



**FOXWOOD**

N I S E K O H I G A S H I Y A M A H O M E S

In 2003, Hokkaido Tracks made First Tracks in Hirafu, leading the way for development towards the thriving township we know today. Now, 14 years later, Hokkaido Tracks is making first tracks again, in Higashiyama. Fusing the brilliant architectural minds of SAAD and Sudo Constructions' century of building experience, Hokkaido Tracks Resort Properties proudly presents the first master planned housing development subdivision in Higashiyama, Foxwood.



# Introducing Foxwood Niseko Higashiyama Homes

The kitsune, or fox. A common silhouette slinking into town when it needs to, then just as easily disappearing back into the rustic woods of Niseko when it decides it's had enough. As development continues to pile into Hirafu, we recognised the growing demand for tranquility but with the ease of modern comforts.

Drawing inspiration from the free-spirited fox, Foxwood Homes is taking a bold step in that direction. Designed to fit-in stylistically to the surrounding woods, the premium land and housing mix delivers free-standing contemporary 3 and 4 bedroom houses as well as innovative 6 bedroom 2-key options.

**All Foxwood houses are turnkey and feature:**

- Underground Power
- Landscaping
- Stunning unobstructed views of magnificent Mount Yotei.
- Covered parking.
- Family-focused common park facilities and walking trails through all yards.





SUDO × HOKKAIDO TRACKS RESORT PROPERTIES × SAAD

## Strikingly Modern

SAAD, the virtuoso with masterpieces like the recently unveiled Cloud 9 and L House in his portfolio, is the architectural brain of the project. Currently based in Tokyo, the LA-trained Hokkaido native has whipped up a bold, family-friendly design. The houses will feature iconic angled roofs and textured walls set to blend into the surrounding nature regardless of season. SAAD describes his architecture as being “simple in concept like traditional Hokkaido-style homes with a raised living area and an exterior design that will adapt to the snow conditions of Niseko.”

113 years of building expertise and project management experience will be bringing the vision to life with **Hokkaido Tracks Resort Properties** and **Sudo Constructions** collaborating once again. Local, with proven performance of warranty and delivery, Sudo spearheads the build with over 10 decades of expertise under their belts. Hokkaido Tracks will be driving the project forward with a track record of award winning properties, 13 years of market knowledge, and a thirst for innovation that has led to an impressive portfolio of firsts including being the first international developers in Hirafu, and now Higashiyama.





## Distinctly Japanese

Higashiyama, usually recognised as the general area Niseko Village is located, prides itself on being the premier all-seasons destination of Niseko. Located 10 minutes outside Hirafu, or 2 minutes easy access to the Niseko Village for skiing or golf depending on season, it is no surprise that Higashiyama continues to grow in popularity. This is becoming especially evident in summer, where it is the hotspot for both international and Japanese tourists.

In Higashiyama, the Foxwood Homes are ideally located on an elevated-flat site bordering a forest area next to Milk Kobo and just down the road from Niseko Village's Pure Park & Golf course, the 2 top tourist destinations in all of Niseko for summer. Choose to stay hidden in the woods for quality time with the family, or venture out and blend into the bustling activities. With the location of Foxwood, you can do both.



## Designed for Families

Time with family is the new luxury. As the world today continually speeds up, quality time spent for family activities seems more and more a luxury. What better place to rediscover and reset annually than in the rustic tranquility and beauty of Higashiyama. The winter activities are well documented with the consistent and reliable champagne powder. However, it is the summer activities that currently seem to be Higashiyama's best kept secret. Golf, Horse Riding, Cycling, Fishing, Day Spas, Onsens, and Milk Kobo are just some of the attractions that are at arms' length from Foxwood. Add to that some of the best cuisine Japan has to offer and you have the ideal summer family getaway.

It appears the all-season appeal has also triggered movement from some of the big players in the hotel world. The Ritz-Carlton Reserve, which will be located in Niseko Village, joins Park Hyatt Hanazono, Sheraton Kiroro and Westin Rusutsu in being some of Hokkaido's new hotels expected to be ready as early as 2019. With future capital growth all but guaranteed, investment into house and land holding now would be a step ahead of the rest. That investment comes with unparalleled property management by Hokkaido Tracks, with a decade plus of experience already under the belt. Placing owners as first priority means unlimited usage, an innovative management package.

