



508 Vardon Lane Vernon British Columbia

\$3,700,000

Stunning panoramic lake and valley views. This Tommie Award-winning masterpiece is perfectly set on a One Acre lot in the prestigious neighborhood of Falcon Point Estates at Predator Ridge. Superior finishes throughout including Kettle Valley granite walls, hardwood floors, vaulted trusses, and wall-to-wall sliding doors opening to remarkable outdoor living areas with a full outdoor kitchen and seating area with a gas fireplace. Enjoy an effortless flow, creating beautiful spaces for everyday living and entertaining. Vaulted trusses add warmth and dimension in the living and dining area. Professional gourmet kitchen boasts 2 Viking refrigerators, a 6-burner Viking gas range with a double oven, and a Viking gas range. A notable feature of the dining room is the 2000-bottle, mahogany-racked, climate-controlled wine room. Main floor primary retreat occupies one wing of the home and features a walk-through study, two walk-in closets, and a spa-inspired ensuite including a Koi-pond shower surround and soaking tub. Spacious lower level is ideal for unwinding with the family and offers a living area with an electric fireplace, wet bar, games room, 3 bedrooms, 2 bathrooms, and a flex room. Outdoor living spaces are surrounded by automated privacy screens. A hot tub is off the upper-level patio. Plans and permits are in place for a pool. Detached 2-car garage, golf cart parking and a workshop. Enjoy the resort-style amenities of Predator Ridge right outside your front door. (id:6769)

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|--------------------------------|---------------------------|
| Storage 42'6" x 9'0" | Bedroom 14'1" x 12'9" |
| Recreation room 21'0" x 13'11" | Wine Cellar 14'0" x 9'4" |
| 4pc Bathroom 5'10" x 14'0" | Dining room 14'9" x 20'0" |
| 4pc Bathroom 5'10" x 7'0" | Kitchen 14'5" x 25'0" |
| Laundry room 7'0" x 7'0" | Living room 30'0" x 20'4" |
| Utility room 9'4" x 14'0" | Laundry room 8'9" x 5'6" |

Den 9'4" x 9'0"	Primary Bedroom 16'3" x 19'11"
Family room 14'8" x 24'9"	Other 11'4" x 9'6"
Bedroom 14'6" x 12'11"	Other 11'4" x 9'6"

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