



**JANE HOFFMAN**  
REALTY

## MODERN NEW BUILD - PREDATOR RESORT STYLE LIVING



**MARKETED BY MIKE MYCHALYSHYN**

***4-272 Chicopee Road***  
***Vernon, BC***

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## DETAILS

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<b>Address</b>	4-272 Chicopee Road Vernon, BC	<b>Bedrooms</b>	5
		<b>Bathrooms</b>	4 full
		<b>Finished Area</b>	3800 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.22 Acre	<b>Year Built</b>	Under Construction
<b>Main Level</b>	2000 sq. ft.	<b>Exterior</b>	Composite Siding, Brick, Stucco
<b>Lower Level</b>	1800 sq. ft.	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>View</b>	Mountain	<b>Heating</b>	Forced Air
<b>Water</b>	Municipal	<b>Cooling</b>	Central Air
<b>Sewer</b>	Connected	<b>Fireplace</b>	1 Gas Fireplace
		<b>Ownership</b>	Freehold
		<b>Garage/Driveway</b>	Attached Double Garage
		<b>Foundation</b>	Concrete

## ROOM SIZES

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Main Level	Lower Level	Inclusions
Foyer: 8' 0 x 8' 0	Recreation Rm: 28' 0 x 20' 0	• Fisher & Paykel S/S gas range
Living Room: 17' 0 x 20' 0	Gym: 11' 0 x 14' 0	• Fisher & Paykel paneled freezer & fridge
Kitchen: 13' 0 x 20' 0	Bedroom: 14' 6 x 12' 6	• Fisher & Paykel paneled dishwasher
Pantry: 7' 8 x 7' 0	Walk-in Closet: 2' 8 x 8' 0	• S/S Panasonic microwave
Dining Room: 9' 0 x 20' 0	Bedroom: 12' 0 x 12' 0	• Fisher & Paykel dishwasher drawer (bar)
Primary Bedroom: 14' 6 x 12' 6	Walk-in Closet: 2' 8 x 8' 0	• Silhouette Sonoma wine fridge (bar)
Walk-in Closet: 9' 0 x 15' 0	3-Piece Bath: 8' 6 x 5' 0	• Whirlpool front load washer
5-Piece Ensuite: 15' 0 x 10' 0	Bedroom: 15' 3 x 12' 10	• Whirlpool front load dryer
Bedroom: 12' 0 x 12' 0	Walk-in Closet: 2' 8 x 8' 0	
Walk-in Closet: 2' 5 x 8' 0	3-Piece Ensuite: 12' 0 x 6' 0	
3-Piece Bathroom: 8' 6 x 6' 8	Storage: 9' 2 x 7' 6	
Mud Room: 7' 6 x 12' 4	Mechanical Rm: 8' 0 x 7' 6	
Garage: 24' 0 x 34' 2		

