



## 689 Birdie Lake Place Vernon British Columbia

Predator Ridge

# \$2,795,000



Where privacy meets nature. A treelined driveway at the end of a quiet cul-de-sac opens to a park-like, meticulously landscaped, fully-fenced .67-acre yard adjoining Predator Ridge's trails and green space. Rare for the community, this expansive lot offers sweeping southern views, triple garage plus RV parking with room to breathe. Step inside this captivating custom 2015 Wesbild prairie-style rancher and experience seamless one-level living, where sun-drenched open spaces and cathedral ceilings blur the line between inside and out. The showpiece kitchen features a nine foot island with Sub-Zero, Miele & Wolf appliances, perfect for everyday living and entertaining. A 1520 square foot south-facing covered veranda that is sun-drenched in winter and naturally shaded in summer, creates the perfect outdoor lounge, dining, and entertaining space year-round. Two primary suites with ensuites and walk-in closets, two additional bedrooms, soundproofed media room with 80" TV and surround sound, custom cabinetry, LUTRON lighting and CAT-5 throughout. Heated epoxy-floored triple garage with workshop plus RV/boat parking. An 720 sf lower-level games and recreation room completes this exceptional home. A rare rancher where lot, location and lifestyle align. PREDATOR RIDGE IS EXEMPT FROM BC SPECULATION AND VACANCY TAX. (id:6769)



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