

## 9950 Cathedral Drive, Silver Star, BC

### THE HOME

- Welcome to 'The Orion', this 4 bedroom, 4.5 bath half-duplex offers exceptional value and views of the Monashee Mountains and Kalamalka Lake! Fabulous ski access along the lighted ski way! Ski-in/out to the Alpine Meadows, Split Decision ski bridge or Silver Queen ski run!
- Torch on roof.
- Hardi-plank, board and batten, and smart trim exterior with river rock stone accents and beaded vinyl soffits.
- Stamped concrete entry.
- Low E Vinyl windows
- R 24 sound proofing insulation with adjoining duplex
- Air exchange system
- Natural gas, eight zone in-floor hot water heat.
- Two fireplaces.
- Fire suppression and security systems
- Pre-wired for sound system
- Rough-in central vacuum
- Cork, ceramic tile, slate and carpet flooring
- Three decks, lower deck with hot tub
- Heated and insulated garage features ski-tuning area with air exhaust system
- New Home Warranty

### MAIN LEVEL

- Kitchen features Giallo Visenza granite, breakfast bar, and shaker-style cabinets
- Dining Room with access to covered deck with natural gas BBQ connection
- Living Room features a cozy natural gas fireplace with a floor to ceiling river rock face and timber mantle
- Master Bedroom with ensuite includes soaker tub, Golden black slate flooring, and granite counters
- Powder room

## ENTRY LEVEL

- Spacious and bright foyer
- Second and third bedrooms, each with ensuites featuring heated tile floors and tub shower combinations

## LOWER LEVEL

- Fourth bedroom and bath with tub shower combination
- Family Room with natural gas fireplace, heated ceramic tile floors, and access to the covered deck with Aruba Spa six person hot tub and built-in speakers for your sound system
- Media Room is pre-wired for your seven speaker surround sound system