



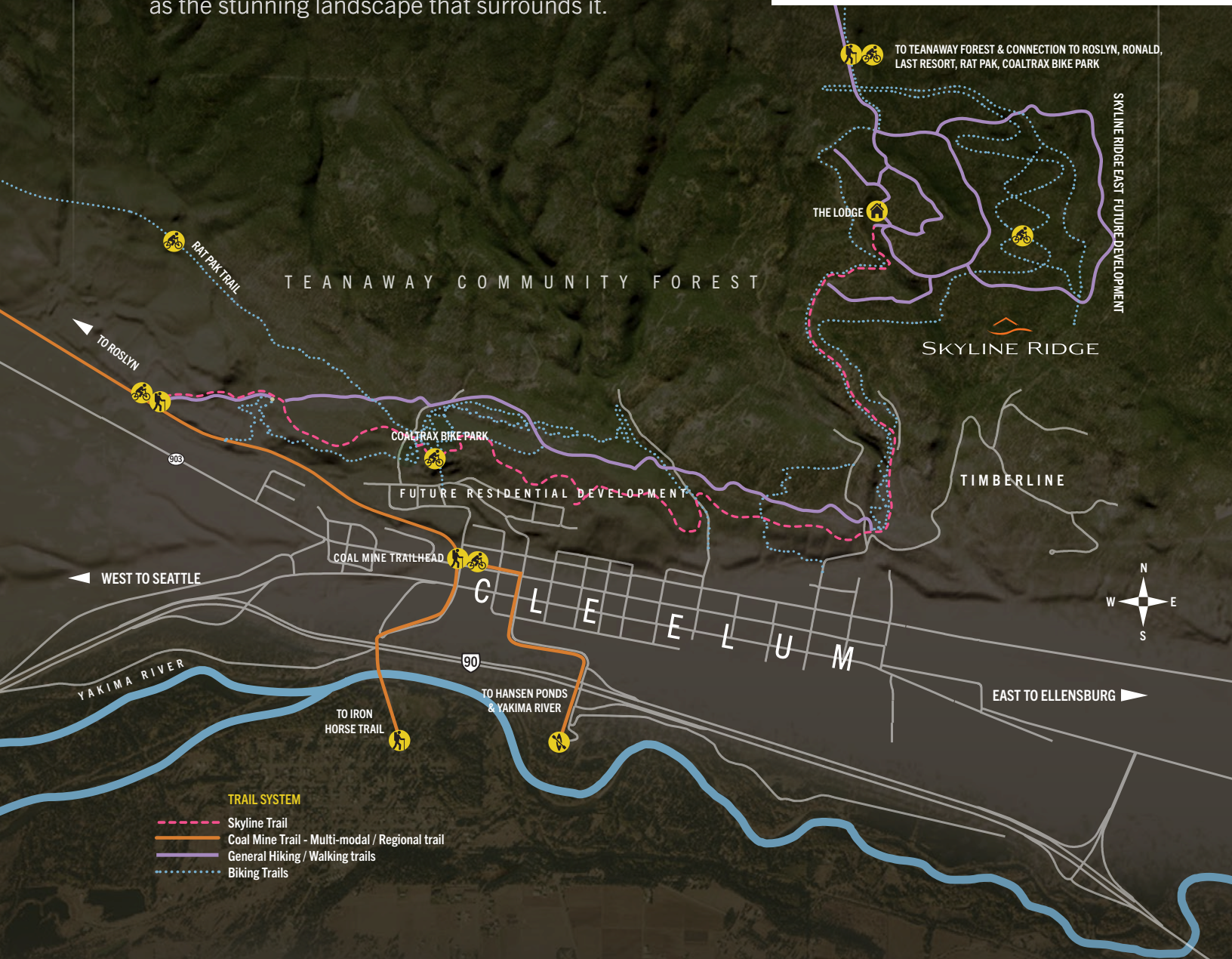
SKYLINE RIDGE

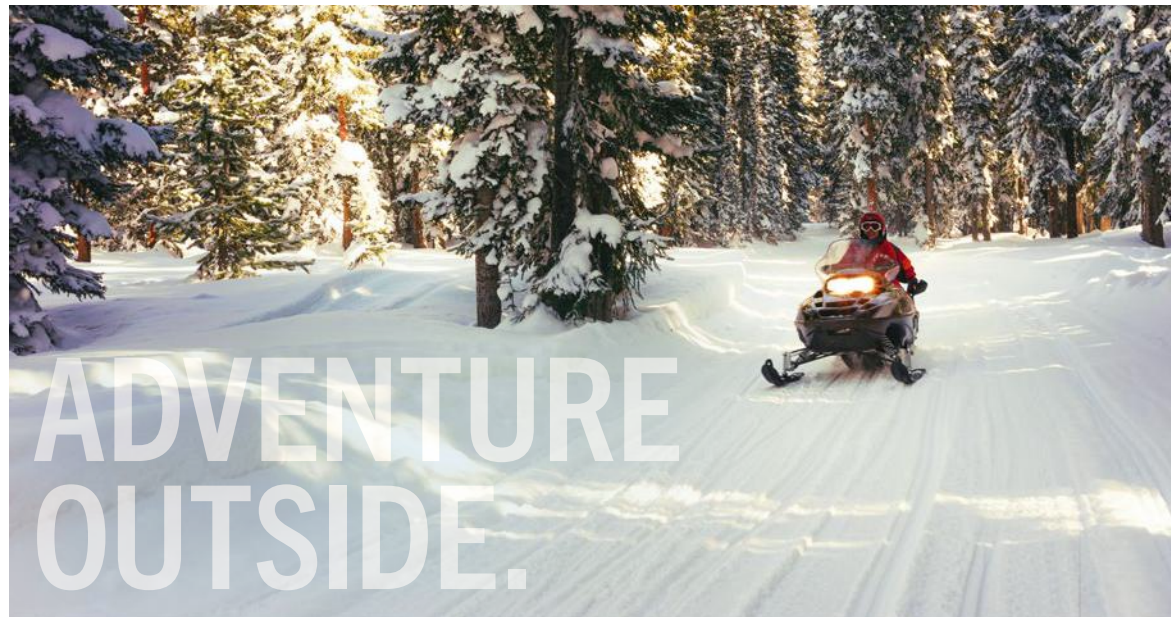
HOME  
ABOVE  
IT ALL.



# HOMETOWN IS REBORN.

Cle Elum, a picturesque town in the heart of “The Sunny Side” of Washington State, is a place where nature and history intertwine seamlessly. Nestled in the Cascade Range, this charming town boasts a rich heritage that is as captivating as the stunning landscape that surrounds it.





Cle Elum is a gateway to the pristine wilderness of the Cascade Mountains. Hiking trails, such as the Iron Horse Trail, wind through the lush forests, providing hikers and bikers alike, with an escape into nature's embrace. The clear waters of Lake Cle Elum offer opportunities for boating, fishing, and water sports, making it a summertime hotspot. In winter, the area transforms into a snowy wonderland, inviting visitors to enjoy activities like snowshoeing, down hill and cross-country skiing, snowmobiling and snowbiking.

Cle Elum isn't just a place to experience the outdoors—it's also a place to savor a sense of community. The locals are known for their warm hospitality, and the town's events, like the annual Pioneer Days celebration, highlight the close-knit ties that bind the community together.

