

3-271 CHICOPEE ROAD, VERNON

Presented by

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REALTY



3-271 CHICOPEE ROAD, VERNON

Overlooking the 17th hole of Predator Ridge's Predator Course, this custom 5 bedroom, 5 bathroom residence is shaped around sweeping golf-course and Monashee Mountain views, with generous indoor and outdoor living spaces.

A gabled roofline, timber accents, stonework, and a welcoming covered entry give the home a warm, established presence from the moment you arrive.

The main level centres on a bright great room with a double-sided stone fireplace, wood mantle, integrated sound, and expansive windows framing the sweeping views. The kitchen features a generous island, Viking and Sub-Zero appliances, walk-in pantry, Fisher & Paykel dishwasher drawers, and a coffee and beverage station. French doors open to the patio and outdoor entertaining spaces.

The main level primary suite offers direct patio access, a fireplace, custom walk-in closet, and ensuite with a jetted soaker tub and stone shower. A home office, wine room, laundry with dog-washing station, and full bath complete the main level.

Upstairs, a suspended walkway leads to three bedrooms, home theatre, second kitchen, and recreation room with cathedral cedar ceilings, exposed beams, stone fireplace, pool table area, and upper deck.

Outside, enjoy a newly refreshed terrace with outdoor kitchen, built-in barbecue and TV, fire-pit lounge, hot tub, and four-hole putting green. Double and golf-cart garages complete this Predator Ridge home. Residents of Predator Ridge enjoy a collection of amenities steps from their front door.

DETAILS

Address	3-271 Chicopee Road, Vernon, BC, V1H 1V7
City	Vernon
Bedrooms	5
Bathrooms	5
Finished Area	5,000 Sq. Ft.

SPECIFICATIONS

Lot Size	0.41 Acres
Water	Municipal
Sewer	Connected
Features	Sprinklers in Ground
View	Mountains, Water, Valley, Golf Course, Panoramic
Zoning	RTH
Legal Description	STRATA LOT 3 AND AN UNDIVIDED 7/952 SHARE IN LOT A PLAN KAP65832 SECTION 2TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2787TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V(SEE PLAN AS TO LIMITED ACCESS)
Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	5,000 Sq. Ft.
Year Built	2010
Storeys	2
A/C	Central Air
Heating	Forced Air, Natural Gas
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Den, Central Vacuum, Hot Tub, Wall Mounted TV, Wet Bar, Instant Hot Water
Monthly Fees	$455.61
Fireplace	4 Fireplaces (Gas)
Parking	3 Garage Spaces Attached, Garage, Garage Door Opener, Additional Parking, On Site, Heated Strata Parking Type:Part of Strata/Assoc Lot
Construction	Stone, Mixed, Composite Siding
Foundation	Concrete Perimeter
Exterior Features	Sprinkler System, Hot Tub, Fire Pit

ROOM SIZES

Main Level
Utility Room: 11'0" x 6'0"
Kitchen: 16'11" x 15'11"
Other: 16'3" x 14'5"
Other: 11'11" x 7'10"
Storage Room: 11'5" x 4'8"
Primary Bedroom: 15'4" x 28'8"
Living Room: 12'7" x 13'6"
Laundry: 11'5" x 5'6"
Great Room: 14'3" x 21'9"
Foyer: 14'1" x 7'9"
Dining Room: 17'7" x 3'0"
Bedroom: 10'11" x 12'7"
5-Piece Ensuite Bath: 15'6" x 10'0"
4-Piece Bathroom: 9'1" x 5'2"

Second Level
Bedroom: 20'2" x 12'7"
Kitchen: 18'3" x 19'1"
Bonus Room: 16'8" x 21'10"
5-Piece Bathroom: 8'7" x 7'5"
4-Piece Bathroom: 7'3" x 8'1"
Den: 18'0" x 11'2"
4-Piece Bathroom: 10'10" x 5'5"
Bedroom: 14'4" x 14'2"
Dining Room: 5'8" x 7'11"
Family Room: 14'10" x 23'1"
Recreation: 18'2" x 23'9"
Bedroom: 11'6" x 14'7"













































