



JANE HOFFMAN
REALTY

MODERN NEW BUILD AT PREDATOR RIDGE GOLF COMMUNITY



MARKETED BY MIKE MYCHALYSHYN

2-272 Chicopee Road
Vernon, BC

DETAILS

| | | | |
|----------------|-----------------------------------|----------------------|-------------------|
| Address | 2-272 Chicopee Road Vernon, BC | Bedrooms | 5 |
| | | Bathrooms | 5, 4 full, 1 half |
| | | Finished Area | 3875 sq. ft. |

SPECIFICATIONS & FEATURES

| | | | |
|--------------------|--------------|------------------------|---------------------------------|
| Lot Size | 0.34 Acre | Year Built | Under Construction |
| Main Level | 2275 sq. ft. | Exterior | Composite Siding, Brick, Stucco |
| Lower Level | 1600 sq. ft. | Roof | Asphalt/Fibreglass Shingles |
| View | Mountain | Heating | Forced Air |
| Water | Municipal | Cooling | Central Air |
| Sewer | Connected | Fireplace | 1 Gas Fireplace |
| | | Ownership | Freehold |
| | | Garage/Driveway | Attached 4-Car Garage |
| | | Foundation | Concrete |

ROOM SIZES

| Main Level | Lower Level | Inclusions |
|--------------------------------|------------------------------|--|
| Kitchen: 13' 0 x 20' 0 | Recreation Rm: 28' 0 x 18' 0 | • Fisher & Paykel S/S gas range |
| Pantry: 5' 6 x 9' 0 | Gym: 24' 0 x 11' 0 | • Fisher & Paykel paneled freezer & fridge |
| Dining Room: 9' 0 x 20' 0 | Bedroom: 15' 0 x 12' 4 | • Fisher & Paykel paneled dishwasher |
| Living Room: 17' 0 x 20' 0 | Closet: 10' 0 x 5' 0 | • S/S Panasonic microwave |
| Primary Bedroom: 15' 0 x 12' 8 | Bedroom: 12' 4 x 12' 4 | • Fisher & Paykel dishwasher drawer (bar) |
| Walk-in Closet: 15' 0 x 8' 6 | 3-Piece Bath: 10' 0 x 6' 0 | • Silhouette Sonoma wine fridge (bar) |
| 5-Piece Ensuite: 11' 6 x 13' 6 | 3-Piece Bath: 5' 0 x 8' 6 | • Whirlpool front load washer |
| Mud Room: 7' 6 x 12' 4 | Bedroom: 12' 6 x 12' 4 | • Whirlpool front load dryer |
| 2-Piece Bathroom: 2' 8 x 8' 0 | Storage: 18' 6 x 8' 10 | |
| Bedroom: 12' 6 x 12' 4 | Mechanical Rm: 11' 0 x 9' 0 | |
| Walk-in Closet: 2' 8 x 8' 0 | | |
| 3-Piece Bathroom: 2' 6 x 8' 0 | | |
| Garage: 38' 0 x 23' 0 | | |

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.



