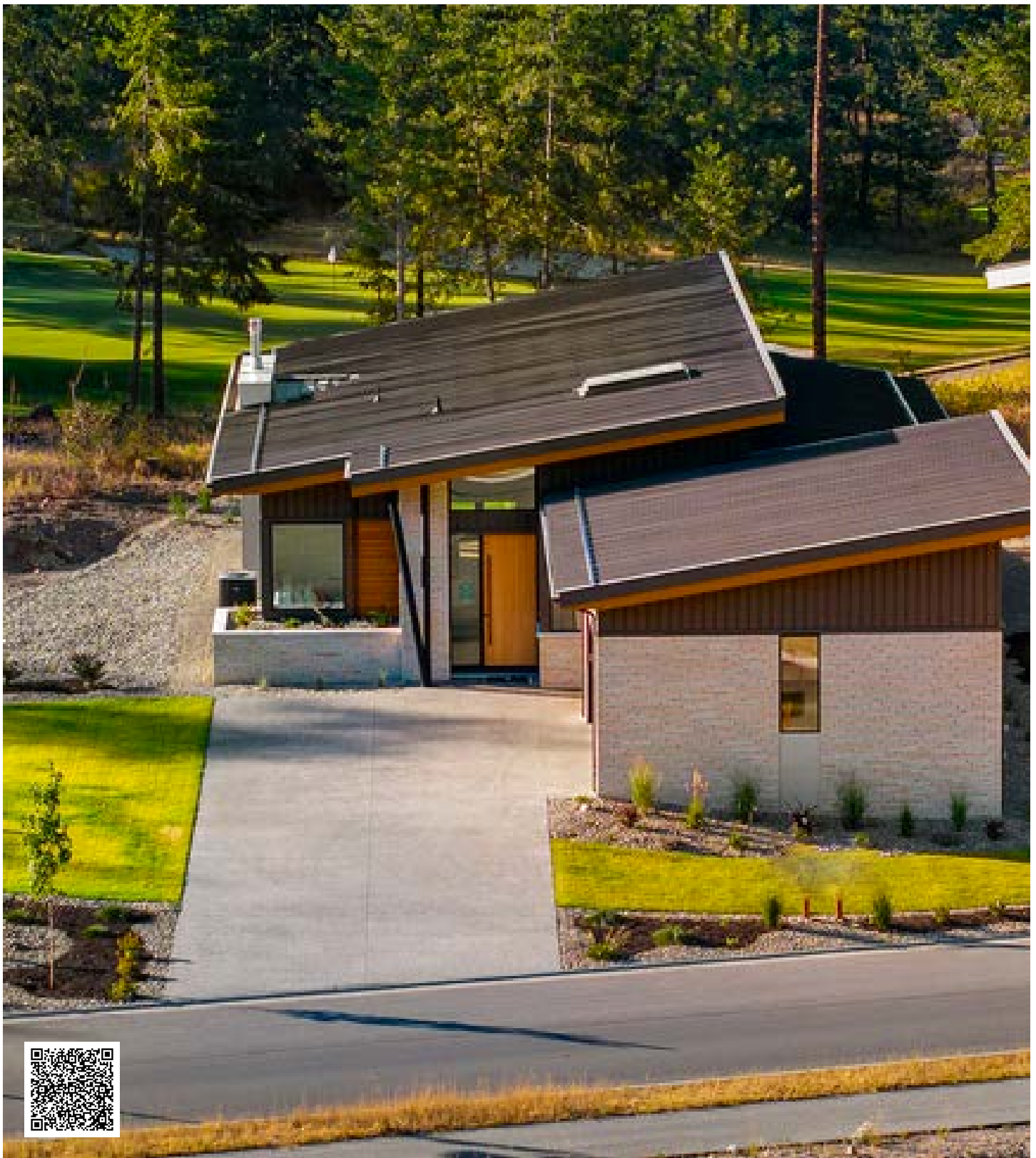




818 PREDATOR RIDGE DRIVE, VERNON

Presented by

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Managing Broker



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REALTY



818 PREDATOR RIDGE DRIVE, VERNON

Overlooking the 7th green of Predator Ridge's Ridge Course in Vale at Ellison Landing, this architecturally designed 2,272 sq. ft. rancher offers a private connection to both the fairway and the surrounding natural landscape. Thoughtfully planned for easy, single-level living, the home includes 2 bedrooms, 2 bathrooms, a glass-enclosed office and an oversized 2-car garage with room for a golf cart.

Vaulted ceilings and expansive glazing bring the trees, fairway and natural light into the main living area. A striking brick feature wall anchors the great room, while a concealed pivot door leads to the primary suite.

