



272 Chicopee Road 13A Vernon British Columbia

Predator Ridge

\$169,000



Exceptional opportunity to acquire 1/6 share of 3 bed/3bath premier golf cottage at Predator Ridge. Ownership affords 1 week's exclusive enjoyment every 6 weeks. Offered fully furnished, presenting a turnkey solution, inclusive of a single-car garage, additional storage, use of an electric golf cart. Captivating E and S/E vistas, the cottage overlooks Ridge #17 and Longspoon Pond and enjoys its own community exclusive swimming pool w hot tub and change rooms. SO MUCH FUN! Financial considerations encompass a 1/6 share of all operating expenses, encapsulating property taxes, strata fees, utilities, insurance, and access to the Fitness Centre. These costs are consolidated within a monthly Owner's Corporation fee totaling \$477.64, equating to an annual operating expense of \$5,731.68. Phase 2 golf membership for two individuals subject to a transfer fee of \$2,291.67. Convenience is further underscored by the proximity to Kalamalka and Okanagan Lakes, facilitating recreational pursuits such as boating and swimming within a short drive. Silver Star Ski Resort is easily accessible within a 45-minute drive, augmenting the region's appeal for year round outdoor activities. Exceptional opportunity to invest in a coveted lifestyle enclave, combining luxury amenities with the natural splendor of the Okanagan Valley. Unique option to rent on nightly highly profitable basis during any of...



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