

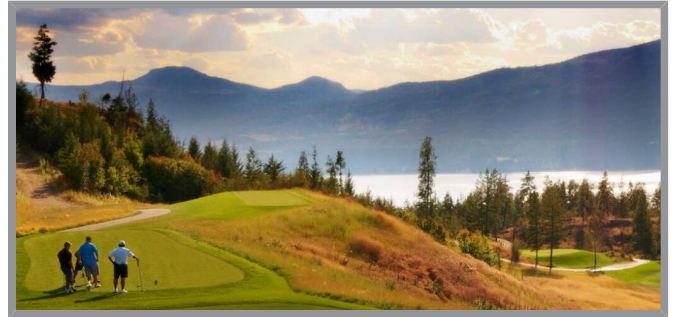
#19 - 55 Predator Ridge Drive, Vernon BC



PREDATOR RIDGE - FIELDGLASS

Welcome to FIELDGLASS - the newest lifestyle collection at the heart of Predator Ridge! This semi-detached home is being built in the best location of this 28 home exclusive neighborhood - close to the heated infinity pool and amenities room with endless views straight down the fairway! Ground entry with master suite on the main and two bedrooms, both with ensuites on the upper level. Workmanship, materials, and design will reflect the WESBILD vision and reputation for stunning and comfortable homes that connect and compliment the landscape! Walls of glass and a private terrace connect the light-filled, open plan to the outdoors. Fully equipped oak kitchens, quartz counters, free-standing soaker tubs, walk-in showers, stone tile work, double garage, and generous driveway. Still, time to select from two elegant design schemes. Your purchase includes a one-time special offer to purchase a Predator Ridge Home-owner golf membership! World-class Predator Ridge Golf Resort - just 30 minutes from the City of Vernon and the Kelowna International airport - a place to call home and a superb rental investment. This is an ASSIGNMENT SALE. Gst applies but Speculation Tax does not!





Specifications

MLS® # 10244888	Neighborhood Predator Ridge
Year Built 2022 To be built	Zoning RTCA
Home Size	Total Square Footage 2595 sq. ft.
Main Level 1703 sq. ft.	Upper Level 892 sq. ft.
Bedrooms 3	Bathrooms 4
Taxes 0.00/2021	Strata Fees \$659.79
Strata Inclusions Contingency Reserve, Insurance, Landscaping, Management, Road Maintenance, Snow Removal	
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water	
School District SD/22	



Features

THE PROPERTY

- FIELDGLASS - newest 28 home exclusive community in the very heart of Predator Ridge
- Private community infinity pool and Hot Tub
- Cabana facility and changing rooms
- Predator Ridge fine dining and pro shop just a short walk down the road
- Café and restaurants featured at Predator Ridge
- Predator Ridge membership is available

THE HOME

- Built to redefine luxury living with distinct designs
- Semi-detached home, ground-oriented layouts offering impressive oversized patios
- An impressive blend of Hardi-boards, stucco, and natural stone
- A pleasing blend of Harwood, Partial Carpet, and tile flooring throughout
- Natural gas, forced air heating system
- Navien 96% efficient tank-less water heater
- Bi-pass humidifier
- 17 seers 2 stages Central Air
- Natural gas hot water tank
- ICF Block and Torch on Roof
- Underground Sprinkler
- City Water and Sewer

MAIN LEVEL

- Beautifully and well-thought-out kitchen equipped with oak cabinets, quartz counters
- Island with dual fuel stove/range - stainless steel appliances
- Fully open floor plan with ceiling to floor windows
- Oversized patio with relaxing views straight down the fairway - Views don't much better
- Master bedroom with walk-in closet and full ensuite
- Double size garage with room for possible shelving and storage
- Laundry room

UPPER LEVEL

- 2 large bedrooms
- 2 full bathrooms - each outside a bedrooms
- An open area that makes a great office/den



