

## Home features include...

- ◆ Master Suite is located on the private upper level of the home and offers custom built-in shelves, fireplace, balcony access, vaulted ceilings, full bath with jetted tub and separate walk-in shower
- ◆ Custom Solid Pine built-in cabinetry, doors and trim
- ◆ Custom Kitchen with Corian counters, work island, pantry, stainless appliances and recessed lighting
- ◆ Dumb Waiter with 250 pound capacity
- ◆ Two HVAC systems with additional heat/air in Master Suite
- ◆ Great Room with vaulted 22 1/2 foot ceiling, scenic views from every window and DIRECT ACCESS to Timberline Salamander slope, stone woodburning fireplace, built-in window seats and entertainment center, ski equipment room, open staircase and tastefully furnished
- ◆ Large Dining Room seats 6 with additional seating for 6 at kitchen island
- ◆ 400 AMP Service as well as existing power connect and reenforced decking for Hot Tub
- ◆ 2 On Demand Hot Water Systems
- ◆ Heated and Cooled Garage with automatic opener and drains
- ◆ Home intercom system and ADT monitoring
- ◆ Lower level with 12' ceilings, recreation room, fireplace, wet bar, full bath, 1 car garage
- ◆ .245 acre
- ◆ HOA dues of \$220 every 6 months
- ◆ 4257 square feet, 5 bedrooms, 4 1/2 baths

Nowhere else in Canaan Valley will you find a property that offers the quality construction, style and class with direct access to the Timberline slopes like 394 Slopeside Road.

Meticulously maintained and lovingly cared for, this one owner home has amenities you wont find in other area properties.

The attention to detail in the construction of the home includes generous insulation, engineered 3600 PSI concrete foundation and pillars, stone and rebar down into the bedrock,



expansive retaining wall, French drains, reinforced decking, fire exits from every bedroom, EcoStar

lifetime warrantied roof with heat tape controlled from inside, Anderson double pane windows and doors, remote controlled interior blinds, exterior blinds for sun protection, natural gas plumbed under the deck for grilling and home designed to enjoy main level living at Salamander Slope elevation.

View additional drone footage, property video and details at [www.bearleelivable.com](http://www.bearleelivable.com)



# 394 Slopeside Road

## Northface Community

### Canaan Valley, WV

Represented By  
Lydia B. Hambrick, Broker



Your KEY to Better Living





Slopeside Luxury Home on Green Skill Level Salamander Slope is the Perfect fit for personal enjoyment or investment. Built in 2006, this property was constructed to withstand the elements and the tests of time. Full architectural details and home plans available upon request.



Favorable, Comforting, Welcoming...