



450 Tyler Place, Predator Ridge, Vernon B.C.

\$1,250,000

Wow! This custom home exudes quality & elegance throughout! Perched high on a cul-de-sac, with superb views of Birdie Lake! In one of the most coveted areas of Predator Ridge. The home is framed by natural rock outcroppings on either side of the driveway providing both a welcoming entrance yet providing nice privacy from the road. The quality of this 3-bed, 3.5-bath home has been extended to the INCLUDED FURNISHINGS, each piece chosen to complement the décor; Stickley, Hancock & Moore, Castle Bromwich furniture, plus Nepalese wool area rugs, 5' grand piano & more, (see list). The interior boasts cherry wideplank hardwood flooring with merino wool bedroom carpets with wool felt underlay, and Emtek hardware throughout. In the Kitchen you'll find top of the line appliances; Wolf, Miele, & Subzero, granite countertops including an entertainment size bar. Lofty ceilings in the great room draw your eye to the floor to ceiling rock fireplace with custom handhewn metal mantle by local artisan and the floor-to-ceiling silk & linen draperies. Easy living finds Livingroom, diningroom, master suite, guestroom with ensuite & office all on the main level. At terrace level you'll stay cozy warm with in-floor radiant heating as you sit in the fireside lounge or make it a games room. There's also a dedicated home theatre room with built-in shelving. Let's not forget the wine cellar! Plus a 2nd guest bedroom and ensuite, a 2nd home office and a spacious studio/craft/workroom w/ensuite & exterior door. On the cedar deck enjoy your views with extra protection of the electric phantom sunshade, and stay out late by with an overhead gas heater (plumbed only). Gas bbq'ing can be done on your deck or your patio below. Other highlights of this well impeccably maintained and cared for home are, heat pump, a 2-car garag...

Living Room 15'6"x17'
 Dining Room 11'x11'6"
 Kitchen 11'6"x11'6"
 Master Bedroom 11'10"x16'10"
 Bedroom 9'11"x12'
 Office/Den 9'6"x10'

Terrace Room 15'10"x19'10"
 Media Room 15'x18'6"
 Wine Room 4'6"x8'10"
 Bedroom 10'2"x14'
 Office/Den 8'4"x13'
 Hobby Room 12'8"x26'6"



Bob Dohnalek

Rockridge Real Estate Company Ltd.

Phone: 250-309-0326

bob@rockridge.ca



Rockridge Real Estate Company Ltd.

244 Chicopee Road at Predator Ridge Golf Resort, Vernon, BC, V1H 1V5

Phone: 250-260-3116

Fax:

bob@rockridge.ca

Entry 9x10.5'

Master Bath Ensuite 6 pc

Bathroom 3 pc

Laundry 8x9'10"

Bathroom 4 pc

Barthroom 2 pc

Deck 11'6"x17'

Patio 13x16'