



251 Predator Ridge Drive 36 Vernon British Columbia

\$499,900

An idyllic fusion of the privacy of single-family living and the convenience of the community lifestyle, this turnkey "cottage" in desirable Predator Ridge boasts a newly renovated interior as well as a super location close to the pool and parking lot. Inside, a bright and thoughtful layout awaits. The entire main floor is dedicated to living and entertaining, with a cozy gas fireplace in the living room and a beautiful kitchen with shaker cabinetry, stainless steel appliances, and complementary countertops. From the living and dining area, a covered deck offers an ideal space for al fresco dining. Below the main floor, the walkout basement level contains both bedrooms, each with their own ensuite bathroom. Lastly, a large storage area doubles as a laundry room and a covered patio with access via the master bedroom is perfect for morning coffee. Come see everything this beautifully appointed property within the Peregrine Cottages community at Predator Ridge can offer you today. Unit requirement of 185 days in the rental pool, however, the Covenant can be removed with payment of the DCC fees to the City of Vernon \$523.01 + legal fees. (id:6769)

3pc Ensuite bath 5'7" x 8'7"

Bedroom 9'6" x 13'2"

4pc Ensuite bath 8'5" x 5'9"

Primary Bedroom 11'8" x 13'11"

Storage 18'9" x 3'4"

Living room 20'3" x 13'7"

Dining room 9'1" x 7'0"

Kitchen 9'1" x 8'6"

2pc Bathroom 6'8" x 5'2"

Foyer 11'2" x 7'7"

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.