



## #7 - 251 Predator Ridge Dr., Predator Ridge, Vernon BC

\$425,000

Fully furnished 1320 sq.ft., 2 bedroom, 3 bath cottage at Predator Ridge. Recently upgraded with hardwood flooring, new carpet, electric baseboard heaters and new light fixtures. Rental program is currently in place however this cottage can also be taken out of the rental program and can be full time residential/personal use. Within the strata you'll find an outdoor pool, hot tub & barbecue. In addition, all property owners at Predator Ridge 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 \$324.98. 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 fun! Skiing at Silver Star is only 45 minutes away! Kelowna Airport approximately 25 minutes away. Find out why this is one of the best places to be! GST will be payable when it's changed out of the rental program and into full residential use.

Great Room 13'8 x 29'

Kitchen 8' x 8'

Master Bedroom 11'10 x 14'3

Bedroom 9'5 x 13'8

4pc Ensuite

3pc Ensuite

2pc Bathroom



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