The kitchen features quartz surfaces, Fisher & Paykel panel-ready appliances, a generous island, walk-in butler's pantry and wine wall. The primary retreat opens to the outdoors and features a spacious walk-in closet and spa-inspired ensuite with heated floors, a curbless shower and freestanding tub. A private second bedroom, covered patio and seamless indoor-outdoor living complete the home.

Built to BC Energy Step Code 4 with high-efficiency mechanical systems.

At Predator Ridge, two award-winning golf courses, extensive hiking and biking trails, fitness facilities with a lap pool and classes, tennis, pickleball, dining and a market are all close at hand. Bordered by Ellison Provincial Park, the community offers an easy connection to the Okanagan outdoors, while Kelowna International Airport and SilverStar Mountain Resort are both within an easy drive.

DETAILS

Address	818 Predator Ridge Drive, Vernon, BC, V1H 1G4	Bedrooms	2
City	Vernon	Bathrooms	2
		Finished Area	2,281 Sq. Ft.

SPECIFICATIONS

Lot Size	0.27 Acres	Zoning	RTH
Water	Municipal	Legal Description	LOT 4 SECTION 34 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP138214
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Paved, Views, Near Golf Course, Sprinklers in Ground, Level		
View	Mountains, Golf Course		

BUILDING FEATURES

Finished Area	2,281 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2025	Parking	2 Garage Spaces Attached, Garage
Storeys	1	Construction	Stucco, Wood Siding, Wood Frame, Brick, MetalSiding
A/C	Central Air, Heat Pump	Foundation	Concrete Perimeter
Heating	Forced Air, Heat Pump	Exterior Features	Sprinkler System
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Wet Bar, Instant Hot Water, Central Vacuum System, Vaulted Ceilings, Air Filtration	Basement	Crawl Space, Unfinished

ROOM SIZES

- Main Level**
Living Room: 17'0" x 21'10"
Laundry: 10'7" x 15'7"
Kitchen: 13'8" x 13'8"
4-Piece Bathroom: 11'1" x 5'5"
Pantry: 13'7" x 9'6"
Bedroom: 11'0" x 10'11"
Primary Bedroom: 14'9" x 17'0"
Dining Room: 13'8" x 13'3"
Foyer: 6'1" x 7'11"
Office: 12'4" x 10'11"
6-Piece Ensuite Bath: 12'5" x 11'7"













818 Predator Ridge Dr, Vernon, BC

Main Floor
Exterior Area 2280.97 sq ft
Interior Area 2135.25 sq ft
Excluded Area 731.12 sq ft



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

- Contemporary West Coast-inspired residence defined by dramatic rooflines, natural materials and expansive glazing, thoughtfully positioned overlooking the Ridge Course 7th green
- Approximately 2,135 sq. ft. of finished single-level living complemented by more than 2,200 sq. ft. of unfinished lower-level space, offering exceptional storage and future option
- BC Energy Step Code 4 construction is complemented by a high-efficiency heat pump, whole-home air purification, radon mitigation, automatic water shut-off and flood detection, EV pre-wiring, solar rough-in and garage exhaust ventilation
- Engineered white oak hardwood, soaring vaulted ceilings and extensive custom millwork create a sophisticated interior with a warm, understated aesthetic
- Custom architectural feature wall extends through the principal living spaces with integrated cabinetry, illuminated display niches, wine storage and a concealed pivot door leading to the primary suite
- Approximately 600 sq. ft. covered patio features a dramatic vaulted roofline with wood-inlay ceiling, recessed lighting and gas connection, creating a generous outdoor living space overlooking the golf course and natural surroundings
- Oversized double garage includes dedicated golf cart parking, pre-wiring for EV charging, garage exhaust ventilation, water bib and MyQ LiftMaster wall-mounted opener
- Professionally landscaped 0.27-acre property with exposed aggregate driveway and additional parking for four vehicles
- Pet-friendly setting within Predator Ridge, close to Ellison Provincial Park and an extensive network of trails for hiking and mountain biking
- Enjoy the four-season Predator Ridge lifestyle with access to championship golf, fitness facilities, 25-metre indoor pool, yoga and cycling studios, tennis and pickleball courts, dog park and extensive hiking and biking trails, with Kalamalka Lake, Okanagan Lake, wineries and downtown Vernon nearby

Inclusions

- Fisher & Paykel gas range
- Fisher & Paykel refrigerator
- Fisher & Paykel dishwasher
- Zephyr beverage refrigerator
- Panasonic built-in microwave

