



## 536 Falcon Point Way Vernon British Columbia

\$1,420,000

Beautifully designed custom-built home set in a very private, quiet area of Predator Ridge on Falcon Point Way. This fabulous home welcomes you in to enjoy quiet evenings alone or have fun while entertaining many guests. Open concept main floor living with well appointed kitchen/ dining/ living area, cozy sitting room, large master suite, laundry and double car garage with additional golf cart garage. Large windows lead out to the private covered deck and garden patio looking East towards the 17th hole of the Predator Course and the morning sunshine. The downstairs, with multi-zone heated flooring, has plenty of room for all with a great room, 3 beds, 2 baths, patio w/ hot tub, storage area w/ mud room, and desk alcove. Surrounded by nature, you can enjoy every season here with hiking, biking, golfing, tennis, pickleball, snow shoeing and of course socializing. Predator Ridge has fantastic amenities including restaurants, 36 holes of world class golf, and full fitness facility including indoor pool, sauna and hot tub. Predator Ridge is now EXEMPT from the BC Speculation and Vacancy Tax Act so you don't have to worry about extra taxes for your secondary home! Don't miss out on this opportunity to live the Predator Ridge lifestyle, call today! (id:6769)

Den 5'5" x 10'0"

4pc Bathroom 11'0" x 5'0"

3pc Ensuite bath 5'0" x 10'1"

Bedroom 12'0" x 12'6"

Family room 20'8" x 20'9"

Bedroom 13'2" x 11'0"

Bedroom 11'9" x 11'0"

2pc Bathroom 5'7" x 4'8"

6pc Ensuite bath 10'9" x 20'8"

Laundry room 6'0" x 8'0"

Kitchen 9'9" x 10'1"

Den 11'4" x 10'1"

Primary Bedroom 14'10" x 14'0"

Dining room 18'0" x 11'9"

Living room 21'4" x 16'8"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://ajeathorne.com/>



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