



822 PREDATOR RIDGE DRIVE, VERNON

Presented by

Chantal Kowalksi
Managing Broker



JANE HOFFMAN
REALTY



822 PREDATOR RIDGE DRIVE, VERNON

Overlooking the 7th fairway of Predator Ridge's Ridge Course in Vale at Ellison Landing, this 2,648 sq. ft. residence brings together striking contemporary architecture, golf course views and the easy rhythm of resort living. The move-in-ready two-storey design offers 3 bedroomss, 3 bathroomss, a main-floor office and an oversized 2-car garage with dedicated space for a golf cart.

Nearly 20-foot ceilings and a dramatic wall of glass fill the great room with natural light, framing the fairway and mature pines beyond. The open kitchen is made for gathering, with quartz surfaces, premium appliances, a generous island and walk-in pantry, flowing naturally into the dining and living areas and out to covered outdoor living.

The main-floor primary suite is a quiet retreat with floor-to-ceiling windows, a beautifully finished ensuite and an exceptionally generous walk-in closet. Upstairs, two additional bedrooms and a flexible loft area offer welcome separation for family and guests.

An oversized crawl space provides valuable seasonal storage. Built to BC Energy Step Code 4 with high-efficiency mechanical systems.

At Predator Ridge, days can begin on the course, continue along the trail network, and end over dinner close to home. Backing onto Ellison Provincial Park, residents enjoy two championship golf courses, fitness facilities, tennis, pickleball, and resort dining, while Kelowna International Airport and SilverStar Mountain Resort are both within an easy drive.

DETAILS

Address	822 Predator Ridge Drive, Vernon, BC, V1H 1G4	Bedrooms	3
City	Vernon	Bathrooms	3
		Finished Area	2,648 Sq. Ft.

SPECIFICATIONS

Lot Size	0.27 Acres	Zoning	RTH
Water	Municipal	Legal Description	LOT 5 SECTION 34 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP138214
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Paved, Views, Near Golf Course, Level, Recreational		
View	Mountains, Golf Course		

BUILDING FEATURES

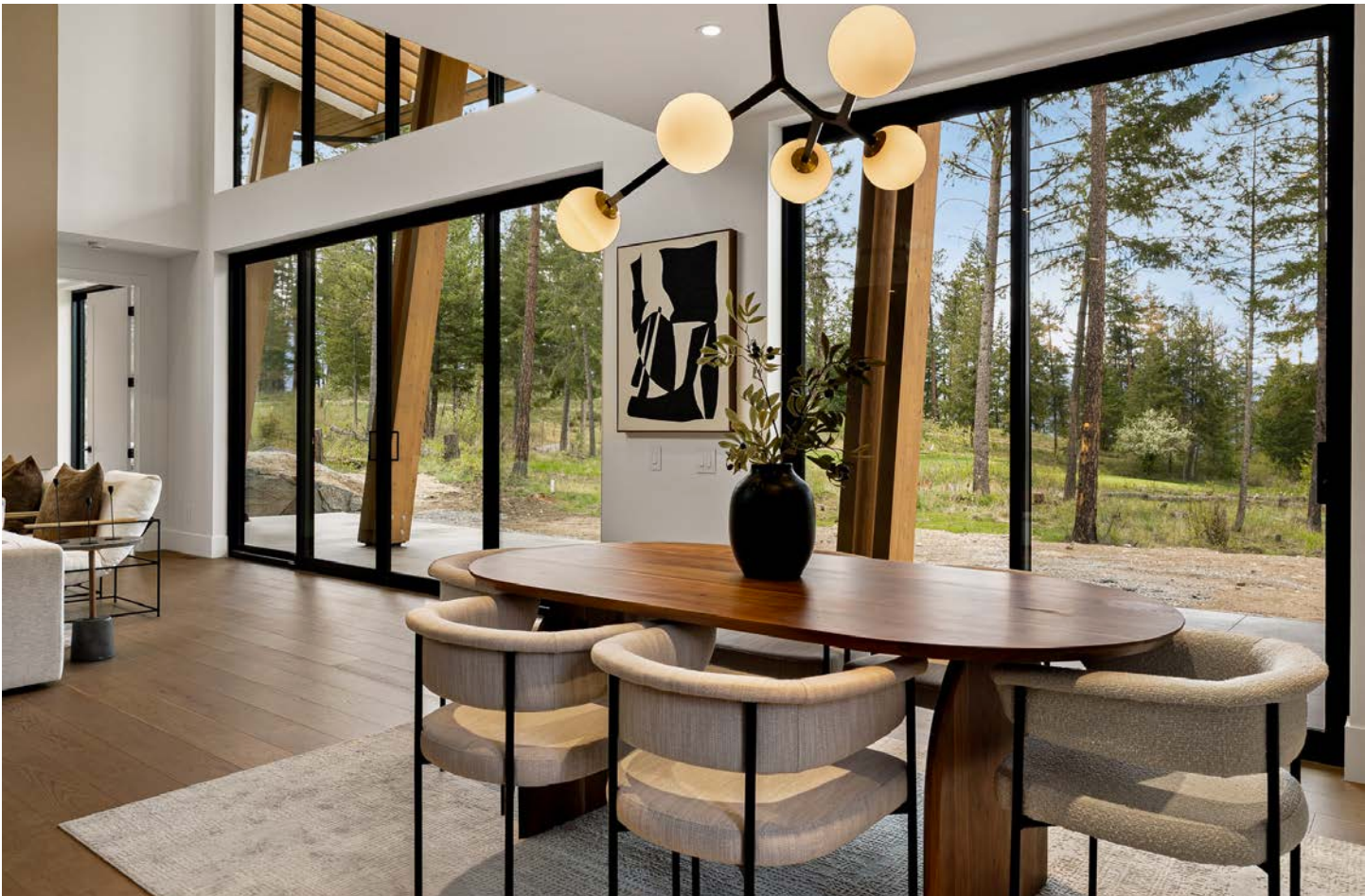
Finished Area	2,648 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2025	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Wood Siding, Wood Frame, Fiber Cement, Brick
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Heat Pump	Basement	Crawl Space
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Wet Bar, Central Vacuum System		