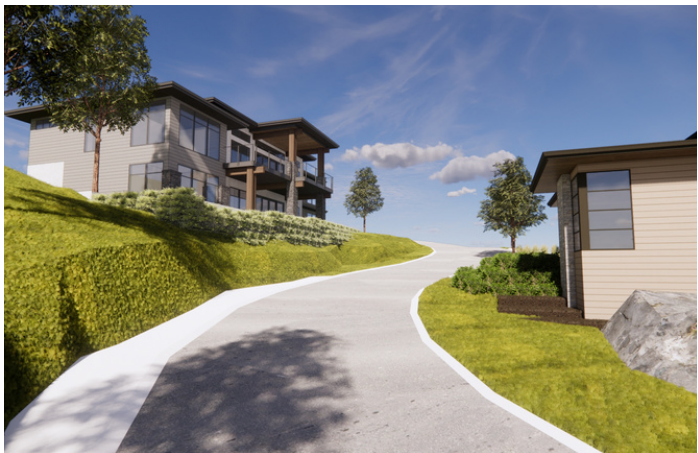
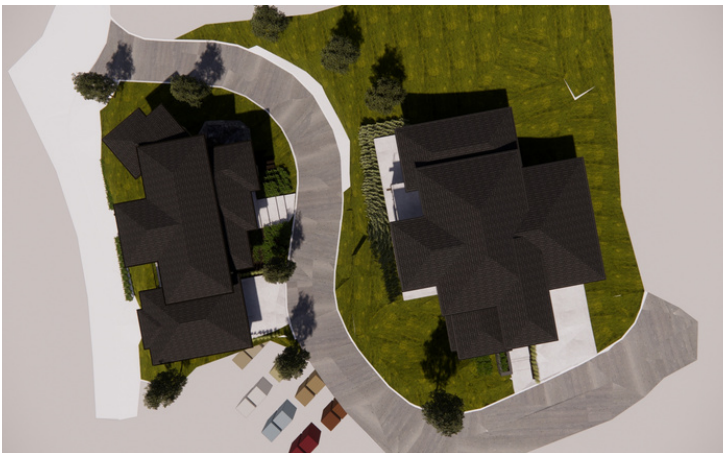
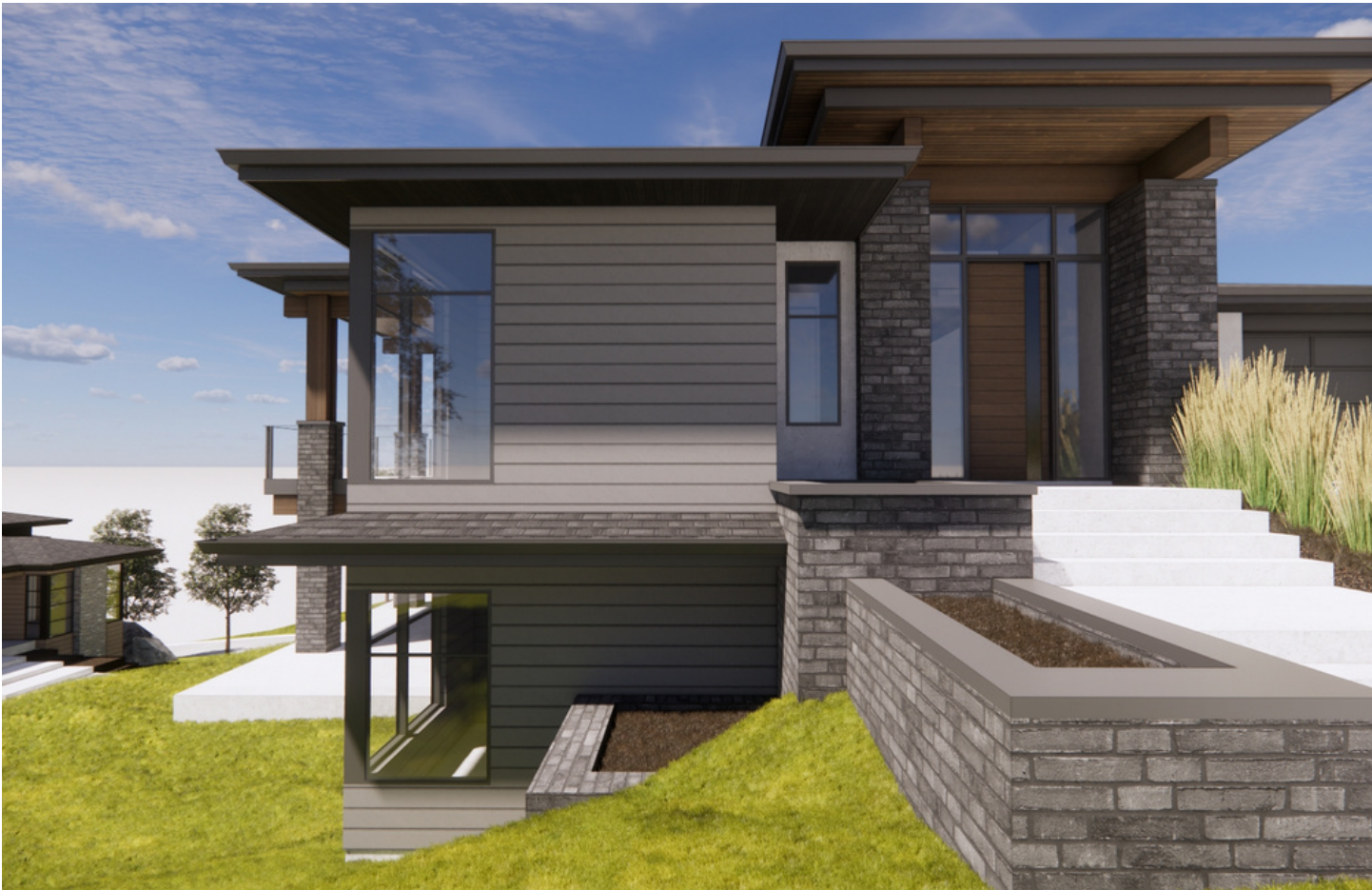
UNDER CONSTRUCTION - MODERN NEW BUILD

