



## 251 Predator Ridge Drive 43 Vernon British Columbia

\$559,000

NEW OPPORTUNITY TO LIVE IN ALL YEAR ROUND (requires legal assistance at a fee of approx \$15,000)

Looking for a vacation property that easily doubles as an investment/rental opportunity? This highly desirable "Peregrine Cottage" features 2beds+2.5 baths and is perched perfectly within an easy walk to the exclusive swimming pool, or clubhouse/golf amenities, without the noise or traffic. Fully furnished+equipped this move-in ready vacation or "year around" home is absolutely perfect for families or corp retreats. Very popular floorplan with open concept kitchen/living/dining + private covered patio up with natural views towards Ridge #17 tee box/fairway and lake. Warm colour tones, laminate flooring+ rocked, gas fireplace compliment a wall of windows. Newer couches/furnishings and newly carpeted stairs+lower level. 2 beds+2 ensuites down + laundry. Ample extra storage with 2 lock-offs for owners. Lower covered patio and spacious backyard creates a peaceful/private retreat. Owners' have a choice of dates for the 185 rental days to offer the very well managed program w Predator Ridge. (PR looks after bookings+check-ins+check outs). 60/40 split in favour of owners. Owners enjoy privileges to Rec Center+amenities and discounts for shopping/dining. Predator Ridge is a world class community with 36 hole golf, miles of hiking/biking trails, fitness center, outdoor yoga/tai chi, tennis and outstanding indoor pickleball facility. Very pet friendly. Strata:\$499/mo (id:6769)

3pc Ensuite bath Measurements not available

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Bedroom 10'0" x 13'0"

Primary Bedroom 12'0" x 12'0"

2pc Bathroom Measurements not available

Kitchen 8'0" x 8'0"

Dining room 8'0" x 9'0"

Living room 29'0" x 16'0"

Listing Presented By:



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