



2-333 LONGSPOON DRIVE, VERNON

Presented by
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REALTY



2-333 LONGSPOON DRIVE, VERNON

Move-in ready and ideally located in the heart of Predator Ridge, this beautifully maintained 2 bed, 2 bath home offers effortless single-level living and unobstructed views overlooking the Predator Course 8th hole. Surrounded by mature landscaping and green space, it combines a spacious layout with a peaceful golf course setting.

Large windows fill the open-concept living, dining, and kitchen areas with natural light while framing the fairway view. The living room is anchored by a gas fireplace with stone hearth and wood mantel, flowing seamlessly to the covered deck, perfect for morning coffee or evening dining.

The kitchen features rich wood cabinetry, granite countertops, central island, KitchenAid appliances, and a vaulted ceiling. Double doors open to the covered deck with glass railings, BBQ hookup, and space for dining and lounging.

The primary suite offers golf course views, walk-through closets, and a 5-piece ensuite with heated tile floors, double vanity, soaker tub, and tiled walk-in shower. A generous guest bedroom and 3-piece bath also feature heated tile. Additional highlights include a single-car garage, central vac rough-in, radon system, and ample storage.

Enjoy the Predator Ridge lifestyle ; extensive hiking/biking trail network, tennis courts, fitness centre with indoor pool, hot tubs and steam rooms. Golf & Pickleball memberships available from the resort. Offered fully furnished (with exclusions), ideal as a retreat or full-time residence.

DETAILS

Address	2-333 Longspoon Drive, Vernon, BC, V1H 2L1	Bedrooms	2
City	Vernon	Bathrooms	2
		Finished Area	1,427 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	RTR
Sewer	Connected	Legal Description	STRATA LOT 3 SECTION 2 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICTSTRATA PLAN KAS3765 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Features	Easy Access, Landscaped, Near Park, Paved, Views, Near Golf Course, Near Ski Area, Recreational	Ownership	Freehold, Strata
View	Golf Course		

BUILDING FEATURES

Finished Area	1,427 Sq. Ft.	Fireplace	1 Fireplace (Gas, Insert)
Year Built	2010	Parking	1 Garage Space Attached, Garage Strata Parking Type:Part of Strata/Assoc Lot
Storeys	1	Construction	Wood Frame, Fiber Cement
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony
Interior Features	Kitchen Island, Double Vanity, Pantry, Central Vacuum System		
Monthly Fees	\$602.04		

ROOM SIZES

Main Level

Dining Room: 15'11" x 10'0"
Bedroom: 16'4" x 12'7"
Bathroom: 9'3" x 9'1"
Primary Bedroom: 12'1" x 15'0"
Foyer: 5'10" x 6'1"
5-Piece Ensuite Bath: 8'2" x 9'0"
Kitchen: 9'1" x 12'6"
Utility Room: 7'5" x 5'7"
Living Room: 15'11" x 16'10"















2-333 Longspoon Dr, Vernon, BC

Main Floor
Exterior Area 1427.41 sq ft
Interior Area 1328.30 sq ft
Excluded Area 293.96 sq ft



PREPARED: 2026/03/14



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.



EXCEPTIONAL FEATURES

- A well-designed residence offering approximately 1,427 square feet of living space on a single level, providing ease of living within a functional layout
- Two bedrooms and two bathrooms, thoughtfully positioned for comfort and privacy
- The main living area features a bright, open-concept design with vaulted ceilings and a seamless flow between kitchen, dining, and living spaces
- Finishing details include ceramic tile and vinyl flooring, granite countertops, and rich toned wood cabinetry, creating a warm and inviting interior
- Large windows throughout the home capture views of Predator Ridge Golf Course's 8th hole and surrounding natural landscape, while bringing in an abundance natural light
- Enhanced comfort and practicality with features such as motorized window coverings, central vacuum rough-in, radon reduction system, and generous in-home storage
- A covered deck positioned off the main living area offers durable surfacing, glass railings, and space for both dining and lounging, complete with gas BBQ hookup and water bib
- Attached single car garage plus one outdoor parking space
- Located within the sought-after Predator Ridge community, residents enjoy access to two award-winning golf courses, a clubhouse, fitness centre, indoor 25-metre pool, saunas, pickleball and tennis courts, and an extensive trail network
- Ideally situated just 15 minutes to Kalamalka Lake and Lake Okanagan, and a short drive to Vernon and world-class wineries, offering a well-rounded Okanagan lifestyle
- This move-in ready home is offered fully furnished (with select exclusions), providing a turnkey opportunity for full-time living or a lock-and-leave lifestyle
- A thoughtfully maintained property that combines golf course living, low-maintenance convenience, and resort-style amenities in one of the region's most desirable communities

Inclusions

- KitchenAid electric stove
- KitchenAid refrigerator
- KitchenAid dishwasher
- KitchenAid over-the-range microwave
- LG washer
- LG dryer

Mechanical

- American Standard furnace
- American standard A/C
- 100-amp service
- Bradford and White hot water tank
- White + Rogers thermostat
- Warm Tiles floor thermostat

MAIN LEVEL

Kitchen/Dining

- Ceramic tile flooring, vaulted ceiling enhancing openness and natural light
- Rich toned wood cabinetry offering warmth and character
- Central island with granite countertop, under-mount stainless steel sink, and seating for two
- Granite countertops throughout
- KitchenAid appliance package including electric stove, refrigerator, dishwasher, and over-the-range microwave
- Upper transom windows providing additional natural light
- Direct access to the private deck space
- Open-concept dining area seamlessly connected to the main living space