ROOM SIZES

Main Level	Second Level
5-Piece Ensuite Bath: 11'10" x 11'7"	Bedroom: 12'6" x 17'5"
Living Room: 19'11" x 23'7"	Bedroom: 14'0" x 15'9"
Laundry: 7'11" x 6'7"	Office: 10'9" x 9'11"
Kitchen: 14'11" x 13'5"	3-Piece Bathroom: 10'1" x 5'5"
Primary Bedroom: 11'10" x 12'9"	
Pantry: 7'8" x 7'0"	
Dining Room: 13'1" x 9'11"	
2-Piece Bathroom: 5'6" x 6'7"	













822 Predator Ridge Dr, Vernon, BC

Main Floor Exterior Area 1681.73 sq ft
Interior Area 1548.45 sq ft
Excluded Area 715.94 sq ft



0 6 12
ft

PREPARED: 2026/08/17



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.

822 Predator Ridge Dr, Vernon, BC

1st Floor Exterior Area 966.01 sq ft
Interior Area 843.59 sq ft
Excluded Area 302.34 sq ft



0 3 6
ft

PREPARED: 2026/08/17



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 move-in-ready residence showcases contemporary West Coast-inspired architecture with a sophisticated mix of stone, metal and warm wood tones, complemented by a standing seam metal roof and low-maintenance landscaping
- Positioned along Ridge 7, the home enjoys a coveted golf-front setting with fairway and mountain views, framed by mature trees and expansive glazing that creates a strong connection to the natural surroundings
- Dramatic main living space rises nearly 20 feet, where two-storey glazing, an upper-level gallery and a striking floor-to-ceiling linear gas fireplace create a light-filled architectural centrepiece
- Neutral interiors are warmed by natural wood tones, engineered hardwood flooring, custom millwork and carefully selected lighting for an understated, refined aesthetic
- Designed for effortless entertaining with an open-concept kitchen, dining and living area, concealed wet bar and seamless access to an approximately 14 x 46 ft. covered patio
- Generous outdoor living area features a dramatic sloped roofline with wood-inlay ceiling, recessed lighting, two gas connections and uninterrupted connection to the golf course setting
- Main-level primary suite overlooks the golf course and opens directly to the patio, complemented by a luxurious 5-piece ensuite and extensively customized walk-in closet
- Upper level offers two additional bedrooms, an office and an open gallery overlooking the great room, with large windows capturing south and east-facing light
- Built to BC Energy Step Code 4, with high-efficiency heating and cooling, multi-zone comfort, radon mitigation, automatic water shut-off and flood detection, solar rough-in and garage ventilation
- Oversized double garage includes a dedicated golf cart bay, pre-wired EV charging, MyQ LiftMaster wall-mounted opener and water bib
- Full-height crawl space extends beneath much of the residence, providing substantial additional storage
- Set within the pet-friendly Predator Ridge community, with convenient access to resort amenities, extensive hiking and biking trails and nearby Ellison Provincial Park
- Predator Ridge offers an exceptional four-season lifestyle with golf, fitness and wellness facilities, pickleball and tennis, an indoor 25-metre pool, cycling and walking trails, and easy access to the Okanagan's lakes, wineries and outdoor recreation

Inclusions

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

Mechanical

- 16 SEER high-efficiency heat pump with Carrier A/C
- Carrier whole-home air purification system with MERV 15 filtration
- Gradient Thermal tankless hot water system
- 200-amp electrical service with 100-amp sub panel
- Steam humidifier
- NVent floor thermostats
- Hunter irrigation system
- Central vacuum rough-in

