



## 203 Grange Drive Vernon British Columbia

\$1,399,900

Experience the Predator Ridge lifestyle in this 2,605 sq.ft detached home, uniquely exempt from Speculation and Vacancy Tax. The grand entryway and living room impress with soaring vaulted ceilings, custom built-in shelving, and a cozy gas fireplace. Culinary enthusiasts will love the kitchen's walk-in pantry and premium appliance package, including a Fisher & Paykel fridge and dishwasher alongside a new LG induction range. Transition seamlessly to the covered northern-exposure patio, dual gas connections for BBQ + fire table and breathtaking views of the Monashee Mountains and Golf Course. The main floor is designed for longevity, hosting a primary suite w/walk-in closet w/automated lighting and a 5-piece ensuite with heated flooring. Second bedroom/ office on the main floor. Functionality meets style in the laundry area, boasting updated tile, built-in cabinetry, and a new LG washer/dryer. Downstairs, the walk-out basement features two bedrooms and a movie theatre, professionally soundproofed w/acoustic panels + extra insulation. Automated shades lead you to a private lower lawn, already wired for a hot tub. A mechanically superior home, featuring a high-efficiency furnace, HRV, humidifier, active radon mitigation system, water softener + reverse osmosis, and a Nest thermostat. The epoxy-floored garage is equipped with EV charger and ample storage. With landscaping maintained by the resort, you're free to enjoy the nearby world-class amenities.\*some photos digitally edited\* (id:6769)

Media 15'3" x 14'1"

Bedroom 14'10" x 10'6"

Bedroom 15'5" x 13'3"

4pc Bathroom 9'2" x 4'11"

Recreation room 25'4" x 19'1"

5pc Ensuite bath 10'3" x 9'2"

4pc Bathroom 8'5" x 5'

Laundry room 8'7" x 8'5"

Bedroom 10'6" x 9'10"

Foyer 15' x 7'

Dining room 11'3" x 8'9"

Primary Bedroom 14' x 13'11"

Kitchen 15'11" x 14'1"

Living room 16'2" x 16'6"

Listing Presented By:



Originally Listed by:

Engel & Volkers Okanagan

<http://justinbaarts.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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