



## 107 Village Centre Court 416 Vernon British Columbia

Predator Ridge

**\$349,000**



THIS PROPERTY IS EXEMPT WITHIN THE B.C. SHORT-TERM ACCOMMODATIONS ACT. SO NIGHTLY RENTALS ARE ALLOWED. Maximum personal use is 180 days per year but for approximately \$10,000 you can remove the rental covenant and then you can live in it full time. GST on the value of the property will be applicable at that time. This is a perfect 2 bedroom fully furnished vacation property! Recently renovated and enjoy the top floor with vaulted ceilings! Arrive & enjoy many activities & then go home without having to prepare much to leave your property! Easy to come & go! Generate revenue to help with the annual expenses when you're not here. Predator Ridge has a great community feel with golf, tennis/pickleball, biking/hiking, etc. Included in your monthly strata fee of \$1,281.03 is year-round access to the Fitness Centre with indoor pool, hot tub, steam rooms, weight room/exercise room & yoga studio. Having 2 world class golf courses to play is a golfer's dream come true! Racquet Club offers great tennis & pickleball courts. Hiking & biking trails are 1st class. 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 was voted the world's best wellness hotel in the mountain category! Kalamalka & Okanagan Lakes are a short drive for summertime boating & swimming! Skiing...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Bob Dohnalek**

Rockridge Real Estate Company

Phone: (250) 309-0326

<http://www.rockridge.ca/>