**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.



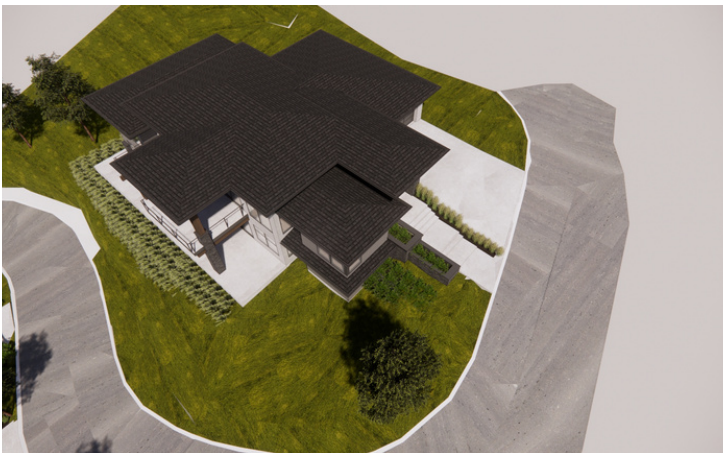
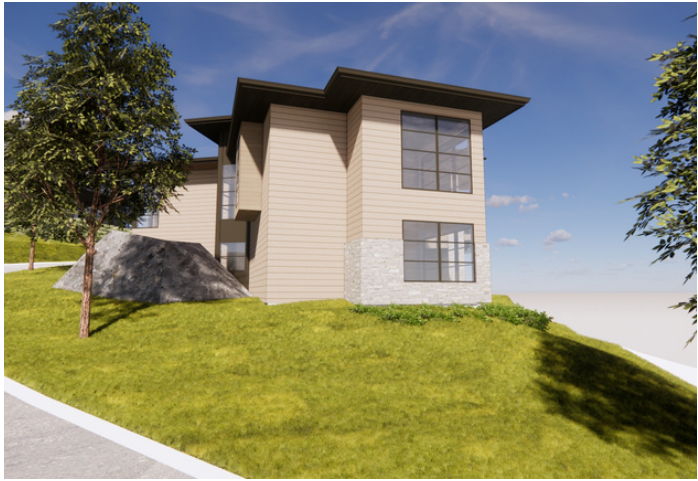
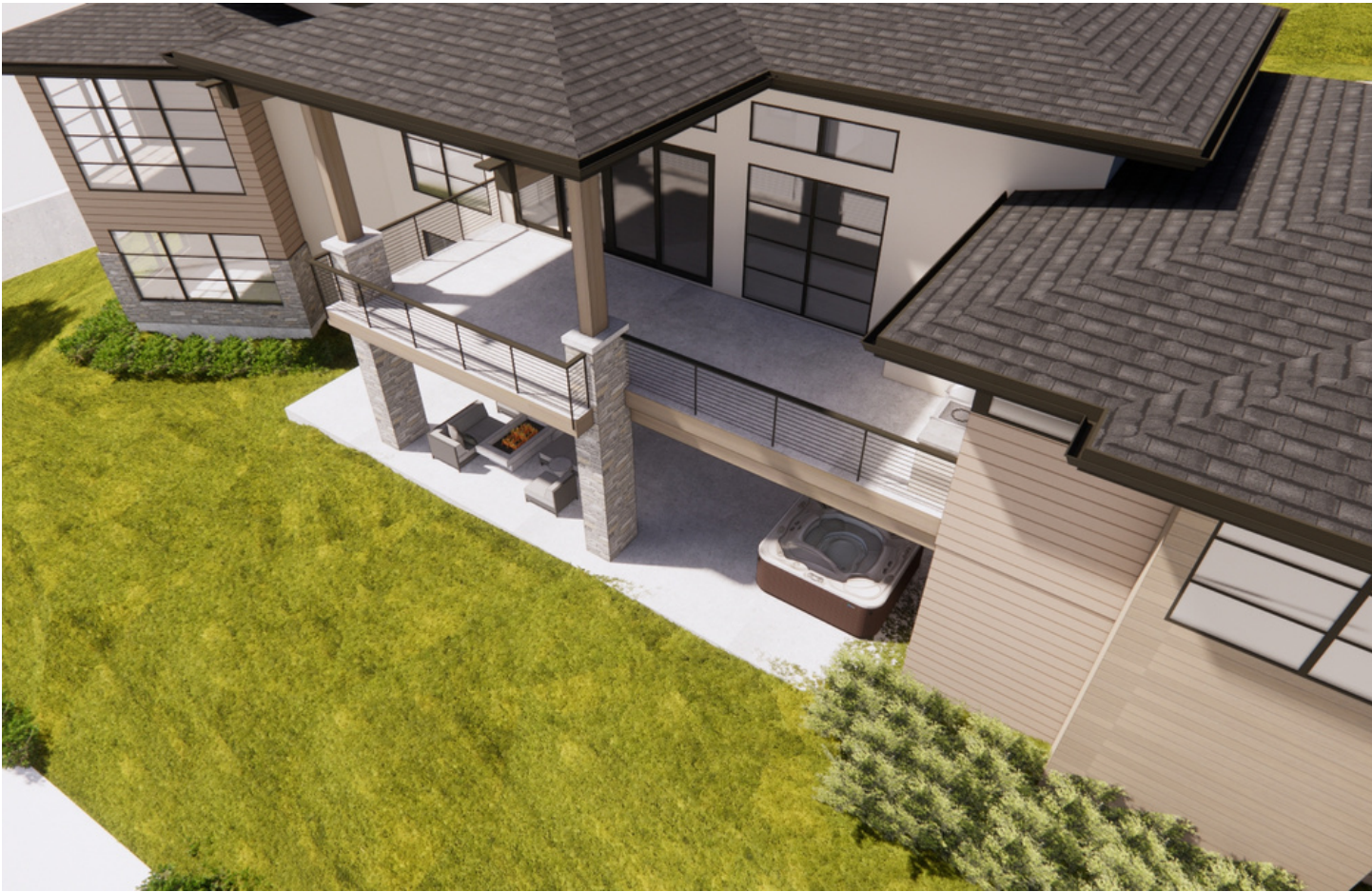
## UNDER CONSTRUCTION - MODERN NEW BUILD

