

9954 Cathedral Drive, Silver Star, BC

Property

- Ski in/Ski out with stunning panoramic views to the south of Big White Mountain, the Monashees, the Village, Tube Town and Knoll areas as well as views of the City of Vernon, Kalamalka Lake and Okanagan Lake.
- The property includes excellent ski out access to the ski way below that leads to Alpine Meadows or Silver Queen Chairlifts
- Ski in access is easily achieved via the Lonestar run off the Attridge ski area serviced by the new Alpine Meadow chair or Powder Express Chair.

House

- The Victorian themed home is level entry and includes 4 bedrooms, 4.5 baths, Media room, separate laundry room and a dedicated entrance to the lower level bedroom/rec room area complete with a mini bar in over 3100 sq feet not including garage and decks.
- The three upper level bedrooms all have ensuite bathrooms and the fourth lower level bedroom has an adjacent bathroom.
- There are three covered concrete finished decks. The lower patio comes complete with a deluxe hot tub. The middle deck is roughed in for an additional hot tub and the top deck includes a gas barbeque outlet.
- The home has exceptional views from all three levels.
- The home features wide plank Kentwood Antiqued Maple floated hardwood floors throughout all three levels with radiant heated slate tiled bathrooms, entry ways and foyer.
- Bathrooms and powder rooms are generously fitted with Kohler contact lens friendly basins, fixtures, vanities and accessories.

ENTRY LEVEL

- Main foyer and entry hall is finished in wainscoting complete with bench and coat hooks and slate floors.
- The laundry room includes side by side washer and dryer mounted on drawers. A laundry cabinet and basin are adjacent. A linen storage room is attached.
- Coat closet in the hallway
- Large single car garage
- 2nd and 3rd bedrooms complete with ensuites and doors leading to the covered deck

Bedrooms

- Each with its own ensuite
- Shared access to a covered deck
- Wall to wall carpet

Ensuites

- Wide one piece sink & counter
- Heated tile floors
- Kohler toilets
- Tub/shower with tile accents

Garage

- Insulated garage door with opener and light panels
- Room for a ski tuning bench

TOP FLOOR LEVEL

- The main open plan living areas are on this level along with the master bedroom and ensuite. Crown moulding - is included throughout with two feature oval windows.

Powder room is also on this level.

Living Room

- Includes a floor to ceiling stream stone finished natural gas fireplace complete with timber mantle and wiring for a flat screen HDTV
- Attractive crown moulding
- Built in speakers

Kitchen

- Includes Brazilian granite island complete with undermount stainless steel sink, dishwasher, and breakfast bar
- Large corner lighted pantry with 10 pane glass door
- Over counter lighting
- Pendant and pot lights
- Gas cooktop on granite countertop
- A combination stainless steel microwave/convection oven exhaust fan vented to outside is included above the cooktop
- Stainless steel separately mounted 30" deluxe Frigidaire Professional Series convection oven in wall cabinet
- Shaker style cabinets with crown moulding
- Stainless steel Frigidaire fridge with ice and water dispenser
- Kick plate vacuum outlet

Dining Room

- French door to the covered deck
- Four pot lights
- Seating for six

Powder room

- Tile floor
- Kohler toilet

Master Bedroom

- With Bay window and ensuite
- Hardwood floors
- Crown mouldings
- Ceiling speakers with volume control

Ensuite

- Soaker tub with tile surround
- Dual sinks
- Speaker with volume control
- Separate oversized shower
- Heated tile floor

LOWER LEVEL

Separate entrance with closet, bench and coat rack. Features in floor radiant heating, storage room, wet bar with granite counters, a fourth large bedroom, bathroom, media and family rooms, linen closet, and access to hot tub patio and ski out.

Media Room

- Wired for 7.1 surround sound
- Ceiling is detailed with rope lighting

Family room

- Gas fired stream stone finished fireplace with timber mantle and HDTV wiring

Bathroom

- With tub/shower combination
- Heated tile floor

Hot Tub Patio

- Complete with a deluxe Aruba Spa six person hot tub.
- Two speakers on the hot tub patio have volume and sound source controls just inside the door
- Slate floors inside the door to the hot tub

Mechanical room

- Primary heating is by a heat pump with back up electric forced air for maximum efficiency and economy
- Insulation includes R20 in the walls with R60 in the ceiling
- Heat pump also provides summer Air Conditioning; an extremely rare feature at Silver Star
- Additional features include generous cat 5 wiring throughout the home for network and multimedia devices.
- The home is full HDTV ready in all living areas and bedrooms. Co-ax cable has been run to allow for Satellite
- HDTV, Satellite Radio and Cable to allow for all options. Structured multimedia panels are included
- An alarm system is included complete with three control panels to facilitate entry and egress. Surveillance wiring has been roughed in to monitor the main entry.
- Wiring has been roughed in to facilitate future Grid-tied Solar Electric System.
- A four zone sound system is included complete with digital controls to allow source changes and volume controls to all zones. The system is complete with a plug-in

iPod station off the main living area.

- A central vacuum system complete with four outlets and a fifth crumb outlet in the Kitchen is included.
- All windows are Low E by Gienow
- The home is complete with a fire sprinkler system to comply with local building codes.
- An 80 gallon water tank has been installed to insure maximum guest comfort.
- The home is built to exacting standards and finished to meet and exceed the latest building codes. It includes a 10-5-2 year warranty backed by Pacific Home Warranty.

EXTERIOR

- Torch on roof
- Hardi plank siding with extensive smart trim and corbels
- Cultured stone facing
- Numerous pot light accents
- Switched Christmas light plugs, two zones
- Rough in for a surveillance camera at front entry
- Will consider trades