



## 173 Whitetail Ridge Vernon British Columbia

\$1,998,000

Sophisticated elegance best describes this "House on the Hill." A rare private location offers breathtaking golf, mountain, and big sky views from every room in this former show home. Privately positioned on an oversized 0.32-acre lot above the golf course, this home offers a sense of space, privacy, and calm that is increasingly hard to find. Architectural drama created through 15-foot wood-covered ceilings and massive floor-to-ceiling windows produce an incredible sense of scale and light in every room upon entering. Modern designer features throughout this highly enhanced smart home. Voice, app, automated power window coverings, lights, geothermal and security cameras just to name a few. Upgrades abound. In addition, an expansive 825 sqft sun deck equipped with both built-in BBQ and pizza oven makes this a premier spot for entertaining. The walk-out lower level offers an additional spacious great room, 3 bedrooms, bathroom, gym, storage/wine room and direct access to the private serene backyard featuring a fire pit retreat. Predator Ridge offers a true resort lifestyle with golf, fitness centre, tennis, pickleball, pool and extensive trails, with landscaping included in the monthly community fee of \$250. No Strata. A detailed list of seller upgrades is available, highlighting enhancements that add exceptional value. PREDATOR RIDGE EXEMPT FROM BC SPECULATION & VACANCY TAX. (id:6769)

4pc Bathroom 4'10" x 8'1"

Bedroom 11'2" x 12'0"

Bedroom 12'0" x 11'0"

Great room 16'7" x 20'1"

Bedroom 12'0" x 11'6"

Foyer 12'1" x 9'8"

Laundry room 9'0" x 8'1"

Dining room 12'0" x 12'6"

Kitchen 10'0" x 13'0"

Living room 17'0" x 16'0"

Bedroom 10'0" x 11'0"

4pc Ensuite bath 5'7" x 12'6"

Primary Bedroom 14'4" x 12'6"

Full bathroom 4'1" x 8'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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