



# 108 Falcon Point Way Vernon British Columbia

\$1,495,000

Beautifully finished and updated rancher-walkout overlooking the 16th hole at Predator Ridge. Over a quarter million dollars have been spent to revitalize this 3214 SF home including complete kitchen and bathroom renovation, flooring, lighting, carpeting, plumbing/electrical/mechanical and more. Meticulous interior details include custom millwork throughout, Thermador appliances, granite and quartz countertops, new sliding doors in kitchen to outdoor patio, new modern lighting throughout, spa upgrades in both primary ensuite and bathrooms. Features include 2 office areas, media room, wine room, and home gym. Newer furnace, water tank and softener, air conditioner, 200amp service, icomfort control, and so much more. Exterior of home repainted, outdoor lighting, patio deck w glass railing, 2-way outdoor f/p, patio heaters and hot tub. Golf membership included (transfer fees apply) w golf cart niche in garage. Predator Ridge offers 36 holes of world class golf, walking/hiking/biking trails, tennis/pickleball and minutes from spectacular lakes, wineries and the Kelowna International Airport. (id:6769)

Wine Cellar 9'8" x 7'2"

Den 16' x 11'6"

3pc Bathroom 8'4" x 11'3"

Bedroom 10'4" x 16'5"

Den 10'2" x 8'7"

Bedroom 14' x 15'5"

Family room 15'3" x 21'6"

Other 19'5" x 29'6"

6pc Ensuite bath 9'4" x 14'11"

Primary Bedroom 11'10" x 18'

Dining room 12'4" x 8'10"

Kitchen 11'5" x 15'2"

Living room 18'10" x 17'9"

2pc Bathroom 6'3" x 4'11"

Laundry room 5'10" x 8'2"

Den 10'11" x 14'2"

Listing Presented By:



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Sotheby's International Realty  
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