



## 272 Chicopee Road 13A Vernon British Columbia

\$169,000

Exceptional opportunity to acquire 1/6 share of 3 bed/3bath premier golf cottage at Predator Ridge. Ownership affords 1 week's exclusive enjoyment every 6 weeks. Offered fully furnished, presenting a turnkey solution, inclusive of a single-car garage, additional storage, use of an electric golf cart. Captivating E and S/E vistas, the cottage overlooks Ridge #17 and Longspoon Pond and enjoys its own community exclusive swimming pool w hot tub and change rooms. SO MUCH FUN! Financial considerations encompass a 1/6 share of all operating expenses, encapsulating property taxes, strata fees, utilities, insurance, and access to the Fitness Centre. These costs are consolidated within a monthly Owner's Corporation fee totaling \$477.64, equating to an annual operating expense of \$5,731.68. Phase 2 golf membership for two individuals subject to a transfer fee of \$2,291.67. Convenience is further underscored by the proximity to Kalamalka and Okanagan Lakes, facilitating recreational pursuits such as boating and swimming within a short drive. Silver Star Ski Resort is easily accessible within a 45-minute drive, augmenting the region's appeal for year round outdoor activities. Exceptional opportunity to invest in a coveted lifestyle enclave, combining luxury amenities with the natural splendor of the Okanagan Valley. Unique option to rent on nightly highly profitable basis during any of your scheduled weeks. Let revenues pay for your vacations! Brilliant! (id:6769)

3pc Ensuite bath Measurements not available

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Bedroom 10'0" x 13'0"

Bedroom 13'0" x 13'0"

3pc Ensuite bath Measurements not available

Primary Bedroom 12'0" x 12'0"

Kitchen 8'0" x 8'0"

Dining room 8'0" x 8'0"

Living room 14'0" x 9'0"

Listing Presented By:



Originally Listed by:  
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Royal

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