

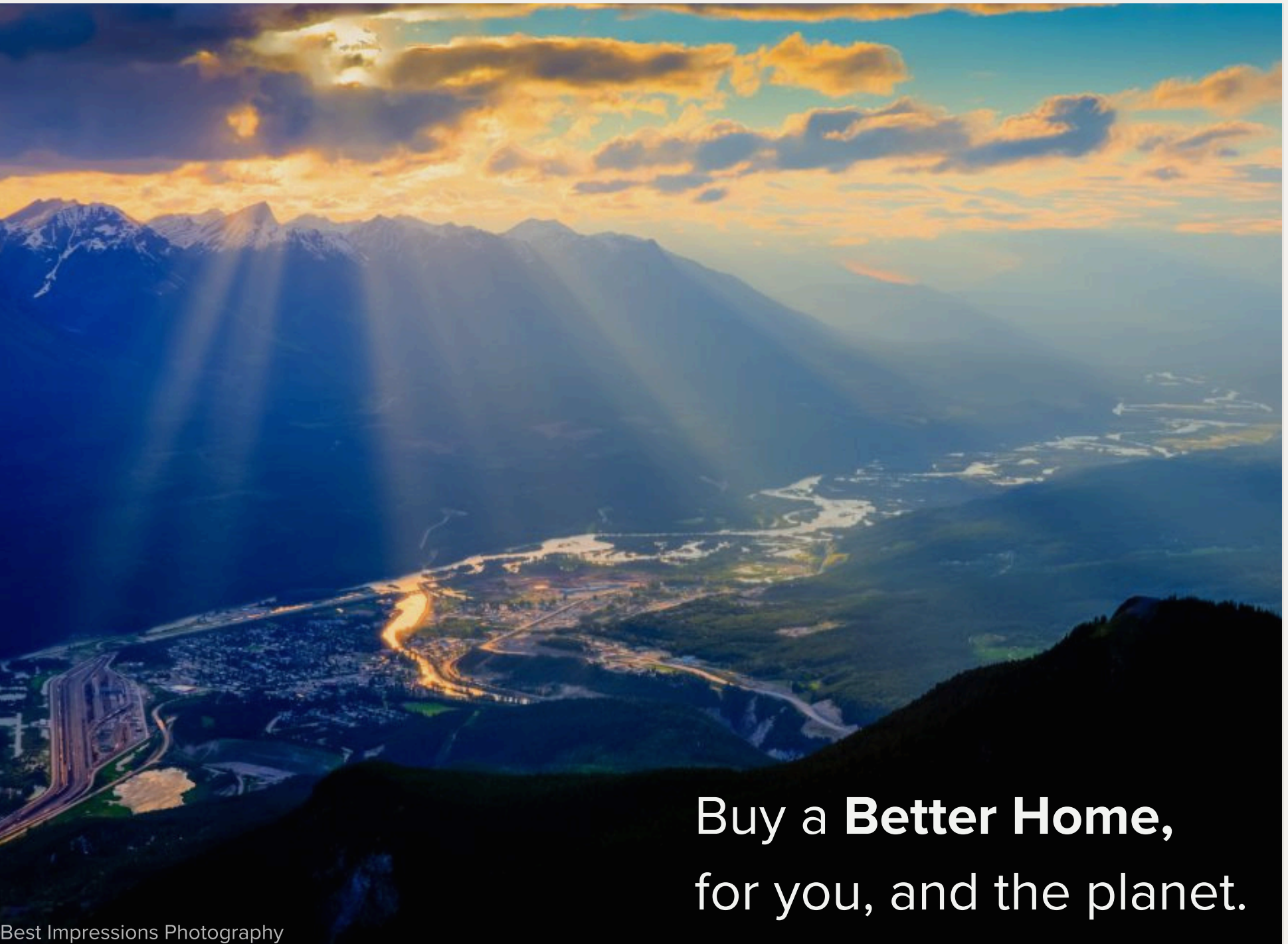
MOUNTAIN LIVING

Kicking Horse Mountain Resort, Golden, BC

CEDARS



Best Impressions Photography



CEDARS

Buy a **Better Home,**
for you, and the planet.

Best Impressions Photography

INNOVATION
BUILDING



CEDARS

The **Final** Phase.

