

225 Dominion Way, Predator Ridge, Vernon BC

**Full time or Golf vacation home!**

Welcome to the Predator Ridge lifestyle in one of Commonage's most desirable settings. Built in 2018, this beautifully appointed 3 bedroom, 3bathroom (+ office and flex room) home showcases sweeping views of the golf course, driving range and surrounding valley, creating a spectacular backdrop in every season. Thoughtfully designed for everyday living and effortless entertaining, the bright interior features soaring vaulted ceilings, expansive windows flooding with naturally light, quality window coverings and seamless flow to a covered deck, where morning coffee, evening sunsets, and year-round outdoor living become part of your daily routine. The functional layout is complemented by a spacious double garage with EV charger and offers exceptional value for a single-family home with no strata fees. Beyond your doorstep, enjoy championship golf, pickleball, tennis, fitness facilities, indoor pool/gym, hiking and biking trails, parks, and a dog-friendly resort community just minutes from Sparkling Hill Resort. Speculation and Vacancy Tax exempt, this is an outstanding opportunity for full-time living, a weekend escape or an investment in one of the Okanagan's premier lifestyle communities. All measurements approximate





Specifications

MLS® # 10394530	Neighborhood Vernon
Year Built 2018	Zoning RTR
Lot Size .14 acres	Lot Frontage 45
Lot Depth 117	Home Size
	Total Square Footage 3267 sq. ft.
Main Level 1668 sq. ft.	Lower Level 1599 sq. ft.
Bedrooms 3	Bathrooms 3
Taxes 8226.24	Strata Fees 275.30
Strata Inclusions PRCLA Fee -landscaping, fitness centre facility	
Services Hydro, Natural Gas, Geothermal, Telecommunications, Sewer, Municipal Water	
School District 22	



