

PREDATOR RIDGE | SPRING 2026



THE HCM
RIDGE
REPORT

H C M

HALL · CASSIE
MARSHALL

Sotheby's
INTERNATIONAL REALTY

Canada

We are proud to introduce the inaugural edition of The "HCM Ridge Report" — a dedicated market publication focused exclusively on Predator Ridge Resort, presented by the Hall Cassie Marshall Group and backed by the global reach and prestige of Sotheby's International Realty Canada.

This publication is delivered directly to every single home within Predator Ridge four times per year, creating an unmatched and fully saturated marketing presence within the community. No other brokerage or real estate group offers this level of consistent, targeted exposure. The result is a proprietary platform that cannot be replicated — positioning our clients' properties directly in front of the entire Predator Ridge ownership base on a quarterly basis.

As local REALTOR®s with deep roots in the Okanagan, we recognize Predator Ridge as one of the region's most distinctive master-planned communities. Our group has strategically committed to this market with Cheryl Soleway serving as our dedicated Predator Ridge specialist, supported directly by partners Scott Marshall, Nate Cassie, and Geoff Hall. This structure ensures boots-on-the-ground expertise within the community, combined with the strength, negotiation experience, and marketing infrastructure of the largest Sotheby's International Realty team in British Columbia.

With extensive combined experience representing golf course estates, luxury residences, custom builds, and lock-and-leave properties, we understand the nuances that define value within Predator Ridge. From fairway frontage to expansive valley views, informed positioning is critical — and this report has been thoughtfully created to provide homeowners and prospective buyers with strategic, data-driven insight.

As committed specialists in Predator Ridge real estate, our objective is clear: to equip homeowners and buyers with refined market intelligence and confident advisory service. Should you wish to discuss your property or the market in greater detail, our direct line at (250.308.8093) is always open.

As we move toward Spring 2026, we look forward to assisting Predator Ridge homeowners and buyers in navigating an evolving market with clarity and confidence. Whether you are considering a sale, a purchase, or simply exploring your options, we are grateful for the trust placed in us as we guide clients through some of life's most significant real estate decisions.

Sincerely,



Cheryl Soleway
REALTOR®, Hall Cassie Marshall Group
Sotheby's International Realty | Canada



