

## 1 – 415 Silver Queen Road, Silver Star, BC

### THE LOCATION

This home is situated on Silver Queen Road overlooking the Village and ski slopes, with panoramic views of three chair lifts and ski runs on one side and the Monashee Mountains on the other.

### THE HOME

#### EXTERIOR

- Paved driveway
- Expanded metal stairs down to the suite
- Yard light with 110 outlet at the top of the suite stairs
- Primary Hardi-plank siding with aluminum soffits
- Three covered view decks for the main area, low maintenance aluminum rails
- Hot tubs for both the main home and the suite

#### MAIN LEVEL

The main living areas are on the top floor for maximum views. With covered decks front and rear, this open concept level features a kitchen, dining room, living room, family room, and a half bath. Most of this area has laminate flooring.

#### KITCHEN

- A large island with raised breakfast bar, featuring two electrical outlets, double sinks, dishwasher, and hot water dispenser
- Raised panel cabinets with crown moulding
- Over counter lighting, seven pot lights
- Numerous drawers and a lighted pantry
- Vented range hood

#### DINING ROOM

- Windows on two side and double French doors to a ski slope view deck
- A dining table for ten people with track lighting over



## LIVING ROOM

- Rock accented gas fireplace with raised hearth, accent lights, and windows on two sides
- Four pot lights situated over the seating
- Ski slope view bay window
- Floor outlets for lamps

## FAMILY ROOM

- Monashee Mountain view bay window
- Doubles as a bedroom with a hide-a-bed couch
- Open area to front entry is adjacent

## HALF BATH

- Adjacent to the Monashee view deck
- Tile floors

## LOWER LEVEL

This level features three bedrooms, laundry, garage access, and a covered hot tub deck. A large tiled entry hallway has natural light flows right through the home to the covered hot tub deck.

## MASTER SUITE

- A good sized room with a bay window
- Walk-in closet with organizers
- Individual heat control and wall lights
- Three piece ensuite with tile floors

## ADDITIONAL TWO BEDROOMS

- Good sized rooms with individual heat controls
- Back bedroom has a bay window and wall mounted TV with video



## BATHROOM

- Four piece bath with tile floors and lighted closet adjacent

## LAUNDRY

- Tile floors
- Boot racks with electric heater below

## MECHANICAL/ELECTRICAL

- Gas fired hot water heat – 6 zones
- Air exchange system
- Gas fired hot water heater
- Large ski storage area and ski tuning area with additional storage
- Two storage lockers
- Built in vacuum
- Separate meters for gas and electricity