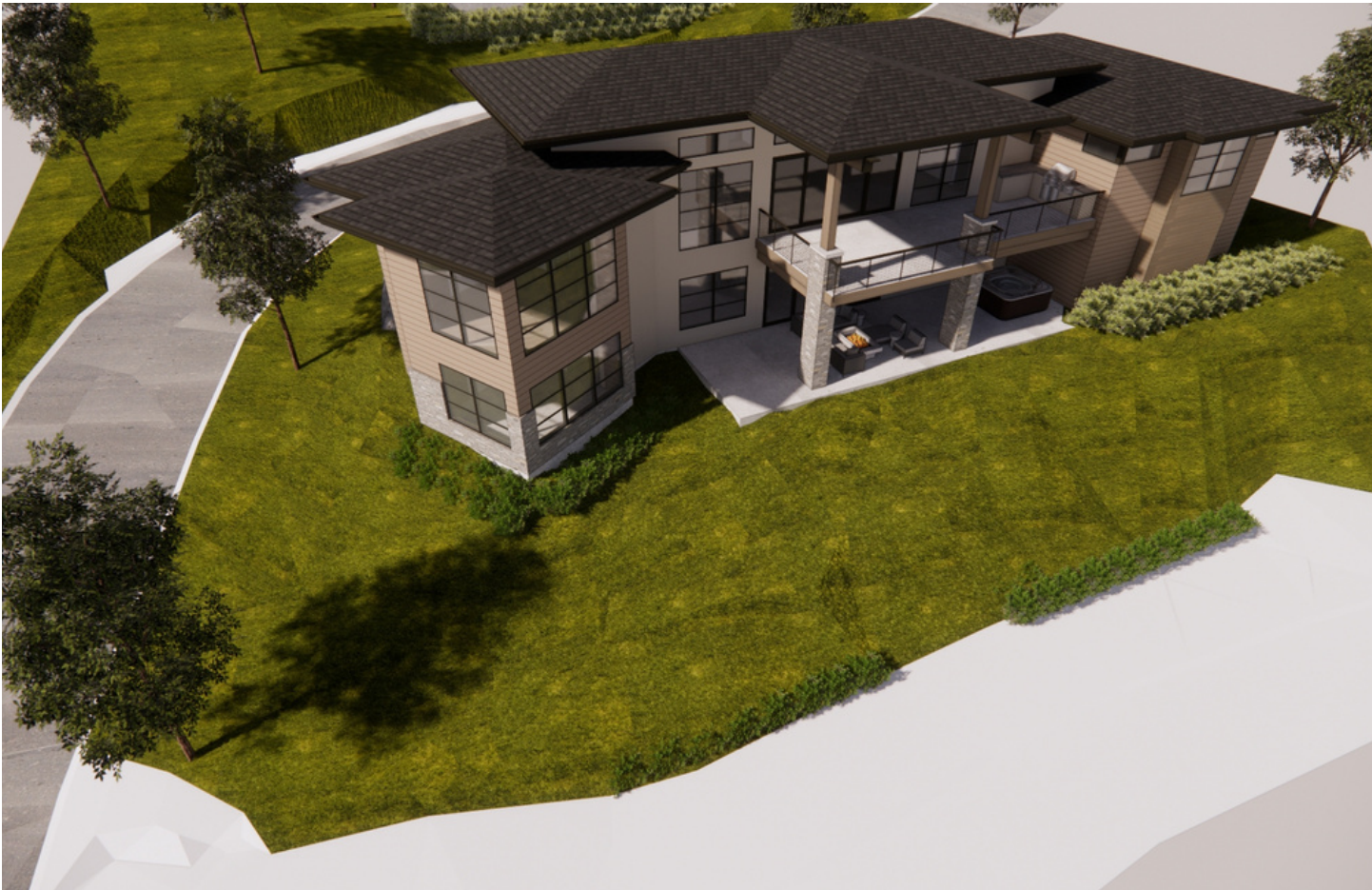
Modern new build at Predator Ridge currently under construction in the prestigious neighbourhood of Falcon Point. Estimated completion spring 2025. Offering 3,800+ sf ft of living space featuring 5 beds (2 with en suites), 5 baths, ample outdoor living space, an outdoor kitchen on the upper patio, a 4-car garage and gorgeous golf course and mountain views.

