



## 208 Chicopee Road Vernon British Columbia

\$1,467,000

Tucked into the treetops and overlooking the 16th hole of Predator Ridge's Ridge Course, this one-of-a-kind walkout rancher blends modern luxury with the natural beauty of its surroundings. Reimagined by renowned builder Heartwood Homes, the residence spans nearly 3,000 sq. ft. with a seamless mix of elevated design and everyday comfort. The main floor invites with clean lines, wide-plank floors, and a renovated kitchen featuring a butler's pantry with custom cabinets, workspace, and panoramic views. The primary suite offers a true retreat with walk-in closet and spa-inspired ensuite. Step outside to a covered deck that feels like an extension of the home, outfitted with built-in Lynx BBQ, overhead heaters, and custom fire table—perfect for hosting or unwinding in total privacy. The lower level opens to a stylish entertainment space with media area, games zone, two generous bedrooms, and a wine collector's dream: a temperature-controlled room valued at over \$50,000. Meticulously maintained and upgraded, the home also features high-efficiency mechanical systems, a polyurea-finished garage with cabinetry, and a landscaped yard with stone patio and irrigation. Living at Predator Ridge means more than just a home—it's a lifestyle, with world-class golf, miles of trails, a fitness centre, tennis, pickleball, yoga, dining, and easy access to Sparkling Hill Spa, ski hills, and the Okanagan's best wineries. (id:6769)

Utility room 11'8" x 12'9"

Storage 6'7" x 8'3"

4pc Bathroom 4'11" x 10'1"

Bedroom 14'1" x 12'5"

Bedroom 13'3" x 13'7"

Media 12'8" x 21'10"

Recreation room 15'1" x 23'6"

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2pc Bathroom 6'0" x 5'1"

4pc Ensuite bath 12'8" x 9'8"

Laundry room 11'0" x 13'5"

Office 8'7" x 9'8"

Primary Bedroom 13'2" x 14'2"

Kitchen 11'11" x 13'6"

Dining room 13'11" x 13'6"

Living room 15'5" x 19'8"

Listing Presented By:



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