

# \$2,575,000 - 509 Vardon Lane, Vernon

MLS® #10220679

## \$2,575,000

5 Bedroom, 5.00 Bathroom, 5,636 sqft  
Single Family on 0.93 Acres

Predator Ridge, Vernon, British Columbia

Falcon Pt Estates is Predator Ridges' most exclusive neighbourhood...(there will never be another one like it) and this 5600+ sq/ft meticulously designed contemporary home perched atop a .93acre corner lot with E,S & W VIEWS is arguably the "King of the Castle". This home has been brilliantly designed for energy efficiency transforming it from the ultimate sprawling 3400+sq/ft level living home for 2, to the perfect family or guest retreat. There is not another 4bay-extra deep dream garage (which is just the icing) on top of a 2 bed+2.5 bath main floor that so ultimately spoils the master with rooms to play, entertain, work or retreat. Loaded with natural light and VIEWS every where you look, the main floor flows with incredible opportunities to live indoors or on over 650sq/ft of outdoor decking. To describe the kitchen as "gourmet" or ensuite as "spa-like" is understating the obvious, with Graystones cabinetry and the attention to quality and detail you'd expect. This home needs to be felt not just seen. The COMFORT+DECADENCE is a very rare find. Strata: \$349/mo covers landscaping & access to multiple recreation opportunities. GST paid. No home vacancy tax. Note: Sellers would consider a rent back for up to 1 year. For more information or to book an in-person or FACETIME/ZOOM showing, please call Cheryl Soleway 1-250-308-8093 e: cherylsoleway@gmail.com (id:6289)



Built in 2016

## Essential Information

Listing #	10220679
Price	\$2,575,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	5,636
Acres	0.93
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Ranch

## Community Information

Address	509 Vardon Lane
Subdivision	Predator Ridge
City	Vernon
Province	British Columbia
Postal Code	V1H1Y4

## Amenities

Amenities	Exercise Centre, Secured Parking
Parking Spaces	14
Parking	Attached Garage
# of Garages	1
View	Lake view, Mountain view, View, Valley view

## Interior

Appliances	Central Vacuum
Heating	Electric, Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

## Exterior

Exterior	Stone, Stucco
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Exterior Features    Underground sprinkler

Roof                    Asphalt shingle

Foundation           Concrete

## Listing Details

Listing Office            Sotheby's International Realty Canada



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