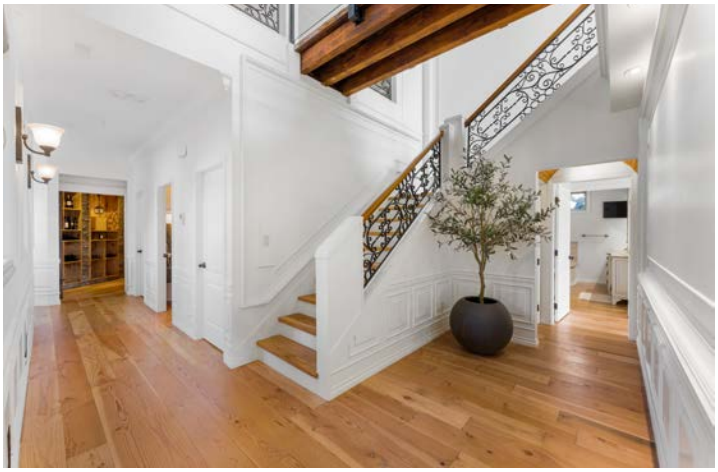






















































































3-271 Chicopee Rd, Vernon, BC

Main Floor Exterior Area 2557.72 sq ft
Interior Area 2402.67 sq ft
Excluded Area 573.70 sq ft



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PREPARED: 2026/09/29

N

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.

3-271 Chicopee Rd, Vernon, BC

Upper Level Exterior Area 2442.51 sq ft
Interior Area 2254.57 sq ft
Excluded Area 158.90 sq ft



0 7 14 ft

PREPARED: 2026/09/29

N

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 house with Gable roof, stone accents, post and beam bolted entranceway, beautifully manicured low maintenance landscaping, private driveway on quiet road
- Wrap around walkway connecting to patio with hot tub outdoor kitchen, putting green and dining area
- Stunning southeast facing views of Predator Ridge golf course and the Monashee mountains
- Seamless indoor/outdoor living with a freshly renovated outdoor space including an outdoor kitchen, retractable awning, hot tub, putting green, firepit, and integrated lighting uniting all the separate spaces
- Outdoor kitchen with cantilever garage door featuring all weather grey cabinetry with black composite hardware, quartz countertop and backsplash, concrete tile finishing, exhaust hood fan with recessed lighting, artisan 4-burner char broiler, and big screen TV
- Staircase down to beautiful gas fire pit and 6-person hot tub
- Further staircase down to 4-hole putting green area with outdoor lighting
- Open-concept living space with French doors for convenient access to indoor and outdoor spaces for both entertaining and every day luxury living
- Stunning foyer wrapped with stone feature wall, and a pleasing sight lines to cathedral ceiling and suspended walkway
- Upper games room with cathedral ceiling, looking out of the golf course, and below to the outdoor entertainment area
- Separate upper wing with full kitchen and living area for guests to enjoy privacy and independence
- 5” hardwood floors, integrated audio system with built-in speakers, and fire sprinkler system throughout the home
- Double garage with concrete floors, hose bib and flush mount ceiling lights, separate single-car golf cart garage with cedar plank walls

Inclusions

- Viking 6-burner range with griddle, double convection oven
- Viking S/S exhaust hood w/custom stonework & tile accents
- Brushed nickel pot filler
- Subzero 48” fridge/freezer w/glass door, 4 climate-controlled drawers
- 2 S/S dishwasher drawers
- Viking professional built-in microwave
- Marvel 16” beverage fridge
- Marvel 16” wine fridge
- LG Tru steam front loading washer& dryer w/undermount storage drawers
- KitchenAid 4-burner gas range
- KitchenAid over-the-range microwave
- Samsung 24” S/S dishwasher

Mechanical

- Carrier furnace, central air condition
- 200-amp panel (in mechanical room)
- 200-amp panel (in garage)
- Navien on demand hot water tank
- Carrier Thermostat

