



## 432 Longspoon Drive, Predator Ridge, Vernon B.C.

\$644,000

QUICK POSSESSION! Carefree one-level living in this architecturally designed 1563 sf 2 bedroom plus den rancher. Preverco solid hardwood flooring throughout Great Room and Dining Room. Kingsman fireplace, cabinet grade mantle with stone surround. Kitchen Aid stainless appliances, granite eating bar and pantry with glass door. Large Master offers luxurious ensuite with soaker tub and tiled shower with 10 ml frameless glass surround. Guest room with ensuite bath. Good size den with double glass entry doors. Large covered outdoor patio with gas bbq hook-up. Double garage, plus plenty of space for storage in both garage and 5ft crawl space. Homeowner fee of \$209.31 includes resident & common area landscape maintenance plus membership to Fitness Centre w/full length indoor pool, hot tub, steam rooms, full weight room & yoga studio. Predator Ridge Golf Resort offers two world-class golf courses, several dining choices, a local market, tennis and miles of hiking, biking & nordic trails. Walking distance to world class Sparkling Hill Hotel & Spa & all this within a 10 min drive to the lakes, 45 min drive to Silver Star & only 25 min drive to Kelowna International Airport. Call Bob or Lisa directly for an informed showing 250-260-3116.

Great Room 14'10"X20'4"

Dining Room 11'6"X14'

Kitchen 10X14'

Master Bedroom 13X15'

Bedroom 10'9"X13'2"

Den/Office 10X11'

Ensuite - Full 5 pc

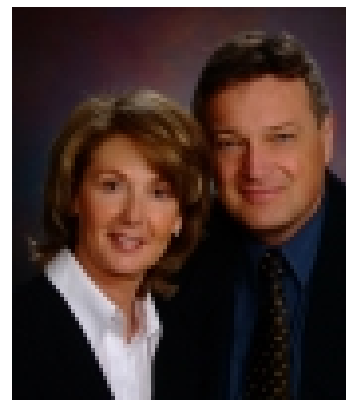
Bathroom 3 pc

Entry 7X7'4"

Laundry 7'4"X9'2"

Patio 12'10"X17'5"

Garage 21'X24'



**Bob and Lisa Dohnalek**

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