Still time to customize finishings to suit your needs. The living room features high 12 ft. ceilings and a gas fireplace. Engineered hardwood, tile and carpet span the home. For the chef the kitchen boasts a Fisher & Paykel appliance package. The lower level is an excellent entertainment space with a rec room with games area, gym, bar and wine area, and a hot tub rough in on the patio. For all your toys the home features a 4-car garage. Fully landscaped.



This is your opportunity to discover resort-style living steps from your front door. Predator Ridge is one of Canada's leading four-season resort communities featuring neighbourhoods of award-winning homes nestled amidst 36 holes of championship golf, exceptional accommodation and unmatched amenities including a racquet club, biking, and hiking. World-class wineries, Sparkling Hill Resort and Kelowna International are both just minutes away. GST applicable.

Listing Agent Mike Mychalyshyn | Contact mike@janehoffman.com or 778-594-7653









| FIREPLACE | GAS FIREPLACE INSERT | |
|------------------|---|---|
| Supplier: | TBD |  |
| Manufacturer: | Valor Fireplaces | |
| Model: | L3 Gas fireplace 1800KN | |
| Unit Size: | 32.375" H x 66.24" W See specifications for Installation | |
| Glass Area Size: | 64" W x 14.5" H | |
| Details: | 1830CIK Trim 1" Clean Install Kit (requires Valor HeatShift™) 1860PBL -Plain Black Liner 1800DWKV2 – Driftwood Log set | |
| Locations: | Living Room |  |



| LIGHTING CHANDELIER – L1 | |
|--------------------------|-------------------------------|
| Locations: | Dining Room (1) |
| Manufacturer: | Crate and Barrel |
| Series: | Arren |
| Size: | 37.5" Diam. x 18.9" H |
| Type: | Chandelier |
| Finish: | Brass with clear glass shades |
| Code: | 344817 |
| Other Info: | Hanging Height 89.5" Max |




| LIGHTING ISLAND PENDANT – L2 | |
|------------------------------|--------------------------|
| Locations: | Kitchen Island (2) |
| Manufacturer: | Crate and Barrel |
| Series: | Remi |
| Size: | 24.75" Diam. x 17.25" H |
| Type: | Conical Pendant Light |
| Finish: | Natural & Brass |
| Code: | 104201 |
| Other Info: | Hanging Height 88.1" Max |




