

LOOKOUT RIDGE M O N T A N A



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Contact: Monte Gilman
(406) 863-3408
monte@montegilman.com

Lookout Ridge Sales to Commence in Fall 2009

Whitefish, MT. (Oct.1, 2008) — Lookout Ridge Investors LLC has announced that lot sales will commence in fall 2009. Phase I of Lookout Ridge, which is nestled on 255 serenely wooded acres one mile south of Whitefish Mountain Resort, will include 12 prime single-family home sites and six chalets.

“From day one, we have taken the time to develop this stunning parcel of land the correct way,” said Lookout Ridge developer Brian Fimian. “We are now entering our fifth year of planning and have chosen to bring phase one to market early this fall. We continue to build our infrastructure and our whisper campaign this summer generated significant interest in the project.”

This summer, RE/MAX of Whitefish Realtor Monte Gilman toured more than 80 local realtors through the development parcels of the first phase.

“It’s an impressive project and a unique offering,” said Gilman. “The comments we received after our site tours noted the care that has gone into preserving the forest, as well as our commitment to the Whitefish community with our affordable housing donations and major investments in the public trail system. Lookout Ridge has the largest lots available within a mile of the ski resort—and the views to the valley and Big Mountain are unprecedented.”

Significant portions of the land have been carefully hand-cleared and an on-site mill was used to fashion rough-hewn boards to create new viewing stands this summer. In addition, a new lookout platform has been built at the site of the old fire tower lookout, for which the property is named. A sales center adjacent to the old lookout is planned to open this fall.

Lookout Ridge is located one mile south of Whitefish Mountain Resort and 7 miles north of downtown Whitefish. While it is nestled on approximately 255 serenely wooded acres, the community is less than 10 minutes from a progressive mountain town and minutes from a growing mountain resort village. The location strikes a perfect balance between preserved wilderness and accessibility to the conveniences of city life. Lookout Ridge offers a unique real estate opportunity with unprecedented recreational access, views to vast acres of terrain, and comfortable spaces for families to relax. It is a rare opportunity to become part of

a select community founded on the relationship between people and the environment.

“What is truly special about this project is the overall approach of letting the land dictate the number and position of the lots, rather than having a predetermined number and trying to fit them on the site,” said local landscape architect Bruce Boody.

Lot choices in Lookout Ridge range from one to nine acres with chalets ranging from 2,100–3,700 square feet. Quality of life features include a lake, stream, and walking and hiking trails that loop through the open spaces.

Buildings will sit naturally in their mountain habitat with comprehensive architectural standards and design guidelines influenced by the great lodges of nearby Glacier National Park. Construction materials will be natural, indigenous, and rustically crafted by local artisans and specialty builders. The planned 5,700-square foot common area Lodge will feature exercise facilities, a meeting hall, reading rooms, and a catering kitchen. A Big Mountain Club membership will also be included with all purchases during Phase I.

Lot prices in Phase I start from \$360,000 based on size and location. The Lookout Chalets start from \$1 million, with fractional ownership opportunities. For more information about Lookout Ridge or to schedule a visit, contact Monte Gilman at (406) 863-3400. Visit lookout-mt.com for updated photos and news.