



# 159 Dormie Park Crescent Vernon British Columbia

\$1,225,000

Set above the third hole of the Ridge Course on a quiet one-way street, this beautifully updated Predator Ridge four bedroom, three bathroom home offers something increasingly hard to find -- exceptional privacy in the heart of the community. Thoughtfully positioned and offset from neighbouring homes, the setting feels wonderfully secluded while remaining just minutes from Predator Ridge's extensive amenities, trails, golf courses and village centre. With over 2,500 square feet of inviting living space, the home features large windows, hardwood flooring, two gas fireplaces and an open-concept design ideal for everyday living and entertaining. The kitchen has been thoughtfully enhanced with a fabulous butler's-style pantry, providing exceptional storage and prep space while keeping the main kitchen beautifully uncluttered. The main-floor primary suite allows for easy one-level living, while a second main-floor bedroom offers flexibility as an office, den or guest room. Downstairs provides additional bedrooms and a versatile bonus room for guests, hobbies, fitness or a workshop. Outdoor living is exceptional, with an oversized west-facing partially covered deck, overhead heater and gas fire pit, plus a welcoming front veranda and lower patio with hot tub. Enjoy a vibrant year-round resort community, with PRCLA providing landscaping and access to Predator Ridge's exceptional recreation amenities (monthly fee: \$282) . Private, beautifully updated and remarkably convenient -- this is Predator Ridge living at its best. Quick possession available. Predator Ridge is exempt from the B.C. Speculation and Vacancy Tax (id:6769)

Laundry room 5'6" x 12'6"

Living room 23'6" x 22'3'9"

Other 17'5" x 22'0"

Bedroom 9'7" x 17'10"

Bedroom 11'11" x 15'8"

4pc Bathroom 8'4" x 8'

Dining room 9'10" x 9'6"

4pc Bathroom 11'4" x 4'11"

5pc Ensuite bath 8'0" x 9'2"

Primary Bedroom 13'4" x 14'7"

Living room 17'0" x 27'8"

Kitchen 11'5'3" x 11'5'3"

Listing Presented By:



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Bedroom 11'4" x 12'7"