Mechanical

- 16 SEER high-efficiency heat pump
- Carrier A/C
- Carrier air purification (MERV 15 filtration)
- Gradient Thermal syncFurnace (furnace& tankless hot water)
- 200-amp electrical service
- NVent floor thermostats
- Radon Mitigation
- Auto water shut-off/flood detection system
- Steam humidifier
- Central vacuum rough-in
- Solar rough-in

MAIN LEVEL

Entry

- 8-foot entry door with sidelights opens to an impressive 14.5-foot vaulted ceiling and immediate views toward the golf course
- Generous entry closet with custom built-in hanging provides concealed storage

Great Room

- Engineered white oak hardwood and a soaring vaulted ceiling establish a light-filled central gathering space
- Floor-to-ceiling brick-clad gas fireplace is framed by custom illuminated display shelving, creating a striking architectural focal point
- Extensive glazing captures views across the Ridge Course 7th green and surrounding mountains, while oversized sliding glass doors extend the living space directly onto the covered patio

Kitchen

- Sophisticated kitchen pairs light-toned flat-panel wood cabinetry with dark quartz countertops, full tile backsplash and under-cabinet lighting
- Central island combines dark quartz with a contrasting wood accent, an undermount sink with matte black Kohler faucet and seating for three
- Full-height cabinetry with integrated pantry pull-outs provides abundant concealed storage while maintaining the kitchen's streamlined design
- Premium appliance package includes Fisher & Paykel 5-burner gas range, paneled refrigerator and dishwasher, complemented by a Faber hood vent
- Vaulted ceiling and open connection to the great room and dining area create a smooth flow for everyday living and entertaining

Butler's Pantry

- Extensive ceiling-height cabinetry is paired with dark quartz countertops, full tile backsplash, under-cabinet lighting and an undermount double sink with matte black faucet
- Paneled Zephyr beverage refrigerator and Panasonic built-in microwave provide additional functionality while keeping small appliances and preparation areas discreetly removed from the main kitchen

Dining

- Engineered white oak hardwood and vaulted ceilings continue through the open dining area, complemented by a contemporary five-light chandelier
- Custom millwork extends from the kitchen to create integrated storage, illuminated display niches and wine storage, with a concealed pivot door providing discreet access to the primary suite

Laundry/Mudroom

- Tile flooring and ceiling-height light wood cabinetry are paired with white quartz countertops, tile backsplash and an undermount sink with matte black Riobel faucet
- Comfort-height work surface with hanging bar, custom bench with upper and lower storage and a large entry closet with built-ins

Office

- Light-filled office features engineered white oak hardwood, a statement chandelier and wallpaper feature wall
- Full-height glass entry wall with double glass doors and large windows overlooking the front landscaping and mountains create a bright, polished workspace

Two Bedrooms

- The primary bedroom features engineered white oak hardwood, a statement chandelier, bedside sconce lighting, sliding glass doors access the covered patio, a generous walk-in closet with extensive custom built-ins and a 5-piece ensuite
- The second bedroom features engineered white oak hardwood, large windows and a double-door closet with custom built-ins

