

# \$1,625,000 - 1403 Deer Ridge Road, Golden

MLS® #10358800

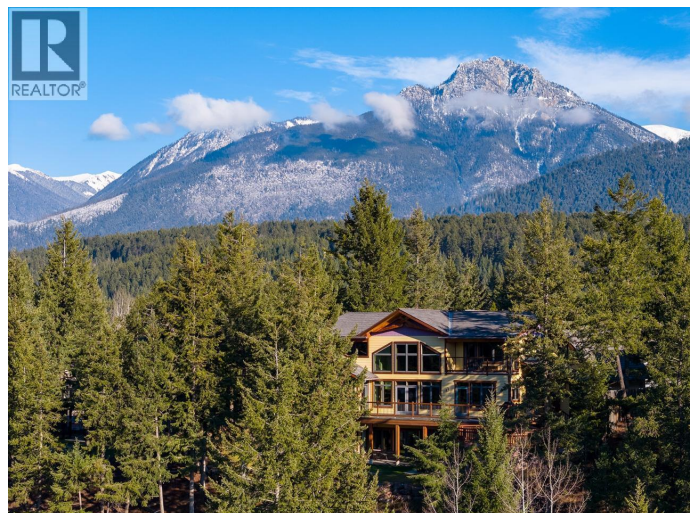
**\$1,625,000**

6 Bedroom, 6.00 Bathroom, 6,120 sqft

Single Family on 0.30 Acres

Golden, Golden, British Columbia

Situated on a west facing ridge within the Town of Golden, this stunning timber frame home provides buyers with an opportunity for a healthy lifestyle with tremendous revenue potential. The owners previously operated a very successful B&B from this location. This property has easy access to the Trans Canada Highway, the Golden Skybridge and all advantages of Golden amenities. The ridge location ensures privacy and spectacular views of Kicking Horse Mountain Resort, the Dogtooth Range and the Purcell Mountains. With the recent R1-S rezoning, the walkout lower level can be easily transitioned into a separate suite with two bedrooms and two bathrooms. The sellers are down-sizing and many furnishings are included. With over 6,000 square feet of living space spanning three levels, this finely finished 6-bedroom, 6-bathroom home features an expansive great room, gourmet kitchen with pantry, a large main floor master bedroom with walk-in closets and a 5-piece ensuite. Every detail in this home's design, layout, materials and functionality have been planned for comfort and enjoyment. Two separate entrances to the walkout level allow easy access to the lower great room, 2 bedrooms with ensuites, a kitchen/dining area, sport equipment storage locker and ski tuning room. With 2 gas fireplaces, in-floor heating and hot water radiators, you'll stay warm and cozy on even the coldest days. Douglas Fir timbers, floor, trim and baseboards were all locally sourced.



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Built in 2004

**Essential Information**

Listing #	10358800
Price	\$1,625,000
Bedrooms	6
Bathrooms	6.00
Half Baths	1
Square Footage	6,120
Acres	0.30
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Other

**Community Information**

Address	1403 Deer Ridge Road
Subdivision	Golden
City	Golden
Province	British Columbia
Postal Code	V0A1H1

**Amenities**

Amenities	Golf Nearby, Recreation, Ski area
Features	Treed, Central island, One Balcony
Parking Spaces	6
Parking	Additional Parking, Attached Garage
# of Garages	2
View	River view, Mountain view

**Interior**

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Washer
Heating	In Floor Heating
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

# of Stories                    3

**Exterior**

Exterior                      Wood, Other  
Exterior Features        Landscaped  
Roof                          Unknown  
Foundation               Insulated Concrete Forms

**Additional Information**

Zoning                      Unknown

**Listing Details**

Listing Office              eXp Realty



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