



## 334 Dormie Point Vernon British Columbia

\$1,449,000

When peace, privacy and super easy access to one of Predator's best walking trails is important to you, this is where you want to be. Comfortably sophisticated best describes this privately perched 2800+sq/ft 3 (or 4) bed+3 full bath craftsman style rancher w walk-out lower level. A brilliant ""re-design"" of the 1475 sq/ft main, completely spoils the master w new master ensuite+spacious walk-in closet; bright home office with built-ins; open concept kitchen/living/dining with new cabinetry, quartz counters, BRAND NEW stainless appls, lighting/fixtures and seamless flow to automated screened outdoor living. Beautiful hardwood flows through the main; new radiant heated planking flows through the 1372 lower level with 2 beds, full bath, media, bar and home gym. Walk-out to the lower covered patio and fully landscaped back yard. \$249.56/mo Predator fee covers weekly landscape/maintenance+ access to recreation facilities. Please inquire regarding the long list of upgrades, to name a few: freshly painted exterior siding and stained wood posts/trim, newer hot water tank, generator, garage cabinets+safe, washer/dryer, lighting, lower level bar and landscape refresh! Located 25 mins from Kelowna International Airport; 10mins from Okanagan or Kalamalka Lakes; 15mins City of Vernon amenities/hospital. Predator Ridge is a year-round resort offering 36 holes world class golf, tennis/pickleball, miles of hiking/biking trails, snow shoe;/winter sports, recreation. Please view 2 virtual tours (id:6769)

4pc Bathroom 7'5" x 8'2"

Storage 17'2" x 15'5"

Gym 9'8" x 10'2"

Other 9'8" x 9'8"

Bedroom 11'2" x 13'10"

Bedroom 9'8" x 9'8"

Recreation room 16'1" x 27'5"

Other 20'6" x 20'6"

3pc Bathroom 9'5" x 6'7"

5pc Ensuite bath 14'7" x 10'11"

Den 10'6" x 1'6"

Primary Bedroom 13'5" x 15'3"

Kitchen 15'9" x 10'2"

Dining room 10'10" x 11'11"

Living room 15'1" x 20'3"

Listing Presented By:



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