



## 450 Niblick Court Vernon British Columbia

\$3,500,000

The first 'mansion' ever built in Predator Ridge is available for purchase! Wake up each day to enjoy your morning from the hot tub on your patio as the sun rises over the Monashee Mountains and gleams on the emerald-green golf course just beyond your back door. Private, double-sized lot in a quiet location at the end of a cul-de-sac, this cleverly designed, massive yet cozy 7500sf home offers relaxed living with 5 bedrooms and 7 bathrooms, 2 kitchens, 2 laundry areas, large sunroom, theatre room, wine room, fitness room and sauna plus a caregiver-suite on the main floor. Relax and enjoy multiple connected living areas as a family retreat or use as an exciting business meeting resort offering 3 separate suites and an oversized 4 car garage. The most wonderful place to entertain with proximity to the clubhouse, restaurants, world class biking and hiking trails, pool and fitness centre. A Phase 1 Golf Membership is included but transfer fees will apply. Predator Ridge is exempt from BC Speculation and Vacancy Tax!! (id:6769)

4pc Bathroom Measurements not available

Wine Cellar 9'3" x 10'10"

Bedroom 16'2" x 12'4"

4pc Bathroom Measurements not available

Bedroom 16'2" x 11'5"

Gym 10'7" x 17'10"

6pc Bathroom Measurements not available

Den 19'3" x 9'4"

Family room 17'8" x 15'11"

Games room 13'10" x 10'5"

Media 19'5" x 14'9"

Kitchen 9'6" x 9'10"

Utility room 10'0" x 9'2"

Den 10'2" x 11'1"

5pc Bathroom Measurements not available

Bedroom 14'1" x 15'10"

2pc Bathroom Measurements not available

Living room 13'8" x 10'9"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Sotheby's International Realty  
Canada



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