Your last chance to call this exceptional community **HOME**.



Where **Luxury** meets **High Performance**.

Modern Two Storey Chalets.

All Season Comfort.

Climate Resilient.

All electric.

Net Zero Energy Ready.

AN INSPIRED PLACE



CEDARS

Nestled at the base of Kicking Horse Mountain Resort, The Cedars offers a prime location for adventure. Alpine and cross-country skiing in winter and summer, hiking and biking, every season is filled with excitement. With easy access to the national parks surrounding Golden, guests can explore stunning scenery and iconic landmarks. The Cedars provide a convenient and comfortable base for experiencing the beauty of the Canadian Rockies. Discover endless adventures and unforgettable experiences in the friendly mountain town of Golden.

DROPPING IN...

FEATURES AND FINISHES

LOCATION

- At the base of Kicking Horse Mountain Resort.
- Live steps from your front door to a groomed track leading you to the Gondola Plaza.
- Explore world-class Dawn Mountain cross-country ski and snowshoe trails, in your backyard.
- Come summer enjoy walking, hiking, and biking trails or walk to the children's play park.
- Fun for the entire family.
- Park your car and start exploring.

FRESH MOUNTAIN DESIGN

- Contemporary, light, and bright.
- Expansive windows.
- Two Storeys. 10' ceilings on the second level.

SHORT TERM RENTALS

- No rental restrictions. Rent long or short-term.
- Generous spaces for storing all your gear - including private and secure owner storage areas.

KITCHEN

- Contemporary cabinets.
- Soft close doors and drawers.
- Quartz counters.
- Undermount sinks.
- Pantry shelving.
- Energy Star fridge, range, microwave/hood fan and dishwasher.
- Ecofriendly clothes washer and dryer (in pantry off kitchen)

FLOORING

- Engineered Oak floors.
- Plush carpet in the bedrooms, hallways, and stairs.
- Heated tile with digital thermostats in bathrooms, main entry, and mudroom.

BATHROOMS

- Modern vanities.
- Soft close doors and drawers.
- Quartz counters.
- Undermount sinks.
- Heated tile floors.
- Electronic thermostats.
- Barrier-free shower (ensuite). Tiled walls.
- Tub and shower (other bathrooms). Tiled walls.
- Wood accent walls (ensuite and main floor bathroom)
- Low-flush eco toilets.

ENTERTAINMENT

- TV rough-ins ready for wall mount (hidden behind wall) or TV stand. (Included in family bunk room, living room, and primary bedroom)
- Optional outlets for surround sound wifi speakers.

CEDARS

FEATURES AND FINISHES

(Continued)

BUILT-INS

- Bedroom closet shelving/hanging.
- Front entry bench/cubbies/hooks.
- Pantry shelving.
- Garage ski rack/workbench/sitting bench.
- Contemporary electric fireplace.
- Fireplace wall surround.

GARAGE AND CARPORT

- Heated garage with insulated doors.
- Sealed concrete floor to reduce dust allergens.
- Paved asphalt driveway included.
- Seasonal storage room.
- Ski rack/workbench/sitting bench.
- Boot/glove dryer. (rough in only)
- Fast EV charger. (rough in only)
- A proper mountain adventure base camp.

EXTERIOR

- Single-car garage.
- Paved driveway.
- EV fast charger at garage door (rough in only)
- Additional carport parking under weatherproof deck.
- Low maintenance finishes.
- Aluminum and glass railings.
- Hot tub (rough in only, includes hose bib for freshwater)
- Timbers and wood siding sealed with waterborne oil stain, deep penetrating for a long-lasting finish.
- Modern, hidden fastener, metal accent walls.
- Simple, long lasting, low slope roofs.
- Asphalt/ fiberglass shingles. Designed to hold the snow so you don't need to shovel.
- Low maintenance native plants and trees.

COMFORT AND RESILIENCE

- Your home materials and finishes have been selected to provide the highest level of occupant comfort and resilience.
- We have earmarked all major maintenance items on a home and selected products and details that reduce maintenance significantly, sometimes completely, while increasing comfort.

WINDOWS AND DOORS

- High-performance triple-glazed, triple weather sealed, tilt and turn windows from Europe.
- Keep the heat "IN" for winter and the heat "OUT" for summer.
- Draft-free natural light, making your home comfortable and bright.

