



4-271 CHICOPEE ROAD, VERNON

Presented by

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REALTY



4-271 CHICOPEE ROAD, VERNON

NO SPEC/VACANCY TAX. Modern luxury and resort-style living come together in this brand-new residence in Falcon Point at Predator Ridge. Positioned to capture golf course and mountain views, this 5-bedroom, 4-bath home showcases thoughtful design, exceptional finishes, and seamless indoor-outdoor living.

Expansive windows and soaring 12-foot ceilings with exposed beams define the main living space, where engineered hardwood flooring and a floor-to-ceiling fireplace create a warm, contemporary atmosphere. The kitchen features a Fisher & Paykel appliance package, waterfall-edge island, custom cabinetry, and access to a covered patio complete with an outdoor kitchen.

The main floor offers a private primary suite with a beautifully finished ensuite, walk-in closet with laundry and picturesque views. A second bedroom or office and a custom mudroom complete the level.

The walkout lower level is designed for entertaining, featuring a recreation room, wet bar, family room, and direct access to the patio and future hot tub area. A second primary suite with ensuite and walk-in closet, two additional bedrooms, a bath and a flexible den or gym provide excellent space for family and guests.

A four-car garage, fully landscaped grounds and custom details throughout reflect the quality of the build. Enjoy Predator Ridge's amenities, a championship golf course, tennis and pickleball facilities, extensive trail networks, Sparkling Hill Resort and world-class wineries nearby. GST applicable.

DETAILS

Address	4-271 Chicopee Road, Vernon, BC, V1H1V7	Bedrooms	5
City	Vernon	Bathrooms	4
		Finished Area	4,007 Sq. Ft.

SPECIFICATIONS

Lot Size	0.22 Acres	Zoning	RTH
Water	Municipal	Legal Description	STRATA LOT 4 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, Near Park, Paved, Views, Near Golf Course		
View	Mountains, Valley, Golf Course, Panoramic		

BUILDING FEATURES

Finished Area	4,007 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2014	Parking	4 Garage Spaces Attached, Garage, Garage Door Opener, Oversized 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	Basement	Full, Finished, Walkout
Monthly Fees	\$254		

ROOM SIZES

Main Level	Lower Level
Living Room: 19'11" x 15'2"	Den: 16'2" x 11'6"
Foyer: 8'3" x 8'4"	Utility Room: 7'5" x 8'8"
Dining Room: 20'2" x 12'10"	3-Piece Ensuite Bath: 10'6" x 11'3"
Bedroom: 11'4" x 13'0"	Bedroom: 12'4" x 24'5"
Primary Bedroom: 11'4" x 24'8"	Recreation: 20'0" x 29'4"
Pantry: 7'1" x 7'4"	Bedroom: 11'6" x 11'9"
Kitchen: 20'0" x 11'7"	Laundry: 5'4" x 9'0"
3-Piece Bathroom: 6'0" x 9'3"	3-Piece Bathroom: 6'8" x 11'5"
5-Piece Ensuite Bath: 13'1" x 14'8"	Bedroom: 12'10" x 16'10"
Mud Room: 9'11" x 7'5"	





















4-271 Chicopee Rd, Vernon, BC

Main Floor Exterior Area 2068.03 sq ft
Interior Area 1926.54 sq ft
Excluded Area 852.84 sq ft



PREPARED: 2025/07/01



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.

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Lower Level Exterior Area 1939.32 sq ft
Interior Area 1801.11 sq ft
Excluded Area 62.40 sq ft



