



## 501 Longspoon Bay Vernon British Columbia \$1,045,000

If you're looking for a truly exceptional home at Predator Ridge - full of character, comfort and wow factor - this is it. Vacant - view today! Strategically built at the end of a quiet cul-de-sac on a no-through road, this rare .34-acre rancher offers unmatched privacy: you'll have only one neighbour and a no-build zone around the home. The striking new navy-blue exterior, paired with lush landscaping, gives this home outstanding curb appeal. The setting is serene and yet the world-class amenities of Predator Ridge are just steps away. A few standout features: \*Breathtaking valley views\* toward Sparkling Hill Resort - see the resort light up at night \*Truly rancher-style layout\* 3 bedrooms, 2 full bathrooms, all on a single level \*Antique custom front door\* A statement of character and elegance \*No carpet\* New flooring in bedrooms for a clean, fresh feel. The double garage is fully insulated and finished with sleek Polyguard flooring. The full crawl space offers abundant storage. \*Lifestyle & Community Benefits\* As a Predator Ridge resident, you enjoy access to an amenity-rich, four-season resort lifestyle. Whether you love to golf on the 36-hole championship facility, swim in the indoor lap pool (daily classes offered), hike, bike, or cross country ski - it's all right here. There's even trail access directly nearby that connects to Okanagan Lake. The scenic surroundings, tranquil walking paths and active community make this more than a home - it's a daily retreat. Why is this home so special? Privacy and location are everything - very few homes at Predator Ridge can offer a flat cul-de-sac site, panoramic views and a no-build buffer zone. Combine that with the striking finish, smart upgrades and the community and you have a rare offering. And on top of it all, this will be the cleanest home you have ever seen! Please contact your Agent or the Listing Agent today...

Bedroom 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 10' x 10'

Kitchen 10' x 10'

Full ensuite bathroom Measurements not available Living room 10' x 10'

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.

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

<http://www.kaiapenaluna.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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