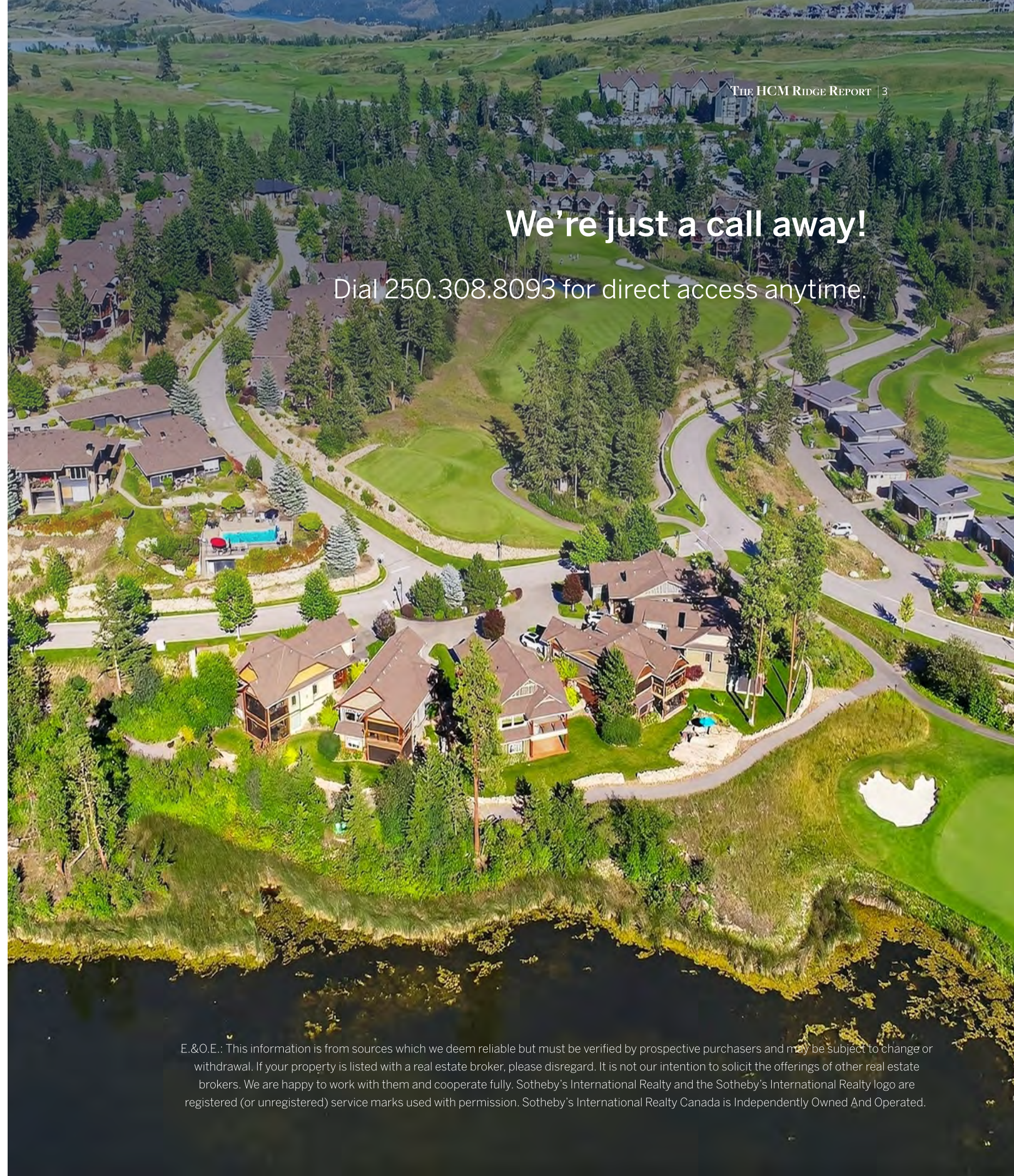
Geoff Hall
Partner, Hall Cassie Marshall Group
Sotheby's International Realty | Canada



Scott Marshall
Personal Real Estate Corporation
Partner, Hall Cassie Marshall Group &
Senior Vice President of Sales
Sotheby's International Realty | Canada



Nate Cassie
Personal Real Estate Corporation
Partner, Hall Cassie Marshall Group
Sotheby's International Realty | Canada



We're just a call away!
Dial 250.308.8093 for direct access anytime.

E.&O.E.: This information is from sources which we deem reliable but must be verified by prospective purchasers and may be subject to change or withdrawal. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Canada is Independently Owned And Operated.



Meet the Team

Cheryl Soleway

REALTOR®

20 YEARS IN REAL ESTATE

17 YEARS IN PREDATOR RIDGE

Cheryl is a prairie girl at heart, U of S graduate, finding her way to Calgary in the booming 80's, drawn west to work for the Vancouver Canucks, and then settling in West Vancouver with her husband, Jay and 3 boys.

Late in the 90's Cheryl and her family moved inward to the gorgeous Okanagan, building and living on beautiful Kalamalka Lake and for the past 17 years, at the most spectacular golf resort, Predator Ridge.

With an immense background in building, Cheryl obtained her real estate license in 2006 and proceeded to up the ante by also completing the brokerage training and licensing. Her vast experience working with buyers, builders, developers and residential sales has covered all aspects of the Vernon area, Kalamalka and Okanagan Lakes, Silverstar Mountain, Lake Country and of course her specialty, Predator Ridge.

