development
Parastone.ca



Element
Mountain Homes inc.

Element Homes
elementhomes.ca



Larsen Whelan Enterprises
lwebuilders.com

BEACON
PROJECT MANAGEMENT

Beacon Project Management
www.beaconprojects.ca



Elk River Mountain Homes
elkrivermountainhomes.com



SHEEPDOG
Construction & Design Ltd.

Sheepdog Construction
www.sheepdogconstruction.com



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.

Steven Szelei
Sales and Marketing Manager
Email: sales@parastone.ca
(250) 423-4136 ext. 110
(250) 423-8559



PARASTONE

Landmark construction and development