

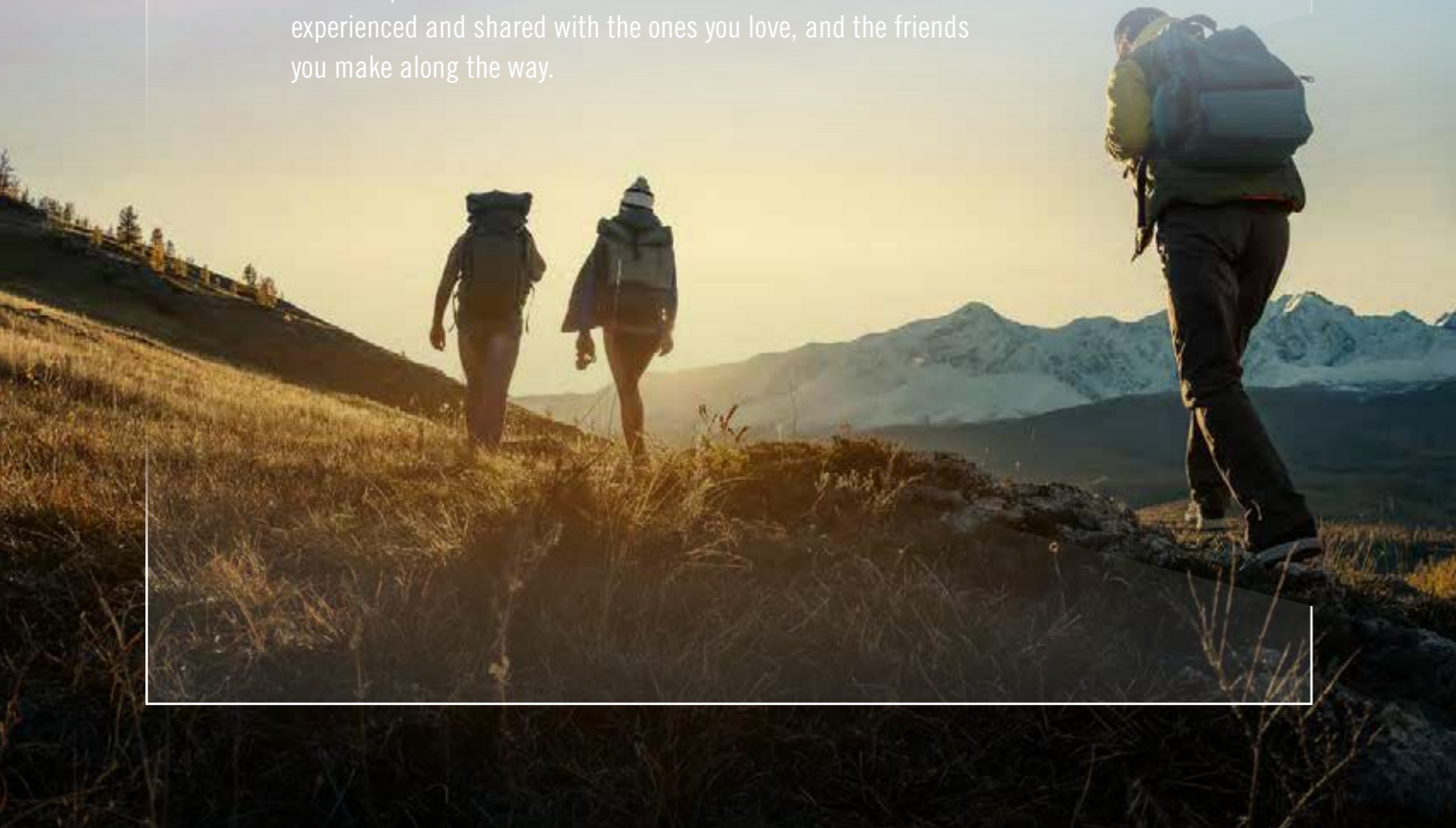


# HOME ABOVE IT ALL.

Ederra, the Basque word for beautiful, is built in enduring spirit that drew people to this area hundreds of years ago. Explorers who first discovered these lands set out in search of beauty... in search of a place unspoiled by progress.

Explore a community for those who value independence and seek adventure. Don't let go of the comforts of modern living. Embrace both sides of your nature - discerning city-dweller and rugged individual. Transition seamlessly between contemporary lifestyle and a place where the frontier still lives.

This is a place where the most beautiful moments of life are experienced and shared with the ones you love, and the friends you make along the way.