# THE LODGE AT SKYLINE RIDGE

As the epicenter of the community, The Lodge will be a welcome retreat for residents, featuring gathering spaces, 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.



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. Explore the 230 acres of protected open space within the community. The Lodge is the ideal location for all your leisure activities.



## RELAX

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



## UNWIND

- Resort Pool & Sun Deck
- Hot Tub
- Bocce Ball
- Pickleball Courts
- Hiking and Biking Trails
- Covered Patio
- Outdoor Kitchen





Located in the rolling hills and mountains above Cle Elum, Washington; Skyline Ridge offers four-season living with a range of homesites and new and custom home opportunities. Enjoy direct access to the 50,000 acre Teanaway Community Forest.

  
SKYLINE RIDGE

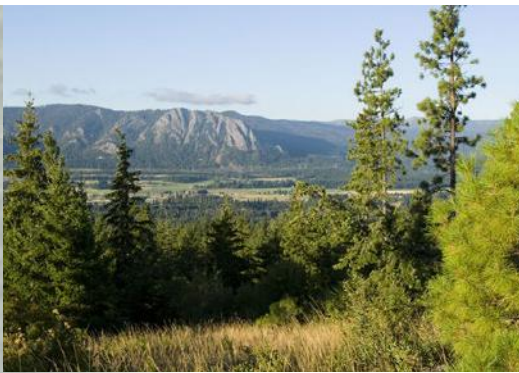
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# JUST THE WAY YOU WANT IT.

Skyline Ridge is the pinnacle of living in the Casades. 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.

