



2-271 CHICOPEE ROAD, VERNON

Presented by
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REALTY



2-271 CHICOPEE ROAD, VERNON

NO SPEC/VACANCY TAX. Located in Falcon Point at Predator Ridge, this custom-built residence offers thoughtfully designed living space with golf course, mountain, and valley views.

Soaring 12-foot ceilings, exposed beams, expansive windows, wide-plank hardwood flooring, and a floor-to-ceiling stone fireplace define the main living area. Anchoring the home, the kitchen is equipped with a Fisher & Paykel appliance package, waterfall-edge island, custom cabinetry, and a servery. Sliding doors open to a covered patio with an outdoor kitchen, creating a seamless connection to the outdoors.

Positioned to capture the views, the primary suite features floor-to-ceiling windows, a walk-in closet with integrated laundry, and a beautifully finished ensuite with a freestanding tub and oversized glass shower. A second bedroom or office and a custom mudroom complete the main level.

Designed for entertaining and everyday living, the walkout lower level offers a rec room, wet bar, custom wine display, family room, and direct access to the patio with a putting green and future hot tub area.

Three additional bedrooms, two baths, a second laundry room, and flexible space suitable for a golf simulator, gym, or games room provide exceptional versatility.

Completing the property are a four-car garage and low-maintenance landscaping. Enjoy access to Predator Ridge's championship golf courses, extensive trail network, tennis and pickleball facilities, Sparkling Hill Resort, and nearby wineries. GST applicable.

DETAILS

Address	2-271 Chicopee Road, Vernon, BC, V1H1V7	Bedrooms	5
City	Vernon	Bathrooms	5
		Finished Area	4,557 Sq. Ft.

SPECIFICATIONS

Lot Size	0.34 Acres	Zoning	RTH
Water	Municipal	Legal Description	STRATA LOT 2 AND AN UNDIVIDED 7/952 SHARE IN LOT A PLAN KAP65832 SECTION 2 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2787
Sewer	Connected	Ownership	Freehold, Bare Land Strata
Features	Easy Access, Landscaped, Near Park, Paved, Views, Near Golf Course		
View	Mountains, Valley, Golf Course, Panoramic		

BUILDING FEATURES

Finished Area	4,557 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2024	Parking	4 Garage Spaces Attached, Garage, Garage Door Opener Strata Parking Type: Part of Strata/Assoc Lot
Storeys	2	Construction	Stucco, Wood Frame, Brick
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Den, Wet Bar	Basement	Full, Finished, Walkout
Monthly Fees	\$254		

ROOM SIZES

Main Level	Lower Level
2-Piece Bathroom: 6'1" x 6'1"	3-Piece Bathroom: 9'4" x 4'9"
3-Piece Bathroom: 9'5" x 4'10"	3-Piece Bathroom: 6'1" x 9'11"
5-Piece Ensuite Bath: 13'5" x 10'9"	Bedroom: 11'8" x 11'10"
Foyer: 8'3" x 20'1"	Bedroom: 14'8" x 17'0"
Kitchen: 21'2" x 10'10"	Bedroom: 16'11" x 14'11"
Living Room: 21'1" x 27'7"	Den: 9'0" x 11'2"
Mud Room: 7'4" x 10'5"	Family Room: 17'4" x 24'10"
Bedroom: 12'2" x 12'3"	Laundry: 9'1" x 7'0"
Primary Bedroom: 26'7" x 15'6"	Recreation: 28'7" x 27'7"
Pantry: 9'9" x 6'1"	Utility Room: 9'0" x 11'4"
Other: 7'5" x 6'1"	

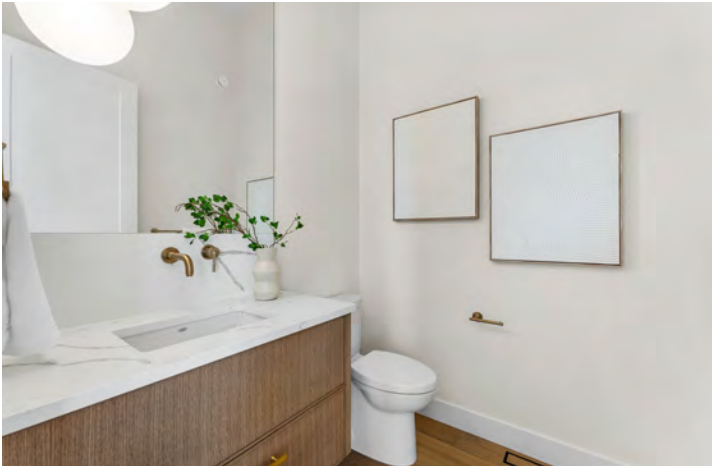




















2-271 Chicopee Rd, Vernon, BC

Main Floor Exterior Area 2351.17 sq ft
Interior Area 2203.03 sq ft
Excluded Area 976.82 sq ft



PREPARED: 2025/09/14



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2-271 Chicopee Rd, Vernon, BC

Lower Level (Below Grade) Exterior Area 2206.22 sq ft
Interior Area 2070.44 sq ft
Excluded Area 102.14 sq ft



