

# THE DISTRICT

AT PREDATOR RIDGE



JANE HOFFMAN  
REALTY

THE DISTRICT  
AT PREDATOR RIDGE

100 Grange Drive, Vernon, BC  
Presented by Marla Miller | Sales Representative, REALTOR®

# Two-level luxury townhomes in the Okanagan's most coveted golf resort.

Jane Hoffman Realty is proud to present the first three homes for sale at *The District at Predator Ridge*. These newly-built, luxury, two-level townhomes feature a level entry with walk-out basement, patio and yard space and an attached single vehicle garage. Show Home now open! Contact us for a private viewing.



3 BED



2.5 BATH



1,781 SF

## HIGHLIGHTS

- 1 car garage
- Deluxe appliance package including: washer and dryer, dishwasher, fridge and gas range
- Gas fireplace in the living room
- High-end finishes
- Outdoor entertaining areas
- Access to a wide variety of Predator Ridge perks with our Homeowner Benefit Program
- and so much more!

*Residences are currently marketed on the MLS with #11 MLS® #10287684, #12 MLS® #10287686, #13 MLS® #10287687.*

*\*Photos and renderings of the Show Home are representational only and may not be accurate to the actual homes for sale.*



VIEWS FROM HOMES FOR SALE



# Predator Ridge

## *Homeowner Benefit Program*

Living in this remarkable community isn't the only perk you get when you live in *The District at Predator Ridge*. Owners have access to world-class amenities, preferred discounts at a variety of outlets, as well as connectivity to all of the events and communications released for the community.

### INCENTIVES

- Receive up to 20% off in our restaurants
- 20% off all soft goods inventory in the golf shop
- Access to the Commons Racquet Club | Membership required | Lessons available
- Discounted golf membership pricing