MAIN LEVEL

Entry/Foyer

- 8’ solid wood French doors open to the concept living with east facing views of Predator Ridge golf course and Monashee mountains
- Grand staircase with views up to the cathedral ceiling and suspended walkway
- Wainscoting detailing with wall sconces
- Stone accent wall extends to the fireplace surround in the living room, creating a cohesive design element

Living

- 9’ ceilings with crown mouldings, recessed lighting, integrated speaker system, and ceiling fan
- Double sided fireplace with stone surround and solid wood mantel, media hook-up above mantel
- Wall of windows with sweeping east facing views of golf course and Monashee mountains

Kitchen

- Open concept connecting to the living room, dining area, and outside entertaining space complete with an outdoor kitchen, fire pit, hot tub, and putting green
- Generous sized island with custom shaker style white cabinets with black, decorative cast-iron hardware, granite countertops, vintage industrial drop pendant lighting and seating for 4
- Chef-inspired appliances with no details overlooked including Fisher & Paykel and Viking luxury brands
- Stainless steel undermount double sink with brushed nickel faucet, and on-demand hot water tap.
- Cream recessed-panel kitchen cabinets with black decorative iron hardware and a glazed, distressed edge finish paired with a light granite countertop, and under counter lighting
- Mullion glass cabinet doors with recessed lighting
- Walk-in pantry with rustic wood door

Dining

- Double French doors open to the patio overlooking golf course
- Coffee station with cream recessed panel cabinet cabinets, black cast-iron hardware, granite countertops, beverage fridges, and mullion glass door cabinets with recessed lighting

Bar

- Black recessed panel cabinets with cast-iron hardware, granite countertops, Undermount copper sink
- Built-in solid wood back bar
- Double sided stone fireplace with solid wood mantle, cedar wood ceiling with solid wood beams
- Floor to ceiling windows with east facing golf course and mountain views
- Double French doors opening to side patio with south facing yard view

Full 4-Piece Main Bathroom

- Vintage industrial wood vanity with solid stone vessel sink and wrought iron wall sconce lighting
- Moulded tub with frameless glass doors, stone tile surround, and distressed metal showerhead
- Private, high south facing window added natural light

Office

- 9’ ceilings, crown moulding, integrated speakers and recessed lighting
- Bright room with large south and west facing windows, closet with single solid wood door and built-in cabinets

Primary Bedroom

- 9’ ceilings with crown moulding, integrated flush mount speakers, recessed lighting and ceiling fan
- Striking rock feature wall with wood shelf below three north facing windows, wainscotting wall treatment
- Gas fireplace with built-in mantel with TV mount above
- Large floor ceiling windows with double French doors accessing patio to outdoor kitchen, fire pit, hot tub, and putting green
- Walk-in closet with floor to ceiling custom built-in cabinets, hanging rods, recessed lighting, and built-in flush mount speakers

5-Piece Primary Ensuite Bathroom

- Cream recessed wood cabinets with cast-iron hardware, vanity with quartz countertop and two undermount sinks with brushed nickel faucets, built-in mirrors with recessed lighting, and mullion glass door cabinet
- Walk-in tiled glass door shower with a 2 shower heads and 1 central rain shower head and two 4-head body spray showerheads
- Two-person Jacuzzi bathtub with handheld showerhead with hanging pendant light above
- Transom window with north facing forest view
- Water closet with recessed lighting and solid wood door

Laundry Room

- Built-in custom beaded panel wall cabinets with under cabinet lighting
- Slate countertop with sink and dog washing station
- LG Tru steam front loading washer and dryer with undermount storage drawers
- Recessed lighting and flush mount integrated speakers

Wine Cellar/Tasting Room

- Vintage glass panel solid wood door with brass hardware
- Vintage industrial freestanding copper sink with wall mounted faucet
- Reclaimed cedar feature wall
- Custom built-in solid wood wine storage with antique pendant lighting
- Recessed lighting with integrated speaker system and chandelier

