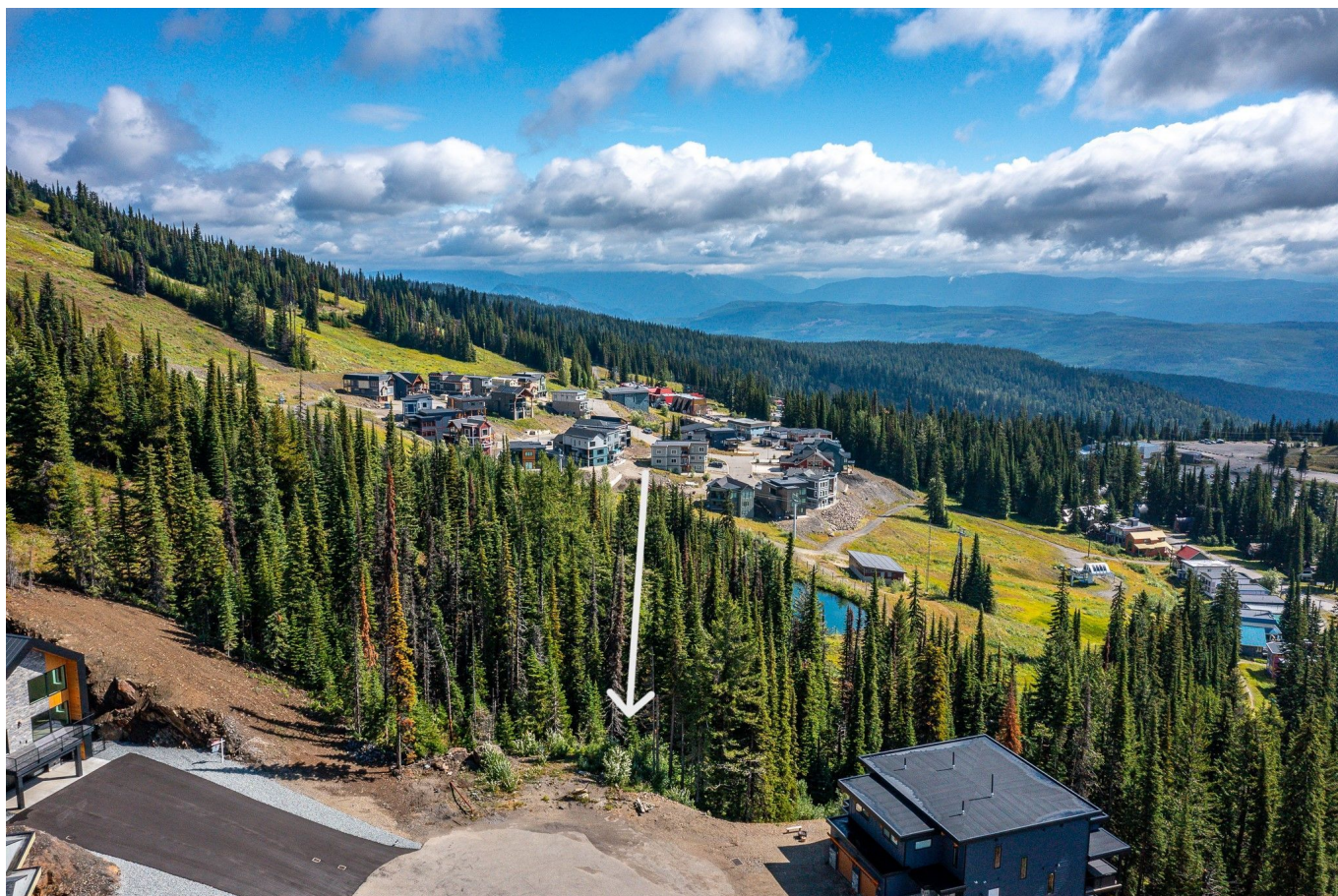


9998 Cathedral Drive, Vernon, BC

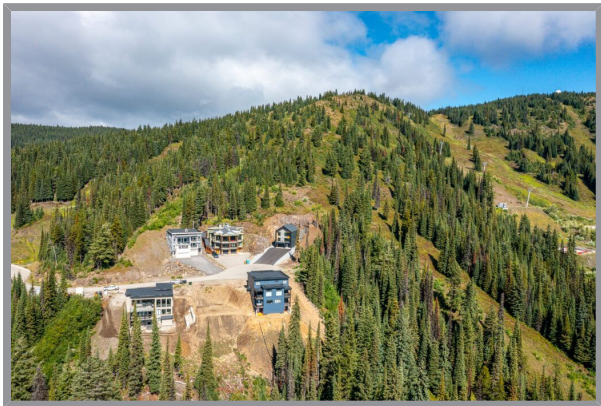
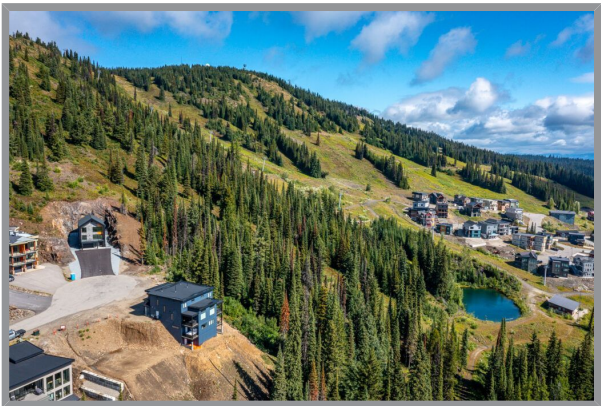
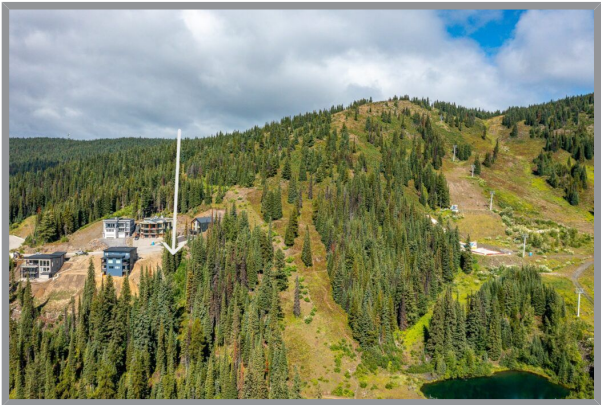


### Residential Lot

Welcome to THE RIDGE on Silver Star Mountain. Not many opportunities left to build your dream home and become part of the vibrant resort lifestyle! This newer neighborhood sprawls across the north ridge just blocks from the Village and offers fabulous south-east views towards the Monashee Mountains! Located in a quiet cul-de-sac. Zoning allows for duplex home however documents on file with Silverhawk Utilities confirm that the current capacity only allows for one single-family home with 3 bedrooms. There is potential to purchase capacity to allow for a duplex home with 3 bedrooms on each side. Approx cost \$23,000. A larger build (more than 3 bedrooms per side) would require an application for additional capacity. Building scheme on file to protect the integrity of the neighborhood. All services available. Prime location offers unparalleled ski-in/ski-out access via the Ridge Run and Alpine Meadows Chair.







Specifications

MLS® # 10347093	Neighborhood Silver Star
Year Built N/A	Zoning R2
Lot Size .4 acres	Lot Frontage 137'
Lot Depth 187'	Taxes \$1549 (2022)
Services Services at Lot Line, Services Available, Hydro, Natural Gas, Telecommunications, Silver Hawk Sewer, Municipal Water	
School District SD22	