PREPARED: 2025/09/14



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EXCEPTIONAL FEATURES

- Modern, new-build residence in the prestigious Falcon Point neighborhood at Predator Ridge
- Stunning 5-bedroom, 5-bath home spanning over 4,500 sq. ft. across two thoughtfully designed levels
- Exceptional craftsmanship throughout, featuring wide-plank hardwood, granite surfaces, sleek tiles, and exposed wood beams
- Bright, open floorplans on both levels with abundant windows bathing the home in natural light
- Panoramic views of the valley, golf course, and surrounding mountains from nearly every room
- Main living room highlighted by soaring 12-foot ceilings, a striking two-storey brick feature wall, and a linear gas fireplace
- Stylish kitchen featuring an expansive center island, granite countertops, and integrated cabinet-panel appliances
- Spacious mudroom with custom millwork and a walk-in closet offering ample storage solutions
- Home office with walk-in closet, versatile enough to serve as a fifth bedroom
- Primary retreat boasting golf course vistas, a spa-inspired 5-piece ensuite, and an expansive walk-in closet with custom built-ins and secondary washer/dryer
- Expansive lower level designed for entertainment, guest accommodation, and family relaxation
- Large recreation room and bonus family room provide flexible options to create your ideal common spaces
- Built-in wet bar and wine display complete the ultimate lower-level entertainment hub
- Three additional bedrooms, two full baths, and a den provide space for family or hosting guests
- Partially covered main-level deck with glass railing, wood ceiling inlays, natural gas line with built-in BBQ station, and sweeping golf course and mountain views
- Spacious lower patio featuring wood ceiling inlays and brick columns, seamlessly extending the living space outdoors
- Built-in putting green off the lower patio, perfect for golf enthusiasts
- Low-maintenance rock and shrub gardens throughout the yard enhance curb appeal and ease of care
- Tandem two-bay garage with room for four vehicles and additional storage
- No speculation or vacancy tax, adding significant investment value
- Ideally located just steps from Predator Ridge's 36-hole championship golf courses, Sparkling Hill Resort, and surrounding biking and hiking trails

Inclusions

- Fisher & Paykel stainless steel gas range
- Fisher & Paykel paneled freezer & fridge
- Fisher & Paykel paneled dishwasher
- Panasonic stainless steel microwave
- Fisher & Paykel dishwasher drawer (bar)
- Silhouette Sonoma wine fridge (bar)
- Whirlpool front load washer

MAIN LEVEL

Living Room

- Grand main living room showcasing breathtaking vistas of the championship golf course and surrounding mountains
- Exquisite craftsmanship and attention to detail highlighted by rich engineered hardwood floors, exposed wood beams, and a striking two-story brick feature wall
- Sleek linear gas fireplace serving as both a statement centerpiece and a source of warmth and ambiance
- Seamless open-concept flow effortlessly connecting the living room to the dining area and gourmet kitchen

Kitchen/Dining

- Designer kitchen highlighted by sleek granite countertops, soft-close cabinetry, and exposed wood beams
- Professional-grade Fisher & Paykel appliances, including a gas range and paneled refrigerator, freezer, and dishwasher for a seamless, custom look
- Expansive waterfall-edge island with seating for four, perfect for casual dining and entertaining
- Expansive servery featuring abundant cabinetry, sleek floating shelves, and a built-in microwave for added convenience and style
- Wall of windows flooding the space with natural light while framing panoramic golf course and mountain vistas
- Sun-filled dining area offering walkout access to the covered deck on one side and a dramatic two-story brick feature wall on the other

Primary Bedroom

- Spacious in size featuring engineered hardwood floors, wall-to-wall windows capturing views of the golf course, an expansive walk-in closet with custom built-ins and a second washer/dryer and a spa inspired 5-piece ensuite

Three Bathrooms

- 5-piece ensuite in the primary bedroom features heated tile floors, an illuminating window, a freestanding soaker tub, a floating vanity with accent lighting and 2 undermount sinks and a fully tiled walk-in shower with a glass door and rain and wand shower heads
- 3-piece bath features tile floors, a floating vanity with an undermount sink and a fully tiled walk-in shower with a glass door
- 2-piece bath features engineered hardwood, a floating vanity with granite countertop and an undermount sink and a wall mounted mirror

Bedroom

- Smart and stylish flex space just off the main entrance, enhanced with plush carpeting for comfort and warmth
- Expansive corner windows flood the room with natural light while showcasing picturesque views of the golf course
- Walk-in closet adds functionality and storage, offering the flexibility to use the space as an efficient home office or a 5th bedroom

Mudroom

- Sleek tile flooring provides effortless maintenance
- Custom millwork bench and storage provide both style and added functionality for organization
- Attached walk-in closet with tailored built-ins adds even more versatile storage solutions
- Direct access to the garage

LOWER LEVEL

Recreation Room

- Expansive entertainment hub at the heart of the lower level, designed for both relaxation and gatherings
- Walk-out access to the covered patio creates a seamless indoor-outdoor living experience
- Large picture windows flood the room with natural light while framing panoramic views of the golf course and surrounding mountains
- Built-in wet bar with sink, beverage refrigerator, dishwasher drawer, and elegant display cabinetry for effortless hosting
- Cozy tucked-away sitting nook beneath the staircase, complete with custom cabinetry and a built-in wine display rack

