



**4-105 PREDATOR RIDGE DRIVE, VERNON**

Presented by  
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Real Estate Professional



**JANE HOFFMAN**  
REALTY



## 4-105 PREDATOR RIDGE DRIVE, VERNON

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Sun-filled 4 bedroom, 4 bath townhome overlooking Predator Ridge Golf Course, offering lock-and-leave ease with a true resort lifestyle. Ten-foot ceilings, black metal stair railings, hardwood floors, and large windows with motorized blinds create a modern, welcoming feel.

The open-concept main level features a sleek two-tone KitchenAid kitchen with quartz island seating for four, gas range, stainless hood fan, and built-in coffee/wet bar with wine storage and beverage cooler, flowing to a bright dining area and deck with glass railings and gas BBQ hookup.

Upstairs, the view-filled primary suite includes a custom walk-in closet and spa-inspired ensuite with double quartz vanity and fully tiled walk-in shower, plus two generous guest bedrooms, a stylish 4-pc bath, and a dedicated laundry room with Samsung appliances and folding counter. The lower level adds a private bedroom with ensuite and access to the double garage with storage lock-off and water bib off a quiet no-through street.

A spacious rooftop deck with pergola, built-in cabinetry, beverage fridge, gas hook-up and panoramic mountain, golf course, and Silver Star views completes this move-in-ready home.

Enjoy access to Predator Ridge's fitness centre, pools, trails, racquet courts, dog park, and two award-winning golf courses. A serene low maintenance fully furnished home that could also be a revenue producing investment property just minutes to Kalamalka Lake, Okanagan Lake, wineries & downtown Vernon. No Speculation Tax.

## DETAILS

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<b>Address</b>	4-105 Predator Ridge Drive, Vernon, BC, V1H 0A5	<b>Bedrooms</b>	4
<b>City</b>	Vernon	<b>Bathrooms</b>	4
		<b>Finished Area</b>	2,111 Sq. Ft.

## SPECIFICATIONS

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<b>Water</b>	Municipal	<b>Zoning</b>	RTC
<b>Sewer</b>	Connected	<b>Legal Description</b>	STRATA LOT 4 SECTION 2 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT STRATAPLAN EPS7721 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Features</b>	Easy Access, Paved, Views, Near Golf Course, Dead End, Near Ski Area	<b>Ownership</b>	Freehold, Strata
<b>View</b>	Mountains, Valley, Golf Course		

## BUILDING FEATURES

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<b>Finished Area</b>	2,111 Sq. Ft.	<b>Fireplace</b>	1 Fireplace (Gas, Insert)
<b>Year Built</b>	2022	<b>Parking</b>	2 Garage Spaces Attached, Garage Strata Parking Type:LCP - Limited Common Property
<b>Storeys</b>	3	<b>Construction</b>	Stucco, Wood Siding, Wood Frame
<b>A/C</b>	Central Air	<b>Foundation</b>	Concrete Perimeter
<b>Heating</b>	Forced Air, Natural Gas	<b>Exterior Features</b>	Balcony
<b>Interior Features</b>	Kitchen Island, Double Vanity, High Ceilings, Wet Bar, Central Vacuum System		
<b>Monthly Fees</b>	\$778.85		

## ROOM SIZES

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Main Level	Lower Level	Second Level
Living Room: 22'11" x 13'6"	Utility Room: 7'6" x 3'5"	Primary Bedroom: 14'8" x 19'11"
Kitchen: 8'9" x 16'2"	Bedroom: 16'9" x 11'0"	Laundry: 6'2" x 5'3"
Dining Room: 10'2" x 18'3"	3-Piece Bathroom: 7'6" x 11'1"	Bedroom: 12'10" x 12'8"
2-Piece Bathroom: 4'10" x 5'6"		Bedroom: 14'2" x 13'3"
		4-Piece Ensuite Bath: 6'6" x 15'11"
		4-Piece Bathroom: 4'11" x 9'6"



















### 4-105 Predator Ridge Dr, Vernon, BC

Main Floor Exterior Area 830.81 sq ft  
Interior Area 760.10 sq ft



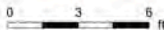
PREPARED: 2026/04/08



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.

### 4-105 Predator Ridge Dr, Vernon, BC

1st Floor Exterior Area 980.18 sq ft  
Interior Area 902.67 sq ft



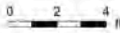
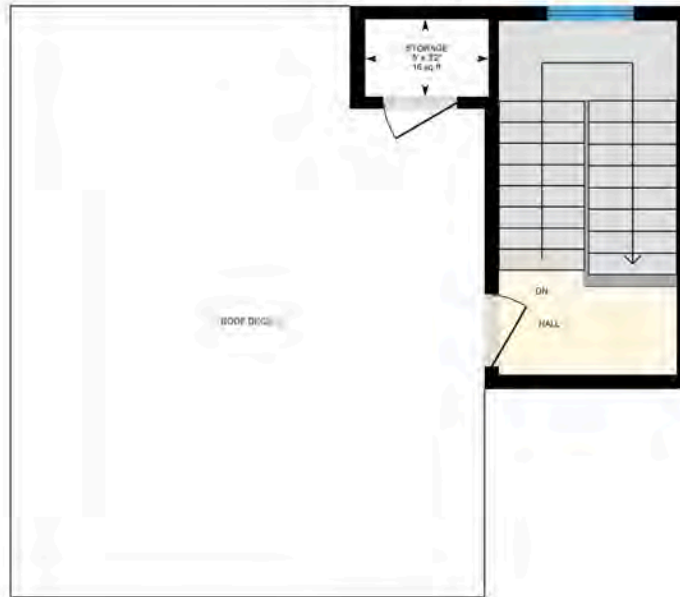
PREPARED: 2026/04/08