MAIN LEVEL

Entry

- Welcoming entry introduces the golf course setting immediately, with views extending toward Ridge 7
- Large entry closet with custom built-ins provides concealed storage
- Custom landing cabinet with dark quartz countertop and illuminated floating display shelves adds a refined architectural detail

Great Room

- Nearly 20-foot ceiling and dramatic two-storey glazing create an exceptional sense of scale while framing views of the golf course and surrounding landscape
- Floor-to-ceiling linear gas fireplace combines rift-sawn wood panelling, tile and textural finishes to create a striking focal point
- Sliding glass doors connect directly to the covered patio, while the open upper gallery and ceiling fan emphasize the volume of the space
- Concealed wet bar incorporates integrated storage, wine display, feature lighting and a Zephyr beverage cooler

Kitchen

- Engineered hardwood flooring and 9-foot ceiling
- Modern flat-panel cabinetry extends to ceiling height, paired with dark quartz countertops, full-height tile backsplash and under-cabinet lighting
- Generous central island features dark quartz, an undermount sink, pendant lighting and seating for four
- Premium appliance package includes Fisher & Paykel 5-burner gas range, panelled refrigerator and dishwasher, flush-mount hood vent and Panasonic built-in microwave
- Open connection to the dining and great room creates a cohesive central gathering space

Butler's Pantry

- Lower cabinetry with white quartz countertop provides additional preparation and storage space
- Floating shelves offer open storage and display
- Separate pantry closet adds further concealed storage

Dining

- Open to the kitchen and great room with direct access to the covered patio
- Dedicated chandelier and custom wallpaper introduce subtle visual interest
- Window captures mountain views and additional natural light

Laundry / Mudroom

- Tile flooring with direct access to the garage
- Custom built-in bench with storage and modern flat-panel cabinetry paired with white quartz countertops and a full-height tile feature wall
- Comfort-height work surface, upper storage cabinetry and mountain-view window complete the space

Two Bathrooms

- 2-piece bathroom features heated tile flooring, a floating vanity with white quartz countertop, an undermount sink, a matte black Riobel faucet, under-cabinet lighting, and a backlit round vanity mirror
- 5-piece ensuite features heated tile flooring, a large double vanity with integrated storage, a white quartz countertop, two undermount sinks, matte black Riobel faucets, 2 mirrors with integrated-lighting mirrors, linear wall sconces, a freestanding soaker tub with dedicated statement lighting, a fully tiled walk-in shower with two Riobel shower heads, and under-cabinet lighting

Primary Bedroom

- The primary bedroom features engineered hardwood flooring, large sliding glass doors opening directly to the covered patio showcasing golf course and mountain views, a custom headboard wall, a generous walk-in closet with extensive built-ins, and a 5-piece ensuite

Upper Level - Landing

- Glass railings and solid wood handrail define the staircase, complemented by integrated stair lighting
- Plush carpeting and 9-foot ceilings continue throughout the upper level
- Open gallery overlooks the great room and two-storey glazing, maintaining a visual connection to the golf course
- Large south and east-facing windows introduce abundant natural light

Upper Level - Two Bedrooms

- The first bedroom features plush carpeting, a large west-facing window overlooking the golf course, a statement linear chandelier and double-door closet with custom built-ins
- The second bedroom features plush carpeting, golf course views and a double-door closet with custom built-ins