Upper Level - Three Bedrooms

- The first bedroom has 2 built-in desk spaces, French doors with east facing golf course views, recessed lighting and ceiling fan
- The second bedroom features wainscotting, recessed lighting and ceiling fan, French doors with east facing golf course views and a 4-piece ensuite bathroom
- The third bedroom has an electric fireplace with built-in mantel with TV mount above, 4 windows facing southwest and north adding lots of natural light, recessed lighting and ceiling fan, walk-in closet with wood built-in shelf and hanging rod

Upper Level - 4-Piece Ensuite Bathroom

- Custom mirrored vanity with quartz countertop, undermount sink and brushed nickel faucet
- Glass wall sconce lighting, moulded tub with tile surround, frameless glass door, brushed nickel showerhead
- Walk-in closet with wood built-in shelf and hanging rod

Upper Level - Full 4-Piece Bathroom

- Antique wood cabinet with distressed hardwood countertop and Kohler vessel sink with brushed nickel faucet
- Moulded tub with tile surround, frameless glass door, and brushed nickel showerhead
- Recessed lighting and ceiling speaker

Upper Level - 5-Piece Bathroom

- Wood shaker-style cabinets with glass pulls, double vanity with granite countertop and 2 undermount sinks with brushed nickel faucets, recessed lighting
- Moulded tub with tile surround, frameless glass door, brushed nickel showerhead

Upper Level - Home Theatre Room

- Vintage solid wood door with large window, recessed and wall sconce lighting
- Custom built-in entertainment console and wainscoting wall treatment
- Built-in integrated speaker system and ceiling fan