FRESH AIR

- "Live Healthy" with an Energy Recovery Ventilator always removes indoor pollutants and allergens while replacing your home with fresh outdoor alpine air.

CEDARS

FEATURES AND FINISHES

(Yes...There's more!)

HEATING AND COOLING

- Winter heating and summer cooling with high-efficiency, cold-climate heat pumps.
- Over 300% more efficient than standard heating systems.
- Our high-performance building envelope means the heating/cooling system does not have to work hard to keep you comfortable.
- Tile floors are heated for comfy feet, controlled by digital thermostats.

ENVELOPE

- Exterior double wall system, the foundation of our high-performance homes.
- Airtight, draft-free for ultimate comfort in the mountains.
- Foundation walls are built with airtight insulated concrete forms (ICF).

OPTIONS

- Two interior finishing packages.
- Blue Bird (Light) or Alpenglow (Warm)(Colour choices include tile, carpet, cabinets, quartz counter and wall colours)
- Design your modern fireplace surround, work with us. (Allowance included)
- Add Boot/glove dryer. (rough in included)
- Add Hot Tub. (rough in included)
- Add Fast EV Charger (rough in included).
- Additional outlets for wireless surround sound system in living room or family/bunk room.
- Built-in Bunk beds. (Queen on the bottom, Twin on top)
- Custom shelving, hanging in Seasonal Lock off.

*****Please contact developer for all option costs*****

CEDARS

PEACE OF MIND

In the Fresh Alpine Air

At The Cedars, we prioritize healthy mountain living, offering clean air, pristine water, and a vibrant lifestyle.

Our commitment to **High Performance** goes beyond **Energy Efficiency** – it's about **Enhancing Your Comfort**.

Experience double insulation, draft-free interiors, and consistent heating or cooling year-round.

Breathe Easy with 24/7 fresh, filtered outdoor air and abundant natural light from our passive house certified windows.

Rest Assured, knowing you're purchasing directly from the builder-developer, ensuring a seamless experience.

Plus, our 2-5-10 Home Warranty provides insured, peace of mind.

2-year materials and labor warranty

5-year building envelope warranty

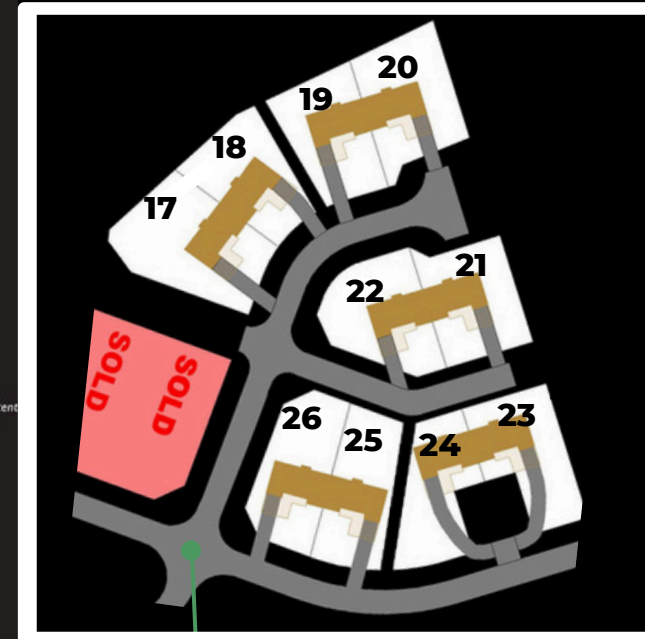
10-year structural defects warranty

We deliver on our promises.

Enjoy **All-Season Comfort** with our **Climate-Resilient**, all-electric, **Net Zero Energy Ready homes**.

