

# YOUR FUTURE HOME AT POWDER KING

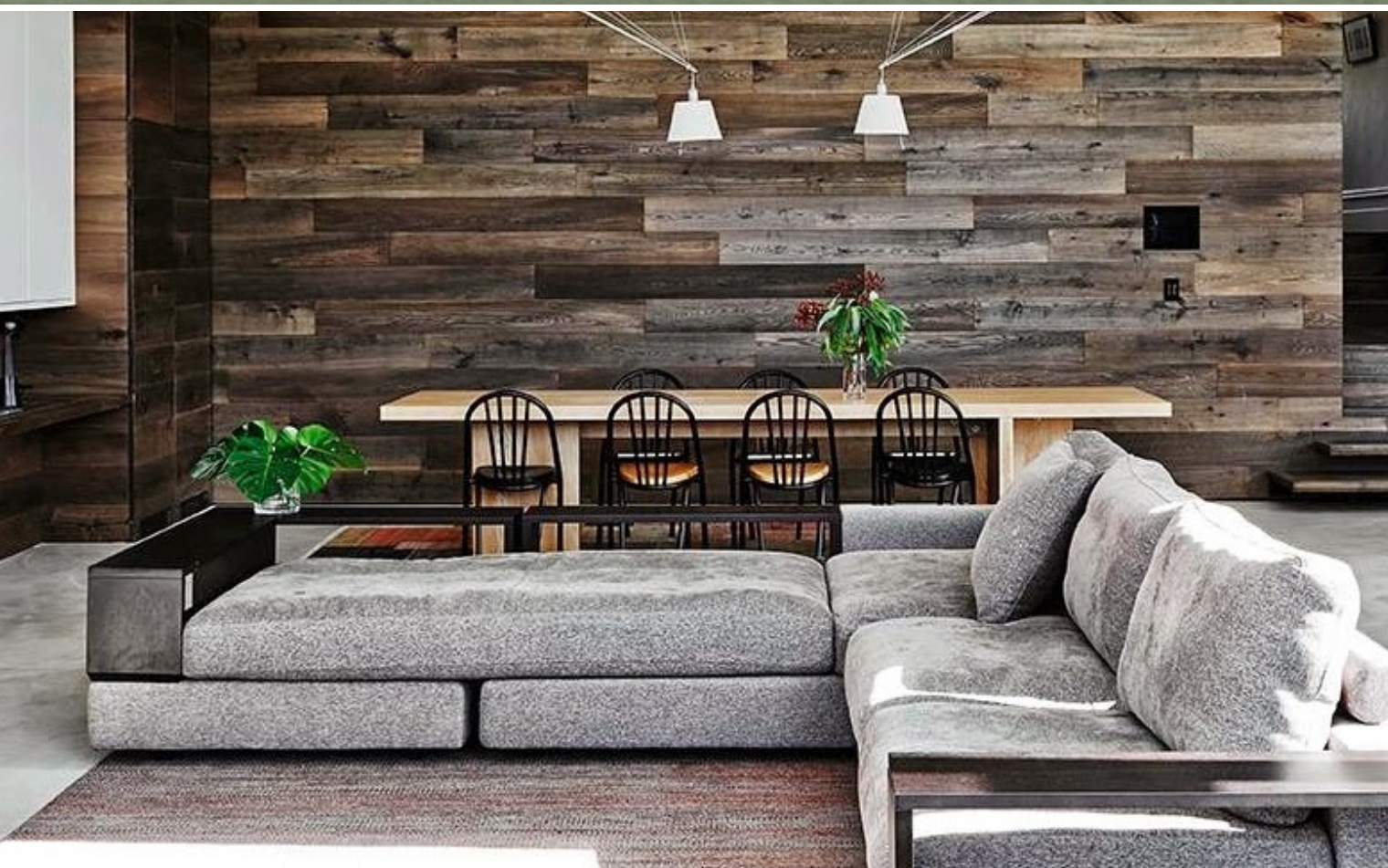
*for sale!*

**FEBRUARY 6TH 2021**

WHERE YOUR NEXT  
ADVENTURE BEGINS

MODERN TAKE ON A  
TIMELESS DESIGN, THE  
KENDRICK'S RESIDENCE  
HAS PLENTY OF NATURAL  
LIGHT AND BREATHING  
ROOM FOR THE WHOLE  
FAMILY.

**PRE-SALES NOW!**



# Where your next adventure begins....

The adventure starts at your doorstep with Powder King's new Kendrick Residence.

Located in the heart of Powder King's beautiful Whispering Village neighbourhood, this residence offers a wide variety of modern-day comforts to make your resort retreat feel like home.