# SKYLINE RIDGE

EDERRA

Just minutes from the historic towns of Roslyn and Cle Elum, this gated and private community has been designed with great care to provide wide open vistas and unmatched privacy. Skyline Ridge includes access to a private lodge, pool, spa, sports court, expansive lawn, and nearly 230 acres of permanent open space, plus homesites are “tech ready” with gigabit internet connectivity.

From fully custom residences to architect designed quick start custom homes, Skyline Ridge will soon become the most enviable new home mountain community in the Cascades. Homesites offer panoramic views from sunrise to sunset together with southern exposure with natural light throughout the day. Long summer days give way to snowcapped winter nights. The memories and adventures shared at Skyline Ridge will forever be a part of your life.







# DEFINE YOUR FREEDOM.

Skyline Ridge is the pinnacle of living at Ederra. Expansive homesites of up to three acres bask in warm southern exposure, while spectacular views of Peoh Point, Taneum Ridge, and Lookout Mountain rise above the sweeping valleys and historic farms below.







# TIMBERLINE

EDERRA

Located at the edge of the Teanaway Community Forest and only 5 minutes from downtown Cle Elum, life at Timberline is a mixture of contemporary living and untouched wilderness. Limited to 12 properties, these spacious 5-acre homesites have been designed with great care to provide awe inspiring views and interaction with nature.

Enjoy unmatched privacy, unparalleled views and southern exposure. Ownership in Timberline includes membership to the The Lodge at Skyline Ridge, pool and sports court and offers direct entry to a vast network of hiking and biking trails. Homesites are “tech ready” with gigabit internet connectivity.

Timberline also offers architect designed, “quick start” custom homes ready for your family and friends. Life at Timberline balances contemporary living with untouched wilderness. For specific details, contact our team.







# FIND YOUR BALANCE.

Only 12 private, five acre homesites are available at Timberline providing the ultimate in privacy and grandeur. Allowing the most architectural freedom, your adventure home, built the way you want, is waiting for you.







## INTERIOR

- Kitchen
- Bar
- Game Room with Kitchenette
- Fireplace
- Conference Room
- Media Room

## EXTERIOR

- Pool
- Sun Deck
- Hot Tub
- Bocce Ball
- Sports Court
- Hiking and Biking Trails
- Covered Patio
- Outdoor Kitchen

As the hub of the trail network, enjoy a perfect place to gather together with friends, kick off a leisurely stroll, begin a hike or biking adventure, start your morning run, and so much more. The Lodge is the ideal location for all your leisure activities.





# ULTIMATE OASIS.

## THE LODGE AT SKYLINE RIDGE

The Lodge will serve the residents of both Skyline Ridge and Timberline neighborhoods at Ederra. As the epicenter of the community, gathering spaces will feature a resort-sized pool and spa, expansive sports lawn areas, outdoor games, and year-round activities. It's where new friends and families create forever memories.





# SAVOR LIFE.

Ederra offers four true seasons of living set against sunny blue skies, rolling topography, and a drier climate. Surrounded by nature, with breathtaking vistas to the south, west and east, Ederra features easy access to over 200 acres of dedicated open space. This vast network of trails, located throughout the community, connects you to endless recreational opportunities in the 50,000 acre Teanaway Forest, perfect for morning walks, hiking, mountain biking, and snow sports.

Embraced by majestic blue skies and sweeping mountain vistas, Ederra is only five minutes from the I-90 freeway and a short 60-minute drive to all your needs in King County. Owners will enjoy the nearby amenities of Roslyn, Cle Elum, and Suncadia Resort. You will be delighted with the rustic feeling of these local towns. Main streets are peppered with local retailers, outdoor adventure shops, hardware supply, craftsmen, antique shops, cafes, taverns, bakeries, and small grocery stores.



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# SKYLINE RIDGE

EDERRA

Skyline Ridge at Ederra, a gated and private community, has been designed with great care to provide wide open vistas and unmatched privacy. It includes access to a private lodge, pool, spa, sports court, expansive lawn, and nearly 230 acres of permanent open space. From fully custom residences to architect designed quick start custom homes, Skyline Ridge will soon become the most enviable new home mountain community in the Cascades.

