



## 354 Dormie Point Vernon British Columbia

\$1,450,000

Beautiful custom built home in a perfect loc, nestled up against the forest in Predator Ridge. This gorgeous home sits on a .43 acre lot, has 3 bdms, den, and exercise rm over 2 levels. Bordering one of the hiking and bike trails. Backyard is gorgeous and is perhaps 1 of the most private lots in Predator! Home is spacious and bright with lots of lge windows facing the forest. Tons of parking with room for an RV on the side. The landscaping is redone! Upgrades have been added since 2021, includes new A/C, fridge, washer, dryer, granite counter, ceiling fans and a lg composite upper deck. Features include 2 new h2O tanks, loads of built-in cabinets, Nat gas Generac generator, acrylic garage floors, built in speakers, HEPA air filter, electric blinds, in-floor heating on the lower lvl, and a built invacuum. Predator Ridge offers an unparalleled resort lifestyle, with a world renowned 36 hole championship golf course, ranked in the top five resorts in Canada. Predator Ridge will also host the first luxury Residential development by Ritz Carlton. There is a state-of-the art Fitness Center with an indoor pool, hot tub, steam rooms, yoga studio, and outdoor yoga platforms. You can enjoy fitness, spin, yoga classes. Predator also has indoor Tennis and Pickleball and endless hiking and biking trails. Wine enthusiasts can explore the Scenic Sip Wine Trail just minutes away. This well cared for home presents an opportunity to embrace resort-style living with world class amenities. (id:6769)

Exercise room 12'10" x 11'9"

Den 12'4" x 10'0"

4pc Bathroom 10'10" x 11'0"

Family room 25'11" x 21'8"

Bedroom 16'7" x 10'10"

Laundry room 10'7" x 7'2"

Dining room 14'4" x 11'9"

4pc Ensuite bath 7'4" x 8'10"

2pc Bathroom 5'9" x 5'1"

Primary Bedroom 17'11" x 13'2"

Living room 14'1" x 17'10"

Kitchen 13'6" x 9'10"

Bedroom 12'3" x 12'7"

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