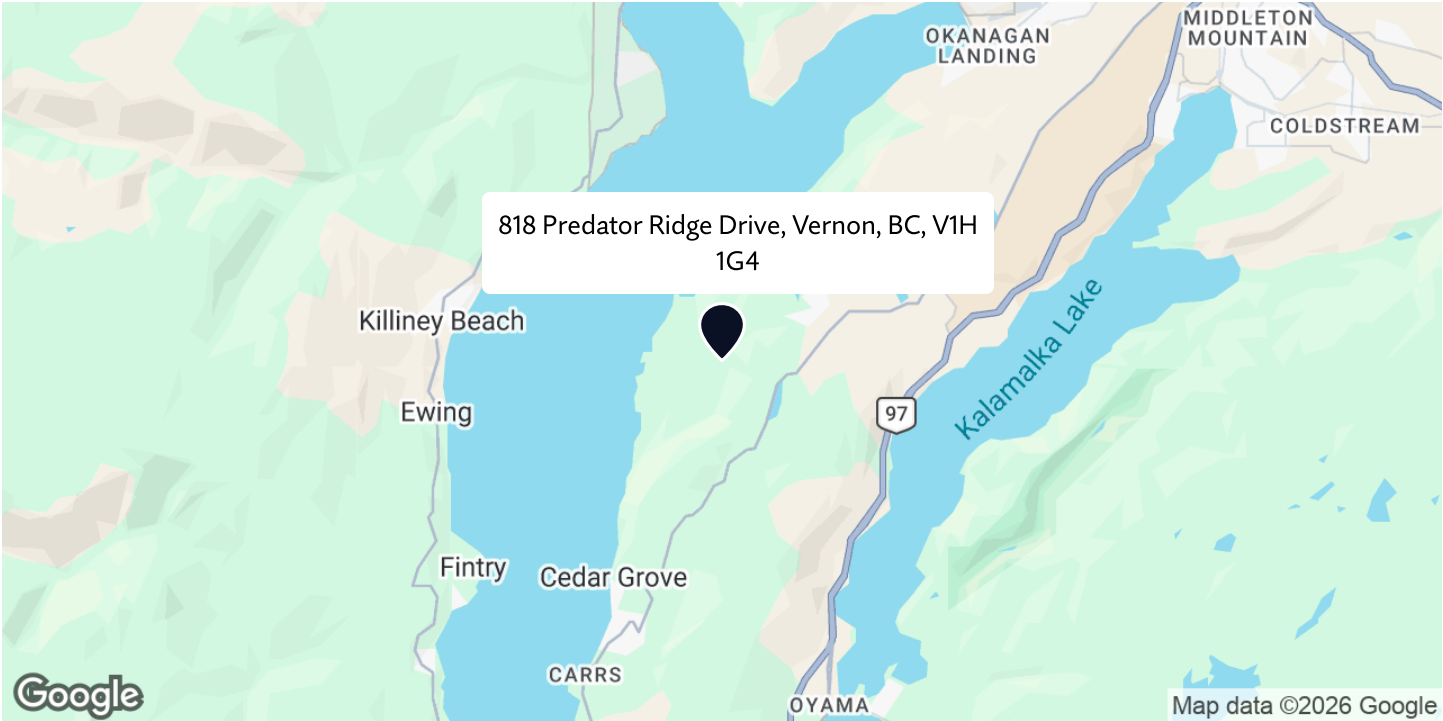
Two Full Bathrooms

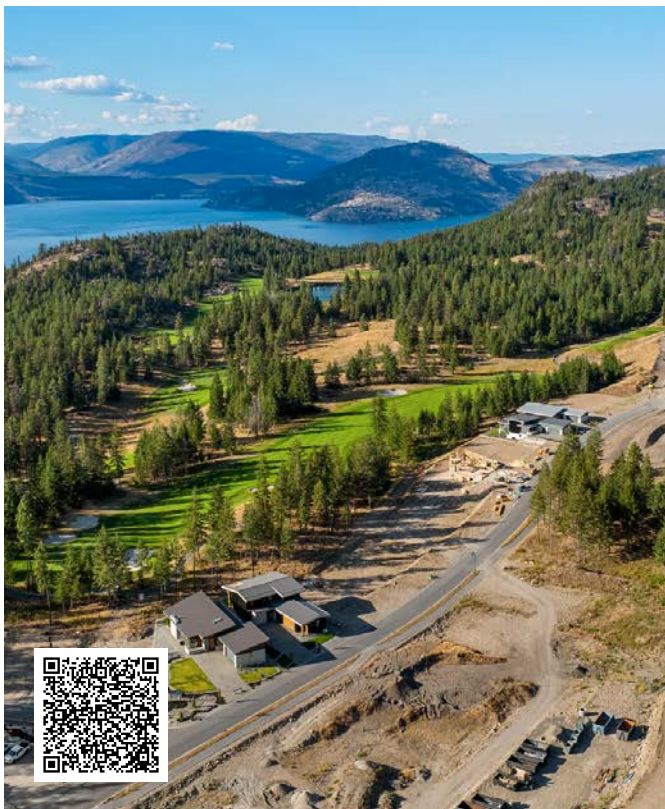
- 5-piece primary ensuite features heated tile flooring, a double vanity with white quartz countertop, two undermount sinks, black Riobel faucets, under-cabinet lighting, illuminated round vanity mirrors, a freestanding soaker tub and a fully tiled curbless shower with two shower heads
- 4-piece main bathroom features a vanity with white quartz countertop and backsplash, an undermount sink, sensor under-cabinet lighting and illuminated vanity mirror, plus a tub/shower combination with full tile surround

Lower Level - Storage

- More than 2,200 sq. ft. of unfinished insulated lower-level space spans much of the home's footprint, providing exceptional storage and flexibility for future use
- Concrete flooring and open configuration provide a substantial ancillary area rarely found in a single-level residence

LOCATION





Easy One Level Living Inspired by its Surroundings

Beautifully built and designed, this contemporary rancher pairs refined finishes with a seamless connection to its natural surroundings. Overlooking the Ridge 7 green, the home's vaulted architecture, expansive glazing and exceptional outdoor living spaces create an inviting retreat to enjoy the Predator Ridge lifestyle.

— Chantal Kowalksi

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