From morning sunrises over the Murray range, to the sunset views from your hot tub at night. We have two different apartment types to meet everyone's needs and offer maximum comfort.

## ABOUT PK

Nestled alongside Highway 97 in the foothills of the Rocky Mountains is Powder King Mountain Resort; a place that is often referred to as the Shangri-La. A hidden ski hill gem.

Powder King is creating a 4 season multi-recreational resort. It is enveloped in pristine Boreal forest that receives an enormous 41ft of annual champagne powder.

High speed fiberoptic  
Spring 2021!



# THE KENDRICK'S 1 BEDROOM HOME

## INTERIOR FEATURES

- Functional open concept
- Timber framed
- Gorgeous and functional European windows & doors
- Thermostatically controlled natural gas fireplace
- Beautiful, healthy and easy to clean natural engineered wood floors
- Tile in front entrance and bathroom
- Timeless white pine casings and baseboards
- Stainless steel appliances

## EXTERIOR FEATURES

- Easy chairlift access
- Timeless Alpine House Style
- Beautiful white pine dovetailed log walls
- Energy efficient wall system
- Huge overhangs protect your home and entrances from epic snowfalls
- Low maintenance green technology. Valhalla stain exterior wood perserver, life time finish
- Large covered decks
- Beautiful balconies facing the Murray Range
- Heavy timber details
- Stone Accents

## ADDITIONS

- Decks are built for optional hot tubs
- Outside ski storage locker



6 units available!

# THE KENDRICK'S 1 BEDROOM HOME

## Prices

Top floor - Premiere view: \$ 309,000<sup>+GST</sup>

Middle floor - Level entry: \$ 289,000<sup>+GST</sup>

Bottom floor - Ground level walkout: \$ 289,000<sup>+GST</sup>

 To Day Lodge & Chair Lift 



6 units available!