Unique to Cheryl's marketing platform is her ease and use of today's most current technologies, specifically live videos combining the use of drone and professional cinematography. In Cheryl's words "Realtors have the potential to bring the real estate market to life. Long before a buyer walks through the door to view a home, I want them to 'feel at home' simply through the visions that I have provided".

Sotheby's International matches my vision for quality and excellence. Your unique property deserves a unique marketing platform and budget.





Scott Marshall

**PERSONAL REAL ESTATE CORPORATION,
SENIOR VICE PRESIDENT OF SALES,
PARTNER, REALTOR®, ASSOCIATE
BROKER, BCOM**

250.470.2388

SCOTT@HALLCASSIEMARSHALL.COM

Scott Marshall is a fifth-generation Okanagan resident with deep family roots in the region's real estate and farming history dating back to 1911. Raised in a family immersed in the Okanagan property market, he developed extensive local knowledge and a strong understanding of the area's real estate landscape.

After growing up in Lake Country, Scott earned a Bachelor of Commerce from UBC with a double specialization in Real Estate and Finance, and gained experience with the Commercial Real Estate Development Association in Vancouver and as a manager at Canada's largest cherry operation. Now a fully licensed REALTOR® and broker, he has built a reputation for professionalism, accuracy, and detailed client service, with much of his business coming from repeat and referral clients.



Geoff Hall

PARTNER, REALTOR®

250.575.4292

GEOFF@HALLCASSIEMARSHALL.COM

Born and raised on Vancouver Island, Geoff has loved calling Kelowna home for the last decade. Originally pursuing a successful career in finance and financial planning, Geoff specialized in helping his clients maximize the tax efficiency of their real estate investments. Eventually, Geoff realized his preference for real estate as a whole, and embarked on his real estate career proper in 2013. Since entering the real estate industry, Geoff has expanded his experience to all forms of real estate – from condos to single family homes, office leases to large scale commercial, and luxury townhomes to waterfront estates. Geoff takes pride in advising his clientele with honesty and integrity, combining expert knowledge of the real estate market, and taking all variables into account to ensure the best possible outcome for his clients. Geoff's technical and analytical approach maximizes results, whether for an investment condo or a generational family estate.



Nate Cassie

**PERSONAL REAL ESTATE CORPORATION,
PARTNER, REALTOR®**

250.869.7995

NATE@HALLCASSIEMARSHALL.COM

Nate stands out in the luxury real estate market due to his unwavering commitment to his clients. His extensive background in the Okanagan region is rooted in years of enjoying BC's premier lake activities, providing him with unmatched insights into the local lifestyle.

Nate's expertise in the real estate business, coupled with his unwavering commitment to delivering top-tier customer service, has positioned him as a distinguished figure in marketing the Okanagan's most exclusive homes and luxury estates. With an innate grasp of this dynamic market and an uncompromising dedication to maintaining the highest standards of professionalism, Nate guarantees a seamless and efficient experience for you, from the initial contact to the final closing. Whether you own a Luxury Condominium, Prestigious Residence, or World-Class Estate, Nate's approach to marketing your property is thorough, polished, and professional. He leverages his extensive experiences and personal touch to ensure you obtain the highest value for your most significant investment.



Team Profile

The Hall Cassie Marshall Group is composed of ten licensed agents supported by three full-time team members focused on marketing, operations, and client experience. This depth allows them to manage one of the largest active portfolios in the BC Interior while maintaining the highest standards of personalized service. They also represent the largest Sotheby's International Realty Canada team in the province.

With more than \$300 million in active listings *and over \$719 million in career sales*, the Hall Cassie

Marshall Group operates at a scale rarely achieved outside major metropolitan markets. Their expertise spans lakeshore estates, vineyards, acreages, development land, and luxury residential properties, each represented through cinematic videography, architectural photography, and bespoke storytelling.

Through their proprietary HCM Lakeshore Report, Acreage Report, and Luxury Report distributed quarterly to more than 20,000 households and investors, the group provides in-depth data and curated listings that offer a comprehensive view of the Okanagan's evolving market. This analytical approach positions them as leading authorities in the region's upper-tier and development markets.