Upper Level - Office

- Plush carpeting
- Mountain-view window
- Designer wallpaper feature wall

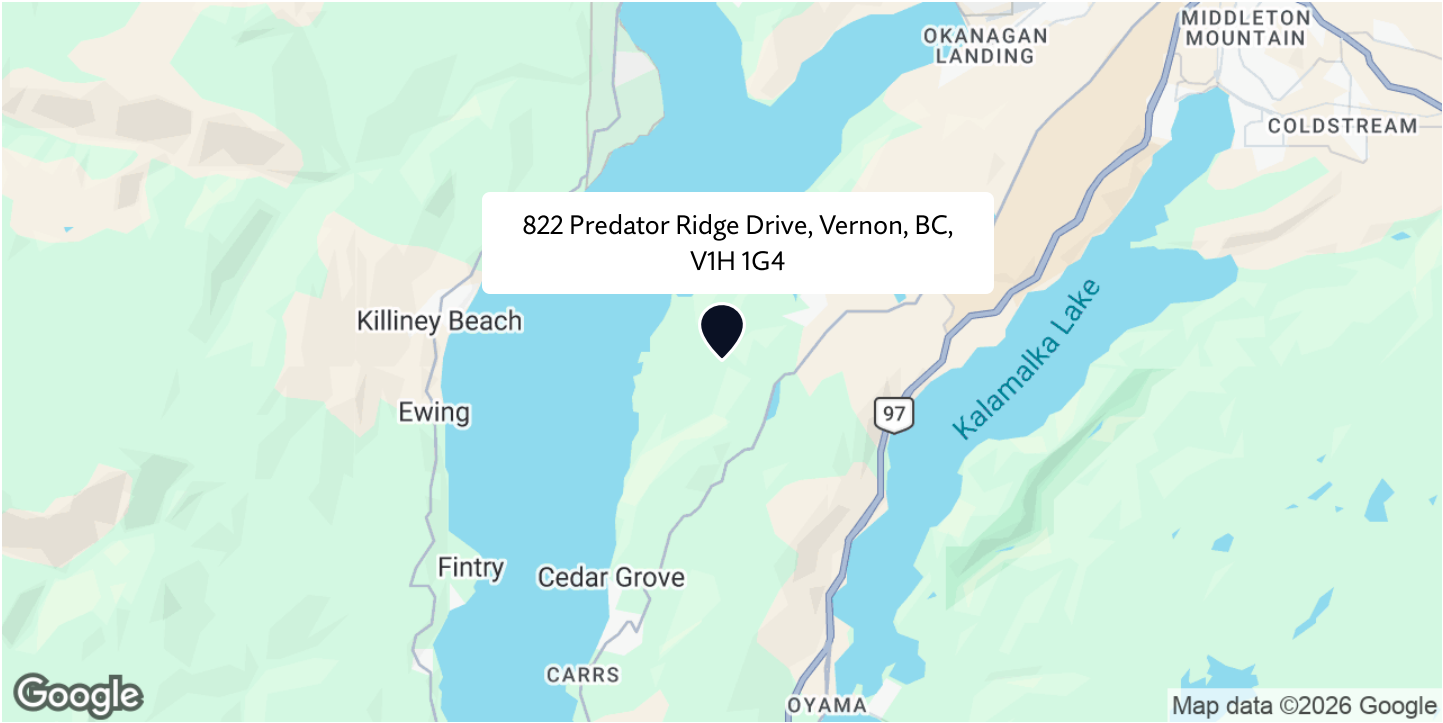
Upper Level - Full Bathroom

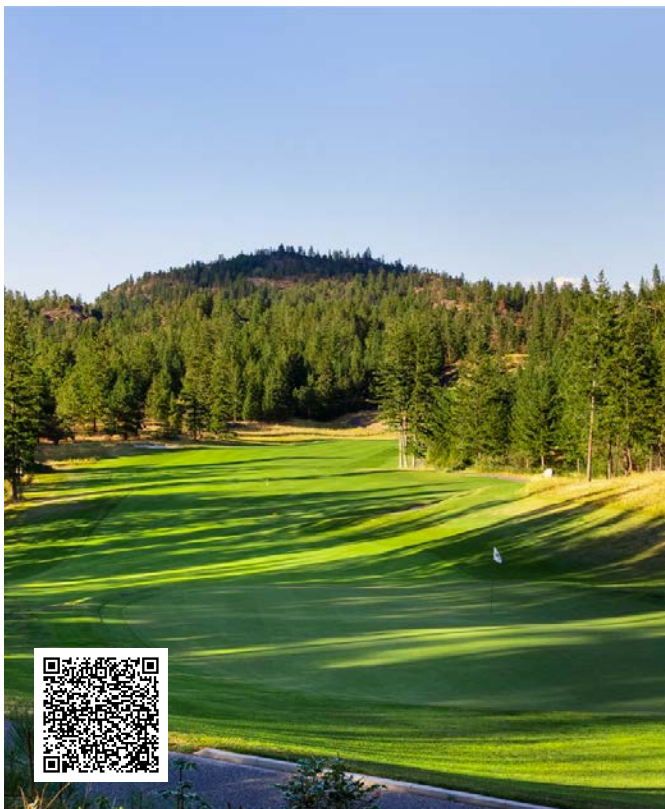
- 3-piece bathroom features heated tile flooring, a floating flat-panel vanity with white quartz countertop and backsplash, an undermount sink, under-cabinet lighting and illuminated vanity mirror, a fully tiled walk-in shower with matte black Riobel fixtures and a frameless glass door

Lower Level - Crawl Space

- Large crawl space spans much of the footprint of the home, providing substantial storage capacity

LOCATION





Architectural Living Golf at Your Doorstep

With its soaring great room, two-storey walls of glass and beautiful outlook across Ridge 7, this home makes an immediate impression. Thoughtful design, warm contemporary finishes and seamless indoor-outdoor living come together in a setting that makes it easy to enjoy everything the Predator Ridge lifestyle has to offer.

— Chantal Kowalksi

Follow Jane Hoffman Realty



JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



CHANTAL KOWALKSI

Managing Broker

chantal@janehoffman.com



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com