

EXTERIOR

- Hardiplank & Smart Trim & Hardi panels
- A rock look front-finish
- Covered decks have wood soffits
- Aluminum on the balance of the soffits
- Glass railings on the front decks to maintain views
- Possible removable rear deck railing for a true Ski-In Entrance
- All decks are concrete
- Pot lights on the deck
- Natural gas BBQ hookup on the top deck
- Roughed in for a patio heater on the top deck ceiling
- Paved driveway
- Car heater plugs at the front of the home
- Motion lights
- Pre-wired for security - Keypad is in the garage and ski room - set up for wireless security system
- Bedroom level and rear deck are both wired for hot tubs

CONSTRUCTION

- Bedroom/Bathroom walls are insulated
- The lower level has in-floor heating (including garage)
- Electric garage door opener
- 9' ceilings on the lower and mid floors, 10' ceilings on the top floor
- 16" O.C. Truss spacing
- Spray Foam Insulation – Roof/Attic Space, Applicable Floor Systems, and Wood-framed exterior walls
- Engineered design – Foundation, Floors, Trusses, and concrete decks
- Built on solid rock, the entire foundation is on blasted rock
- Owner Built
- 46" Linear Gas Fireplace
- Triple pane windows
- Insulated concrete block construction from below grade to the Roof – Party Wall included

MECHANICAL ROOM

- Renai air exchange system
- 300L Hot water Storage Tank
- Natural gas Rinnai boiler
- 200 amp electrical panel
- Laundry area

LOWER LEVEL

- A bright entry area with natural light on two sides
- Rough tile floors on this level
- Bench & coat hooks in the entry

COMPUTER WORK STATION AREA

- Prewired for data
- Located adjacent to the laundry/utility room

MEDIA ROOM

- Tile will continue from foyer/entrance into this room, not necessarily Slate, current tiles do have a slip rating (textured)
- Prewired for a surround sound system – wires for future speakers in the back in addition to a TV Box with appropriate wiring

BATH

- 4 piece bathroom
- Tile Tub/Shower Surround
- Heated tile floors

MID-LEVEL -

MASTER BEDROOM

- Wall to wall carpet
- Switched bedside lamps
- French door to a large, covered deck with great views (wired for hot tub)
- Full-width glass for natural light
- Walk-in closet with organizer system



- **ENSUITE**

- Double vanity sinks with a hard surface countertop
- Oversized custom curbless tile shower with a rain shower head and a pot light
- Wide mountain view window
- Heated tile floors

BEDROOM

- Wall to wall carpet
- Large closet

BATHROOM

- 4 piece
- Tub unit with tile surround
- Heated tile floor
- Massive linen storage closet

FAMILY ROOM

- Wall to wall carpet
- Cable TV outlet
- A large open entry

TOP FLOOR -

KITCHEN

- Shaker-style cabinetry with glass feature on uppers 9'
- Fingerprint resistant stainless steel Samsung appliances, including:
- A five-burner gas range and electric true convection self and steam clean oven with upper and lower cooking zones and Wi-Fi compatibility for oven control with App and voice control and a built-in air fryer Over counter lighting
- A 28.2 cubic foot three-door French refrigerator
- A Storm wash power clean dishwasher with the third rack
- Front-load full-sized stacker washer/dryer
- Island has a breakfast bar, sink, dishwasher, plugs on either end
- Walk-in auto switched pantry lights
- Pot lights in the kitchen, pendant over island
- Oak engineered hardwood

LIVING ROOM

- Floor plug for lamps
- 46" natural gas fireplace with floor to ceiling rock facing or Tile and accent lights and wired TV Box
- Engineered Hardwood
- Windows on two sides to enjoy the big views

DINING ROOM

- French door with transom to the covered mountain view deck
- Large view windows on either side with transoms above for additional natural light
- BBQ outlet on the deck for convenient cooking

BATHROOM

- 4 piece bath
- Tub unit with tile surround
- Heated tile floor

BEDROOM

- Wall to wall carpet
- Large window looking up to the mountains

SKI ROOM

- Wall heater plus forced air
- Rubber floor
- Wired for a boot dryer
- Built-in ski storage and boot change bench
- Direct access to the ski way
- Wood stained fiberglass door – All Exterior doors are Stain Grade Fiberglass

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.



SILVER STAR PROPERTIES.CA

We live it, we love it... so will you.
Your Mountain Community REALTORS®.

