

# **\$629,000 - 251 Predator Ridge Drive Unit# 47, Vernon**

MLS® #10332061

**\$629,000**

2 Bedroom, 3.00 Bathroom, 1,254 sqft  
Recreational on 0.07 Acres

Peregrine Cottages, Vernon, British Columbia

Fully furnished 2 bedroom, 3 bath cottage is ready for your use up to 180 days per calendar year. You must be in the rental program a minimum of 185 days per year which offsets some of the costs of ownership. Benefit of ownership is not having to pay the \$500 per night to vacation here. Stay 30 nights = \$15,000 value which you should factor in as one of the reasons to justify ownership. One can now remove the cottage from the rental requirements and live in it full time. Cost is approximately \$6,000 to remove it plus GST applies when you make the change. Within the strata of 41 cottages, you'll find an outdoor pool, hot tub and barbeque area. In addition, all property owners at Predator Ridge pay toward the Fitness Centre so all year you have access to an indoor pool, hot tub, steam room and exercise area. That cost is included in your strata fee of \$499.72 per month. Two world class golf courses to play is a golfer's dream come true! And we couldn't have asked for a better neighbour just up the hill with Sparkling Hill Wellness Hotel and their beautiful world class Kurspa. Sparkling Hill was voted the world's best wellness hotel in the mountain category! Kalamalka & Okanagan Lakes are a short drive for untold hours of boating and swimming! Skiing and great biking/hiking at Silver Star Mountain is only 45 minutes away! Kelowna Airport is only 30 minutes away. See why this is one of the best places to be! (id:6289)



Built in 2000

## Essential Information

Listing #	10332061
Price	\$629,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,254
Acres	0.07
Year Built	2000
Type	Recreational
Sub-Type	Strata
Style	Cottage

## Community Information

Address	251 Predator Ridge Drive Unit# 47
Subdivision	Peregrine Cottages
City	Vernon
Province	British Columbia
Postal Code	V1H1V2

## Amenities

Features	Irregular lot size
View	View (panoramic)
Is Waterfront	Yes
Waterfront	Waterfront nearby
Has Pool	Yes
Pool	Outdoor pool

## Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Microwave, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

## Exterior

Exterior Features	Underground sprinkler
Roof	Asphalt shingle

### **Additional Information**

Zoning	Unknown
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### **Listing Details**

Listing Office	Rockridge Real Estate Company
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