



1-799 PREDATOR RIDGE DRIVE, VERNON

Presented by

Chantal Kowalksi
Managing Broker



JANE HOFFMAN
REALTY



1-799 PREDATOR RIDGE DRIVE, VERNON

Set within Ellison Landing Predator Ridge, this move-in ready home backs directly onto Ellison Provincial Park, with forest and trails just beyond the backyard. Offering 2 bedrooms, 2 bathrooms, a dedicated office and 2-car garage, it brings the ease of single-level living to a peaceful natural setting.

Inside, hardwood floors, natural wood details and vaulted shiplap ceilings bring warmth to the open living and dining spaces, anchored by a double-sided fireplace. The kitchen features quartz surfaces, Bosch appliances, extensive cabinetry and a generous island, with a pass-through window to the outdoor BBQ area.

The primary suite overlooks the forest and includes a built-in walk-in closet and heated-floor ensuite. A second bedroom and office add versatility.

A covered patio extends the living outdoors, while the heated garage offers room for recreational gear, storage and a dog wash.

Life here extends well beyond the home. Two renowned golf courses, an extensive trail network, fitness, tennis, pickleball and dining create a resort community centred around year-round recreation and the Okanagan outdoors.

Ellison Provincial Park is just steps away for hiking and mountain biking, while Kelowna International Airport is only 25 minutes away. In winter, skiing at SilverStar Mountain Resort is approximately a 45-minute drive, making four-season recreation an easy part of life at Predator Ridge.

DETAILS

Address	1-799 Predator Ridge Drive, Vernon, BC, V1H 1G4	Bedrooms	2
City	Vernon	Bathrooms	2
		Finished Area	1,839 Sq. Ft.

SPECIFICATIONS

Lot Size	0.24 Acres	Zoning	RTH
Water	Municipal	Legal Description	STRATA LOT 1 SECTION 34 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS11174 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Sewer	Connected		
Features	Landscaped, Near Park, Paved, Private, Near Golf Course, Sprinklers in Ground, Dead End, Irregular Lot		
View	Mountains	Ownership	Freehold, Bare Land Strata

BUILDING FEATURES

Finished Area	1,839 Sq. Ft.	Fireplace	1 Fireplace (Gas, Insert)
Year Built	2025	Parking	2 Garage Spaces Attached, Garage, Garage Door Opener Strata Parking Type:LCP - Limited Common Property
Storeys	1	Construction	Cedar, Stucco, Wood Frame, Fiber Cement
A/C	Central Air, Heat Pump	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas, Heat Pump, Radiant Floor	Exterior Features	Sprinkler System
Interior Features	Double Vanity, Instant Hot Water, Central Vacuum System, Vaulted Ceilings, Air Filtration		
Monthly Fees	\$314.16		

ROOM SIZES

- Main Level**
Kitchen: 15'2" x 12'2"
4-Piece Ensuite Bath: 9'11" x 9'3"
Primary Bedroom: 13'5" x 12'10"
Office: 13'5" x 10'11"
Utility Room: 7'8" x 5'1"
4-Piece Bathroom: 9'11" x 5'4"
Bedroom: 13'5" x 11'3"
Dining Room: 18'6" x 12'9"
Foyer: 7'8" x 10'2"
Living Room: 18'7" x 15'7"
Laundry: 8'9" x 9'7"
Storage Room: 6'9" x 4'11"













