



# 436 Predator Ridge Drive Vernon British Columbia

\$1,990,000

Nestled in privacy with a south-facing location in the heart of the Ridge Course at Predator Ridge Resort, this contemporary 4 bedroom/3 bathroom home seamlessly blends indoor and outdoor living. The main floor features golf course views and is flooded with sunlight, emphasized by soaring ceilings and wide plank flooring. The great room showcases a linear gas f/p and the kitchen includes Fisher and Paykel appliances w custom millwork throughout. Via doors off the dining room, relax on a spacious covered deck w overhead gas heater and built-in gas bbq. The primary bedroom w spa ensuite and WIC, a second bedroom, bathroom and laundry room complete the main floor. The lower-level transitions seamlessly to a billiards and family/media room, a wet bar (w sink, dishwasher and beverage fridge), 2 additional bedrooms, bathroom and a glassed-in-office - perfect for two workstations. Outside, resort-style living comes to life w plenty of opportunities to entertain including a lower covered patio (roughed-in for firepit) and a fenced, heated s/w soft-bottom-lined pool, all designed to capture the tranquility of nature. Deep triple car garage w built-in storage cabinets has plenty of room for a boat and golf cart plus EV hookups. Geothermal heating plus zoned in-floor radiant heat, a/c, on-demand hot water and radon mitigation system. Private and quiet location w access to hiking/biking trails, a vibrant year-round community, active amenities, and a world-class golf resort. (id:6769)

- Other 15'10" x 12'7"
- Utility room 15'10" x 14'2"
- Utility room 5'9" x 9'3"
- Office 9'1" x 12'
- 3pc Bathroom 4'11" x 12'5"
- Bedroom 10'8" x 11'2"
- Bedroom 12'4" x 11'4"
- Family room 11'0" x 11'0"
- Laundry room 8' x 10'11"
- 3pc Bathroom 8'8" x 5'1"
- Bedroom 11' x 10'
- 4pc Ensuite bath 16'8" x 5'8"
- Primary Bedroom 12'6" x 14'5"

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:  
Sotheby's International Realty  
Canada



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

Recreation room 19'8" x 15'6"

Kitchen 16'7" x 12'9"