## THE SKYLINE RIDGE ADVANTAGE:

- Endless adventure out your back door
- Snowmobile and ATV from your doorstep
- Ride the Ridge to Lake Cle Elum
- Community downhill mountain biking trails
- Teanaway Forest at your fingertips
- Architectural flexibility & freedom
- Room for shops, trailers, RVs and toys
- Easy topography with room to grow



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.

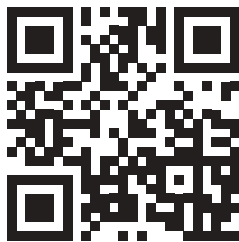
# GOOGLE EARTH INSTRUCTIONS

## Two Steps Closer to Your Self-Tour

We created a Google Earth file to help elevate your tour of Skyline Ridge where you can see lot lines and land topography. Instructions provided are for an iPhone and should be similar on other devices. If you have any issues, please contact our team.

### STEP 1 - INSTALL APP

After downloading the Google Earth app onto your mobile device, scan the following QR code to access event content.

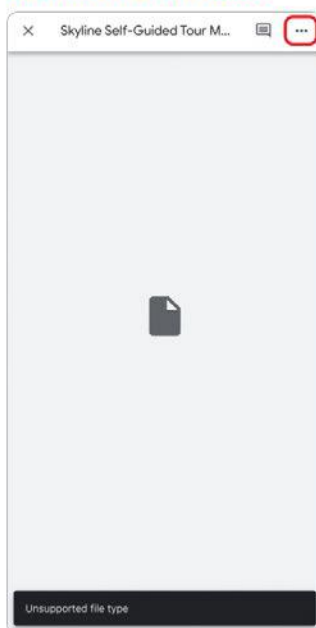


### STEP 2 - DOWNLOAD FILE

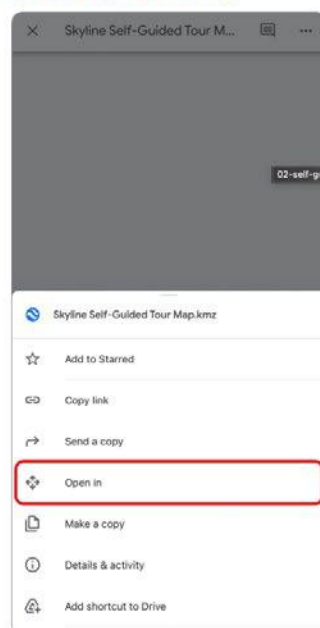
Click "Get My Self-Guided Tour Map" and complete steps below.

### STEP 3 - OPEN MAP

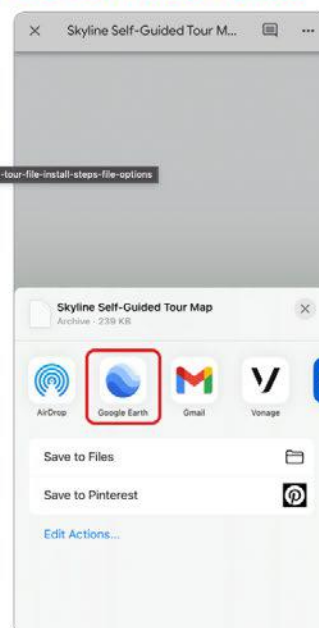
#### A: OPEN FILE OPTIONS



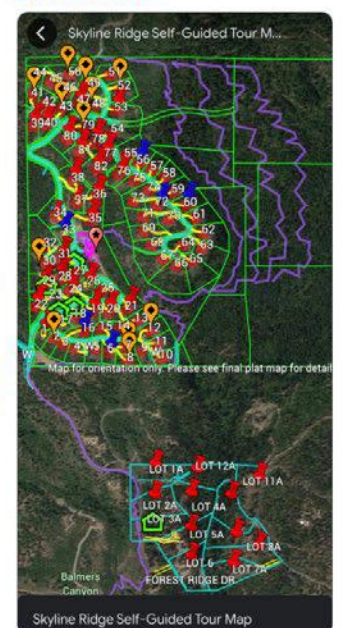
#### B: SELECT "OPEN IN"