1-799 Predator Ridge Dr, Vernon, BC

Main Floor Interior Area 1715.75 sq ft
Excluded Area 657.39 sq ft



0 6 12
ft

PREPARED: 2026/08/18



White 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

- Custom-built by Wesbild Homes, this thoughtfully designed Woodside residence offers single level living with no stairs and a refined contemporary aesthetic inspired by its natural surroundings
- Set on a 0.24-acre bare land strata property backing directly onto Ellison Provincial Park, offering a peaceful forest setting with exceptional privacy and connection to the surrounding trail network
- Light, airy interiors pair engineered hardwood and natural-look tile with rift-cut white oak millwork, painted shiplap accents and a warm nature-inspired colour palette
- High ceilings, generous windows and an open-concept layout create an inviting sense of space while maintaining an intimate connection to the surrounding landscape
- High-performance construction is complemented by energy-conscious systems including multi-zone radiant in-floor heating, high-efficiency heating and cooling, air purification, steam humidification, radon mitigation and solar and EV rough-ins
- 41-foot covered patio creates an exceptional outdoor living area with wood-inlay ceiling, recessed lighting, kitchen pass-through and built-in bar, gas connection and rough-in for a hot tub
- Low-maintenance landscaping incorporates lawn, natural rock retaining walls and pathways connecting the front and rear of the property
- Oversized heated double garage features epoxy flooring, a tiled raised dog wash, dedicated storage room and MyQ LiftMaster side-mounted garage door system
- Located within Predator Ridge, one of the Okanagan's premier four-season resort communities, with access to championship golf, fitness facilities, a 25-metre indoor pool, yoga and cycling studios, tennis and pickleball courts, dog park and an extensive network of hiking and biking trails
- An exceptional base for an active Okanagan lifestyle with Kalamalka Lake, Okanagan Lake, wineries and downtown Vernon nearby, approximately 20 minutes to Vernon and 35 minutes to Kelowna

Inclusions

- Bosch 36-inch gas range
- Bosch refrigerator
- Bosch dishwasher
- KitchenAid 2-zone wine refrigerator
- Panasonic microwave

Mechanical

- Hydronic radiant in-floor heat
- Carrier A/C
- Navien hot water system
- 200-amp electrical service
- Ecobee thermostat
- Radon Mitigation
- Central vacuum rough-in
- Garage ventilation system
- Pre-wired EV charging
- Solar rough-in
- Automatic water shut-off/flood detection system

Entry

- Welcoming foyer introduces the home's natural contemporary palette with engineered hardwood flooring and a direct sightline toward the forested backyard
- Double-door closet with integrated hanging provides concealed entry storage

Great Room

- Vaulted 12-foot shiplap ceiling and engineered hardwood flooring establish a warm, airy living space with windows framing the natural surroundings
- Striking double-sided fireplace is wrapped in rift-cut white oak with a contrasting concrete base, creating an architectural focal point shared with the dining area
- Illuminated shelving at each end of the fireplace combines display space with finely detailed custom millwork

Kitchen/Dining

- Contemporary kitchen pairs rift-cut white oak, polished white cabinetry and painted shiplap detailing with marble-look quartz countertops and a full-height matching backsplash
- Peninsula island introduces a contrasting accent finish with an undermount stainless-steel sink, pendant lighting and seating for three to four
- Ceiling-height cabinetry, pull-out storage and extensive pantry cabinetry maximize functionality while under-cabinet lighting adds task lighting
- Premium appliance package includes a 36-inch Bosch gas range, Bosch refrigerator and dishwasher, KitchenAid two-zone wine refrigerator and Panasonic microwave
- Above counter windows add natural light to the workspace and frame views toward Ellison Provincial Park
- Pass-through window connects to the covered patio's built-in bar & BBQ area for easy indoor-outdoor entertaining
- Vaulted 12-foot shiplap ceiling continues into the dining room, complemented by engineered hardwood flooring & a modern chandelier
- Open connection to the kitchen and living area creates an easy flow for everyday dining and entertaining
- Large sliding glass doors extend the dining area directly to the covered outdoor living space

Laundry/Mudroom

- Tile flooring and flat-panel cabinetry are paired with quartz surfaces and an undermount stainless-steel sink
- Custom-height cabinetry, built-in bench & integrated storage
- Direct access to garage

Office

- Engineered hardwood flooring, a painted shiplap feature wall and floor-to-ceiling glass door, creates a polished workspace
- Large windows overlook the front landscaping and surrounding mountain setting
- Flexible design allows the room to function as an office, den or additional guest bedroom