LOT #	LAND PRICE	CONSTRUCTION AGREEMENT (PLUS TAX)
1	\$359,900	\$1,134,259
17	\$409,900	\$962,963
23	\$429,900	\$1,166,667
29	\$419,900	\$1,417,593

## QUICK START CUSTOM HOMES (LAND + CUSTOM HOME PACKAGE)

### THE ALPENTAL



**Skyline Ridge Lot 1**  
1.09 Acres  
4 bed / 4.5 bath  
Home Sq Ft: 2,696  
Live-space above garage  
Completion: Fall 2022

### THE HIGHMARK



**Skyline Ridge Lot 23**  
1.91 Acres  
5 bed / 4.5 bath  
Home Sq Ft: 3,313  
Live-space above garage and daylight basement  
Completion: Fall 2022

### THE PIONEER



**Skyline Ridge Lot 17**  
1.32 Acres  
4 bed / 3.5 bath  
Home Sq Ft: 2,495  
Completion: Fall 2022

### THE STUART

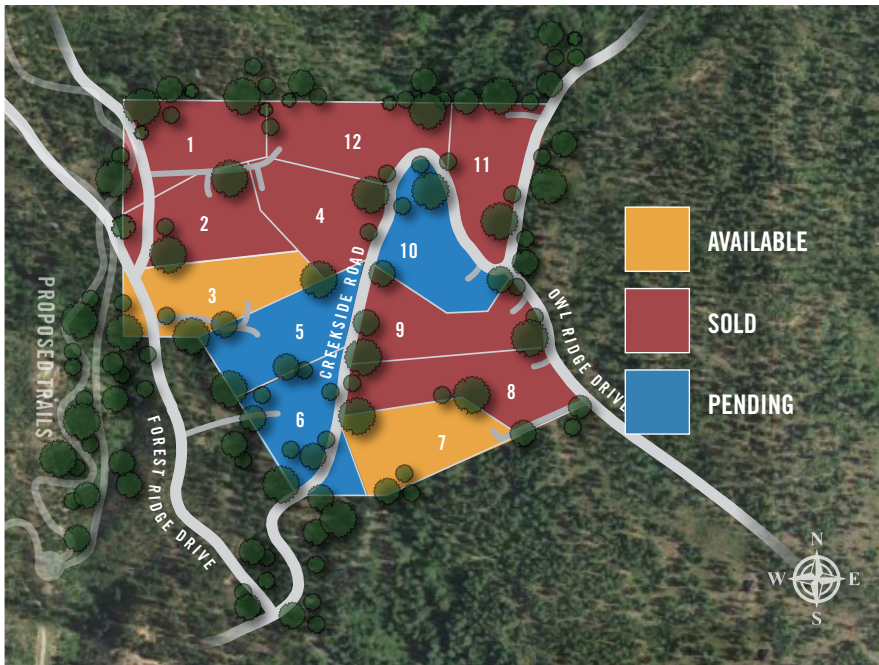


**Skyline Ridge Lot 29**  
1.5 Acres  
5 bed / 4.5 bath  
Home Sq Ft: 3,949  
Live-space above garage and daylight basement  
Completion: Fall 2022



Quick Start Custom Homes are sold as a package. There is not a land purchase only option. Construction Completion dates are based upon estimated time frames for permitting, contractor, product, and services availability. Construction Agreement pricing is based upon Trailside Homes Standard Luxury Inclusions. Non-structural upgrades may be permitted at buyers' cost.





# TIMBERLINE

EDERRA

LOT #	PRICE
5	\$1,529,900
6	\$1,499,900

LOT #	LAND PRICE	CONSTRUCTION AGREEMENT (PLUS TAX)
3	\$399,900	\$1,000,000
7	\$389,900	\$1,055,556
10	\$399,900	\$1,195,370

## MOVE-IN READY HOMES



### THE TEANAWAY

Timberline Lot 5 (5.0+/- Acres)

5 Bed / 4.5 Bath

Home Sq Ft: 2,969

Live-space above garage

Completion: August 2021



### THE ALPINE

Timberline Lot 6 (5.0+/- Acres)

4 Bed / 3.5 Bath

Home Sq Ft: 2,695

Live-space above garage

Completion: August 2021

Enjoy unmatched privacy, unparalleled views and southern exposure. Ownership in Timberline includes membership to the The Lodge at Skyline Ridge, pool and sports court and offers direct entry to a vast network of hiking and biking trails. Homesites are "tech ready" with gigabit internet connectivity.

