



219 Grange Drive Vernon British Columbia

\$1,329,000

Located at the crest of Commonage, this centrally located property offers stunning views of Predator Ridge and the mountains beyond. Just a short walk brings you to the heart of Predator village, enjoying nature on your doorstep every step of the way. A trailhead greets you at your front door taking you to the yoga platform, dog park and the tennis/pickleball club. The refined and beautifully crafted details of this home ensure you enjoy a blend of modern ranch architecture w established resort lifestyle. This 4 bed/3 bath home w den is a bright, warm and comfortable retreat offering generous natural light throughout. Spacious living room features vaulted ceiling and kitchen w a dining room set off to the side that lead to a wrap-around patio. Enjoy spectacular panoramic views from the gorgeous main bedroom complete with spa ensuite, 2nd bed, 4 pce bath, and laundry/mud room. Fully finished walk-out level is similarly appointed with den, 2 beds / 4 pce bath and family room plus a double car garage w an abundance of storage space. The extended poured-aggregate lower patio leads out to a gas firepit and large grassed, beautifully landscaped private garden. Embrace this year-round community, offering fabulous amenities and two of Canada's finest golf courses. Amenities include state of the art fitness centre, pool, hot tub and steam rooms, yoga studio, outdoor yoga platforms, biking, hiking, tennis/pickleball courts. Phase 2 Golf Membership negotiable (GST+ transfer fees apply) (id:6769)

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- Storage 15'5" x 21'11"
- Utility room 12'1" x 5'11"
- Office 9'3" x 11'3"
- 4pc Bathroom 12' x 5'6"
- Bedroom 12' x 14'8"
- Bedroom 11'1" x 11'11"
- Laundry room 12'9" x 6'7"
- Kitchen 14'2" x 9'7"
- 4pc Bathroom 9'11" x 5'5"
- Bedroom 9'11" x 10'6"
- 4pc Ensuite bath 11'5" x 7'8"
- Primary Bedroom 12'7" x 14'6"

- Family room 15'6" x 21'9"
- Other 5'11" x 8'5"
- Dining room 13'10" x 11'8"
- Living room 17'5" x 18'1"

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