



## 251 Predator Ridge Drive 14 Vernon British Columbia

\$690,000

PHASE ONE GOLF MEMBERSHIP INCLUDED with only a \$6,250 plus GST transfer fee payable by the new owner within 1 year of closing. This fully furnished 2 bedroom, 3 bath cottage is ready for your full time use or be in the rental program, your option. Currently it's in the rental program so if one removes it, GST is payable on the value of the cottage at the time the switch is made to residential status. Benefit of ownership is not having to pay the \$500 per night to vacation here. Stay 30 nights = \$15,000 value which you should factor in as one of the reasons to justify ownership. Within the strata of 41 cottages, you'll find an outdoor pool, hot tub and barbeque area. In addition. all property owners at Predator Ridge pay toward the Fitness Centre so all year you have access to an indoor pool, hot tub, steam room and exercise area. That cost is included in your monthly strata fee of \$499.72. Two world class golf courses to play is a golfer's dream come true! And we couldn't have asked for a better neighbour just up the hill with Sparkling Hill Wellness Hotel and their beautiful world class Kurspa. Sparkling Hill was voted the world's best wellness hotel in the mountain category! Kalamalka & Okanagan Lakes are a short drive for untold hours of boating and swimming! Skiing and great biking/hiking at Silver Star Mountain is only 45 minutes away! Kelowna Airport is only 30 minutes away. See why this is one of the best places to be! (id:6769)

Utility room 5'4" x 6'1"

3pc Ensuite bath 8'10" x 6'2"

4pc Ensuite bath 5'11" x 8'3"

Bedroom 13'7" x 9'4"

Primary Bedroom 14'3" x 14'10"

Foyer 7'6" x 7'0"

Partial bathroom 5'3" x 6'10"

Dining room 7'7" x 11'8"

Kitchen 7'10" x 11'10"

Living room 13'8" x 17'6"

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.

Listing Presented By:



Originally Listed by:  
Rockridge Real Estate Company

<http://www.rockridge.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com