| LIGHTING STAIRWELL PENDANT – L3 | |
|---------------------------------|-----------|
| Locations: | Stairwell |
| Manufacturer: | TBD |
| Series: | TBD |
| Size: | TBD |
| Type: | TBD |
| Finish: | TBD |
| Code: | TBD |


| LIGHTING PENDANT – L4 | |
|-----------------------|--|
| Locations: | Powder Room (1) Lower Main Bath 2 (1) |
| Manufacturer: | Crate and Barrel |
| Series: | Arren |
| Size: | 19.3" Diam. x 9.4" H |
| Type: | Metal & Glass Pendant |
| Finish: | Brass & Clear Glass |
| Code: | 345031 |
| Other Info: | Hanging Height 83" |




| LIGHTING WALL SCONCE – L5 | |
|---------------------------|--|
| Locations: | Entry Art Wall (1) Living room fireplace (2) Lower bar (2) |
| Manufacturer: | Crate and Barrel |
| Series: | Andre |
| Size: | 9.9"W x 8.1"D x 9.9"H |
| Type: | Single Wall Sconce |
| Finish: | Brass |



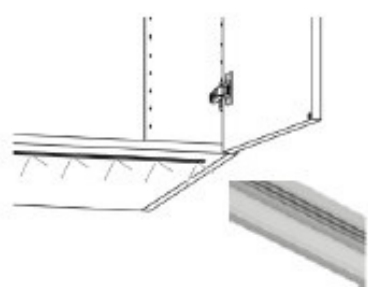
| LIGHTING VANITY SCONCE – L6 | |
|-----------------------------|--|
| Locations: | Ensuite Vanity (2) Main Bath 1 (1) Main Bath 3 (1) |
| Manufacturer: | Crate and Barrel |
| Series: | Arren Brass 3-Light Wall Sconce |
| Size: | 26"W x 9.76"D x 11.6"H |
| Type: | Glass ball pendant |
| Finish: | Satin Brass |



| CEILING FAN – L7 | |
|------------------|-----------------|
| Locations: | Primary Bedroom |
| Manufacturer: | Monte Carlo |
| Series: | Maverick II |
| Size: | 52" Diameter |
| Type: | Ceiling fan |
| Finish: | Matte White |
| Code: | 3MAVR52 |



| UNDER CABINET STRIP LIGHTING | |
|------------------------------|--|
| Locations: | Ensuite Kitchen upper cabinets Pantry upper cabinets |
| Manufacturer: | DÉCOR Cabinets (LEGACY) |
| Series: | LT-STRIP-EXTBOT |
| Size: | Determined by cabinet size |
| Type: | Recessed 3000k soft white |
| Finish: | Satin Nickel finish trim |



| PLUMBING –UNDERMOUNT KITCHEN SINK | |
|-----------------------------------|---------------------------------|
| Locations: | Kitchen |
| Manufacturer: | Blanco |
| Series: | PRECIS U 2 |
| Size: | 29.75" W x 18.125" D x 8.375" H |
| Material: | Sil Granit |
| Type: | Undermount |
| Finish: | White |
| Code: | 401705 |
| Strainer: | Champagne Bronze - 72010-CZ |



| PLUMBING –UNDERMOUNT UTILITY SINK | |
|-----------------------------------|-----------------------------|
| Locations: | Laundry |
| Manufacturer: | Blanco |
| Series: | LIVEN |
| Size: | 25" W x 22" D x 9.5" H |
| Material: | Sil Granit |
| Type: | Undermount |
| Finish: | White |
| Code: | 403653 |
| Strainer: | Champagne Bronze - 72010-CZ |



| PLUMBING – UNDERMOUNT BAR SINK | |
|--------------------------------|-----------------------------|
| Locations: | Lower Bar |
| Manufacturer: | American Standard |
| Series: | PRECIS U BAR |
| Size: | 13.75" W x 18.125" D x 8" H |
| Material: | Sil Granit |
| Type: | Undermount |
| Finish: | White |
| Code: | 401703 |
| Strainer: | Champagne Bronze - 72010-CZ |

