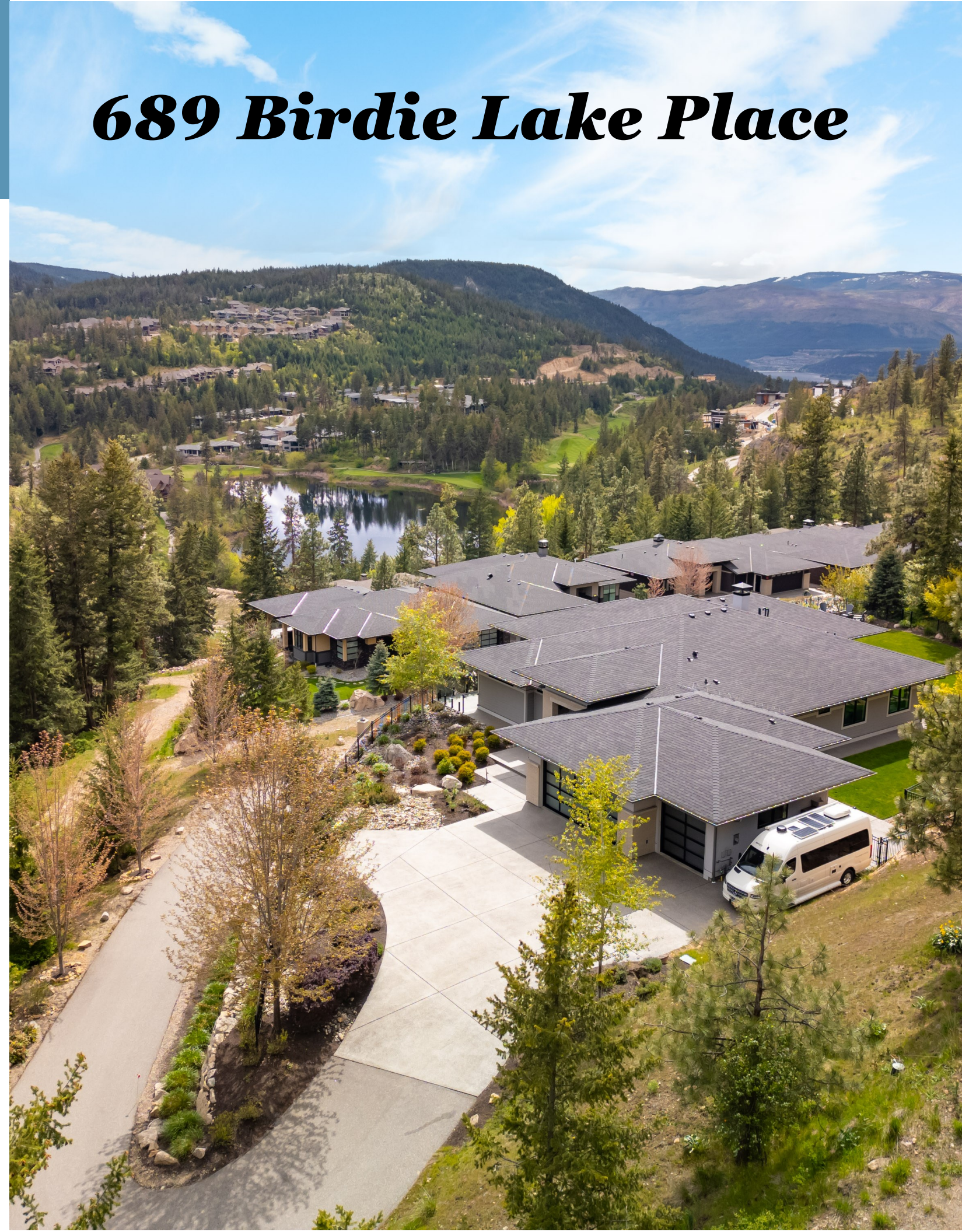




FOR MORE INFORMATION CALL
250.862.7675
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stonesisters.com

689 Birdie Lake Place



Year Built: 2015

Square Feet: 3,916

Taxes : \$12,140.29

4 Bedrooms 4 Bathrooms

Parking: Triple attached + RV parking

Lot Size: 0.67 acre

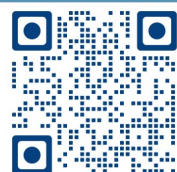
MAIN LEVEL

Storage	8'0 x 9'8
Living Room	17'2 x 20'0
Pantry	4'4 x 4'7
Full Bathroom	
Laundry	7'7 x 8'9
Dining Room	12'0 x 14'4
Kitchen	14'0 x 15'0
Primary Bedroom	13'0 x 15'0
Ensuite Full	
Media Room	12'0 x 15'6
Bedroom	11'0 x 13'2
Ensuite Full	
Mudroom	12'0 x 6'2

Bedroom	13'0 x 12'0
Den	8'3 x 10'0
Bedroom	13'2 x 14'0
Ensuite Full	

LOWER LEVEL

Billiard Room	17'6 x 12'9
Flex Space	15'9 x 14'0
Rec Room	14'0 x 11'6



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



Property Features

- **Prestigious Location** - Nestled in the esteemed Predator Ridge neighborhood, surrounded by mature greenery and nature trails, offering a serene escape with exclusive amenities at your doorstep.
- **Turnkey Luxury** - Available fully furnished with stylish decor by Restoration Hardware, this home delivers an unmatched move-in ready experience.
- **Gourmet Kitchen** - Featuring top-of-the-line appliances, elegant stone countertops, and striking two-toned cabinetry, crafting a culinary paradise.
- **Elegant One-Level Living** - Enjoy a spacious open concept layout with two primary suites, each boasting opulent ensuites for utmost comfort.
- **Panoramic Views** - The family-sized dining room is ideally situated to offer breathtaking views, enhancing every meal with a visual feast.
- **Vaulted Elegance** - The living room is accentuated with a floor-to-ceiling fireplace and vaulted ceilings, opening to an expansive south-facing patio, perfect for entertaining.
- **Outdoor Living** - The patio features a comprehensive built-in BBQ, dining, and lounge areas, setting the stage for memorable gatherings or tranquil evenings.
- **Exceptional Layout** - Includes a luxurious office, home theater room, and a triple garage with a high-end golf cart and built-in workshop.
- **Expansive Bonus Space** - The lower level offers over 700 square feet of versatile space, ideal for a recreation room, gym, or games room.
- **Community Lifestyle** - Predator Ridge isn't just a place to live; it's a vibrant community with a fitness center, pools, tennis courts, shopping, and more, providing a rich and active lifestyle.