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### 4-105 Predator Ridge Dr, Vernon, BC

**Rooflop** Exterior Area 129.93 sq ft  
Interior Area 103.82 sq ft  
Excluded Area 24.10 sq ft



PREPARED: 20260408



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### 4-105 Predator Ridge Dr, Vernon, BC

**Lower Level (Below Grade)** Exterior Area 300.34 sq ft  
Interior Area 261.18 sq ft  
Excluded Area 535.59 sq ft



PREPARED: 20260408



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

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- A beautifully designed golf course residence overlooking Predator Ridge, offering a modern and functional layout with quality finishes, expansive outdoor living spaces, and panoramic views of the surrounding fairways and mountains
- The main living space features 10-foot ceilings, large windows, and an open-concept layout that creates a bright and airy atmosphere throughout the home while maximizing natural light and golf course views
- Finishing details include hardwood flooring, two-tone cabinetry, quartz countertops, motorized blinds throughout, black metal stair railings with wood handrails, and a clean modern design that complements the resort setting
- The kitchen is designed for both entertaining and everyday living, featuring a large island with seating, KitchenAid appliance package, soft-close cabinetry, under cabinet lighting, and seamless connection to the dining and living spaces
- Outdoor living is a standout feature of the home with multiple entertaining areas including an upper deck off the dining area and a spacious rooftop patio complete with pergola, built-in cabinetry, beverage fridge, and panoramic views stretching across Predator Ridge Golf Course, surrounding mountains, and Silver Star Ski Area
- All bedrooms are generously sized with high ceilings, large windows, and thoughtfully selected finishes, creating comfortable spaces for family and guests while maintaining a bright and welcoming atmosphere throughout
- Additional features include a two-car garage with storage lock-off, exposed aggregate driveway parking for two vehicles, landscaped rock and shrub features, and a quiet no-through road location that enhances the peaceful resort atmosphere
- Enjoy access to Predator Ridge amenities including fitness centre, indoor 25-metre pool, yoga and bike studio, dog park, pickleball courts, tennis courts, and extensive hiking and biking trails
- Located within one of the Okanagan's premier golf resort communities, this move-in ready residence offers a true four-season lifestyle just minutes to Kalamalka Lake, Lake Okanagan, wineries, and downtown Vernon

### Inclusions

- KitchenAid refrigerator
- KitchenAid gas range
- KitchenAid dishwasher
- Modern stainless steel hood fan
- Silhouette professional beverage cooler
- Silhouette professional beverage fridge
- Samsung front-load washer
- Samsung front-load dryer

### Mechanical

- Forced air heating
- Carrier furnace
- Carrier air conditioning
- 150-amp electrical service
- Navien hot water system
- Ecobee thermostat
- Fantech VHR 70R ES heat recovery ventilator (HRV)
- Central vacuum system

## **MAIN LEVEL**

### **Kitchen**

- Hardwood flooring, open-concept layout with kitchen and dining areas
- Large central island with seating for four, quartz countertop, and abundant storage below
- Two-tone cabinetry with rich wood-tone flat front lowers and soft grey shaker-style uppers
- Quartz countertops with under-mount double sink and matte black Kohler faucet
- Tile backsplash with undercabinet lighting, modern linear lighting above island
- Premium KitchenAid stainless steel appliance package with gas range and contemporary hood fan
- Large northeast-facing window above kitchen sink bringing in natural light and golf course views

### **Dining**

- Hardwood flooring, modern statement dining fixture
- High transom southeast-facing window
- Sliding door access to upper deck with motorized blinds
- Built-in coffee/ bar area ideal for entertaining and summer gatherings

### **Wet Bar**

- Soft grey shaker-style cabinetry with soft-close features
- White quartz countertop with under-mount bar sink
- Custom built-in wine storage and wall-mounted display shelving
- Silhouette professional beverage cooler

### **Living Room**

- Hardwood flooring, spacious layout with multiple seating areas
- Large southwest-facing windows overlooking the golf course and surrounding mountains
- Central gas fireplace with TV mounting above
- Bright and comfortable gathering space with strong indoor-outdoor connection

### **Powder Room**

- 2-piece powder room features hardwood flooring, a floating vanity with rich wood-tone cabinetry, soft-close features, white quartz countertop with under-mount sink

