



## 272 Chicopee Road 14B Vernon British Columbia

\$178,500

THIS PROPERTY IS EXEMPT WITHIN THE B.C. SHORT-TERM ACCOMMODATIONS ACT. SO NIGHTLY RENTALS ARE ALLOWED. Great opportunity to own a 1/6th of a golf cottage at Predator Ridge! 1 week every 6th is yours to enjoy. Fully furnished turn key property with a single car garage, storage and your own electric golf cart! Beautiful views overlooking Ridge #17 and Longspoon Pond. Generate revenue with the available rental program. 1/6th share of all operating costs including property taxes, strata fees, heat, light, insurance and Fitness Centre within the monthly Owner's Corporation fee of \$477.64. Annual Operating Cost is  $477.64 \times 12 = \$5,731.68$ . A huge benefit of owning a 3 bedroom cottage is not having to pay the 2024 summer public rate of \$580 per night to vacation at Predator Ridge. Breakeven is only 10 nights ( $\$5,731.68 / \$580$ ). Phase 2 golf membership available, valued at \$55,000 (\$2,291.67 transfer fee applies). Also, at the owner's option, this property can be involved with Interval International where you can exchange for an equal quality property anywhere in Interval's World. Having two world class golf courses to play is a golfer's dream come true! And only a short distance away, we couldn't have asked for a better neighbour with Sparkling Hill Wellness Hotel & their beautiful world class spa. Kalamalka & Okanagan Lakes are a short drive for untold hours of boating & swimming! Skiing at Silver Star is only 45 minutes away! See why this is one of the best places to be! (id:6769)

3pc Ensuite bath Measurements not available

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Bedroom 10'0" x 13'0"

Bedroom 13'0" x 13'0"

3pc Ensuite bath Measurements not available

Primary Bedroom 12'0" x 12'0"

Kitchen 8'0" x 8'0"

Dining room 8'0" x 8'0"

Living room 14'0" x 9'0"

Listing Presented By:



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<http://www.rockridge.ca/>



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