



# 101 Falcon Point Way 4 Vernon British Columbia

\$749,000

Predator Ridge sets the stage for elevated living in this stunning Hawk Crest residence—one of the community's finest original builds, known for exceptional quality and forward-thinking design. Panoramic views over Birdie Lake and beyond create a truly special vantage point. Offering 1,850 square feet of single-level living, this beautifully updated home is perched on the second floor to maximize light and views (accessed via stairs from the spacious double garage) and features two bedrooms and two full bathrooms, plus a den or office. The master retreat is especially decadent. From the moment you enter, it's clear—this home shows a perfect ten out of ten. Thoughtfully updated throughout with rich hardwood flooring, fresh paint, and beautifully finished bathrooms, the attention to detail is evident, creating a refined yet comfortable living space. The open-concept layout flows seamlessly to the outdoor living area—ideal for relaxing or entertaining while taking in uninterrupted lake views. The strata fee is comprehensive, covering exterior maintenance and repairs (including roof), building insurance, heated outdoor pool, landscaping, irrigation, snow removal to your door, road maintenance, contingency fund and management, plus PRCLA amenities including trails, boulevards and street lighting. Fitness Centre membership is included with indoor pool, hot tub, steam rooms, weight room and yoga studio. Pet Restriction: one dog or one cat (max 36 lbs; breed approval required) Showings: 24 hours notice required (id:6769)

Other 19'10" x 21'0"

Laundry room 9'0" x 8'0"

3pc Bathroom 7'7" x 8'0"

Bedroom 12'0" x 10'8"

4pc Ensuite bath 7'2" x 14'0"

Primary Bedroom 11'7" x 15'0"

Den 11'2" x 12'0"

Dining room 13'0" x 10'0"

Kitchen 13'0" x 9'0"

Living room 17'0" x 20'7"

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<http://www.cherylsoleway.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,  
Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.