#### C: SELECT GOOGLE EARTH



#### D: SUCCESS



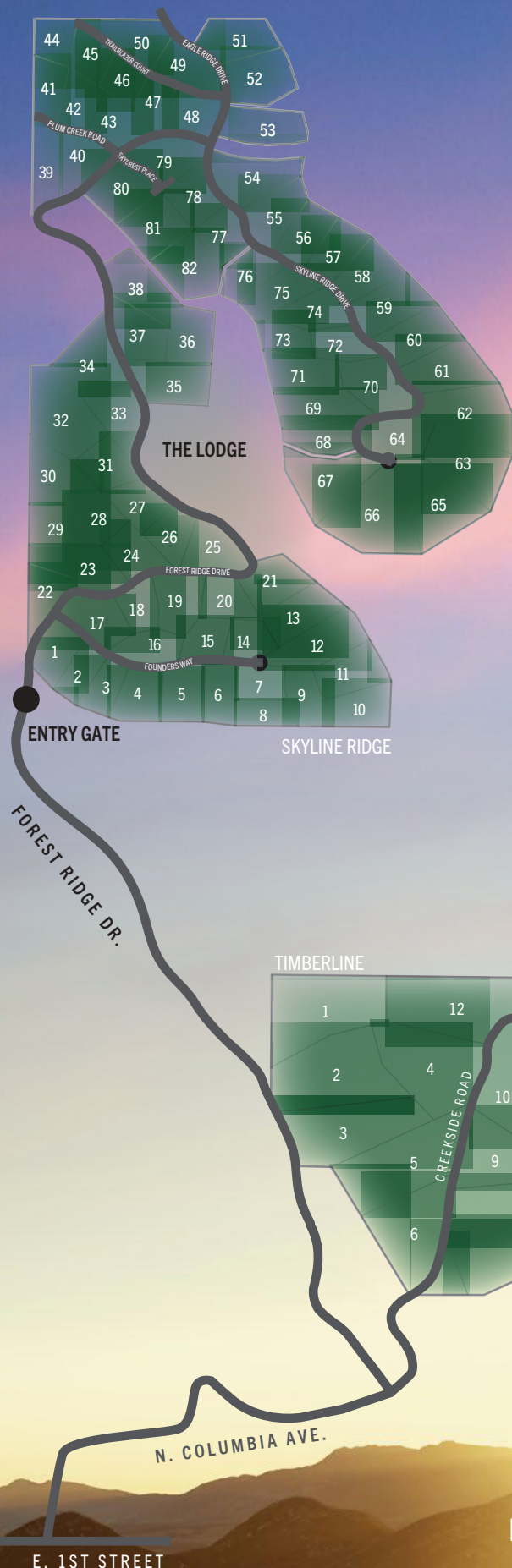


# DRIVING DIRECTIONS

## SKYLINE RIDGE — FROM SEATTLE AREA

- From I-90 Eastbound take Exit 84 (Cle Elum)
- Head EAST on 1st Street
- LEFT (North) on Columbia Avenue
- Columbia Avenue becomes Creekside Road
- At the 2nd “Y” in the road go LEFT on Forest Ridge Drive
- .8 miles from Left on Forest Ridge Drive to SLR entrance.

Gate Code Required. Connect with our team for access.



> FROM INTERSTATE 90 & DOWNTOWN CLE ELUM

E. 1ST STREET

^  
NORTH

# 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.

## WATER

- Skyline Ridge homesites, lodge, and pool will be served by a community water system including a 200,000+ gallon holding tank for fire flow and domestic services.

## SEWER

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

## 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.

# CC&RS / HOMEOWNER'S ASSOCIATION (HOA)

## DUES INCLUDE:

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



SOAK IN THE SUN!

**Welcome.**

Over the past few years, the team at Skyline Ridge has welcomed dozens of new homeowners fulfill their dreams of owning a mountain home. We look forward to you joining the family.



**CHEERS TO THE FUTURE.**



**IT'S A TEAM EFFORT!**



**MEET A NEW NEIGHBOR!**



**FAMILY MEMORIES  
START HERE.**



**NOW, LET'S BUILD!**



**A COMMUNITY GROWS.**



**CELEBRATE THE FUN.**

# SKYLINE RIDGE DISCOVERY TEAM

Discover your new basecamp in the heart of the Cascades today. Your Skyline Ridge Discovery Team is excited to connect, to demonstrate what makes Skyline Ridge at Ederra so special and to share all the adventures our 4-seasons area has to offer.

We're standing by help, contact us today to schedule a tour!

Brian Hopper  
brian.hopper@rsir.com

Dan Redwine  
dan.redwine@rsir.com

509-418-4412

Realogics

Sotheby's

INTERNATIONAL REALTY



## SKYLINE RIDGE

Another Premier Community by Trailside Group.

2220 Forest Ridge Drive, Cle Elum WA 98922  
discover@skylin ridge.com | 509.674.8190

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