



175 Predator Ridge Drive 3 Vernon British Columbia

\$1,475,000

Enjoy fabulous views from this private patio and be part of the vibrant, coveted lifestyle at the world class Predator Ridge Golf Course & Resort. This luxury Affinity home is sure to impress as the perfect investment or a place to live and enjoy the Okanagan lifestyle and all it has to offer. Affinity homes can be lived in year-round, however generate the highest rental incomes when offered to the extremely well run Predator rental pool (70-30% split: owner/pred). This home is 100% move in ready. Featuring a Chef's dream gourmet kitchen with an entertainers size center island & a walk in butler pantry. The expansive walls of windows take in views for every golfers dream by overlooking rolling golf course greens. Oversized sliding doors give quick and easy access to patio space and fire pit to enjoy early morning coffee or afternoon cocktails. Two master suites with full views, each with a walk in closet and spa inspired ensuites, heated floors and walk in showers. Large office/den on spacious main floor, 2 car garage. Located in the Hub of Predator & steps away to Club house and many amenities including world class golf courses, tennis, pickle ball, hiking biking trails, fitness center with pool, hot tub, yoga platforms, and playground for the kids. Bonus power blinds approx. \$20,000, custom bar \$20,000, wine fridge \$3000. Not included in the list price but negotiable - Golf membership & hot tub. (id:6769)

Laundry room 9'6" x 5'9"

4pc Ensuite bath 10'1" x 8'11"

5pc Ensuite bath 14'9" x 9'7"

Bedroom 18'3" x 16'7"

Primary Bedroom 18'4" x 16'4"

2pc Bathroom 5'11" x 5'11"

Other 25'11" x 22'6"

Den 11'2" x 8'0"

Living room 21'3" x 17'4"

Pantry 19'4" x 4'11"

Kitchen 22'8" x 10'7"

Dining room 17'11" x 12'3"

Listing Presented By:



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Real Broker B.C. Ltd

<https://www.vp3.ca/>



Royal

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