



## #416 - 107 Village Centre Court, Predator Ridge, Vernon BC

\$239,000

FULLY FURNISHED 2 BEDROOM, 2 BATH CONDO! TOP FLOOR - VAULTED CEILINGS! WITH A DESIRABLE PHASE 1 COUPLES GOLF MEMBERSHIP valued at \$30,000 (transfer fee of only \$3,125 applies)! This east facing 4th floor condo is well protected from the hot afternoon summer sun with views over Predator Ridge Golf Course. Rental program in place with revenues ever increasing! Ask to see increases over 2014 revenues! This condo can also be removed from the rental program if new owner would prefer for their personal use only. A very rare opportunity to own a Phase 1 Membership with this Lodge suite - ask us for all the details. Ownership of this suite also includes use of outdoor pool and hot tub plus includes membership to Fitness Centre with 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 A short 5 minute drive to Sparkling Hill Wellness Hotel with a world class 40,000 square foot of spa area. Easy 25 minute drive to Kelowna Airport, 45 minutes to Silver Star Mountain for skiing. For more info and an informed showing, call Bob or Lisa directly at 250-260-3116. Annual Taxes \$1863 ; Annual Strata Fees \$7820.

Living Room 11' x 16'

Kitchen 8' x 11'

Master BedRoom 9'8" x 16'

Bedroom 11' x 14'6"

5pc Ensuite Bath 8' x 16'

4pc Bathroom 5' x 8'



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