



# 272 Chicopee Road 13A Vernon British Columbia

\$179,000

Exceptional opportunity to acquire 1/6 share of 3 bed/3bath golf cottage at Predator Ridge. Ownership affords 1 week's exclusive enjoyment every 6 weeks. Offered fully furnished, presenting a turnkey solution, inclusive of a single-car garage, additional storage, use of an electric golf cart. Positioned to provide captivating E and S/E vistas, the cottage overlooks Ridge #17 and Longspoon Pond. Potential for revenue generation through participation in the rental program with owners' split of 55% in summer rental proceeds and 60% during winter months. Financial considerations encompass a 1/6 share of all operating expenses, encapsulating property taxes, strata fees, utilities, insurance, and access to the Fitness Centre. These costs are consolidated within a monthly Owner's Corporation fee totaling \$477.64, equating to an annual operating expense of \$5,731.68. Phase 2 golf membership for two individuals subject to a transfer fee of \$2,291.67. Convenience is further underscored by the proximity to Kalamalka and Okanagan Lakes, facilitating recreational pursuits such as boating and swimming within a short drive. Furthermore, the renowned skiing destination of Silver Star is easily accessible within a 45-minute drive, augmenting the region's appeal for year round outdoor activities. Exceptional opportunity to invest in a coveted lifestyle enclave, combining luxury amenities with the natural splendor of the Okanagan Valley. Option to join Interval International to trade holidays (id:6769)

- 3pc Ensuite bath Measurements not available
- 3pc Ensuite bath Measurements not available
- Bedroom 10'0" x 13'0"
- Bedroom 13'0" x 13'0"
- 3pc Ensuite bath Measurements not available

- Primary Bedroom 12'0" x 12'0"
- Kitchen 8'0" x 8'0"
- Dining room 8'0" x 8'0"
- Living room 14'0" x 9'0"

Listing Presented By:



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