# Price Matrix

Lot #	Land Size sqm	Land Size tsubo	House Type	Construction Floor Area sqm	Sales Price (Yen)	Status
A	475.70	144.15	3 bed + 3 bath	203.70	150,000,000	Available
B	475.25	144.02	4 bed + 3 bath	222.33	159,000,000	Available
C	475.36	144.05	3 bed + 3 bath	203.70	146,000,000	Available
D	475.10	143.97	4 bed + 3 bath	222.33	155,000,000	Available
E	437.72	132.64	3 bed + 3 bath	203.70	152,500,000	Available
F	670.94	203.32	5 bed + 4 bath 2-key	356.22	P.O.A	Available
G	607.10	183.97	5 bed + 4 bath 2-key	356.22	P.O.A	Available
Courtyard	331.23	100.37	N/A	N/A	N/A	N/A

\*House ㊦. Land sizes are approximate and may vary slightly.

\*Prices may change without prior notice. Please contact your sales agent to confirm up to date pricing.

\*Construction floor area includes, internal floor, undercover parking, balconies and void areas.

\*Lot E is sold with furniture included, turn-key ready to rent.

# Unit Concept Plan

4 BEDROOM LDK



1F Floor Plan



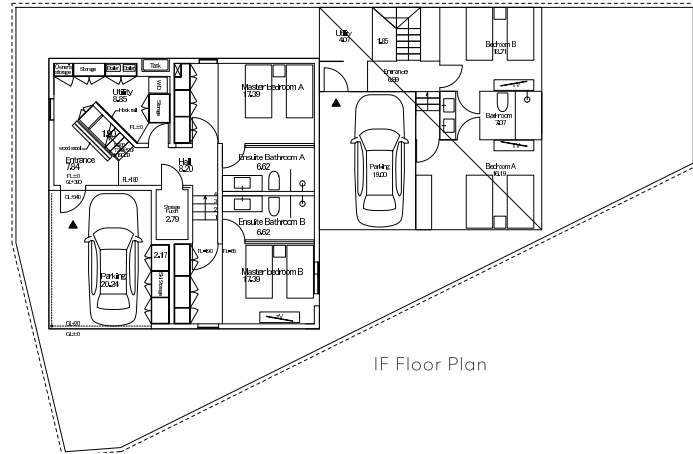
2F Floor Plan

## FINISHES & EQUIPMENT SPECIFICATIONS

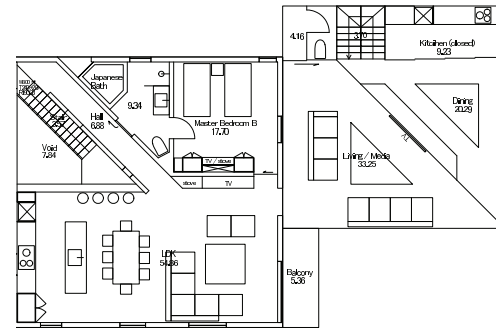
<b>Roof</b>	Galvanized steel sheets
<b>Windows</b>	PVC aluminum and timber windows, double glazing
<b>Walls (External)</b>	1F Mortar. 2F Hokkaido cedar timber cladding
<b>Flooring</b>	Ceramic tiles/Wall paper/Mortar with paint/Cedar panel
<b>Walls (Internal)</b>	Ceramic tiles/Mortar with paint/Timber flooring
<b>Ceiling</b>	Timber and wall paper
<b>Entry door</b>	Insulated cedar cladding with key pad
<b>Internal doors</b>	Custom doors
<b>Bathroom</b>	Japanese bath/2 shower room with custom vanity and Toto washlet
<b>Kitchen</b>	IH cook top/stainless steel sink/extraction hood/Miele dishwasher
<b>Heating System</b>	Under floor heating (partial) and panel heaters
<b>Air-conditioning</b>	Bedrooms and living room (optional)
<b>Lighting</b>	Mainly LED lighting
<b>Utilities</b>	Water, electricity, telephone, internet, gas
<b>Landscaping</b>	Sprayed grass, gravel driveway Options: heated driveway, designer's landscaping, deck Optional packages available
<b>Furniture, fixture and equipment</b>	

