



## 251 Predator Ridge Drive 12 Vernon British Columbia

\$625,000

Fully furnished 2 bedroom, 3 bath cottage is ready for your use up to 180 days per calendar year. You must be in the rental program a minimum of 185 days per year which offsets some of the costs of ownership. Benefit of ownership is not having to pay the \$500 per night to vacation here. Stay 30 nights = \$15,000 value which you should factor in as one of the reasons to justify ownership. One can now remove the cottage from the rental requirements and live in it full time. Cost is approximately \$15,000 to remove it plus GST applies when you make the change. Within the strata of 41 cottages, you'll find an outdoor pool, hot tub and barbeque area. In addition, all property owners at Predator Ridge pay toward the Fitness Centre so all year you have access to an indoor pool, hot tub, steam room and exercise area. That cost is included in your strata fee of \$499.72 per month. Two world class golf courses to play is a golfer's dream come true! And we couldn't have asked for a better neighbour just up the hill with Sparkling Hill Wellness Hotel and their beautiful world class Kurspa. Sparkling Hill was voted the world's best wellness hotel in the mountain category! Kalamalka & Okanagan Lakes are a short drive for untold hours of boating and swimming! Skiing and great biking/hiking at Silver Star Mountain is only 45 minutes away! Kelowna Airport is only 30 minutes away. See why this is one of the best places to be! (id:6769)

Utility room 5'6" x 9'7"

3pc Ensuite bath 8'10" x 6'2"

4pc Ensuite bath 5'11" x 8'4"

Bedroom 13'6" x 9'4"

Primary Bedroom 14'2" x 14'10"

Foyer 7'6" x 6'9"

Partial bathroom 5'3" x 6'9"

Dining room 13'7" x 9'8"

Kitchen 15'5" x 7'0"

Living room 13'7" x 12'10"

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