

9 175 Predator Ridge Drive, Vernon BC V1H 1Y8



Vibrant, lifestyle at world class Predator Ridge Golf Course

Be part of the vibrant, coveted, lifestyle at world class Predator Ridge Golf Course. Located at the first hole, your AFFINITY home is an excellent investment vacation home supported by efficient management system and complete with a transferable \$40K golf membership! The open 'great room' with soaring ceilings and walls of window is anchored by the impressive floor to ceiling fireplace. A Chef's dream -the kitchen features a 6-burner dual fuel range, solid surface counters, an entertainment sized center island and a butler's pantry that is second to none! An Elegant dining area and if you must work, escape to the quiet den/office! The fabulous views continue on the expansive, private patio with cozy firepit! The upper level offers TWO master suites with full views, huge walk-in closets and enviable ensuites with heated floors and tiled showers. The elegant and sophisticated simplicity of the home's design is united with high end hardwood, endless LED and custom lighting and 40K of custom window shutters! Check out the generous, heated, double garage with high grade polyaspartic floor finish, and a wall of custom storage/work area





Specifications

MLS® #
10222979

Year Built
2019 Actual

Home Size

Main Level
1257 sq. ft.

Bedrooms
2

Taxes
6097 / 2020

Strata Inclusions
Landscaping, Recreational Facilities

Services
Services Available, Hydro, Natural Gas, Telecommunications, Shaw
Cable, Sewer, Municipal Water

School District
SD22

Neighborhood
Vernon

Zoning
RTCA

Total Square Footage
2570 sq. ft.

Upper Level
1313 sq. ft.

Bathrooms
3

Strata Fees
532.19



Features

THE LOCATION

Welcome to Predator Ridge Golf Course! This Lifestyle community offers two world class golf courses and is rich in amenities and activities for 4 seasons!

- Recognized as two of the best courses in Canada, Predator Ridge offers special membership for property owners, as well practice facility and golf academy!
- State of the art fitness center with indoor lap pool and hot tub, offers yoga & fitness classes.
- Miles of hiking trails - take a stroll through the Lavender Meadow! Biking trails that connect to the hundreds of miles of trails at Ellison Bike Park.
- Tennis & Pickleball courts, state of the art outdoor skating pond, snowshoe trails,
- Unique partnership with Sparkling Hill Wellness Resort
- Casual and fine dining, coffee outlets, market, and liquor facilities,

Predator Ridge is a 'basecamp' for all the Okanagan Valley has to offer! Thirty minutes from the Kelowna International Airport and within minutes of Okanagan and Kalamalka Lakes, the famous lakeside Rail Trail, wine country and both the cities of Vernon and Kelowna!

THE COMPLEX

The Affinity Homes at Predator! Built in 2019, this upscale complex of 10 duplex homes is located adjacent to the first hole, offers expansive views over the course and is just steps from the resort centre. Rental and maintenance of these high-end vacation homes is handled by the Predator Management System leaving owners to enjoy life at the Okanagan lifestyle

THE HOME

The owners added many fabulous extras during the construction of this home!

- High end hardwood and tile flooring, tiled backsplashes, under-mount sinks, hard-surface counters
- Custom lighting with \$7500.00 in chandeliers.
- Over \$40,000. In custom window shutters
- Transferable \$40k Gold Membership!
- Incredible heated oversize double garage 25×21'6 with custom stainless steel cabinets that are state of the art
- Total Storage System and a high grade polyaspartic floor finish
- Endless views over the golf course from all main areas of the home
- Private patio with gas firepit

MAIN LEVEL

- Large formal foyer with 2 pce guest bath.
- Soaring ceilings and walls of windows! Great room design combines the Living, dining, and kitchen into a fabulous gathering space!
- Elegant dining area with stone feature wall overlooks the first Tee and the living area is centered by the tiled floor to ceiling gas fireplace.
- Barn-style door offers privacy to the office/den.
- Dramatic kitchen with 6 burner dual fuel range stove, stainless appliances including wine fridge and an entertainment sized, waterfall style, Center Island. Check out the amazing Chef's pantry!
- Escape to the private patio with fire-pit



UPPER LEVEL

- TWO master suites both with inspirational views!
- The main Master with impressive organizer walk-in closet and ensuite with heated tile floors, walk-in tile shower, soaker tub
- Second Master also offers walk-in closet and ensuite with heated tile floor, tiled shower, and dual sinks!
- Laundry room with sink and extra cabinets



