



JANE HOFFMAN
REALTY

TOMMIE AWARD WINNING MASTERPIECE - OVER 1 ACRE LOT



PROUDLY MARKETING BY MARCUS SHALABY

**508 Vardon Lane
Vernon, BC**

DETAILS

Address	508 Vardon Lane	Bedrooms	4
	Vernon, BC	Bathrooms	4, 3 full, 1 half
		Finished Area	5546 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	1.02 Acres	Year Built	2014
Water	Municipal	Exterior	Fiber Cement, Stone, Stucco
Sewer	Connected	Heating	Natural Gas Forced Air, In-floor Heat
Views	Mountain, Valley	Cooling	Central Air
Main Level	3208 sq. ft.	Garage/Driveway	Detached 3-Car Garage
Lower Level	2338 sq. ft.	Foundation	Concrete

Room Sizes - Main Level

Foyer: 13' 1 x 9' 4
Living Room: 30' 0 x 20' 4
Kitchen: 14' 5 x 25' 0
Dining Room: 14' 9 x 20' 0
2-Piece Bathroom: 9' 3 x 3' 6
Den: 14' 6 x 13' 7
Primary Bedroom: 16' 3 x 19' 11
Full Ensuite: 14' 11 x 6' 3
Dressing Room: 5' 8 x 9' 6
Dressing Room: 5' 8 x 9' 6
Walk-in Closet: 11' 4 x 9' 6
Walk-in Closet: 10' 4 x 9' 6
Laundry: 8' 9 x 5' 6
Wine Cellar: 14' 0 x 9' 4

Room Sizes -Lower Level

Recreation Room: 21' 0 x 13' 11
Family Room: 14' 8 x 24' 9
4-Piece Bathroom: 5' 10 x 7' 0
4-Piece Bathroom: 5' 10 x 14' 0
Bedroom: 14' 1 x 12' 9
Bedroom: 14' 6 x 12' 11
Bedroom: 14' 6 x 12' 10
Den: 9' 4 x 9' 0
Utility Room: 9' 4 x 14' 0
Laundry: 7' 0 x 7' 0

Inclusions

- Viking fridge/freezer (x2)
- Panasonic microwave
- Brigade stove
- Miele dishwasher (x2)
- Samsung washer/dryer
- Bosch washer/dryer
- Silhouette beverage fridge

Mechanical

- EV charger in garage
- Honeywell thermostat
- Smart home system
- DSC security
- Control 4 home automation
- Geothermal

Note: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



WELCOME TO 508 VARDON LANE

Stunning panoramic lake and valley views. This Tommie Award-winning masterpiece is perfectly situated on a 1.02 acre lot in the prestigious neighborhood of Falcon Point Estates at Predator Ridge. Superior finishes throughout including Kettle Valley granite walls, hardwood floors, vaulted trusses, and wall-to-wall sliding doors opening to remarkable outdoor living areas with a full outdoor kitchen and seating area with a gas fireplace.

Enjoy an effortless flow, creating beautiful spaces for everyday living and entertaining. Vaulted trusses add warmth and dimension in the living and dining area. Professional gourmet kitchen boasts 2 Viking refrigerators, a 6-burner Viking gas range with a double oven, and a Viking gas range. A notable feature of the dining room is the 2000-bottle, mahogany-racked, climate-controlled wine room. Main floor primary retreat occupies one wing of the home and features a walk-through study, dual walk-in closets, and a spa-inspired ensuite including a Koi-pond shower surround and soaking tub.

Spacious lower level is ideal for unwinding with the family and offers a living area with an electric fireplace, wet bar, games room, 3 bedrooms, 2 bathrooms, and a flex room. Outdoor living spaces are surrounded by automated privacy screens. A hot tub is off the upper-level patio. Plans and permits are in place for a pool. Detached 2-car garage, golf cart parking and a workshop. Enjoy the resort-style amenities of Predator Ridge right outside your front door.

