



# 436 Predator Ridge Drive Vernon British Columbia

\$1,985,000

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 in a vibrant year-round community. PREDATOR RIDGE EXEMPT FROM BC SPECULATION & VACANCY TAX (id:6769)

Other 15'10" x 12'7"	Laundry room 8' x 10'11"
Utility room 15'10" x 14'2"	3pc Bathroom 8'8" x 5'1"
Utility room 5'9" x 9'3"	Bedroom 11' x 10'
Office 9'1" x 12'	4pc Ensuite bath 16'8" x 5'8"
3pc Bathroom 4'11" x 12'5"	Primary Bedroom 12'6" x 14'5"
Bedroom 10'6" x 11'2"	Dining room 9'1" x 12'
Bedroom 12'4" x 11'4"	Living room 16'1" x 16'
Family room 11'0" x 11'	Foyer 13'11" x 20'2"

Listing Presented By:



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Recreation room 19'8" x 15'6"

Kitchen 16'7" x 12'9"