The Hall Cassie Marshall Group has become synonymous with results that define the marketplace. From record-setting estate sales to transformative land transactions, their work reflects both the heritage and future of the Okanagan, rooted in five generations of local history yet elevated by global reach. They embody the Sotheby's standard of quality, integrity, and presentation.

*Based on data obtained from the Association of Interior Realtors MLS as of February 2026.

SOLD

340 REXOR PLACE, PREDATOR RIDGE, VERNON, BC

LISTED AT \$1,865,000

REPRESENTED BY CHERYL SOLEWAY - 2021



SELLING PREDATOR RIDGE

17 YEARS, 79 REPRESENTED SALES

For 17 years, Predator Ridge has been my home. For 20 years, real estate has been my profession — the two have grown together. I have listed, and represented buyers in the sale of **over 79 homes, with sales volume more than \$72,000,000*** within Predator Ridge Golf Resort, from fractional ownership cottages to multi-million-dollar luxury estates. That breadth of experience matters in a community where every phase, fairway, strata, and ownership model is unique.

Now a member of the **Hall Cassie Marshall Group**, Sotheby's International Realty Canada's largest team in BC- I am positioned to further elevate the service I provide to the community I know and value so deeply. Sotheby's International Realty Canada has represented **18.6%*** of all properties ever sold at Predator Ridge. With HCM team sales volume exceeding **\$150,000,000 in 2025 alone***, I am backed by expanded reach, data-driven insight, and strategic marketing strength within the Predator market.

Predator Ridge is not a typical neighbourhood; it is a lifestyle market with its own rhythm. Understanding sun exposure, view corridors, rental options, strata nuances, and buyer motivations is critical — and that knowledge only comes from living it daily.

I especially love bringing a listing to life through meticulous photography, virtual tours, drone capture and live video. The goal is to reach for perfection in the presentation and then “be present” when I’m needed.

*Claims based on data obtained from the Association of Interior Realtors MLS as of March 2026.



SOLD

422 TYLER PLACE, PREDATOR RIDGE, VERNON, BC

LISTED AT \$1,995,000

REPRESENTED BY CHERYL SOLEWAY - 2022

SOLD

677 HAVENCREST COURT, PREDATOR RIDGE, VERNON, BC
LISTED AT \$1,389,000
REPRESENTED BY CHERYL SOLEWAY - 2021



SOLD

513 VARDON LANE, PREDATOR RIDGE, VERNON, BC
LISTED AT \$2,890,000
REPRESENTED BY CHERYL SOLEWAY - 2022



SOLD

199 LONGSPOON DRIVE, PREDATOR RIDGE, VERNON, BC
LISTED AT \$1,139,000
REPRESENTED BY CHERYL SOLEWAY - 2025



CURRENTLY FOR SALE WITH HCM *IN PREDATOR RIDGE*

UNIT #24, 105 PREDATOR RIDGE DRIVE, VERNON, BC
LISTED AT \$1,889,000

REPRESENTED BY CHERYL SOLEWAY & HCM GROUP

3 BEDROOMS | 4 BATH | 2,849 SQ.FT.

Experience unparalleled golf-course living in this exceptional Fieldglass residence, perfectly positioned overlooking the first fairway and green of the renowned Ridge Course. Designed for both lifestyle and entertaining, the home boasts a fully enclosed, screened outdoor living area that combines privacy with sweeping golf-course views—ideal for gatherings or quiet relaxation. The open-concept main level blends sophistication with comfort, featuring a gourmet kitchen with quartz counter tops, stainless steel appliances, and custom cabinetry flowing seamlessly into bright dining and living spaces. Effortless indoor-outdoor entertaining is at the heart of this home, while the spacious main-floor primary suite offers a spa-inspired en-suite and a private retreat for true level living. Upstairs, two guest bedrooms each feature full en-suites, complemented by a versatile office/flex space—or optional fourth bedroom. The partially finished lower level adds rec or media space plus ample storage, while the generous garage accommodates vehicles and all your Okanagan lifestyle essentials.