Listing Agent - Marcus Shalaby | Contact marcus@janehoffman.com or 250-540-7980

















4 BED | 3.5 BATH | 5548 SQ.FT
MAIN FLOOR 3208 SQ.FT



508 VARDON LANE

Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

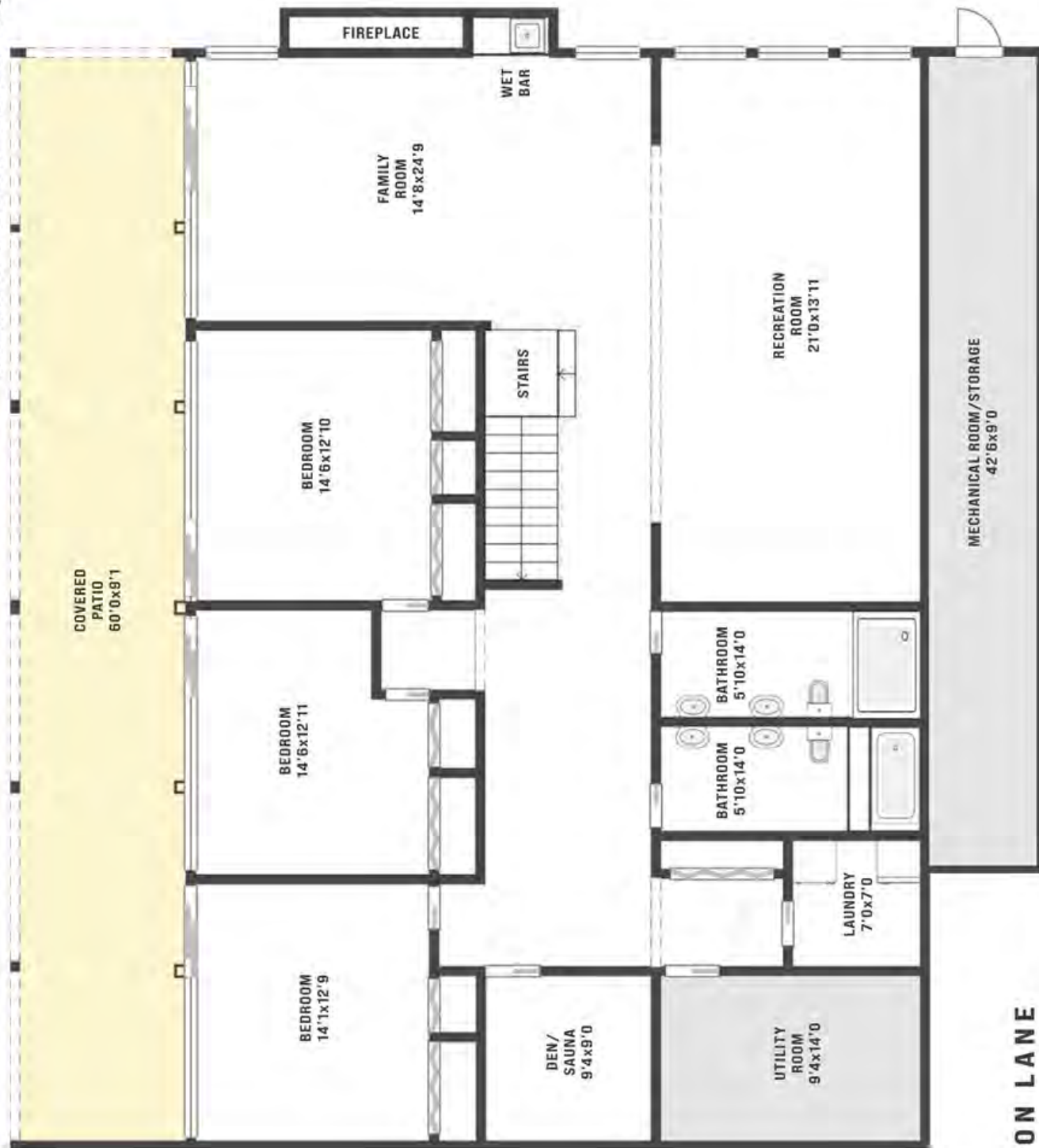
4 BED | 3.5 BATH | 5548 SQ.FT
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4 BED | 3.5 BATH | 5548 SQ.FT
LOWER FLOOR 2338 SQ.FT



508 VARDON LANE

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4 BED | 3.5 BATH | 5548 SQ.FT
DETACHED GARAGE