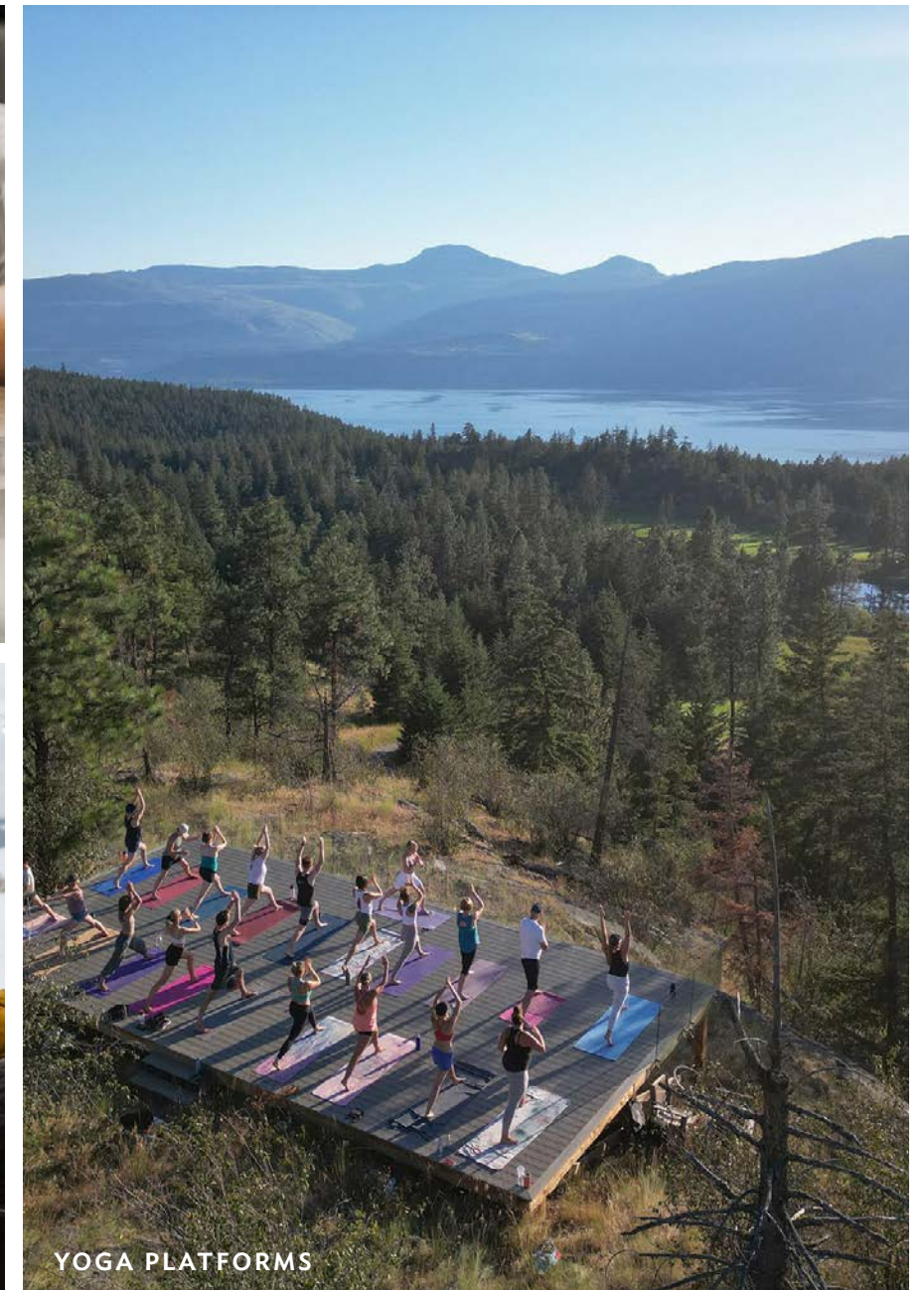
### TAILORED EVENTS

- Cooking Classes
- Wine Tastings & Pairing Dinners
- Live Music
- Dining Specials
- Bocce League
- Golf Events

### AMENITIES

- 35+ kms of walking and biking trails
- 2 outdoor yoga platforms with incredible valley and lake views
- State of the art fitness centre
- Outdoor skating rink
- Residential programmed classes | Sewing Club, painting classes, book clubs, Mahjong, and more.
- Dog park | 2 award-winning golf courses | 2 restaurants | 1 market featuring a cafe | Wine storer

*For full details, please see the "Predator Ridge Homeowner Privileges" document.*



# Main Level



Finished Indoor Living 1,040 sq. ft.  
Outdoor Living 144.5 sq. ft.  
Garage 263 sq. ft.

# Lower Level



Finished Indoor Living 478 sq. ft.  
Outdoor Living 144.5 sq. ft.

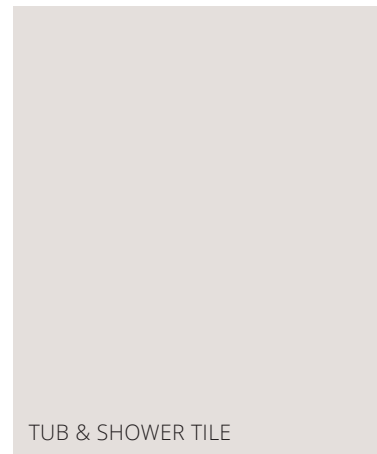
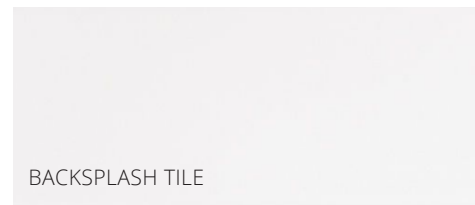
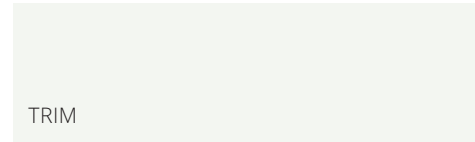
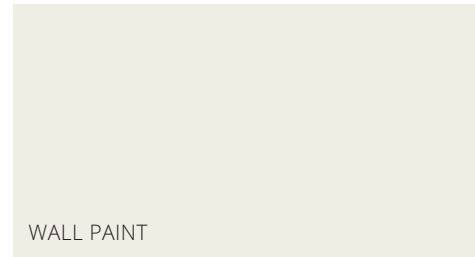
TAKE A 3D TOUR OF  
THE SHOW HOME

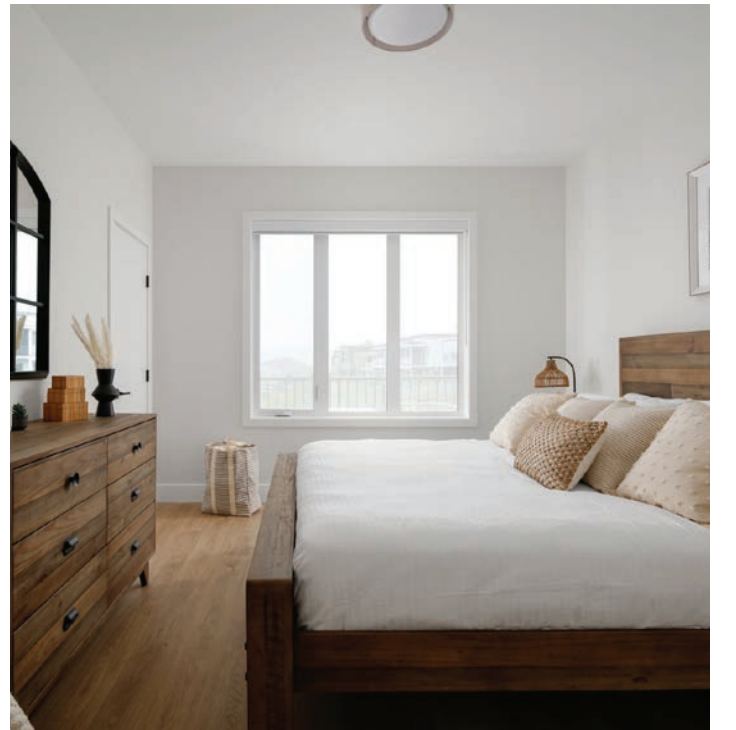


\*Floor plan as shown for unit 12; mirrored for units 11 & 13.

