

## 9940 Cathedral Drive Silver Star, BC

### Feature Sheet

#### Highlights

Fantastic lakeviews from this ski area home in The Ridge. IMMEDIATE POSSESSION. Built by Richbuilt Homes, known for their quality workmanship and executive style finishing touches. This property is on the low side of the road, allowing level entry to the garage and into the main living space. Terrific views of both Okanagan and Kalamalka Lakes, Vernon City and on to Predator Ridge Golf Resort, and the Monashee Mountains from main living spaces and bedrooms. Two bedrooms plus a bonus room on the middle level, and a finished basement with a finished ski entry and family room or third bedroom. A third full bathroom is roughed in and capped off under the floor in the basement. The Ridge is known for its easy ski in and out access, with ski trails throughout the subdivision. This property is no exception. Step out your back door from your ski room onto the lighted ski-way. The Silver Star shuttle bus now services the Ridge development. Insulated concrete demising wall, premium windows and appeal.

#### Exterior

- An attractive mix of rock, beams, wood soffits, Hardi-plank with Smart Trim and stucco
- Paved driveway and exposed aggregate concrete sidewalk surfaces
- A modern design laid out to take full advantage of the Village and lake views
- Insulated garage door
- Drain in front of the garage
- Premium doors and windows
- Glass deck rails

#### Main Floor

The level entry has access from the main door and the garage. The entry is an air lock design with a door to the living room providing an energy efficient area for cold winter days.

## Kitchen

- Cesarstone counters with an undermount sink
- The island is set up for barstools and houses the dishwasher, an electrical outlet, and drawers.
- Easy close drawers
- A pantry cupboards with slide outs
- Over counter lighting
- Pendant lights and pot lights
- Microwave/fan is vented to the outside
- Kenmore™ stainless steel fridge with ice maker
- Kenmore™ self cleaning convection oven

## Dining Room

- French door to the lake view deck
- Pot lighting
- Panoramic views

## Living Room

- Tray ceiling with indirect lighting
- Prewired for a TV above the fireplace
- Fireplace is on a thermostat, and has a remote control as well as a wall switch
- Floor electrical outlet
- Pot lighting
- Recessed desk area with pot light

## Half Bath

- Heated tile floors
- Cesarstone counter with a raised sink

## Garage

- Wired, drywalled, and painted with baseboards

## Middle Level

This level is home to two bedrooms, two bathrooms, and the bonus/media/laundry area. Features an H2O Spa™ hot tub on a view deck.

## Master Bedroom

- Deep opening windows on two sides
- Wall mount TV connection
- Wall to wall carpet
- Walk in closet with organizers

## Ensuite

- Heated tile floor
- Cesarstone counter with dual raised Incepa™ sinks
- Large glass shower with tile walls and rock floor surface

## Bedroom 2

- Deep opening window
- Wall to wall carpet
- Dual closet with organizer

## Bathroom

- Tile floor and tile tub/shower surround
- Soaker tub with rain shower head
- Glass French door to the exterior hot tub
- Raised sink

## Bonus Room/Media Room/Laundry

- Wall to wall carpet
- Undermount bar sink with room for a bar fridge and pot lights over
- Samsung™ stacking washer & dryer behind a sliding barn door
- Wall shelves for glasses
- Three panel wall storage unit
- Wall mount TV outlet



## Bottom Level

### Third Bedroom/Media Room

- Wall to wall carpet
- Two large windows
- Roughed in for a future bathroom as shown in the Floor Plans

### Ski Room

- Rubber flooring
- Coat racks and boot bench
- Lockable ski racks outside
- Auxilliary electric heater

### Mechanical

- Efficient Rheem™ natural gas furnace
- Bradford White™ hot water heater
- Honeywell™ air exchange unit
- 200 amp electric
- Kenmore™ built in vacuum

