



**Don Defeo**  
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Don Defeo

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**440 Niblick Court, Vernon, V1H 1V6**

MLS® #: 10010236

Division: North Okanagan

Status: Active

Sub-Area: PR - Predator Ridge

PID: 025-157-434

Price: \$975,000

ADOM: 2



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family - Bare Land**  
 Style/Story: **Rancher w/ Bsmt**  
 Year Built: **2006**  
 Yr Blt Dsc: **Approximate**  
 Grg Opt: **Double**  
 Grg Dsc: **Attached**  
 Carport:  
 Shop: **No**

Layout

Beds: **3**  
 Full Baths: **3**  
 Half Baths: **1**  
 En Suite: **More than 1**  
 Ttl Baths: **4**

Finished Floor Area

Main: **1865**  
 Above Main: **368**  
 Below Main: **2168**  
 Basement:  
 Total: **4401**

Lot Information

Frontage: **61.00**  
 Depth: **148.90**  
 Irregular: **No**  
 Acres: **0.20**  
 Wtr Infl:  
 View:

Parking

Prk Cov: **2**  
 Prk Uncov: **2**  
 Add Prk: **Yes**  
 RV Park: **No**

Features

Rentals: **Yes**  
 Water: **Municipal**  
 Fireplace: **1, Gas, Conventional**  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Hardie Board**  
 Pool Type:  
 Equip/Appl: **Dishwasher, Window Coverings**  
 Flooring: **Carpeting/Wall-to-Wall, Tile**  
 Structures: **Patio(s)**  
 Exterior Feat: **One Balcony, Underground Sprinkler**  
 Interior Feat: **Drywall, Fire Sprinkler System, Island, Security System, Smoke Detector(s)**

B&B: **No**  
 Fuel: **Geothermal**  
 Bsmt: **Full/Walkout/Fully Finished**  
 Roof: **Asphalt/Fibreglass Shingles**  
 Suites Dsc:  
 Heat/Cool: **Forced Air, Geothermal, In-Floor (Electric), In-Floor (V**  
 Pool Feat:  
 Pets: **W/RE**  
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Master Bedroom	L1	17X18	Kitchen	L1	12X12	Foyer	L1	6'8X16
Dining Room	L1	12X9'4	Living Room	L1	19'6X17'3	Den / Office	L1	10'11X10
Laundry	L1	10'7X8	Ensuite - Full	L1	10'3X15'8	Deck	L1	20X9
Bathroom - Half	L1	6'7X5	Other	L1	22X22'6	Other	L1	8'4X11
Other	L1	9X8	Loft	L2	19'6X19	Media Room	B	21'6X21'10
Utility	B	17'4X14'10	Bedroom	B	16'4X13	Bedroom	B	11'8X12'11
Ensuite - Full	B	10X8	Ensuite - Full	B	11'6X5'7	Games Room	B	19'6X20
Family Room	B	17X11	Storage	B	8X15'5			

Finance/Tax

Native Res: **No**  
 Title Held: **Freehold**  
 Trades:  
 Legal Dsc: **Strata Lot 14, Sec 2, Twp 13, ODYD, Strata Plan KAS2365 & undivided 1/238 share in Lot A Sec 2 & 11**

LR Owner: **No**  
 Terms Sale:  
 Taxes: **\$5,116.00**  
 Court Sale: **No**  
 Tax Yr: **2009**

Strata

Complex: **Predator Ridge**  
 Gated: **No**  
 Age Restr: **No**  
 Strata Fees:  
 Fee Incl: **Contingency Reserve, Landscaping, Recreational Facilities, Road Maintenance**  
 Amenities: **Club House / Rec Centre**

Laundry: **In Unit**  
 By Laws Av: **Yes**  
 Rent Allow: **Yes**  
 Units in Prj:  
 Units in Bld: **1**  
 Stry in Bld:  
 Stry in Unt:

Remarks

Pub Rmks: **Experience the luxuries of Predator Ridge in this fabulous custom home. 3 beds 3.5 baths in 4400sq ft of quality finishing w/ all the extras. Highlights inc. media & rec rooms, bar, office, loft & great room all over looking the golf course**