



## 450 Predator Ridge Drive 1 Vernon British Columbia

\$1,300,000

Nestled in the coveted Whitetail subdivision at Predator Ridge, this modern 1,784 sf rancher sits on a large corner lot with stunning views of the 3rd green. It offers 3 bdrms, 2 baths, and a dedicated laundry area, all flowing into an open-concept kitchen, living, and dining space that leads outdoors. The gourmet kitchen impresses with quartz countertops, stainless appliances (Fisher Paykel), a spacious island, an impressive butler's pantry, and an add'l walk-in pantry, complemented by hardwood floors in neutral tones. The master suite features large windows overlooking the green and a spa-like ensuite with double sinks, a deep soaker tub, glass-enclosed shower, and heated tile floors. An expansive covered deck adds extra living space for entertaining or relaxing. Additional highlights include geothermal heating/cooling, an attached double garage with a cart bay, and a transferable golf membership. Designed for an easy "lock and leave" lifestyle, homeowners enjoy full landscaping services and extensive rec amenities included in the strata fee. With two world-class golf courses, a clubhouse, rec center, hiking/biking trails, yoga platforms, pickleball, and tennis, this community offers a true lifestyle retreat. Plus, with Kelowna Airport 23 minutes away, Silver Star Ski Resort 45 minutes away, and just nearby Sparkling Hill Wellness Hotel with its world-class spa, Predator Ridge is not just a home. Phase 2 Golf Membership available for \$55,000, EXEMPT FROM SPEC/VACANCY TAX (id:6769)

Foyer 17'3" x 8'5"

Pantry 5'6" x 5'0"

Other 33'3" x 23'0"

Laundry room 9'10" x 9'10"

4pc Bathroom 9'10" x 5'4"

Bedroom 10'5" x 10'2"

Bedroom 14'1"4" x 10'9"

5pc Ensuite bath 10'9" x 8'9"

Primary Bedroom 14'0" x 13'7"

Dining room 15'10" x 10'4"

Kitchen 16'9" x 15'9"

Living room 14'0" x 13'11"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



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