



256 Chicopee Rd, Predator Ridge, Vernon B.C.

\$1,190,000

This custom Craftsman home exudes quality & elegance! Million dollar views over Predator Ridge golf course & Longspoon pond! Every detail was carefully selected in this 3136 square foot, 3 bedroom plus den, 3 bath executive home! Highlights include, ¾ inch solid walnut hardwood flooring and Heart Birch custom cabinetry with furniture detailing, granite countertops and solid wood doors w/Emtek hardware throughout. Chef inspired gourmet kitchen boasts, 36" Wolf, 4-burner w/center grill, gas cooktop & Wolf Pro fan & integrated hood surround & Wolf double built-in ovens. 42" Sub-Zero fridge/freezer and Miele dishwasher also w/integrated cabinet fronts, Microwave w/stainless steel pull-out work space, built-in bar, complete with Sub-Zero 46 bottle capacity wine fridge. Living, dining, master suite, office & laundry room all on main. Terrace level boasts, family room w/gas fireplace & wet bar, 2 more bedrooms & full bath w/steam shower. Entertainment size 350 square foot covered deck & patio below. Oversize 2-car garage w/golf cart storage, built-in vac system. Includes: Phase One golf membership valued at \$40,000. Transfer fee only \$2500. Membership to Fitness Centre w/full length indoor pool, hot tub, steam rooms, full weight room & yoga studio. Two world class golf courses, several dining choices, a local market, miles of hiking & nordic trails. Call Lisa or Bob directly for an informed showing 250-260-3116.

Living Room 18'5" x 19'6"

Dining Room 10'4" x 13'1"

Kitchen 12'10" x 15'5"

Master Bedroom 13'7" x 14'5"

Master Ensuite 5 pc

Walk-In Closet 9'6" x 9'

Den 12' x 10'7"

Bathroom 4 pc

Foyer 7'4" x 6'1"

Laundry 6'2" x 8'9"

Garage 22' x 21'

Deck 14'2" x 14'9"

Deck 6'8" x 21'3"

Den 14'10" x 21'

Bedroom 14' x 14'5"

Bedroom/Hobby Room 18'1" x 14'

Bathroom/Steam 3 pc



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