



## 200 Chicopee Road, Predator Ridge Golf Resort, Vernon B.C.

\$898,000

Furniture negotiable! South facing Ridge Course views of 16th green & pond set the scene for this modern classic executive home. This 4 bedroom plus den & 4 bath home boasts superior finishing w/updated fresh contemporary paint colours, granite finishes, hardwood flooring and more! Gorgeous great room w/tray ceiling, high transom windows, & ledgestone & timber fireplace surround. Well-fitted kitchen w/full-height cabinetry, stainless steel appliances, incl 6 burner range & wine fridge. Large master suite offers tiled shower, soaker tub, & dual sinks in granite counters. Terrace level offers games room, family room, 3rd and 4th bedrooms (one w/ensuite), theatre room w/projection media & screen, wet bar & full refreshment-kitchen & a wine room w/stained glass door rounds out the amenities. A large covered deck on main and covered patio below expand your living space outdoors. Double garage with golf cart space. \*Includes phase 1 golf membership, transfer fee of \$5250 applies. Bareland strata fee of \$220.67 includes resident & common area landscape maintenance plus membership to Fitness Centre. Predator Ridge Golf Resort offers two world-class golf courses, several dining choices, a local market, tennis court, miles of hiking, biking & nordic trails. Walk to world class Sparkling Hill; a 10 min drive to the lakes, 45 min to Silver Star, only 25 min to Kelowna International Airport. Call Lisa or Bob directly 250-260-3116. Quick possession possible!

Great Room 13' x 22'

Dining Room 11' x 14'

Kitchen 10' x 10'

Master Bedroom 12' x 15'

Bedroom 10' x 11'6"

Ensuite 5 pc

Bathroom 3 pc

Bedroom 10'11" x 13'4"

Bedroom 11' x 14'4"

Bathroom 4 pc

Bathroom 4 pc

Den/Office 9' x 10'

Laundry 7' x 7'

Deck 18' x 12'



**Bob Dohnalek**

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Family Room 16' x 16'

Garage 19'4" x 21'6"