Cedars Final Phase

Strata Lots
17 - 26



CEDARS

The Final Phase

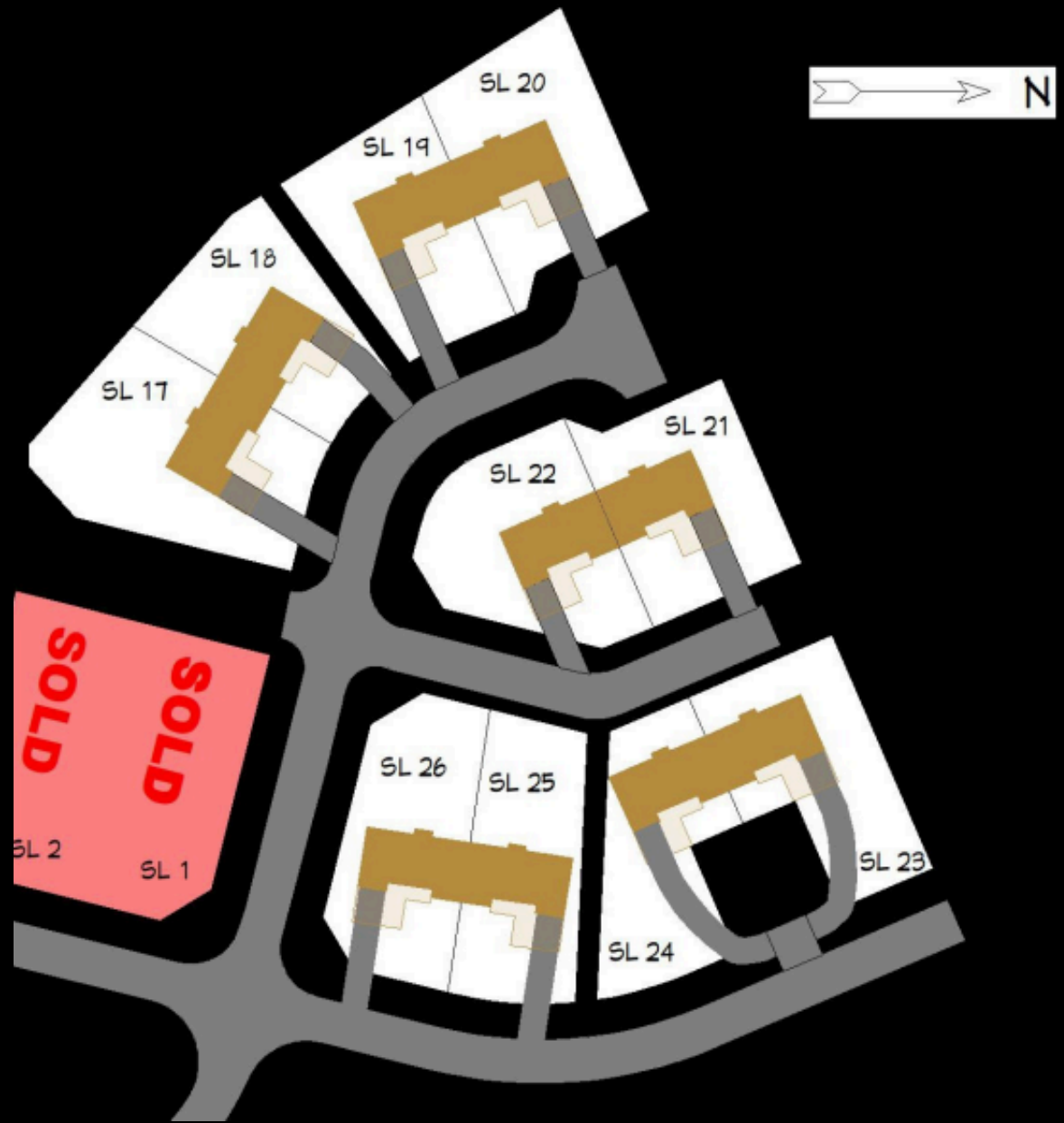
Lot 17/18

Lot 19/20

Lot 21/22

Lot 23/24

Lot 25/26



CEDARS

4 Bed/3 Bath

First Floor 922 S.F.

Second Floor 1,297 S.F.

Garage 375 S.F.

