

## **9304 STELLER'S WAY**

### **FEATURE OVERVIEW**

*Only very rarely does a property of this caliber become available for sale. Completed in 2022, this custom-built, luxury mountain home consists of a stunning main residence, along with a beautiful 2-bedroom carriage house, set on more than 27,000 square feet of land at one of the highest positions in Wedgewoods. The home is less than 15 minutes from Whistler – right in the epicenter of world-class backcountry skiing, mountain biking, hiking, golf, and more. Designed with exceptional vision, and on the market for the first time ever, this ultra-luxury home has it all. An array of exceptional finishing details greet you as you enter the main residence. Notable features include vaulted ceilings, a perfectly sophisticated palette of materials throughout, floor to ceiling glass, European appliance package, an over-sized 3-car garage, and a 2-bedroom fully detached carriage house. On the grounds you'll find thoughtful landscaping installations with automated irrigation, while preserving the home's distinct connection with the surrounding environment. The home is being offered fully furnished and is ready for you to enjoy immediately.*

### **SITE**

#### **Property:**

Legal Description: Strata lot 99 district lot 2247 group 1 new Westminster district strata plan bcs3916. Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.

Civic Address: 9304 [+ 9306 for the Carriage House] Steller's Way Whistler BC V8E 1M1

This parcel is located on the highest-most street in the Wedgewoods development.

#### **NOTABLE FEATURES**

- Parcel size: Over 27,000 square foot view lot with south-west exposure and all-day sun
- Total power on property: 400amp
- Landscaping designed to blend with the natural environment
- Easy access to hiking trails directly from the property
- Exceptional privacy with architecture designed to minimize sightlines to neighbouring homes

# RESIDENCE + CARRIAGE HOME

YEAR COMPLETED: 2022

WATER: Municipal water supply

SEWER SYSTEM: Municipal sewer

POWER: 400amp

Total Finished Area: 4932 sq.ft

House: 3904 sq.ft

Carriage Home 1028 sq.ft

Decks 1553 sqft

Garages 1261 sq.ft

*[Measurements by Inside Advantage – May 2026]*

## LAYOUT

### **Main Level Areas:**

Formal Entry Hall, Kitchen, Dining Area, Livingroom, Powder Room, Primary Bedroom with oversize walk-through closet and ensuite, Guest Bedroom with ensuite, Office, Garage, Oversize mud room, Laundry, Pantry storage.

### **Below Main Level Areas:**

Guest Bedroom, Full Bath, Games Room, Wet bar, TV Space, Mechanical Room, Storage

## MATERIALS

- Custom reclaimed wood oversized front pivot door and windows
- Pine T+G ceilings in entrance way + feature spaces throughout
- Full custom solid wood cabinetry throughout by Phoenix Millwork
- Heated porcelain flooring in all bathrooms
- Wire-brushed wide plank oak flooring throughout
- Duravit bathroom fixtures
- Clad Twin Blomberg fridge / freezer stacks
- Fulgar Milano ceramic induction cook top
- Fulgar Milano stove and microwave
- Fulgar Milano Integrated rangehood
- Honed finish natural marble counters on oversized kitchen island + breakfast bar

- Honed finish natural marble vanity tops in all bathrooms on custom vanities with soft close mechanics.
- Wood burning fireplace insert from Renaissance Fireplace with custom surround and hearth
- Unique pendant lighting array in main living room
- Custom steel stair treads and handrail
- Exposed board-formed concrete feature walls on lower level
- Custom oak feature walls in entertainment space

## CLIMATE CONTROL

- Tosot HVAC system with integrated humidification and split-style heat pump
- Multi-zone electric furnace
- Electric radiant heat in bathrooms
- Integrated off-site control for climate systems

## FUNCTIONALITY

- Open concept living room with floor to ceiling windows
- Lutron lighting controllers
- Integrated Lutron automatic roller blinds
- CCTV Cameras / Security system
- Extra wide hallways
- In-floor heating on bathroom floors
- Incredible design detail on materials and transitions
- Perfect precision on all material intersections
- Flush Schluter shower drains
- Many very thoughtful design solutions in the kitchen including:
  - Cabinet clad appliances
  - Massive amount of drawer storage for easy access
  - Integrated ice maker
  - Full size beverage station next to pass-through window leading to the pool deck

## GARAGE

- Extra-large bays with lots of extra storage
- Integrated ski racks
- Level-2 EV chargers installed in both garage spaces
- Separate garage bay for use by carriage home
- Tool bench and storage

## EXTERIOR FEATURES

- Countersunk Jacuzzi swim spa / hot tub with sunny exposure
- Porcelain patio tiles
- Large outdoor cooking area with built in BBQ, griddle top, and free standing pizza oven.
- Outdoor speakers installed on patio
- Red cedar decking surrounding lap tub.
- Composite Oak soffits
- Pot lights integrated into all soffits
- Extra wide sliding doors to access the main pool and sun decks
- Gas fire bowl
- Automatic irrigation for landscaping installations
- Private deck off carriage house suite featuring a barrel sauna

## CARRIAGE HOUSE

- Custom kitchen with Fulgor Milano and Blomberg appliances
- Marble countertops
- Vaulted ceilings
- Electric fireplace
- Primary bedroom with ensuite bath
- Secondary bedroom
- Guest bath
- Ladder-access children's play loft
- Private covered deck featuring outdoor sitting space and BBQ.
- Private barrel sauna