Modern new build at Predator Ridge currently under construction in the prestigious neighbourhood of Falcon Point. Estimated completion spring 2025. Offering 3,800 sq ft of living. Featuring 5 beds (2 with ensuites), 4 baths, ample outdoor living space, a 2-car oversized 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. Oversized 2 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](mailto: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:	Black with clear glass shades
Code:	344832
Other Info:	Hanging Height 89.5" Max



LIGHTING ISLAND PENDANT – L2	
Locations:	Kitchen Island (2)
Manufacturer:	Crate and Barrel
Series:	Andre
Size:	20" Diam. x 19" H
Type:	Black Cone Pendant Light
Finish:	Black
Code:	104201
Other Info:	Hanging Height 89" Maximum



LIGHTING ENTRY PENDANT – L3	
Locations:	Entry
Manufacturer:	Crate and Barrel
Series:	Arcinela
Size:	28" W x 15.25" H
Type:	Conical Pendant Light
Finish:	Ivory linen
Notes:	Cord Length 72"



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





LIGHTING WALL SCONCE – L5	
Locations:	Living room fireplace (2) Kitchen Range Wall (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:	Black



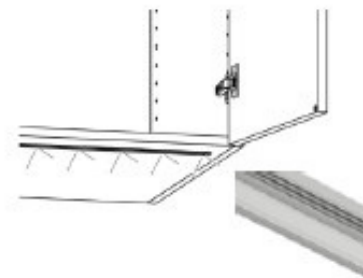
LIGHTING VANITY SCONCE – L6	
Locations:	Ensuite 1 (2) Main Bath 1 (1) Lower Ensuite 2 (1)
Manufacturer:	Crate and Barrel
Series:	Arren Black 3-Light Wall Sconce
Size:	26"W x 9.76"D x 11.6"H
Type:	Glass ball pendant
Finish:	Black



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



UNDER CABINET STRIP LIGHTING	
Locations:	Ensuite Pantry upper cabinets
Manufacturer:	DÉCOR Cabinets (LEGACY)
Series:	LT-STRIP-EXTBOT
Size:	Determined by cabinet size
Type:	Recessed 3000k soft white
Finish:	Black 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:	Coal Black
Code:	402653
Strainer:	Coal Black - 240327



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:	Coal Black
Code:	402657
Strainer:	Standard - Stainless



PLUMBING – UNDERMOUNT VANITY SINKS	
Locations:	Ensuite 1 (2) Main Bath 1 Lower Ensuite 2 Lower Main Bath 2
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



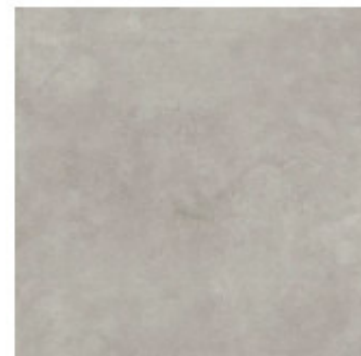
PLUMBING – TOILET	
Locations:	Ensuite 1 Main Bath 1 Lower Ensuite 2 Lower Main Bath 2
Series:	Studio
Size:	30-1/4" x 15-3/4" x 30-3/4"
Material:	Vitreous China
Type:	Skirted Two-Piece
Finish:	White
Code:	TOILET BOWL - White - 3075120.020 TOILET TANK - White - 4000104.020
Notes:	Tank Lever Delta Trinsic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