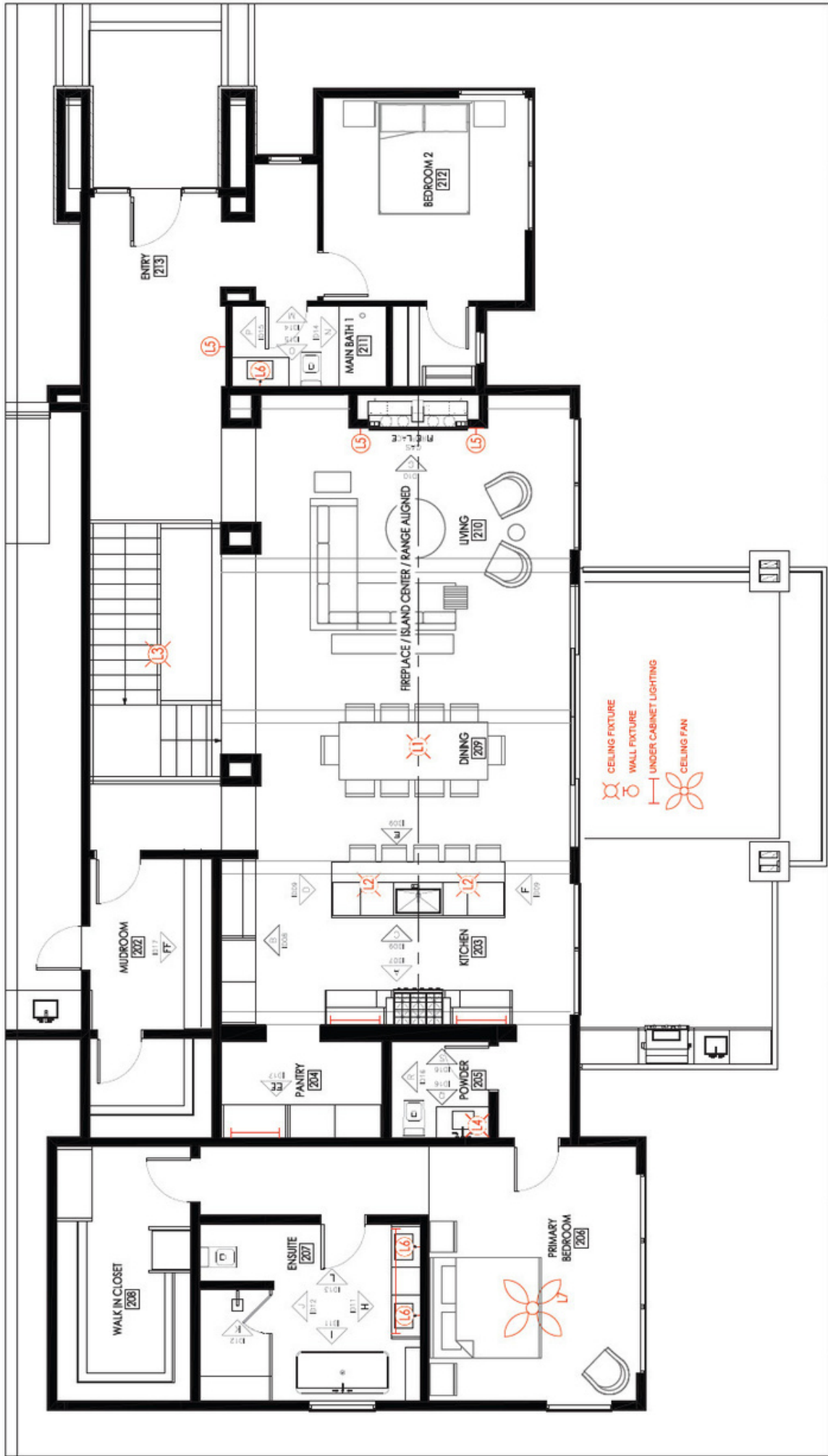


| PLUMBING – UNDERMOUNT VANITY SINKS | |
|------------------------------------|---|
| Locations: | Powder Room Ensuite Main Bath 1 Lower Main Bath 2 Lower Main Bath 3 |
| Manufacturer: | American Standard |
| Series: | Studio |
| Size: | 18-1/4" W x 12-1/8" D x 6-3/4" H |
| Material: | Vitreous china |
| Type: | Undermount |
| Finish: | White |
| Code: | 1301185 |
| Drain: | PUSH POP-UP DRAIN WITH OVERFLOW Luxe Gold - RP72414GL |



| PLUMBING – TOILET | |
|-------------------|---|
| Locations: | Powder Room Ensuite Main Bath 1 Lower Main Bath 2 Lower Main Bath 3 |
| Series: | Studio |
| Size: | 30-1/4" x 15-3/4" x 30-3/4" |
| Material: | Vitreous China |
| Type: | Skirted Two-Piece |
| Finish: | White |
| Code: | TOILET BOWL - White - 3075120.020 TOILET TANK - White - 4000104.020 |
| Notes: | Tank Lever Delta Trinsic 75960-CZ Champagne Bronze |





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LOT 2 CHICOPEE
 2-271 CHICOPEE ROAD
 VERNON BC

