

# 163 WEST RIDGE DRIVE, BLUE MOUNTAINS

## INTERIOR FEATURES:

- Luxury custom builder/designer home.
- 10' ceilings on main floor, 8.5" ceilings on lower level & vaulted ceilings in upper level.
- High-end pattern designed porcelain tile throughout all three levels.
- High-end Berber carpet in media room and upper two bedrooms.
- Large pattern designed porcelain tiles on wall areas.
- Heated floors in entryway, master ensuite and entire lower level.
- Imported Italian kitchen with all Jenn-Air appliances.
- Whirlpool washer and dryer.
- Structural metal open tread staircases with maple runners.
- Separate oak staircase from laundry to lower level.
- Vast amount of millwork in the home including ceiling beams.
- Custom build Ashwood wine cellar next to kitchen.
- Custom Ashwood wainscoting and cabinetry in master bedroom.
- Glass and metal railings on the interior.
- Large custom built wood burning fireplace on main floor.
- Custom site-constructed pizza oven in lower level.
- Lower level kitchenette/bar with additional dishwasher, fridge and bar sink.
- Service sink in utility room.
- Extra large cold cellar finished in brick and stone veneer.
- Lower level bathroom with walk in shower and large custom site-constructed all cedar sauna.
- Upper level media room complete with quality electronics and surround sound speakers throughout for a real movie experience.

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## EXTERIOR FEATURES

- Cedar and weather treated solid wood finished under all decks and balcony ceilings including all soffit exteriors.
- Upgrades eaves troughs.
- Upgraded garage doors
- Exterior is fully landscaped with natural stone with steps off the side for access to the walkout basement.
- Exterior is clad in treated solid wood.
- Top of the line asphalt shingles.