# THE KENDRICK'S 2 BEDROOMS HOME

1,260 sq.ft

## INTERIOR FEATURES

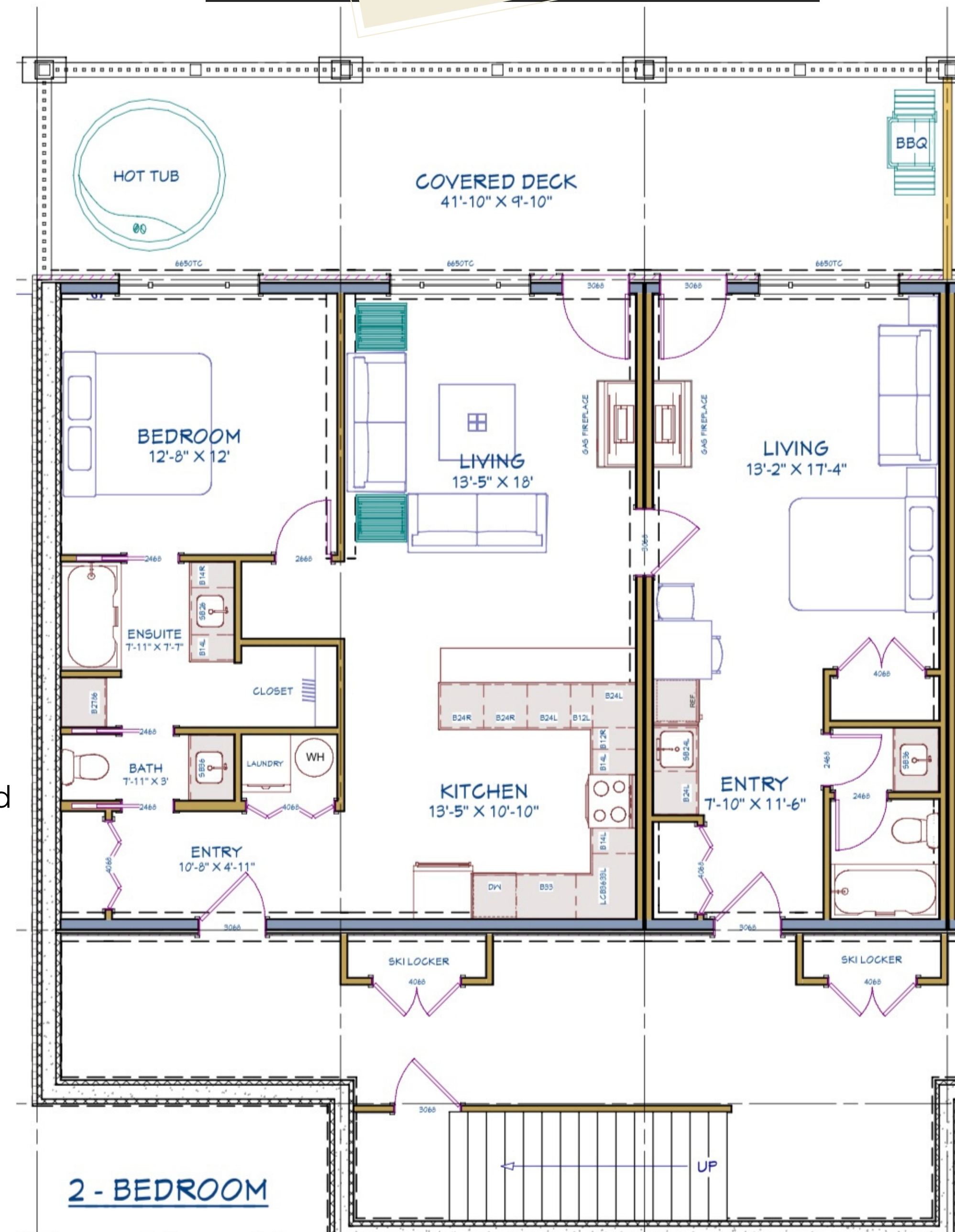
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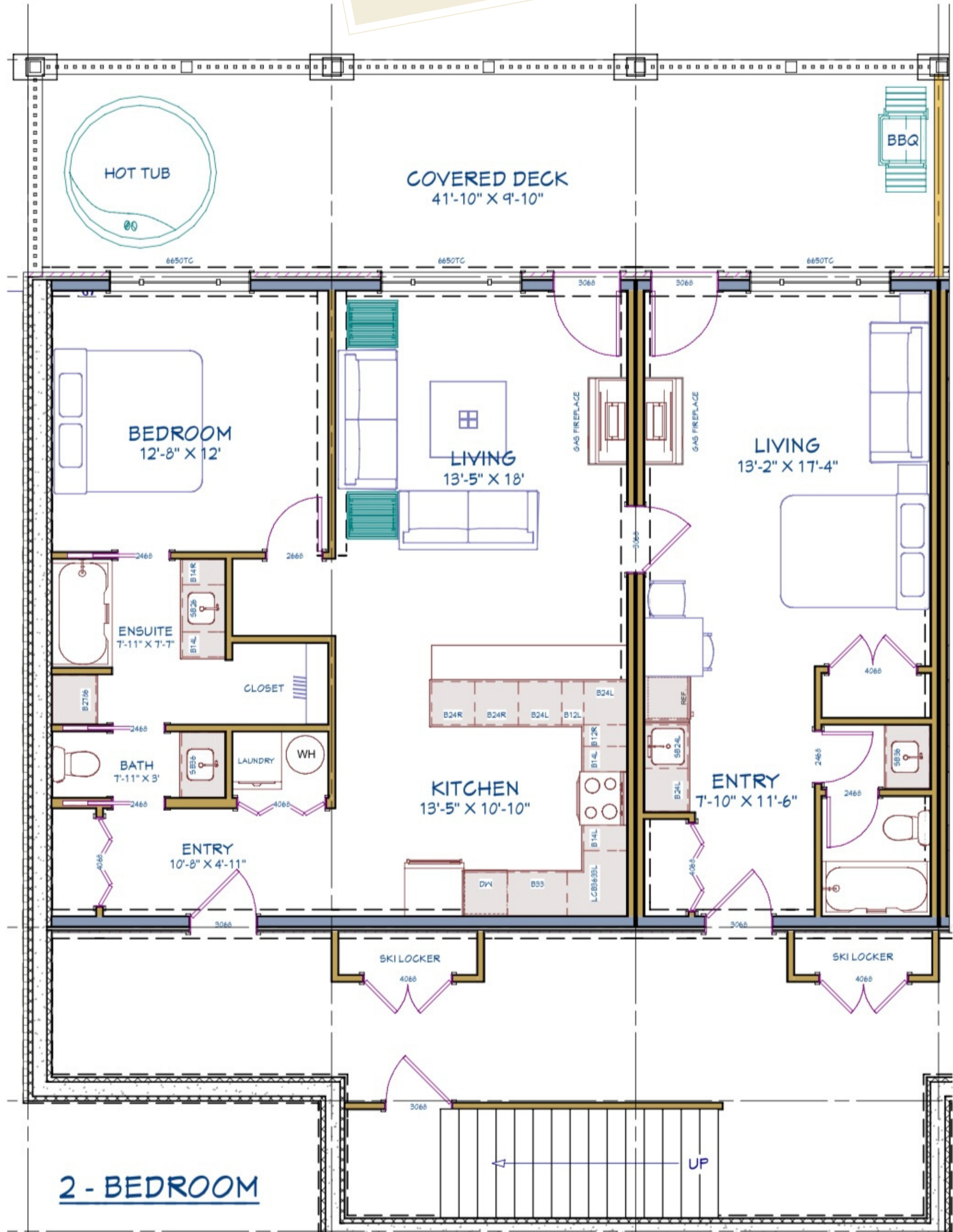
## Prices