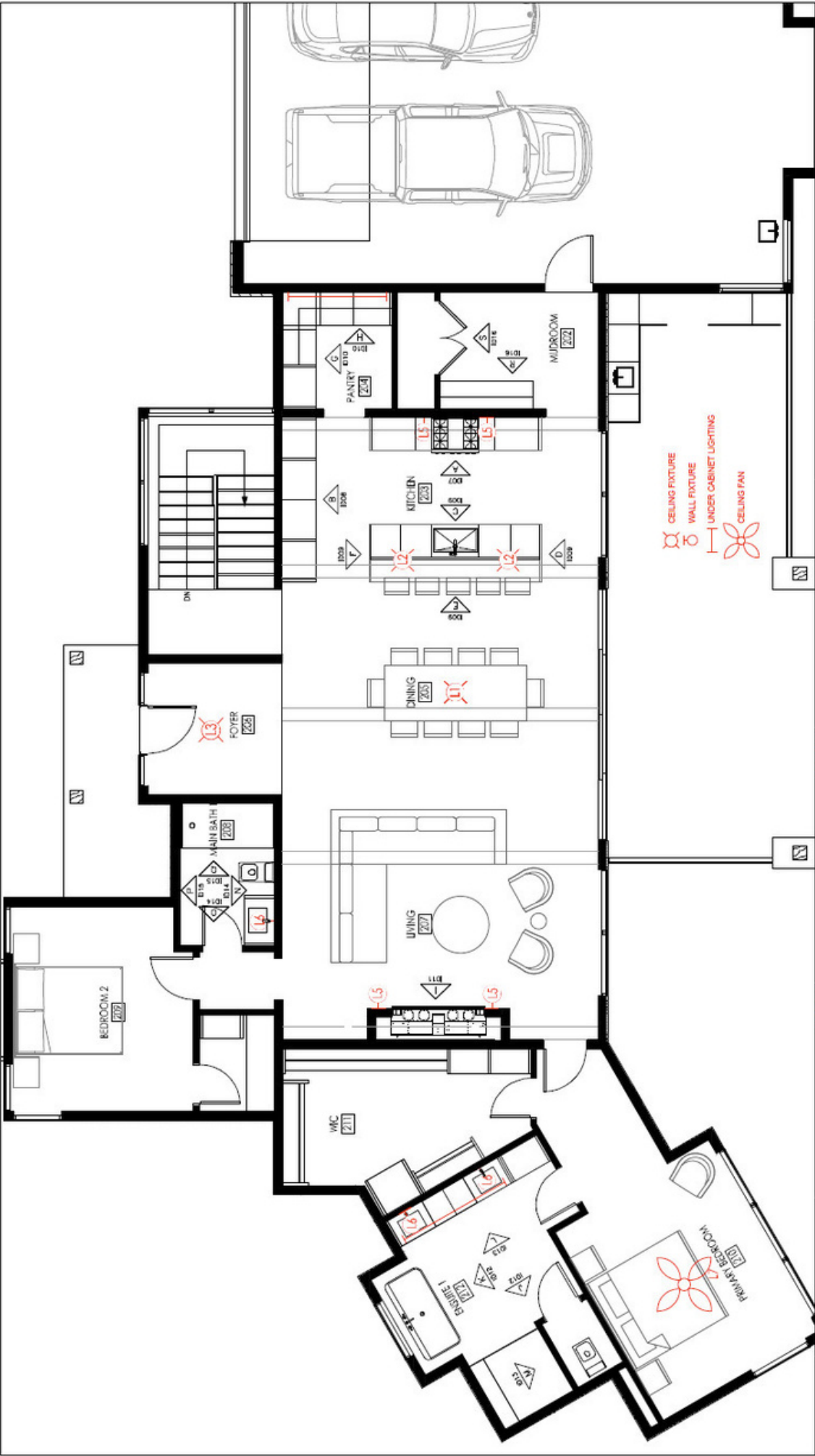


HARDWOOD - H1	
Locations:	Entry (206) Living (207) Dining room (205) Kitchen (203) Pantry (204) Primary Bedroom & Hallway (210) Primary Bedroom Walk in Closet (211) Lower Hallway & Rec Room (101) Stair Landing Stair Treads main to lower level
Manufacturer:	Boen
Series:	Plank Castle
Colour:	Oak Sand - XHGV4MFD
Material:	White Oak
Size:	8.25" W x 87" L
Thickness:	5/8"
Other Info:	Live Natural Oil