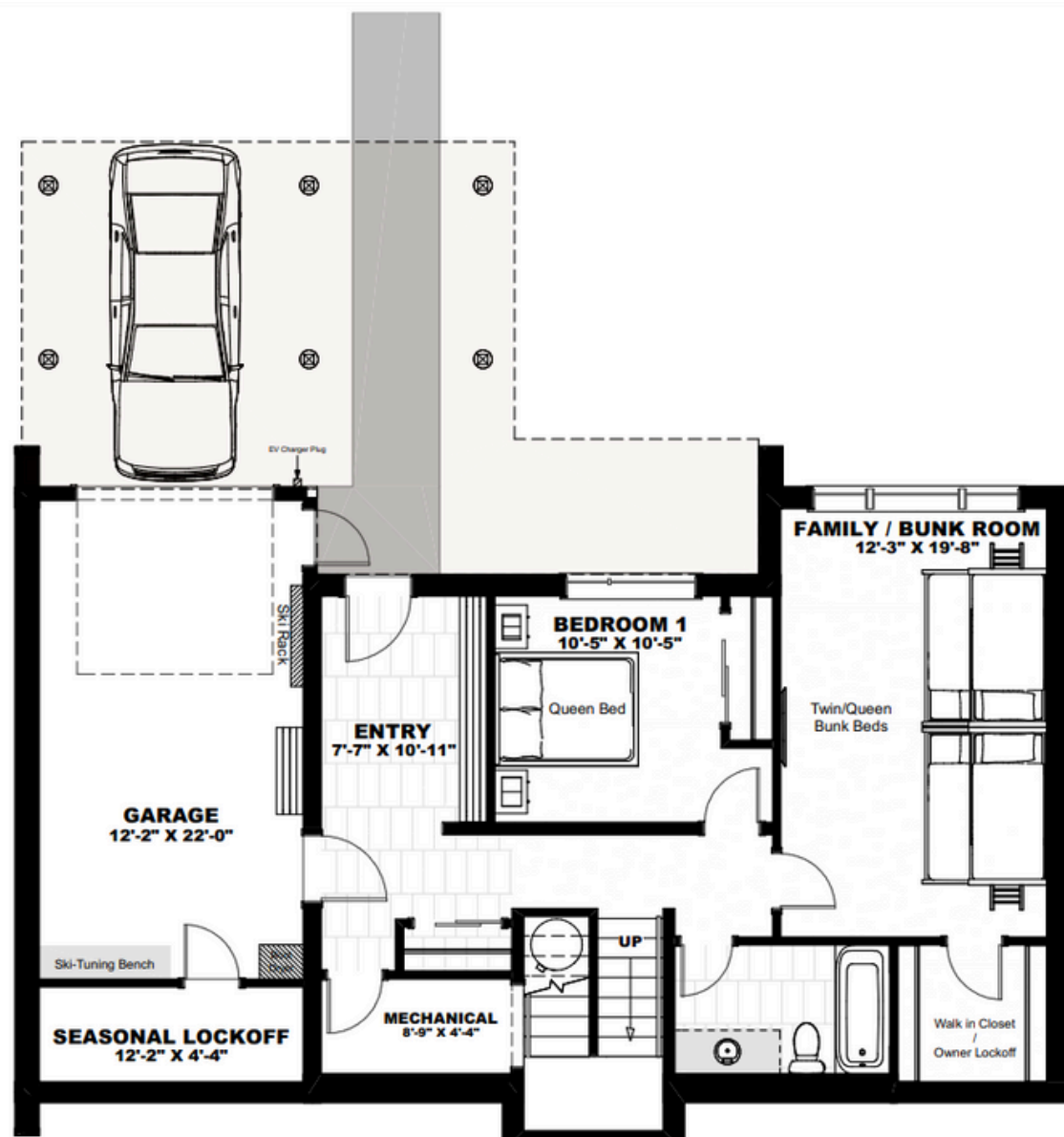
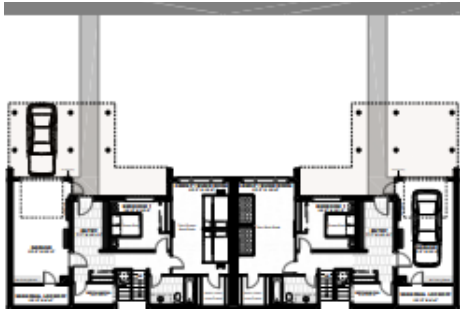
Total 2,594 S.F.

Deck 467 S.F.



First Floor Total 1,297 S.F.