Top floor - Premiere view: \$ 459,000<sup>+GST</sup>

Middle floor - Level entry: \$ 439,000<sup>+GST</sup>

Bottom floor - Ground level walkout: \$ 439,000<sup>+GST</sup>

 To Day Lodge & Chair Lift 



6 units available!



# What you need to know

Powder King Mountain Resort would like to invite you to join our short list of pre-qualified buyers.

To obtain your place on this short list, please provide a pre-qualification letter from your lender to  
[jim@powderking.com](mailto:jim@powderking.com)

Construction commences Spring 2021 with an anticipated completion date December 2021



# A bit more details for you about the resort development...

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Over the past fifteen years, Powder King's resort development strategy has been to prepare for the resort's inevitable success of becoming a world-class, all-season, multi-recreation destination resort. This preparation has been complimented by the acquisition of the Azouzetta Lake Resort, which increases the offering of year-round recreation activities and services. Other developmental accomplishments at the resort include the doubling of developed in-bound patrolled ski terrain, the construction of the resort's water reservoir which will allow for over 500 home development opportunities, the completion and sale of Powder King real estate Estates 24 lot subdivision and the construction of 20 new homes.

Powder King is pleased to unveil its next new real estate investment opportunity. The Kendrick residence showcases prime location with the beautiful finishes and the simplicity of mountain living. The Kendrick residence is a limited 12-unit condominium made up of 6 one bedroom and 6 two-bedroom homes with views of the spectacular Murray Range. This new home development will be constructed in the Whispering Village neighbourhood, and within a short walk of the Daylodge and the Powder Chair.

Currently, High Speed fiber optic internet line is being laid through the Pine Pass with Resort communication expected to be in use by summer of 2021. This exciting modern service will allow new home buying professionals to work from home, right here in the Pass! Cellular service will be sure to follow the completion of the fiber optic installation.

Recreation property is the most valuable real estate investment available for long-term holding. Powder King will continue to offer all year-round recreation opportunities to the 300,000 residents in the surrounding region from Prince George to Grande Prairie. This is your Resort, come join in and become part of its history as it grows into a lifelong lifestyle choice for those who share in the passion for this magnificent resort location.

# Understanding the freehold strata property

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The Kendrick Multiplex is a freehold strata property development. This strata model is common in multi-family home developments in British Columbia. The Strata fees are initially estimated to be as follows:

175/month for the one bedroom Kendrick units

\$245/month for the 2 bedroom Kendrick units.

Building "Strata Fees" are a scheduled monthly collection of pre-determined payments by the building's organized "Strata Corporation" that is responsible for the repair, maintenance and long term upkeep of the multi-family home building. The fee amounts are determined and agreed to, by the home owners (the Strata Corporation). The amount collected is determined by the expected cost of the building's property and liability insurance premiums, short and long term building exterior upkeep and property maintenance. The Strata laws of British Columbia mandated Strata Corporations to maintain a contingency (emergency) fund of 10% of it's collected fees. This collection of Strata fees, and the management system that it funds, is intended to benefit each home owner, by protecting and maintaining their home and it's value. The fees that are collected and kept in the Strata Corporation's account are an asset to each of the building owners.

The Strata Corporation is the legal entity created when the building's unit purchaser's become the registered owners of their units. It is then that a meeting of the owners is soon held and a determination made, through a voting system to name a president, vice-president and secretary to begin the process of formalizing the Strata Corporation. A chequing account is initiated in the Strata Corporation's legal identity, as a financial management tool to assist the monthly safe keeping of the collected fees, and for use in paying the Strata Corporation's expenses.

After the initial Strata Corporation meetings, typically semi-annual scheduled meetings are held. All owners are invited and expected to participate in order to preserve their rights as owners of the building. Voting for added or reduced strata bylaws may occur during meetings, with advanced announcement of any proposed changes. Current affecting Strata building bylaws are provided to all owners at time of purchase. New building Strata fees are initially determined by the developer (Powder King) based on what expenses may be expected or experienced over time to operate the Strata Corporation and maintain the building's integrity and value.

**COME JOIN THE PK FAMILY !**

*Experience the best powder. Collect memories.*