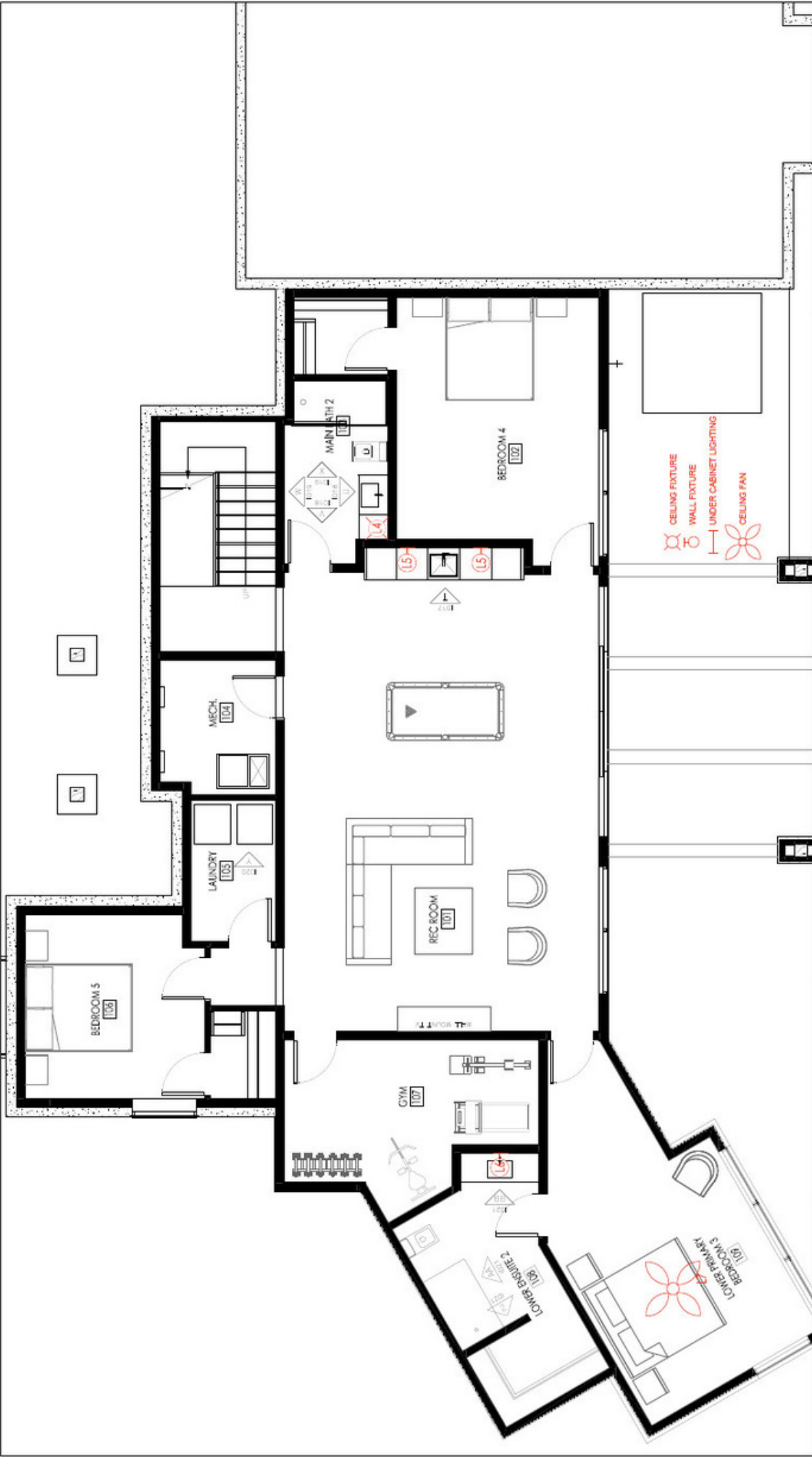


FLOOR TILE – T1	
Locations:	Mudroom & Closet (202) Ensuite 1 (212) Lower Ensuite 2 & Closet (108) Main Bath 1 (208) Lower Main Bath 2 (103) Laundry (105)
Manufacturer:	Julian Tile
Series:	Kintsugi series
Colour:	Fog
Material:	Through Body Porcelain - rectified
Finish:	Natural
Size:	24" x 24"
Grout:	Mapei #
Installation:	Straight grid





 JOANNE PARKER DESIGN	JOANNE PARKER #88 JOANNEPARKERDESIGN.COM WWW.JOANNEPARKERDESIGN.COM CELL 258 333 3766	LOT 4 CHICOPEE 4-271 CHICOPEE ROAD VERNON BC	DRAWING TITLE <b>MAIN LEVEL          FLOOR PLAN</b>	# ISSUED FOR: 1 REVIEW	DATE OCTOBER 25 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 CONSTRUCTION W/ SPECIFICATIONS	SCALE <b>5/32" = 1'-0"</b>	DATE <b>OCTOBER 25 2023</b>	SHEET <b>ID-01</b>
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 JOANNE PARKER DESIGN	JOANNE PARKER #8 JOANNEPARKERDESIGN.COM WWW.JOANNEPARKERDESIGN.COM CELL 254 333 3744	LOT 4 CHICOPEE 4-271 CHICOPEE ROAD VERNON BC	DRAWING TITLE <b>LOWER LEVEL FLOOR PLAN</b>	# ISSUED FOR: 1 REVIEW	DATE OCTOBER 25 22	DO NOT SCALE DRAWINGS REFER TO MEASUREMENTS VERIFY ALL DIMENSIONS AND INFORMATION ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE PHYSICAL BUILDING CODE DRAWINGS TO BE USED IN CONJUNCTION WITH SPECIFICATIONS	SCALE <b>5/32" = 1'-0"</b>	DATE <b>OCTOBER 25 2023</b>	SHEET <b>ID-02</b>
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## 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,
- Masonite Lincoln 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





**LISTED BY MIKE MYCHALYSHYN**

C: 778-594-7653

T: 250-866-0088

E: [mike@janehoffman.com](mailto:mike@janehoffman.com)

**Unison**

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[janehoffman.com](http://janehoffman.com) | 250-866-0088



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