



#41 - 251 Predator Ridge Dr., Predator Ridge, Vernon BC

\$449,000

Fully furnished 2 bedroom, 3 bath cottage at Predator Ridge. Rental program in place so you can offset some of the costs of ownership. Currently it's being used full time so it's out of the rental program. You can live there full-time or place it back into the rental program when you're not using it. Restrictive covenant was removed and GST has been paid. Only 12 cottages within the Peregrine Cottage neighbourhood can legally be out of the rental program and this is one of them! Within the strata is an outdoor pool, hot tub & barbecue area. In addition, all property owners at Predator pay toward the Fitness Centre so all year you have access to an indoor pool, hot tub, steam room & exercise area. Cost is included in your monthly strata fee of \$352.28. Having two world class golf courses to play is a golfer's dream come true! Only a short distance away, just up the hill, we couldn't have asked for a better neighbour with Sparkling Hill Wellness Hotel & their beautiful world class spa. Sparkling Hill is the world's best wellness hotel in the mountain category! Kalamalka & Okanagan Lakes are a short drive for untold hours of boating & swimming! Skiing at Silver Star is only 45 minutes away! This is one of the best places to be and have a vacation or residential property! Call Bob or Lisa for further details (250)260-3116. We have been living and selling real estate at Predator Ridge for 18 years!



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**Rockridge Real Estate Company
Ltd.**

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Kitchen 8'x8'

Master Bedroom 11'10"x12'4"

Bedroom 13'x9'11"

Ensuite 4 pc

Ensuite 3 pc