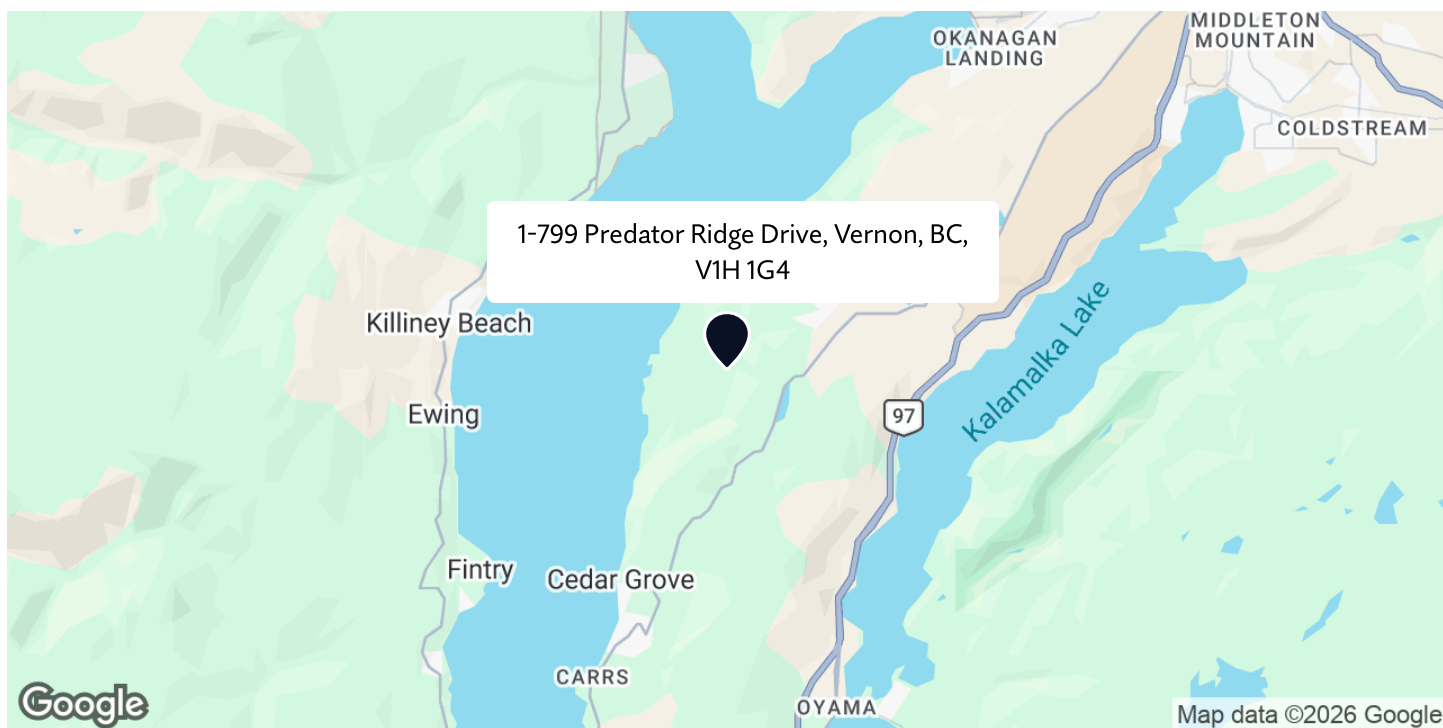
Two Bedrooms

- The primary bedroom features engineered hardwood flooring, a designer wallpaper feature wall framed with rift-cut white oak detailing, chandelier, large window overlooking the forested park setting and a walk-in closet with extensive built-ins
- The second bedroom features engineered hardwood flooring, mountain views and a double-door closet with hanging area and upper storage

Two Full Bathrooms

- Four piece primary ensuite features heated natural-look tile flooring, rift-cut white oak cabinetry with marble-look quartz counter top, two under mount sinks, wall-mounted faucets and under-cabinet lighting, plus a fully tiled walk-in shower with dual shower heads, frameless glass door and privacy window
- Four piece main bathroom features natural-look tile flooring, streamlined white cabinetry with quartz counter top and undermount sink, illuminated vanity mirror and a tub/shower combination with two shower heads, full tile surround and privacy window

LOCATION





Refined Living Naturally Connected

This beautifully designed Woodside residence brings together exceptional craftsmanship, effortless single-level living and a peaceful setting backing onto Ellison Provincial Park. With trails at your doorstep and the incredible amenities of Predator Ridge close at hand, it's a home designed for those who value quality, nature and an active Okanagan lifestyle.

— Chantal Kowalksi

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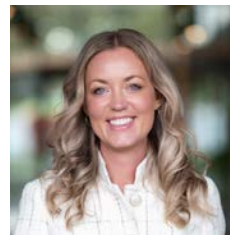


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