



107 Village Centre Court 112 Vernon British Columbia

\$295,000

FULLY FURNISHED GROUND LEVEL 1 BEDROOM - 1 BATH. This east facing condo has spectacular views over the golf course. A turnkey vacation getaway that earns income while you're not there; fully managed for you! Owner's use of up to 180 days per year, must be available for rent a minimum of 185 days per year. With a payment to the City of Vernon, it can be removed from the rental program for full time private use. Call us for details. The resort offers two world-class golf courses, several dining choices, a local market, tennis, pickleball and miles of hiking and biking trails. A 10 minute drive to the lakes, 45 minute drive to Silver Star Mountain & only a 25 minute drive to Kelowna International Airport. Strata includes use of outdoor pool & hot tub, common area landscape maintenance plus membership to Fitness Centre w/full length indoor pool, hot tub, steam rooms, full weight room & yoga studio. Strata Fees of \$803.94 per month x 12 = \$9,647, Property Tax = \$1,694, Hydro = \$402.46 Insurance = \$1,310 for a 2025 Total Operating Expense of \$13,053.46. Benefit of ownership is not having to pay public rates for your vacation! In 2025, the standard 1 bedroom rate during the golf season was \$425 per night. If you used it for 60 nights, that would have been a \$25,500 value! Owner's Rental Revenue from January 1, 2025 to December 31, 2025 was \$20,677.33. Predator Ridge is exempt from the Speculation and Vacancy Tax. (id:6769)

Dining room 7'5" x 11'11"

Primary Bedroom 13'11" x 11'3"

Kitchen 11'6" x 11'10"

4pc Bathroom 11'1" x 11'3"

Living room 11'3" x 11'11"

Listing Presented By:



Originally Listed by:
Rockridge Real Estate Company

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

stilhavn
REAL ESTATE SERVICES

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Okanagan**

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