MAIN LEVEL FLOOR PLAN

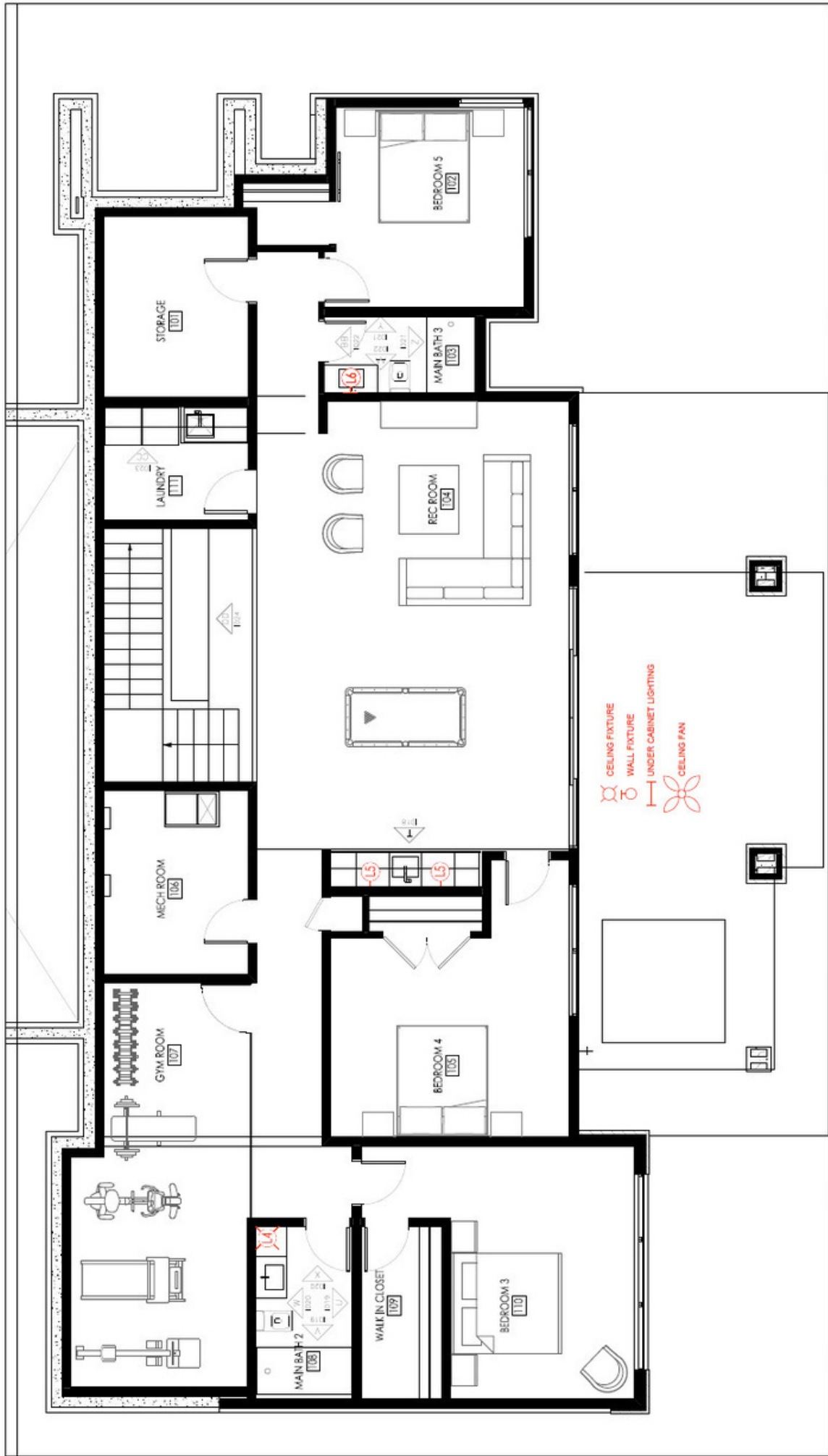
JOB ADDRESS

DO NOT SCALE DRAWINGS REFER TO MEASUREMENTS VERIFY ALL DIMENSIONS AND INFORMATION ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE PROVINCIAL BUILDING CODE DRAWINGS TO BE USED IN CONNECTION WITH SPECIFICATIONS

SCALE: 3/16" = 1'-0"

DATE: NOVEMBER 15 2023

SHEET: ID-01



| | | | | | | | | | | | |
|---|--|--|--|--|---|--|--|--|---------------------------------|---------------------------------|-----------------------|
| JOANNE PARKER #8 JOANNEPARKERDESIGN.COM WWW.JOANNEPARKERDESIGN.COM CELL 254.333.3746 | FOR ADDRESS LOT 2 CHICOPEE 2-271 CHICOPEE ROAD VERNON BC | | DRAWING TITLE LOWER LEVEL FLOOR PLAN | | # ISSUED FOR: DATE 1 REVIEW OCTOBER 20 22 2 TENDER OCTOBER 25 22 3 TILE REVISED NOVEMBER 15 22 | | DO NOT SCALE DRAWINGS REFER TO MEASUREMENTS VERIFY ALL DIMENSIONS AND INFORMATION ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE PROVINCIAL BUILDING CODE DRAWINGS TO BE USED IN CONSULTATION WITH SPECIFICATIONS | | SCALE 3 / 16" = 1'-0" | DATE NOVEMBER 15 2023 | SHEET ID-02 |
|---|--|--|--|--|---|--|--|--|---------------------------------|---------------------------------|-----------------------|

NOTABLE FEATURES

- Quartz counters in kitchen with waterfall edge on island and quartz counters in bathrooms and laundry room
- Décor Allura cabinetry throughout
- Modern Crate and Barrell light fixtures, ceiling fan in primary bedroom
- American Standard Studio under mount sinks in bathrooms and primary ensuite
- Blanco Utility undermount sink in laundry room and Blanco undermount kitchen sink, American Standard undermount bar sink
- Masonite Linclon MDF solid core doors
- Oak Sand Hardwood flooring in entry, living, dining, kitchen, pantry, powder room primary bedroom, walk-in closet & hallway, lower hallway & recreation room, stair treads and landing, carpet in additional 4 bedrooms
- Tile flooring in all bathrooms, laundry and mudroom
- Valor linear gas fireplace





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Unison

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