



*Cedar Creek*  
E S T A T E S

*A Collection of 19  
Custom Estate Homesites*



## Offering Highlights

### **General**

- 19 Freehold, Bare Land Strata Lots
- 10,796 square feet to over 20,000 square feet
- Home size either 4,000 square feet, 4,500 square feet, 5,000 square feet or 6,000 square feet or 37.5% of lot area, whichever is smaller
- Plus an attached or detached garage of up to 968 square feet
- Minimum Home size 1,614 square feet
- Maximum building height of 29.5 feet from average grade to mid-point of roof
- 1 parking space per bedroom required
- No suites allowed
- Homes may be short term rented
- All services, water, sewer, electrical, propane, telephone underground
- 36 months to start building, 48 months to complete your home both from the time of purchase from KHMR

### **Design Guidelines**

- All plans are subject to prior approval by KHMR Development Corp
- Must build within the “Building Envelope Area” specified on each lot, including garage
- Trees are to be retained where possible, lots to be re-landscaped after construction
- Primary exterior materials must be stone & wood, no aluminum or vinyl siding, or stucco allowed
- Roofing material can be wooden or asphalt shingles, or metal
- Colors must be muted, to match the surroundings
- To be consistent with National Park design theme and in keeping with the vision for the Resort

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## Buyer's Information

### Deposits

- 1) A deposit of \$10,000 is required with the initial offer, a cheque payable to "McCarthy Tetrault In Trust". Please indicate "Cedar Creek Estates" and the lot number on the cheque.
- 2) Upon final subject removal, the deposit is increased to 10% of the purchase price.
- 3) Remaining balance will be due upon closing.

### Financing

- 1) We have arranged financing through the Canadian financial institution listed below:

Garibaldi Mortgage  
Doug Mildenberger, Owner/ Mortgage Broker  
(877) 932-2688 ext. 12  
[doug@mygmi.com](mailto:doug@mygmi.com)  
[www.garibaldimortgage.com](http://www.garibaldimortgage.com)  
Lender / broker fees may apply.

- 2) Up to 50% of the purchase price can be financed; potentially this could go to 65% with pre-approval of construction financing.

### Closing

- 1) A BC licensed Lawyer is required to close the sale. Prior to closing the Vendor will arrange for several quotes from lawyers to be passed on to purchasers. Kicking Horse Mountain Resort recommends the following BC licensed lawyer:

Bruce McKenzie; Ewan & McKenzie; Golden  
Tel: (250) 344-5258 Email: [blmck@telus.net](mailto:blmck@telus.net)

- 2) BC's Property Transfer Tax is payable upon closing; 1% on the 1<sup>st</sup> \$200,000 and 2% on the balance.
- 3) Federal GST is payable upon these homesites, at closing. GST is assessed at 6% of the purchase price.

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# Costs of Ownership

## 1) Monthly Strata Fees – Payable to the Strata Corporation

All Homesites                      \$ 99

The amount of the fee is based upon the unit entitlement. The monthly fees include payment for garbage removal, snow removal, landscaping, property management as well as a contribution towards a contingency reserve for future expenses.

## 2) Property Taxes

Kicking Horse Mountain Resort (KHMR) is located within the Columbia Shuswap Regional District; the year 2007 mill rate is 5.1576 (\$5.16 per \$1,000 of assessed value).

## 3) Utility and Resort Association Charges

KHMR is putting in place all the necessary utilities for the successful functioning of the resort. The following charges are anticipated for Resort services:

### I. Water & Sewer

These charges are based on the number of bedrooms per Single Family Home.

Water:

One bedroom home	\$36.00 per quarter
Two bedroom home	\$72.00 per quarter
Three bedroom home	\$108.00 per quarter
Four bedroom home	\$144.00 per quarter
Five bedroom home	\$180.00 per quarter
Six bedroom home	\$216.00 per quarter

Availability of Service charge Water:

One bedroom home	\$86.00 per year
Two bedroom home	\$172.00 per year
Three bedroom home	\$258.00 per year
Four bedroom home	\$344.00 per year
Five bedroom home	\$430.00 per year
Six bedroom home	\$516.00 per year

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Sewer:

One bedroom home	\$30.50 per quarter
Two bedroom home	\$61.00 per quarter
Three bedroom home	\$91.50 per quarter
Four bedroom home	\$122.00 per quarter
Five bedroom home	\$152.50 per quarter
Six bedroom home	\$183.00 per quarter

Availability of Service charge Sewer:

One bedroom home	\$73.80 per year
Two bedroom home	\$147.60 per year
Three bedroom home	\$221.40 per year
Four bedroom home	\$295.20 per year
Five bedroom home	\$369.00 per year
Six bedroom home	\$442.80 per year

2. Resort Amenity Covenant Charge

\$500/year for fire protection services  
\$800/year for other services

3. KHMR Resort Association

KHMR will set up a Resort Association to handle marketing for the entire resort. The annual charge for a 4 bedroom unit actively short-term renting is expected to be approximately \$1,384 per year. For a purchaser undertaking no short-term rental the charge will be approximately \$280 per year.

**4) Other Operating Costs**

Each individual owner will be responsible for the cost of electricity, satellite or cablevision, telephone and propane used in their home.

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## Preferred Builders

It can be exciting and challenging to build a home in a mountain setting. Kicking Horse Mountain Resort has listed the following single family home builders to assist you in making your vision a reality. These builders are licensed general contractors and have a history of building fine single family homes at Kicking Horse Mountain Resort.

### **HR Pacific**

Contact: David Ratzlaff  
Phone: 1(250) 344-4999  
Fax: 1(250) 344-4998  
Email: [davidr@hrpacific.com](mailto:davidr@hrpacific.com)  
Web: [www.hrpacific.com](http://www.hrpacific.com)

### **Libertas Construction Management**

Contact: Martin Gotz  
Phone: 1 (250) 344-5355  
Email: [martingotz66@hotmail.com](mailto:martingotz66@hotmail.com)

### **Suddwick Homes International Ltd.**

Contact: Tim Suddaby  
Phone: 1(250) 344-8512 (or 344-8566)  
Fax: 1(250) 344-4753  
Email: [suddwickhomes@yahoo.ca](mailto:suddwickhomes@yahoo.ca)  
Web: [www.suddwickhomes.ca](http://www.suddwickhomes.ca)

KHMRLP has no direct business or contractual relationship with the Preferred Builders and derives no financial benefit from either their participation in the Development or any relationship that develops between the Preferred Builders and property owners.

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## Development Process

The following flow chart represents a summary of the development review and approval process for the construction of a home in Cedar Creek Estates:

- 1 Purchase of Lot
- 2 Hire Coordinating Registered Professional (“CRP”)
- 3 Review building site, building envelope, Development Covenant (including Site Development Criteria and Building Design Criteria) with CRP
- 4 Obtain geo-technical report for building site
- 5 Prepare detailed building plans & specifications, including site plans & landscaping plans
- 6 Submit building application together with necessary documentation and fees & Security deposit to KHMDC
- 7 KHMDC review of application and accompanying items
- 8 Lot Owner & CRP make any required revisions to plans
- 9 KHMDC issues “Approval to Construct”
- 10 Construction, with ongoing supervision and inspection by CRP
- 11 Completion of construction and landscaping
- 12 Submit final plans and necessary documents to KHMDC for review & approval
- 13 KHMDC issues “Certificate of Completion”
- 14 KHMDC returns Security Deposit

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