

## 315 Silver Queen Road, Silver Star, BC Property Details

### Highlights

A well located ski to and from Silver Star Mountain Resort home located a short 5 minute walk from the Village on a lighted ski way. Great ski in, ski out with easy access to the Silver Woods chairlift. The top floor open concept main living area has windows on four sides and is a great entertaining area. There are tall ceilings on all floors.

This home features four bedrooms, a family room, large ski room and a generous sized covered hot tub/BBQ deck to round out the ski experience.

There is ample parking in a quiet, convenient location.

### Top Floor - Main Living Area

The main living area is on this level. It is essentially one large area with light from all four sides. A half bath is hidden around the corner. This area features crown mouldings, attractive window trim, a premium oak floor, deep baseboards, three extremely tall windows, and numerous other windows. There are four ceiling mounted speakers on this level.

### Kitchen

- The large island has a five stool breakfast bar, numerous drawers and cupboards, as well as an electrical outlet.
- Kick plate vacuum outlet for convenience
- Display shelf for plates has a wine glass shelf above with top mounted glass suspension
- Newer wand style kitchen faucet
- Combination microwave exhaust fan
- Ample counter space & cabinets
- A large locked pantry area with ample shelving for owner storage. The pantry also houses the apartment sized freezer
- Self cleaning Whirlpool oven
- Whirlpool Gold® fridge with an ice maker
- Maytag dishwasher

### Dining Room

- Seating for eight
- Impressive custom hand blown light fixtures
- Windows on two sides for view and light

### Living Room

- A full width fireplace feature with rock accents, extensive shelving and a flat screen television above
- Two premium leather couches and a matching chair all with recliner features
- Four pot lights, two of which accent the fireplace feature

## Half Bath

- Subtly located around the corner from the pantry for privacy
- Tile floor
- Pedestal sink

## Middle Floor

### Master Bedroom

- Ceiling light switched at the entry and beside the bed
- Large, deep window

### Ensuite

- Three piece bath
- The shower has a wand style shower head
- Tile floors
- Wide & deep window

### Bedroom Two

- Wide & deep window
- Walk through to a bathroom

### Main Bathroom

- A dual zone configuration with the tub/shower and toilet in a separate area
- Tile floors

### Bunk Room

- Bunk has stairs to upper bunk and drawers under the wider lower bunk
- Day bed/couch

### Air Lock Front Entry

- Stamped concrete
- Boot change bench, numerous coat hooks, and a large storage cabinet

### Staircase

- A bright staircase with a large frosted window for natural light
- Premium metal rail system with wood hand rails
- Ceiling fan with a light kit

## Lower Level

There is a crawl space under this basement level.

## Family Room

- Windows on two sides
- Corner natural gas fireplace with tile accents
- A bar area with a wine fridge and a bar sink

## Ski Room

- Adjacent to the covered deck
- Heated stamped concrete floor
- Built in ski racks
- Boot change bench and coat hooks

## Three Piece Bathroom

- Heated stamped concrete floor
- Accessed from the ski room/hot tub area as well as the hall

## Bunk Bedroom

- Two sets of bunk beds
- Coat hooks

## Laundry/Utility Area/Mechanical

- Gas fired hot water heat
- Natural gas hot water
- Built in vacuum
- Alarm system controls
- New HVAC system with additional ventilation and new sump pump in crawl space
- Ven Mar air exchange system

## Ski Maintenance Room

- Work bench and extra ventilation to service and wax ski equipment
- Also a terrific space to store sleds, skates and other items

## Storage

- Locked storage under the stairs

## Exterior

- Vinyl siding with wood accents made up of decorative shingles, Victorian brackets, smart trim, and Victorian features
- Covered front entry
- A new front entry door with light panels on each side

- Large covered hot tub deck prewired for speakers. Smart trim accents, metal rails, roll up privacy screens, expanded metal staircase to the skiway
- Vinyl windows, many have openers
- Upper window areas have batten insets in some areas of the home

## Upgrades

- New hot tub deck and roof has been totally rebuilt from the ground up by Heartwood Homes with new soffits, pot lights, aluminum railings and attractive pillars. It has a reinforced frost free foundation and an exposed aggregate deck. Engineered for two more decks above if desired
- Brand new Luxurious Beachcomber hot tub
- House interior paint was fully and professionally touched up (2018)
- Custom hand blown light fixtures over the island in the kitchen and the chandelier in the dining room
- Light strips above the upper kitchen cupboards
- Reclining sofas and reclining chair in living room
- Dining room table and chairs
- Bunk bed on main floor as of March 1/17
- Updated furniture in the two master bedrooms
- Sofa March 6/17 in lower family room
- Samsung 5.2 cu. ft. Top load washer and 7.4 cu. ft. Electric dryer in laundry room (2017)
- Beer fridge in downstairs family room (2017)
- Updated handheld showers in bathrooms
- Carpets cleaned annually
- Both hot tub and boiler serviced regularly
- Hot water heat throughout the entire house as well as awesome floor heat in the entrance way and ski room off of hot tub deck
- Dehumidifiers in bathrooms, throughout the house and in ski/snowboard room off of the hot tub deck via the Ven Mar system
- Exterior trim painted and updated on entire house. Custom "Goldstar" sign and shingles added to enhance the front of the house
- Custom front door (\$7000.) (2017)
- Coded locks for easy access front and back.
- Front door lock is new March 2017

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