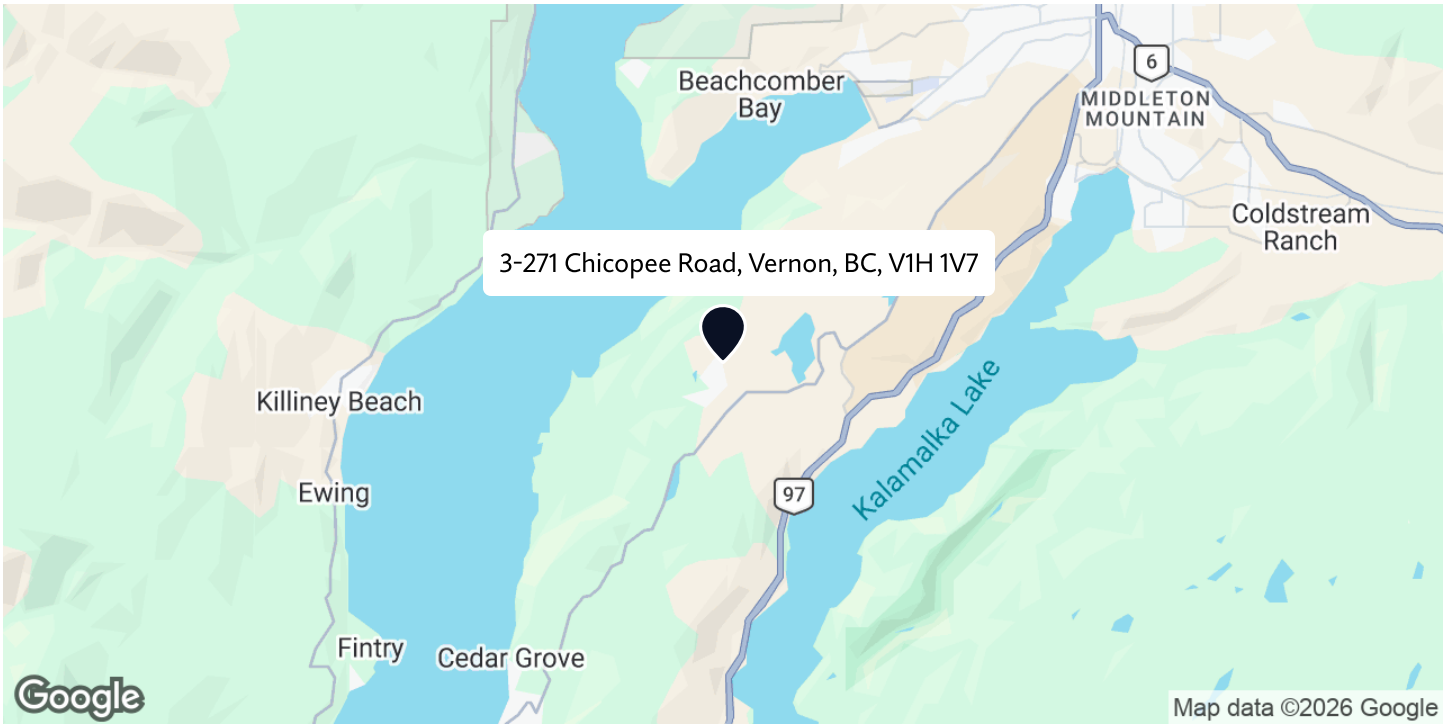
Upper Level - Recreation Room

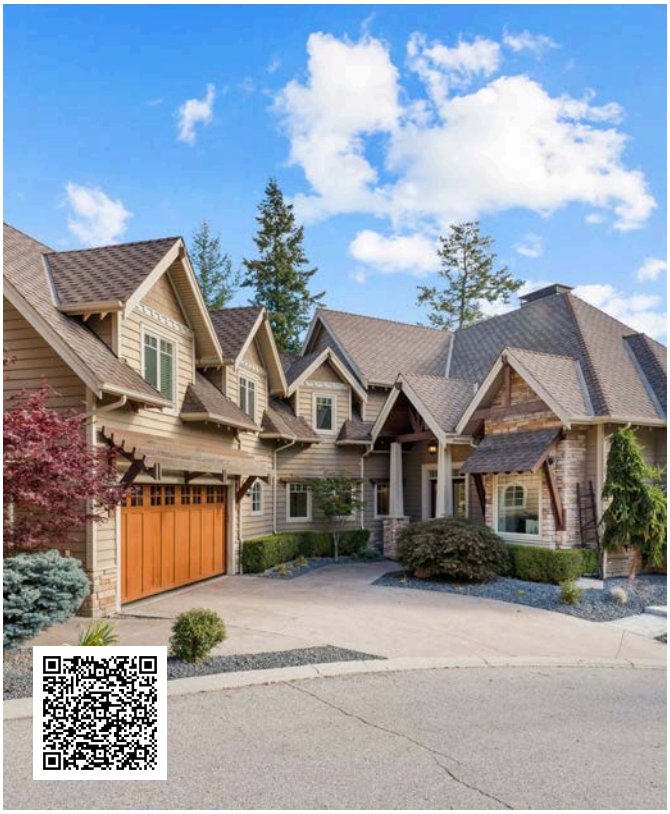
- Cathedral cedar ceiling with solid wood beams
- Vintage pool table lighting with stained glass chandelier, live edge wood bar
- Gas fireplace with stone surround and solid wood mantel
- Integrated speaker system and two ceiling fans
- Wall of windows with double French doors with sweeping east facing golf course views, opening to generous patio with glass railing
- Roughed-in for wet bar
- Suspended walkway to kitchen area with wrought iron and glass railings and ornate chandelier

Upper Level - Kitchen

- Two tone wood cabinets with glass pulls, mullion glass cabinet doors with recessed lighting, and KitchenAid appliances, under cabinet lighting
- Island with granite countertop and stainless steel under mount sink and raised bar seating for three
- Three stainless steel drop-down pendant lights
- Dining nook with chandelier and south facing front yard views
- Built-in custom shelving unit

LOCATION


3-271 Chicopee Road, Vernon, BC, V1H 1V7
Beachcomber Bay
MIDDLETON MOUNTAIN
6
Coldstream Ranch
Killiney Beach
Ewing
97
Kalamalka Lake
Fintry
Cedar Grove
Google
Map data ©2026 Google



Superb Location for this Custom Home

Set Near the Predator Course at Predator Ridge

Resort-style outdoor living with sweeping golf course and Monashee Mountain views, right in the heart of Predator Ridge.

— Mike Mychalyshyn

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