PREPARED: 2025/07/01



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EXCEPTIONAL FEATURES

- Located in Falcon Point, within Predator Ridge—one of Canada's premiere four-season resort communities
- No Speculation/Vacancy Tax
- Striking modern architectural design, offering nearly 4,000 sq ft of refined living space
- Exceptional layout featuring up to 5 bedrooms (2 with private ensuites) and 4 full bathrooms for maximum comfort and flexibility
- Professional-grade finishes throughout—every material and detail reflects quality
- Panoramic views of the golf course and surrounding mountains from nearly every vantage point
- Engineered hardwood, tile, and plush carpet flooring, delivering style and practicality throughout
- Effortlessly elegant open-concept floorplan—designed for light, flow, and modern living
- Gourmet chef's kitchen with top-tier Fisher & Paykel appliances, built for culinary excellence
- Grand living room with soaring 12-ft ceilings, wall of windows, and a high-efficiency gas fireplace—dramatic, luminous, and warm design
- Living areas crafted for entertainment—built from the ground up for both warmth and wow-factor
- Multiple bedrooms and versatile den/gym or office choices, catering to growing families or work-from-home needs
- Spacious lower-level recreation area with a seamlessly integrated wet bar and access to the covered patio with stacked stone columns and elegant brick flooring
- Expansive partially upper covered deck with glass railings, wood soffits, built-in outdoor kitchen, and sweeping golf course views
- Oversized, deep 4-car garage (2 deep)—ideal for vehicles, toys, or workshop space
- Custom landscaping, featuring curated rock and shrub gardens and in ground irrigation
- Walking distance to championship golf, racquet club, hiking, biking, wineries, Sparkling Hill and more—your backyard offer a playground lifestyle
- Excellent proximity to Kelowna International Airport and renowned wineries—travel or leisure, all effortlessly within reach

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
- Whirlpool front load dryer

MAIN LEVEL

Living Room

- Engineered hardwood floors paired with exposed wood beams highlight timeless craftsmanship and architectural sophistication
- Sleek linear gas fireplace serves as a striking focal point, adding warmth and ambiance to the living space
- Expansive windows bathe the room in natural light while capturing panoramic views of the golf course and surrounding mountains
- Seamless open-concept design flows effortlessly into the dining room and gourmet kitchen, creating the perfect setting for entertaining

Kitchen/Dining

- Gourmet designer kitchen showcases soft-close cabinetry, soaring ceilings, a striking exposed wood beams that elevate the architectural elegance Professional-grade Fisher & Paykel appliance suite includes a paneled refrigerator, integrated dishwasher, and a high-performance gas range for the modern culinary enthusiast
- Expansive centre island with granite waterfall countertops offers seating for four, blending functionality with a bold statement of style
- Butler's pantry with underlit cabinetry and a built-in microwave ensures ample storage and a seamless culinary workflow
- Wall of windows flood the space with natural light while framing breathtaking views of the golf course and surrounding scenery
- Sunlit formal dining area with walk-out access to the covered deck creates an effortless indoor-outdoor entertaining experience with open-concept flow

Bedroom

- Ideally located on the main level, just steps from the living room, offering both convenience and privacy, lush carpeting and three expansive windows create a bright, welcoming ambiance
- Generous walk-in closet ensures ample storage and convenient organization
- Flexible in design, next to a full bath, the space can transition into a fifth bedroom, or guest suite to suit your lifestyle

Mudroom

- Direct walk-out access to the oversized garage
- Thoughtfully designed with a built-in bench, wall hooks, and a double-door closet, providing both functional storage and a stylish drop zone for outerwear and gear

Primary Bedroom

- Spacious, inviting room featuring engineered hardwood, an expansive walk-in closet with custom built-ins, a wall of windows with breathtaking golf course views and a spa inspired 5-piece ensuite

Two Bathrooms

- 5-piece ensuite in the primary bedroom features heated tile floors, a floating vanity with quartz countertops and 2 undermount sinks, under cabinet lighting, a free-standing soaker tub placed beneath a window and an expansive, fully tiled, walk in shower with a glass door, built-in bench and rain and wand shower heads
- 3-piece bath features tile floors a floating vanity with quartz countertop and undermount sink, under cabinet lighting and a glass enclosed, fully tiled shower with a rain and wand shower heads

LOWER LEVEL

Recreation Room

- Expansive lower-level retreat designed for entertainment and relaxation, creating a versatile hub for gatherings and leisure
- Dual sliding glass doors flood the space with natural light while offering seamless walk-out access to the covered patio with captivating golf course views
- Generous layout accommodates both a stylish lounge and a games-area, ideal for a pool table, poker nights, or casual entertaining
- Built-in wet bar with glass display cabinetry accented by ambient lighting, complete with a wine refrigerator, sink, and premium Fisher & Paykel dishwasher drawer

Den

- Flexible and generously sized multi-purpose room located off the lower-level recreation area, perfect for a private home gym, secondary office, or intimate media lounge
- Rich, warm-toned hardwood flooring enhances the space with durability elegance, and a timeless finishing touch

