

# \$1,299,000 - 422 Longspoon Place, Vernon

MLS® #10358214

**\$1,299,000**

3 Bedroom, 3.00 Bathroom, 2,438 sqft

Single Family on 0.19 Acres

Predator Ridge, Vernon, British Columbia

The appeal of outdoor living spaces and living large in a compact home is all about clever design and maximizing the impact of key features. A carved, grotto-like setting serves as an extension of your living space and creates a resort-like atmosphere, perfect for taking advantage of the many sitting areas, saltwater heated pool and synthetic putting green that smoothly combine inside comfort with outdoor freedom. These spaces efficiently increase the usable square footage of the home. Tastefully appointed with a modern kitchen, dining and living room all leading to a west-facing screened-in deck featuring an outdoor tv and hot tub. The primary bedroom and ensuite with glassed walk-in shower, a den with French doors, an additional powder room, laundry/mud room complete the main floor. The fully finished walk-out level is similarly appointed with two bedrooms and one bathroom, family plus games room all perfectly integrated with the outdoors. Residents of Predator Ridge enjoy resort-style amenities, including two golf courses, restaurants, a racquet club, a network of trails, while also benefiting from the peace and tranquility of a natural setting. Homeowner Phase 2 golf membership negotiable. (id:6289)

Built in 2016

## Essential Information

Listing # 10358214



Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,438
Acres	0.19
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### **Community Information**

Address	422 Longspoon Place
Subdivision	Predator Ridge
City	Vernon
Province	British Columbia
Postal Code	V1H2K2

### **Amenities**

Amenities	Golf Nearby, Recreation
Features	Corner Site, Irregular lot size, Central island, Balcony
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	Mountain view, Valley view, View (panoramic)
Has Pool	Yes
Pool	Inground pool

### **Interior**

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

### **Exterior**

Exterior	Cedar Siding, Stone
Exterior Features	Landscaped, Underground sprinkler

Roof Asphalt shingle

### **Additional Information**

Zoning Unknown

### **Listing Details**

Listing Office Sotheby's International Realty Canada



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