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

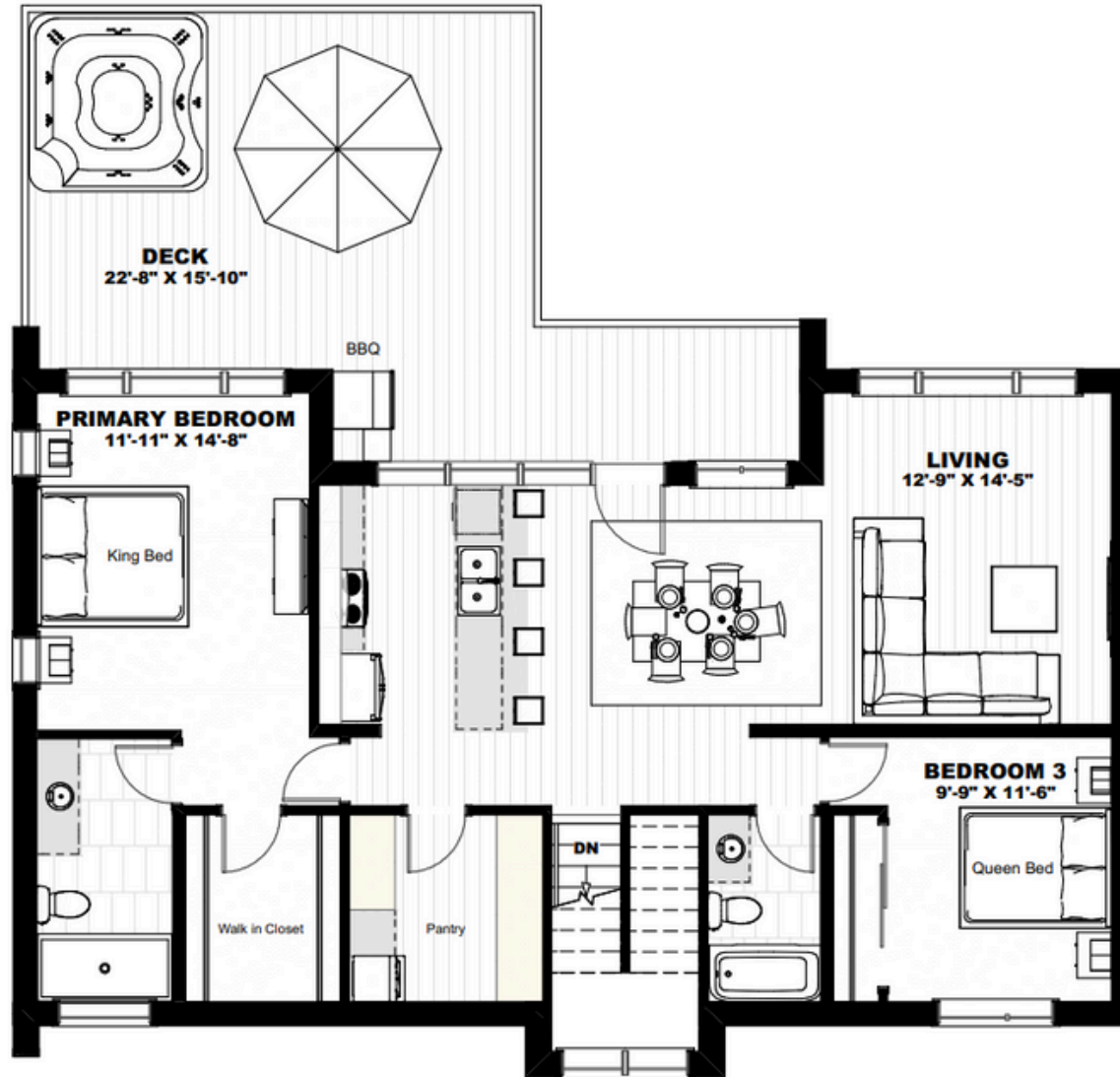


CEDARS

The following illustrations and descriptions identify the general specifications. Some items are upgrades to the base design. The builder reserves the right to make changes by providing similar substitutes. Heat pump head locations to be finalized

Second Floor Total 1,297 S.F.

**Deck at 467 S.F.



CEDARS

The following illustrations and descriptions identify the general specifications. Some items are upgrades to the base design. The builder reserves the right to make changes by providing similar substitutes. Heat pump head locations to be finalized



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