

9887 Cathedral Drive, Silver Star, BC



Ski In, Ski Out Nordic and Alpine!

THE RIDGE at Silver Star Mountain Resort, never rented, NO GST – Former show home by Dauncey Construction. This 3-level turnkey duplex is waiting to offer you a year-round resort lifestyle! Ski in and ski out for both Alpine and Nordic!! Exceptional top floor main living area perfect for entertaining and your busy family! Over \$100k in recent renovations; new oak engineered hardwood flooring, fresh paint throughout and new carpeting. Open concept with 9ft ceilings with custom open timber staircases with custom wood trim matching doors. Brazilian Slate tile floors throughout, gas fireplaces and expansive windows to take in the south facing views! TWO primary bedrooms on the main, complete with ensuites and shared private balcony plus den/bedroom with hide-a-bed on the top floor off the kitchen. Private guest accommodation bedroom with ensuite on lower level. This chalet sleeps 11 people! A spacious rec room with wet bar & ski tuning area with equipment storage! BONUS \$21K hot tub included (purchased in 2022). Excellent kitchen with soft-close maple cabinets, Brazilian slate counters and raised bar & island for casual dining. This beautiful fully furnished home is ready for immediate possession, move in now or rent it out for the Holiday Season! Attached garage with paved driveway and Hardie Board siding exterior. Don't miss out on this one! Speculation Tax is not applicable.





Specifications

MLS® # 10326489	Neighborhood
Year Built 2009	Zoning R4
Lot Size .17 acres	Lot Frontage 38
Lot Depth 169	Home Size
	Total Square Footage 3016 sq. ft.
Main Level 899 sq. ft.	Upper Level 999 sq. ft.
Lower Level 1118 sq. ft.	Bedrooms 3
Bathrooms 4	Taxes 4282.23 (2024)
Services Hydro, Natural Gas, Telecommunications, Silver Hawk Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

Located in THE RIDGE neighborhood with ski trails throughout, providing easy ski-in/out access. Silver Queen chair close by. Just blocks from the Village, tube town and the skating pond!

THE HOME

Home has never been rented and is not GST applicable.

- Ski in and Ski out for both Alpine and Nordic.
- Hardi plank with cultured stone on exterior.
- Paved driveway.

MAIN LEVEL

Ground floor entry level has a large bright foyer; spacious entry with garage access, heated slate flooring, laundry room and two primary bedrooms complete with ensuites.

- Primary Bedroom 1 – French doors access the shared deck surrounded by lovely trees for privacy, ensuite with heated slate floors, single sink vanity with honed Brazilian slate countertop, frameless glass shower with travertine tile and separate tub for soaking.
- Primary Bedroom 2 – French doors leading to the shared deck, ensuite with heated slate floors, frameless glass walk-in shower with travertine tile and a single sink vanity with honed Brazilian slate countertops.
- Laundry – built in cabinets, Brazilian slate counters, large stainless-steel sink and Samsung washer & dryer.

UPPER LEVEL

An open concept living level with 9' ceilings accented with hemlock window casings, new wide plank oak engineered wood throughout and plenty of natural light. This main living level is the top floor and keeps the sleeping level separate from the entertainment level and offers French doors to the large top floor deck.

- Maple cabinets complete with lighted glass display cabinet.
- Island with abundant storage.
- Brazilian slate countertops with tile backsplash and stone decorative inserts.
- Casual dining at the island and raised bar.
- Stainless steel BOSCH appliances; gas range, fridge, dishwasher and microwave.
- Wrought iron designer pendant lights.

Living Room/Dining Area

- 42" natural gas fireplace surrounded with floor to ceiling stone finish and custom timber mantle.
- Transom over double French doors with oversized view windows on either side.
- Full width deck ready for BBQ with natural gas outlet.
- Beautiful timber staircase with an open tread design.

Nook



- Offers a comfortable space to enjoy the morning sun overlooking Monashee and the Knoll views.

Den

- The den with a Hide-a-Bed could double as a guest room.
- Double French doors allow for natural light and leads to front balcony.

Powder room

- Maple cabinets, Brazilian slate countertop & slate tile floor.

LOWER LEVEL

Third bedroom with an ensuite, family room, games area, wet bar and large ski tuning area with built in equipment storage.

Family room

- 38" natural gas fireplace, stone finish with timber mantle.
- Hide-a-Bed for additional guests.
- The bar area has a full-size fridge, sink and plenty of cabinets for storage, honed Brazilian slate countertops, beverage and snack counter.
- French door to the partially covered concrete patio with \$21k new hot tub – purchased in 2022!
- Entire lower level has in-floor heating.

Bedroom & Ensuite

- A Lovely light and airy lower-level bedroom with direct access to ensuite bathroom with heated slate floors, floor to ceiling tile shower, Brazilian slate countertop and dual access from bedroom and hall.

Mechanical, Storage and Ski Tuning Room

- Fantastic ski tuning area with exhaust fan and bench with plugs for waxing.
- Large built in locker area for storage.

Mechanical

- Natural gas furnace.
- Electric hot water.
- Central vacuum.



