



## #3 - 271 Chicopee Road, Predator Ridge, Vernon B.C.

\$1,649,000

Privacy, casual elegance & million dollar views over golf course & beyond. Situated high above a quiet cul-de-sac this 4510 square foot, 4 bedroom, 5 bath home custom built by Kastell Homes is truly an oasis. Wired for Control 4 automation. Wide wood plank flooring thru-out, stone fireplaces, wine room, tasting room, media room, spacious quest suite, dog washing bath in laundry, 2 car garage plus separate garage for your golf cart. The chef inspired gourmet kitchen boasts commercial grade refrigerator & 6 burner gas stove, custom cabinetry & an entertainment size granite island. Living area opens to huge outdoor deck, w/bar & BBQ then terraces down to private hut tub w/seating area. Beautifully landscaped. Strata fee of \$252.54 includes resident & common area landscape maintenance plus membership to Fitness Centre w/full length indoor pool, hot tub, steam rooms, full weight room & yoga studio. Two world class golf courses, several dining choices, a local market, miles of hiking trails. Call Bob or Lisa directly for an informed showing 250-260-3116.

Livingroom 14' x 21'6"  
Diningroom 10' x 17'  
Kitchen 14'6 x 17'  
Sunroom/Wine Room 13'6' x 10'8"  
Den 10' x 11'  
Foyer 8' x 14'  
Wine Cellar 8' x 10'  
Master Bedroom 16' x 15'6"  
Master Ensuite - 7 pc 9' x 11'5"  
Bathroom Full - 4 pc 5'4 x 9'  
Laundry 5' x 10'

Family Room 22' x 26'  
Media Room 11' x 17'  
Bedroom 11'8 x 15'  
Bathroom Full - 4 pc 8'6 x 7'5"  
Bedroom 11' x 11'6"  
Bathroom Full - 5 pc 5'4 x 10'8"  
Livingroom 16' x 16'  
Kitchen 9'6 x 7'6"  
Eating Area 6' x 7'6"  
Bedroom 12' x 17'6"  
Ensuite - 4 pc 5' x 9'



**Bob Dohnalek**

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