# Unit Concept Plans

## 5 Bedroom LDK

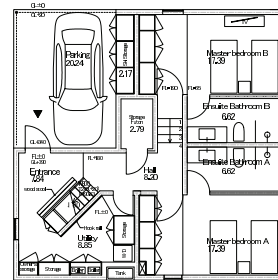


1F Floor Plan

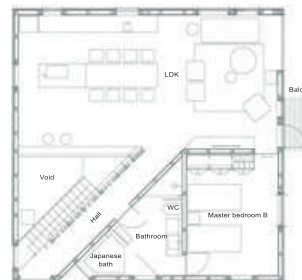


2F Floor Plan

## 3 Bedroom LDK

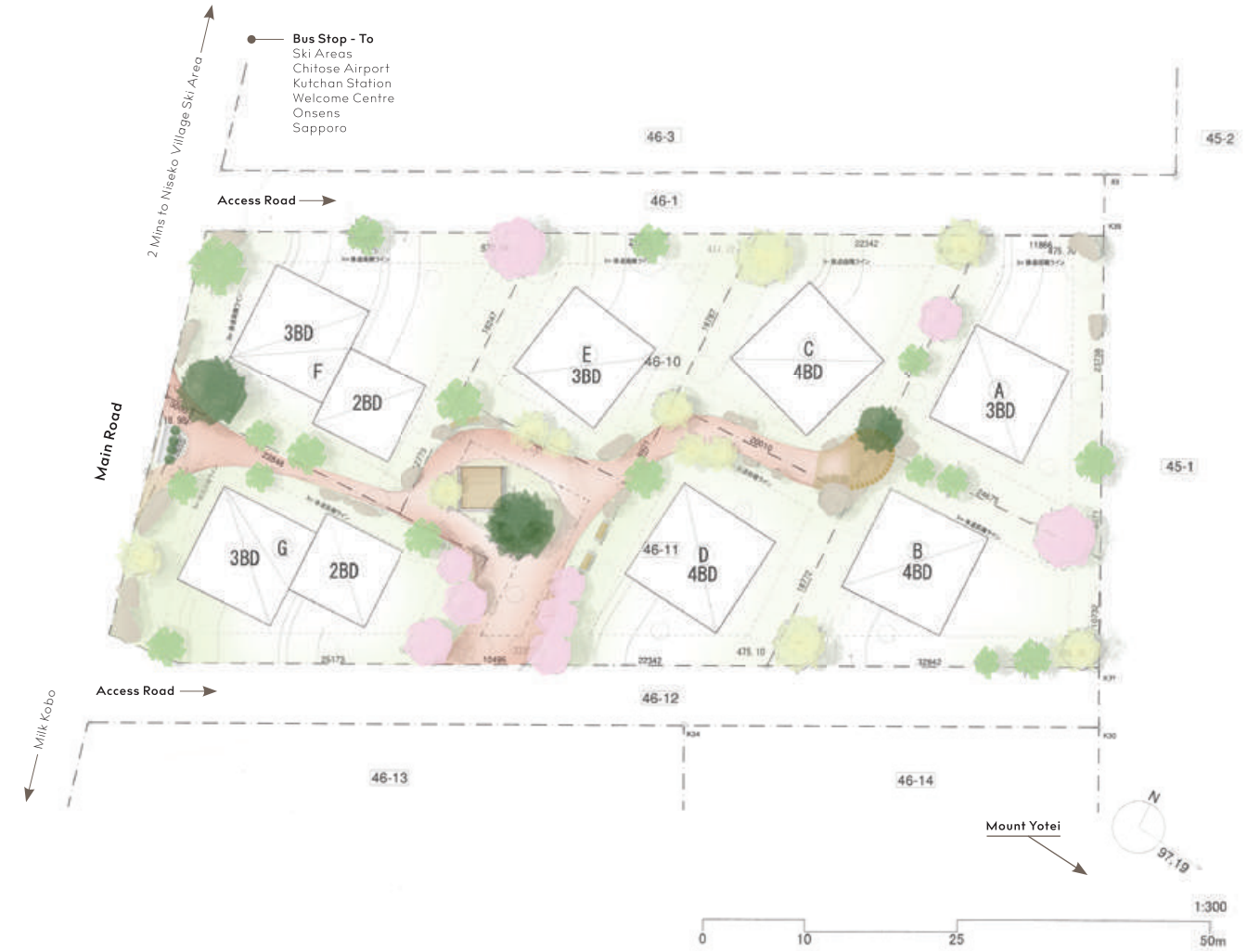


1F Floor Plan



2F Floor Plan

# Master Plan





Strikingly modern. Distinctively Japanese. Designed for families.

**If you are interested in making first tracks into fresh untouched investment opportunities with us, get in touch with Hokkaido Tracks Resort Properties**

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