



## 420 Niblick Court Vernon British Columbia \$879,900

Welcome to resort living in this modern cottage-inspired home, tucked away on a quiet cul-de-sac in the coveted Falcon Point neighbourhood at Predator Ridge. With soaring 19-ft ceilings, sun-drenched interiors, and golf course and resort views, this home delivers an effortless blend of comfort and style. The loft-style design features 2 spacious primary suites plus a guest bedroom/den, each with a private ensuite--perfect for hosting family and friends. Wide-plank hardwood flooring, in-floor radiant heat in the main living area, and a fireplace feature wall set the tone for the open-concept living space. Tall transom windows flood the home with natural light, enhancing the airy feel throughout. Designed with entertaining in mind, the kitchen boasts granite CNTP, SS appliances, pantry, and a breakfast bar. Glass doors lead to a sun-filled patio, creating an indoor-outdoor connection and an inviting space to relax and take in the beautiful surroundings. Steps from walking trails and the Village Centre, residents enjoy a bare land strata fee of \$339 per month, which includes landscaping & membership to the Fitness Centre--featuring a 25m lap pool, hot tub, steam rooms, gym & yoga studio. Predator Ridge offers a four-season lifestyle with 2 world-class golf courses, dining, hiking and bike trails, indoor tennis/pickleball facility. Located near 2 lakes and renowned wineries, Sparkling Hill Resort & Spa, a 25min drive to Kelowna Airport. Speculation Tax Exempt. Vacation property possibility (id:6769)

3pc Ensuite bath Measurements not available

Bedroom 13'0" x 12'0"

5pc Ensuite bath Measurements not available

Primary Bedroom 12'0" x 17'0"

4pc Ensuite bath Measurements not available

Bedroom 10'0" x 11'0"

Kitchen 10'0" x 11'0"

Dining room 10'0" x 13'0"

Great room 14'0" x 18'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon



Royal

**LePage Kelowna**

#1-1890 Cooper Road, Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com