Family Room

- Versatile secondary gathering space off the lower-level recreation room, offering endless possibilities
- Expansive bonus room ideal for a home theatre, virtual golf setup, games, or creative pursuits
- Generous square footage allows for both an activity zone and a comfortable lounging area

Den

- Rich-toned hardwood flooring showcases timeless craftsmanship while ensuring lasting durability
- Flexible multi-purpose space easily adapts as a second home office, cozy reading nook, or inspiring creative studio

Laundry

- Built-in cabinetry, sink and countertops for ample folding and storage space
- Includes a LG front load washer and dryer

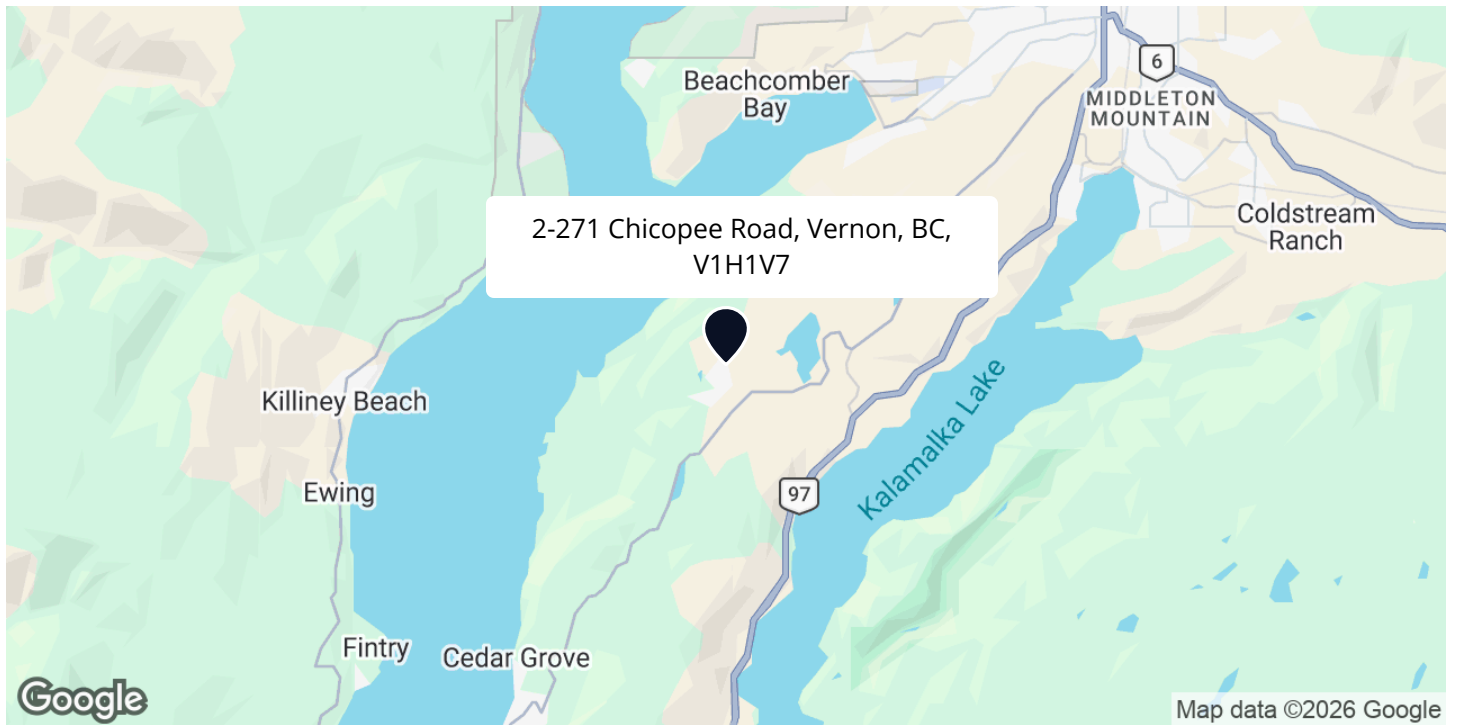
Three Bedrooms

- The first bedroom features engineered hardwood, a ceiling fan, an expansive window with views of the golf course and a large walk-in closet with custom built-ins
- The second bedroom features plush carpet, a double door closet and an expansive window with views of the surrounding mountains
- The third bedroom features plush carpets, a walk-in closet with custom built-ins and a barn door and a window with views of the surrounding mountains

Two Full Bathrooms

- 3-piece bath features tile floors, a floating vanity with quartz countertop and a undermount sink and a tiled, walk-in shower with a glass door
- 3-piece bath features a floating vanity with quartz countertop and a undermount sink and a tiled, walk-in shower with a glass door

LOCATION





Gorgeous Modern Home
In Predator Ridge Golf Community

More than a home, this is a full lifestyle experience - modern luxury, golf course views, and seamless indoor-outdoor living in one of Predator Ridge's most sought-after enclaves.

— Mike Mychalyshyn

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