## QUICK START CUSTOM HOMES (LAND + CUSTOM HOME PACKAGE)



### THE HIGHMARK

Timberline Lot 3 (5.0+/- Acres)

4 Bed / 3.5 Bath

Home Sq Ft: 2,547

Live-space above garage

Completion: Spring 2022



### THE ALPINE

Timberline Lot 7 (5.0+/- Acres)

4 Bed / 3.5 Bath

Home Sq Ft: 2,695

Live-space above garage

Completion: Spring 2022



### THE STAMPEDE

Timberline Lot 10 (5.0+/- Acres)

5 Bed / 5.5 Bath

Home Sq Ft: 3,713

Live-space above garage daylight basement

Completion: Spring 2022



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## Timberline & Skyline Ridge FAQ Sheet

### Homesite Prep

- Trees will be protected to preserve privacy buffers between lots. Selected trees will be removed to optimize views and accommodate home construction. Driveway and utilities will be installed to the lot line.

### Storm

- Storm water will be managed with a combination of onsite infiltration and roadway swale/culverts.

### Sewer

- Septic systems will be installed by landowner or builder at home construction.

### Dry Utilities

- Data/Phone: Gigabit data service extended to each homesite.
- Power provided by Kittitas Public Utility District.
- Propane/Natural Gas: Options include inground or above ground tank installation. Tanks are available from multiple suppliers for purchase or rent.

### Water

- Water for Timberline homesites will be provided by Group B water system or shared wells. Skyline Ridge homesites, clubhouse, and pool will be served by a community water system including a 200,000+ gallon holding tank for fire flow and domestic services.

### Private Roads

- Creekside Road paving is complete
- Skyline Ridge internal road paving scheduled for Fall 2021
- Road maintenance and snow removal managed by HOA

### Community Amenities

- Clubhouse with Pool and Spa (2022 Completion)
- Electric Gate at Skyline Ridge Entry
- Entry Monumentation at Skyline Ridge
- Mountain Bike Trails
- UTV/Side by Side Trails
- Hiking Trails
- Sport Court
- Lawn Sports
- Approximately 230 Acres of Permanent Open Space

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## CC&Rs / Homeowner's Association (HOA)

### Anticipated Dues

HOA: \$340 +/- Per Month

Water: \$60 +/- Per Month

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**TOTAL: \$400 +/- Per Month**

### Dues Include

- Entry & Internal Gate Maintenance
- Clubhouse Maintenance & Upkeep
- Private Pool & Spa Access for Homeowners & Guests
- Road Maintenance Inclusive of Snow Plowing & Removal
- Common Area Landscaping
- Trail Construction & Preservation







316 W First Street, Cle Elum, WA 98922 | 509 674 8190  
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## MEET OUR LENDING TEAM

We are proud to introduce you to our preferred lenders for Ederra. Their years of experience go a long way toward helping people finance a new home, construction, or land purchase. Familiar with the location and process, they are ready to help answer any lending questions you have and making the entire process feel a little simpler.

Give them a call today and start your next home adventure.



### DAVID T. HATLEN

Vice President, HomeStreet Bank

(206) 389-4408  
david.hatlen@homestreet.com  
www.homestreet.com/dhatlen  
NMLS #674091  
Construction & Conventional Loans



### RYAN C. FRED

Senior Mortgage Loan Officer, U.S. Bank

(541) 390-8947  
ryan.fred1@usbank.com  
NMLS # 502201  
Land, Construction & Conventional Loans



### LAURELI DAVIS

Private Mortgage Banker, Wells Fargo Home Mortgage

(425) 615-5843  
laureli.davis@wellsfargo.com  
www.wfhm.com/laureli-davis  
NMLS #845750  
Conventional Home Loan





## Driving Directions

### Timberline – From Seattle Area

- From I-90 Eastbound take Exit 84 (Cle Elum)
- Head EAST on 1st Street
- LEFT (North) on Columbia Street
- Columbia Street becomes Creekside Road
  - » At the 2nd “Y” in the road you can;  
Continue straight on Creekside Road to access homesites 7, 8, 9, 10, 11 Or, go Left on Forest Ridge Drive.
  - » The first paved driveway on the RIGHT accesses homesite 6
  - » The 2nd paved driveway on the RIGHT accesses homesites 3 & 5
  - » The 3rd paved driveway on the RIGHT accesses homesites 1, 2, 4, 12

### Skyline Ridge – From Seattle Area

- From I-90 Eastbound take Exit 84 (Cle Elum)
- Head EAST on 1st Street
- LEFT (North) on Columbia Street
- Columbia Street becomes Creekside Road
- At the 2nd “Y” in the road go LEFT on Forest Ridge Drive
- Follow Forest Ridge Drive until you see the “Welcome to Skyline Ridge” sign. Continue straight to tour Skyline Ridge Home Sites and The Lodge at Skyline Ridge.