Living

- Vinyl flooring continues through the space
- Central gas fireplace with stone hearth, tile surround, and wood mantel
- Large windows overlooking the golf course
- Double glass patio doors provide direct access to the deck

Laundry

- Conveniently located off the kitchen
- Wall-mounted pantry shelving for additional storage
- LG front-load washer and dryer

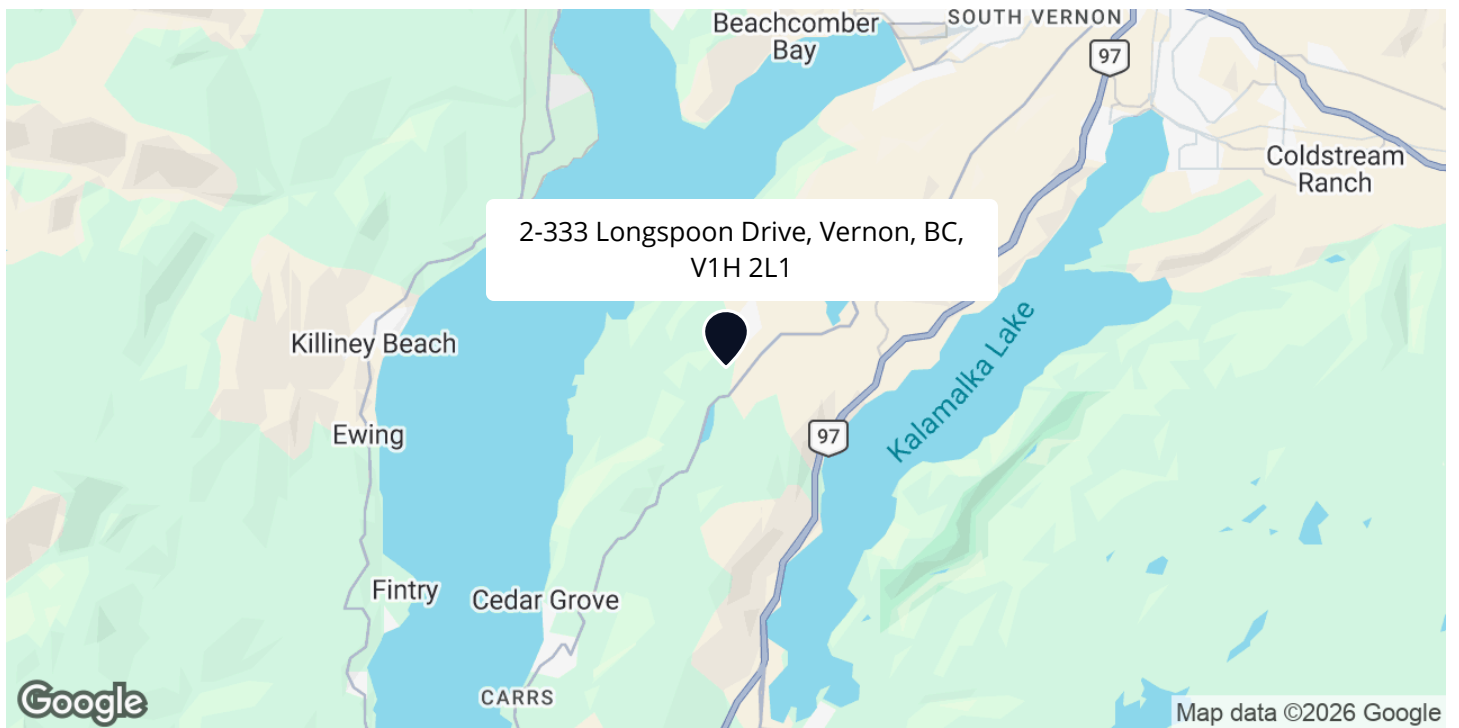
Two Bedrooms

- Primary bedroom features carpet flooring, a ceiling fan for added comfort, motorized window coverings, large windows overlooking the golf course, a walk-through double closets with built-ins, and a 5-piece ensuite
- The second bedroom features carpet flooring, a large southwest-facing window, a double-door closet plus additional single closet, both with custom built-ins

Two Full Bathrooms

- 5-piece primary ensuite features, heated tile flooring, a vanity with granite countertop and two vessel sinks, a large vanity mirror with integrated lighting, a soaker tub with tile surround, and a fully tiled walk-in shower
- 3-piece bathroom features, heated tile flooring, a granite countertop with vessel sink, a large wall-mounted vanity mirror with integrated lighting, a walk-in glass door shower, and a linen closet for additional storage

LOCATION



SCHOOLS

6 public & 1 Catholic schools serve this home. Of these, 2 have catchments. There are 2 private schools nearby.



PARKS & REC

3 playgrounds, 2 tennis courts and 31 other facilities are within a 20 min walk of this home.



*Positioned in the Heart of
Predator Ridge*

**This Beautifully Maintained 2-bedroom
Home**

Offers effortless single-level living with unobstructed views over the Predator Course 8th hole and surrounded by mature landscaping and peaceful green space. Offered fully furnished, it combines a spacious open-concept layout, covered outdoor living, and access to all the resort amenities including golf, tennis, pickleball, hiking trails, mountain biking and fitness centre with pool, steam room and hot tub.

— Marcus Shalaby

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