## **UPPER LEVEL**

### **Three Bedrooms**

- The primary bedroom features hardwood flooring, large northeast and south-facing windows with views of Predator Ridge Golf Course and surrounding mountains, a walk-in closet with custom built-ins, and a 4-piece ensuite
- The second bedroom features hardwood flooring, large southwest-facing window, double-door closet with built-ins, and wall-mounted TV with bracket
- The third bedroom features hardwood flooring, large southwest-facing window with golf course views, and double-door closet with built-ins

### **Two Bathrooms**

- 4-piece primary ensuite features tile flooring large double vanity with rich-tone flat front cabinetry and soft-close features, white quartz countertop and backsplash with under-mount sinks, undercabinet lighting, and spacious fully tiled walk-in shower with glass surround
- 4-piece bathroom features tile flooring single floating vanity with olive-tone shaker style cabinetry and soft-close features, white quartz countertop and backsplash with under-mount sink, and tub/shower combination with full tile surround

### **Laundry**

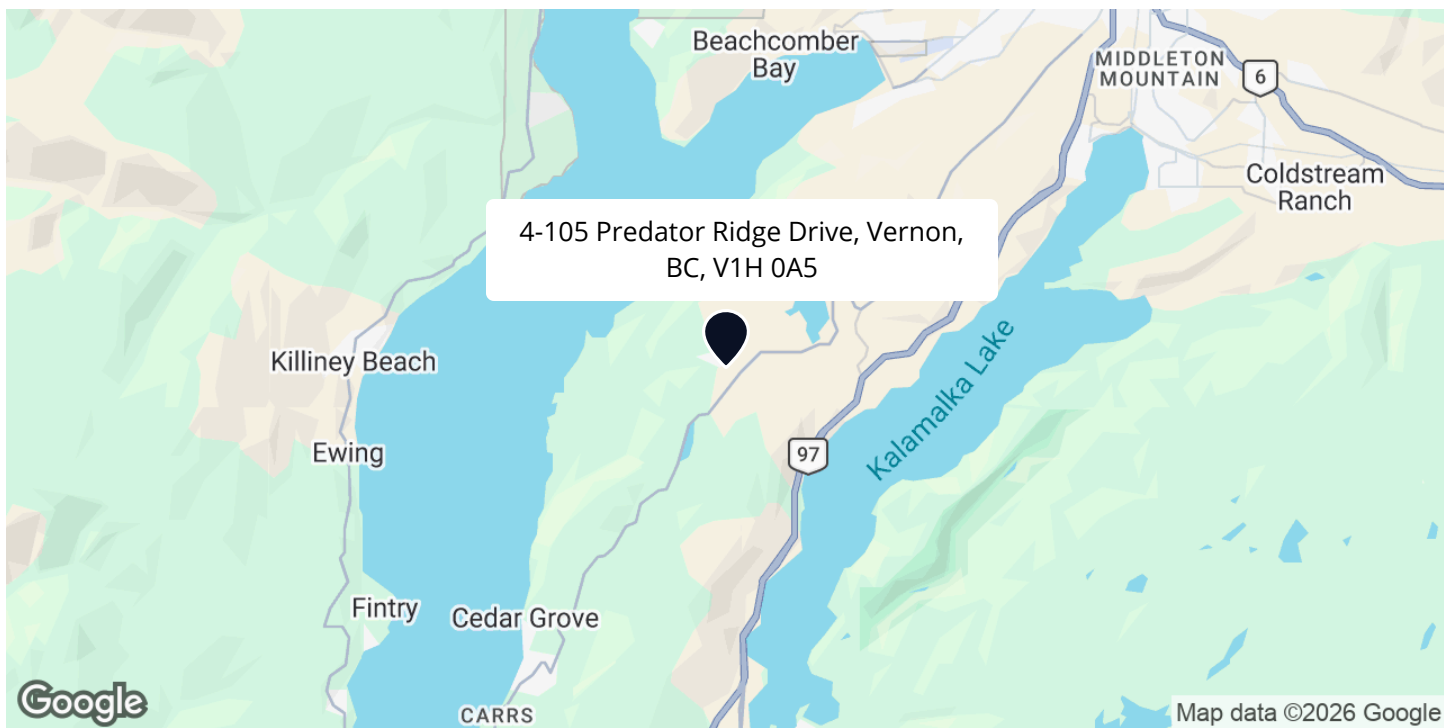
- Tile flooring, comfort-height folding countertop
- Upper cabinetry with soft-close features

### **LOWER LEVEL BEDROOM AND FULL BATHROOM**

- The bedroom features hardwood flooring, high transom windows with motorized blinds, wall-mounted TV, and a 3-piece ensuite
- The 3-piece ensuite features tile flooring, floating vanity with quartz countertop and under-mount sink, soft-close cabinetry, fully tiled walk-in shower, and large wall-mounted vanity mirror

## LOCATION

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## *Wake Up To Sweeping Views* In Predator Ridge Golf Community

This beautifully furnished Fieldglass townhome offers modern comfort, effortless lock-and-leave living and an incredible rooftop patio, all coming together with everything Predator Ridge has to offer right outside your front door.

— Marcus Shalaby

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