# Home *Finishes*

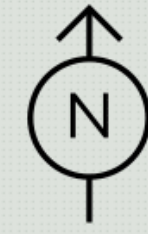
Homes finishes and features hand selected by award winning BC designers.





# Rich in *amenities*. Richer in *community*.

Predator Ridge is one of Canada's leading four-season resort communities featuring distinct neighbourhoods of award-winning homes nestled amidst 36 holes of championship golf, exceptional accommodation and unmatched amenities.

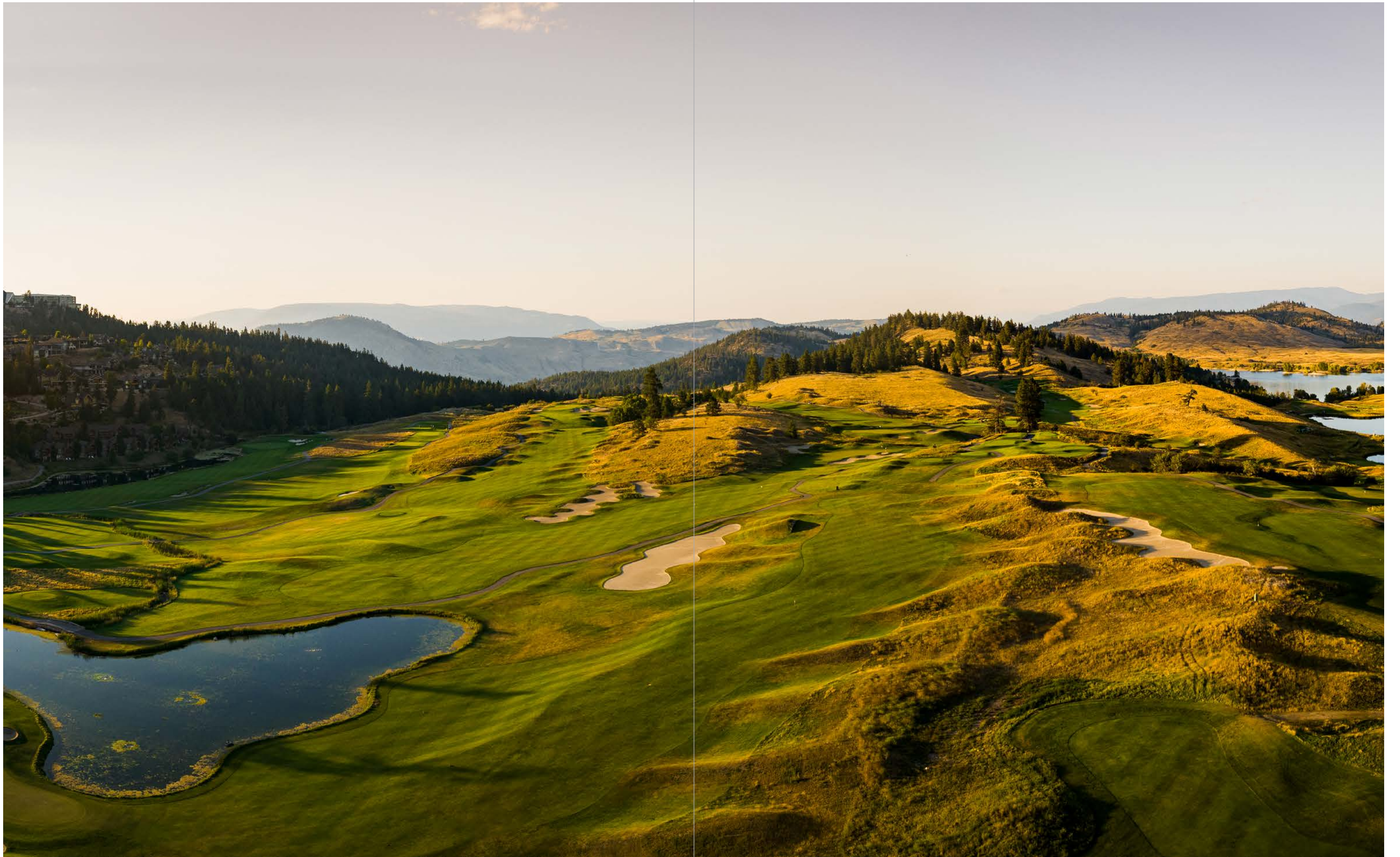


**THE RIDGE COURSE**

**THE PREDATOR COURSE**

**RESORT CENTRE**

**THE DISTRICT**  
AT PREDATOR RIDGE







**PROUDLY PRESENTED BY**

**LEARN MORE**



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