

FEATURES OF 165 SNOW MOUNTAIN PLACE

LOCATION

- Ultimate location at the Apex Ski Resort
- Recreation abound. Enjoy the active mountain lifestyle with plenty of recreation at your doorstep including skiing, cross country, snowmobiling, skating and more
- Ski in- ski out positioned right on the Grandfather Trail
- Close to all amenities which include restaurants, store, tube park, skating loop, outdoor hockey rink and snowshoe trails
- Short drive to Nickel Plate Nordic Centre
- 1 hour and 15 minutes to down town Kelowna and just over 4 hours to Vancouver

EXTERIOR FEATURES

- Pristine Apex Resort home with stunning views
- Mountain modern design
- 4 years old -Built Dec 2018
- Huge mountain view deck with hot tub and barbecue
- Patio doors from the great room blend living space outdoors with living space inside
- Modern steel front door
- Fiberglass 4 paned Low E, suncoated Milgard windows
- Custom cold rolled steel exterior features
- Wood soffits
- Relax in the 8 person Beachcomber 500 series hot tub

INTERIOR FEATURES

- Sophisticated yet relaxing retreat home
- Over 2500ft²
- An entertainer's dream open plan main floor and welcoming light flooded living room with cozy wood burning fireplace
- Breathtaking unobstructed mountain views from main level, patio and bedrooms
- Exceptional finishing, quality millwork, quartz counters, fine cabinetry and flooring with custom hand milled reclaimed fir casings, baseboards and doors
- Turn-key fully furnished with many old growth reclaimed hand milled fir furnishings
- Radiant in-floor heated waxed concrete flooring on main and lower levels
- All bathrooms have in-floor heat
- High end engineered hardwood flooring on upper level
- Fireplace with reclaimed fir mantle and rockwork
- Custom exposed cold rolled steel fireplace feature and stairwell wall complements outside steel features
- Majestic exposed metal beams
- Illuminated by LED lights throughout
- Hand milled stair treads
- Modern glass fronted closets in back bedrooms
- Stacked front-load washer and dryer
- Custom boot room with lots of storage
- Spa-like Primary bedroom
- Main floor powder room
- Lower floor media room or extra bedroom
- Lower floor full bathroom

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GOURMET KITCHEN

- Entertainer's gourmet kitchen with custom cabinetry, expansive quartz counter tops, huge island and adorned with stainless appliances
- Solid wood sit-up island
- Stainless fridge/freezer
- Stainless gas slide-in range and fan hood
- Undermount double sink
- Stainless dishwasher
- Pantry closet

PRIMARY BEDROOM

- Mountain views
- Spa Like Ensuite
- 11' Vaulted ceiling
- Spacious walk-in closet
- Hardwood flooring
- Fully tiled walk in shower

GARAGE

- Heated oversized attached garage (24x13'7)
- Lots of storage and room for the skis and equipment and toys with shelving
- Steel Craft custom steel garage door

PEACE OF MIND

- Schlage keypad and touchscreen electronic door locks
- Hard wired smoke and CO detectors

MECHANICAL

- RSF Opel 2 wood burning fireplace with central heat blower kit
- Domestic Hot Water heating source and in-floor heating boiler system:
 - Viessmann Vitodens 200 - Gas-fired wall-mounted condensing boiler with stainless steel heat exchanger and modulating cylinder burner and stainless steel heat exchanger
 - Vitocell 300 - Domestic hot water heater (storage tank) featuring stainless steel construction and a lifetime warranty
- Radiant in-floor heat on main and lower level plus in-floor heated bathrooms
- Central vacuum
- Electric baseboard heat in bedrooms
- BBQ is directly connected to propane

THE BUILD

- Built to the highest standards
- Interior walls are 2x6 double studded with sound bar on each side of party wall (very sound proof)
- Exterior Walls:
 - ICF (Insulated Concrete Form) walls for lower level foundation
 - SIPs (Structural Insulated Panels) 10.5" wide used for main and upper floor exterior walls.
 - Wrapped with Blueskin housing wrap.
 - Together these technologies result in: Certified vapour and ultra-low air leak, close to zero thermal bridging, Extreme sound proofing. Home is Insulated to R-50 (passive Haus levels)