Laundry

- Built-in cabinetry, counter tops and a hanging rack for ample folding and storage space
- Includes a LG front load washer and dryer

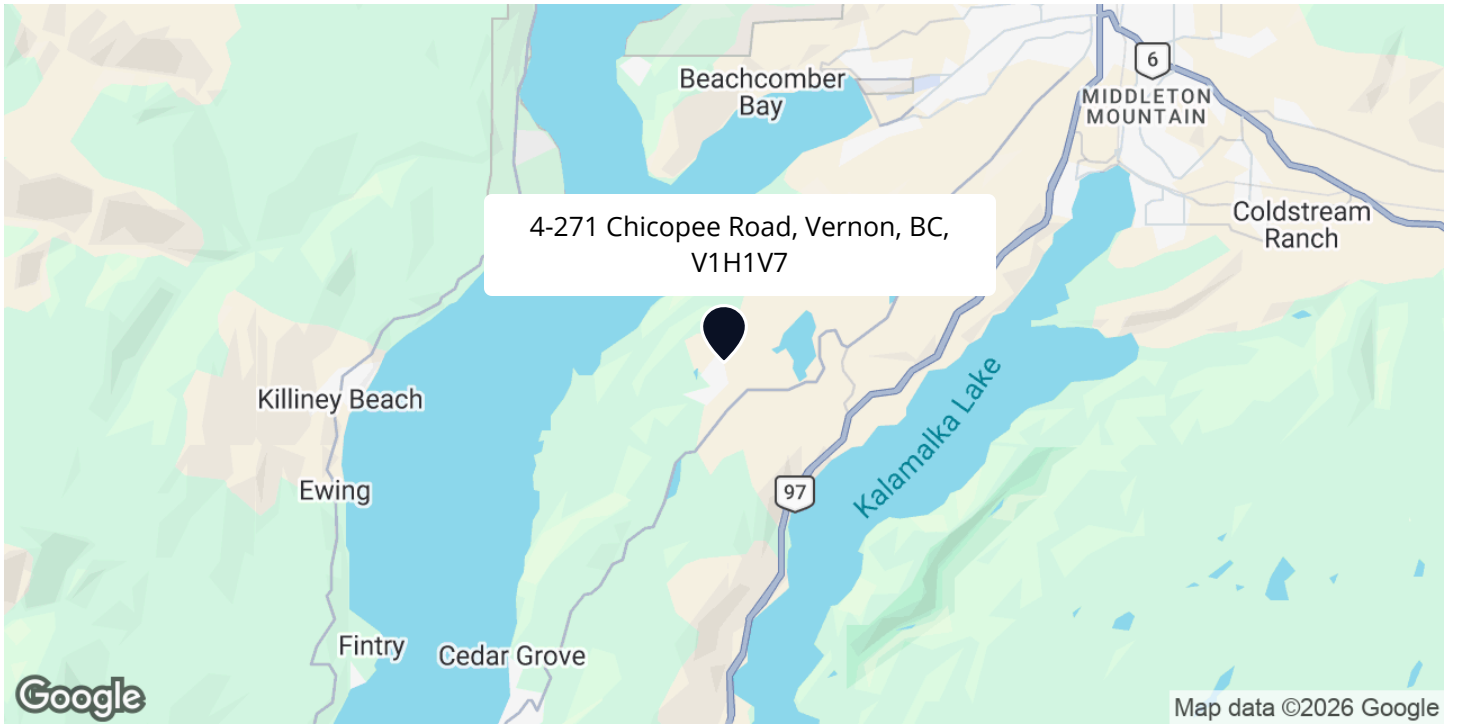
Three Bedrooms

- The first bedroom features, plush carpet, an expansive mountain view window, a walk-in closet and a luxurious 3-piece ensuite
- The second bedroom features plush carpet, a walk-in closet with custom built-ins and an expansive window with golf course and mountain views
- The third bedroom features, plush carpet, a window and a walk-in closet with custom built-ins

Two Full Bathrooms

- 3-piece ensuite features tile floors, a floating vanity with quartz countertop and undermount sink, under cabinet lighting and a glass enclosed, tiled walk-in shower
- 3-piece bath features tile floors, a floating vanity with quartz countertop and undermount sink, under cabinet lighting and a glass enclosed, tiled walk-in shower

LOCATION





Beautiful, Well Designed 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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