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DETAILED INFORMATION

Exceptional Features

- This stunning home is located in the desirable community of Predator Ridge
- Discover panoramic views of Predator Ridge golf course and surrounding mountains from this stunning home
- Tommie Award winning home with over 5500 sq. ft. of luxury living space with quality craftsmanship at every turn
- No expense was spared when it comes to the exceptional fine details of this thoughtfully designed home
- Situated on nearly 1 acre
- Heated flooring in every bathroom
- Grand wall- to- wall windows and sliding doors open to the remarkable outdoor living area
- Bright, open concept floor plan
- The gourmet kitchen has a chef's dream stainless-steel appliance package, beautiful granite counters and kitchen island
- Custom wine cellar with double glass doors, wine racks, and center table
- Beautiful Basalt stone features throughout
- Surround sound throughout the home
- Engineered hardwood and plush carpeting throughout
- High vaulted ceilings with wood beams give a spacious, airy feeling
- The perfect choice of quality lighting throughout the home
- All cabinetry is soft closing
- Oversized detached two car garage with ev charger and additional golf cart parking
- Recreation room located on the lower level is perfect for entertaining with a built-in bar, pool table area with access to deck
- Laundry room located on each level for added convenience
- This home features an abundance of outdoor living, from the deck off of the main living area with a full outdoor kitchen, seating area and gas fireplace, to a patio off of the lower level with additional seating area and BBQ area, as well as a hot tub
- Fantastic location near wineries, golfing, restaurants, and just a short drive to Lake Country or Vernon amenities

Living Room

- Open concept with high vaulted ceilings, offering a bright and warm environment
- Wall of windows with deck doors creating an abundance of natural light
- Relax and enjoy this inviting room capturing the beautiful panoramic views
- Feature wall is perfectly accented with beautiful electric fireplace and wall mounted media input
- Beautiful basalt stone wall accents add a pleasing design element
- Recessed lighting and natural light illuminate this space
- Easy transition to the comfort of the covered deck

Kitchen

- Vaulted ceilings with exposed beam
- Finished with granite countertops and white soft closing shaker style cabinetry with stainless steel hardware
- Expansive center island with seating for four and ample amount of storage cabinetry, 4 pendant lights above the island
- The functionality of this kitchen is enhanced by professional stainless-steel appliances including two refrigerators and two dishwashers
- Cabinetry features pull out shelving
- Seamless transition from the kitchen to the dining and living areas with great flow, perfect for entertaining

Dining Room/Wine Cellar

- Beautiful dining area will accommodate large gatherings, illuminated by three timeless drop down light fixtures
- Vaulted ceilings with exposed wood beams add a warm spacious element
- Stunning feature wall finished with Whistler basalt stone
- Recessed lighting surrounds the room and highlights art displays
- Adjacent to the dining room a temperature-controlled wine room, holds up to 2800 bottles
- Easy access from this dining area to the gorgeous outdoor view deck

Laundry Rooms

- Convenient laundry rooms on both the main and lower levels
- The main level laundry room features front load washer/dryer, built-in cabinetry, folding counter, linen closet, as well as direct access from outside
- The lower level laundry features, stackable front load washer/dryer, tile flooring, storage space, and linen closet

Office

- A spacious office is adjacent to the primary bedroom
- Room for a generous sized desk illuminated by recessed lighting
- Built-in lower level cabinetry
- Large picture windows capture the view and add natural light

Main Level Bedroom

- Primary bedroom features high ceilings, beautiful stone feature wall, expansive windows, wall mounted media input, an ensuite bathroom, and his and hers vanities and walk-in closets

Three Lower Level Bedrooms

- All feature plush carpeting with a heavy underlay, spacious closets, and sliding glass door access to the lower level outdoor patio

All Bathrooms With Heated Floors

Main Level Bathrooms

- 2-Piece guest powder room features vanity with undermount sink, wall mounted mirror with built-in light fixture, tile flooring and tile feature wall
- 5-piece ensuite attached to the primary bedroom features, tile and pebble flooring, free standing tub, two separate his and her vanities, and a view of the Koi pond surrounding the shower

Lower Level Bathrooms

- 4-piece bath features vanity with two undermount sinks, wall mounted mirror, tile flooring, and a shower with pebble flooring and a half glass door
- 4-piece bath features vanity with two undermount sinks, wall mounted mirror, tile flooring, and a built-in tub/shower combination

Den

- Lower level den currently accommodates a sauna but could also be used as a second home office

Family/Recreation Room

- Plush carpeting throughout, recessed lighting
- Built in bar with granite counters, Silhouette beverage fridge, cabinetry, undermount sink, and shelving
- Feature wall is beautifully accented with a gas fireplace with built in wall media outlet above
- Large windows capture the stunning views of Predator Ridge Golf Course and surrounding mountains
- Adjacent to the lounging TV area is a pool table area accented by a drop down light fixture
- Perfect for entertaining with the bar, pool table area and access through sliding glass to the private, covered outdoor patio with recessed lighting & lounging area lighting





LISTED BY MARCUS SHALABY

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LEADERSHIP WITH EXPERIENCE

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