Fieldglass owners enjoy exclusive access to the community pool just steps away, plus multimillion-dollar amenities including a gym, studios, indoor pool, hiking and biking trails, pickleball, and tennis. Offered fully furnished and move-in ready, with optional short- or long-term rental participation for added flexibility and investment appeal. Monthly strata of \$774 covers exterior and extensive insurance—owners need only insure contents. GST is paid, and there is no speculation tax.



LOT #14, 654 PREDATOR RIDGE DRIVE, VERNON, BC
LISTED AT \$679,000

REPRESENTED BY CHERYL SOLEWAY & HCM GROUP

6,500 SQ.FT. | 0.15 ACRES

Welcome to The Outlook, Predator Ridge's newest enclave of exclusive lakeview homes. This premier 0.15-acre lot offers an exceptional canvas to design your dream home, with sweeping vistas of the golf course, Okanagan Lake, and surrounding mountains—a truly inspiring backdrop for your future sanctuary. Ideal for an elegant rancher-style residence with a walk-out lower level, the lot provides flexibility for seamless indoor-outdoor living. Utilities are conveniently at the lot line, and there's no time limit to build. Choose from a curated selection of refined Wesbild home designs to create your perfect retreat.

Live the resort lifestyle year-round. Predator Ridge delivers four-season recreation: winter brings Silver Star Mountain Resort access, community skating, cross-country skiing, and indoor tennis and pickleball. In warmer months, enjoy extensive hiking and biking trails, 36 holes of world-class golf, and proximity to Okanagan and Kalamalka Lakes, plus renowned local wineries. Stay active and rejuvenated at the state-of-the-art Fitness Centre, complete with a fully equipped gym, 25-meter indoor lap pool, and hot tub. With trails weaving throughout the community and convenient access—25 minutes from Kelowna International Airport and 15 minutes to Vernon—this property is exempt from speculation tax and ready whenever you are.

ELEVATE YOUR LIFESTYLE AT PREDATOR RIDGE

Predator Ridge Golf Resort is so much more than 36 holes of championship golf.

At the heart of the community is a multi-million-dollar recreation centre featuring a large indoor pool, hot tub, steam rooms and change rooms, a dedicated spin studio, yoga and Pilates studio, and a fully equipped weight room. Outside, miles of hiking and biking trails wind through the natural landscape, alongside outdoor tennis courts, playgrounds, and a world-class indoor tennis and pickleball bubble that keeps the game alive year-round.

But what truly sets Predator Ridge apart is the social fabric. Weekly bridge and mahjong groups, painting classes, cooking experiences, feature nights, fitness programming, and community events create an atmosphere that is vibrant, welcoming, and deeply connected.

HOT SPOTS

PREDATOR FITNESS CENTRE

Open 7 days a week
Features indoor swimming, fitness classes, personal training, and a well-appointed weight-room.

COMMONAGE PICKLEBALL & TENNIS

Membership available, or come play as a guest!

PREDATOR CIRCLE

Features *The Range* and *Palinos* Restaurants, and *Commonage Convenience Market*





Sotheby's INTERNATIONAL REALTY

Lot Number: 18

USD (\$)	1,400,000
EUR (€)	1,239,924
UK (£)	1,079,330
SWI (F)	1,410,080
JPN (¥)	159,453,280
HKD (HK\$)	10,955,420

A Legacy of Excellence

WE BELIEVE THAT LUXURY IS AN EXPERIENCE, NOT A PRICE POINT.

Since 1744, Sotheby's has defined the art of marketing the world's most cherished valuables. Today, our brand platform elevates our clients' cherished homes. Over the centuries, Sotheby's gained renown for uniting discerning purchasers with world-class works of art, and for marketing the world's most cherished possessions. This legacy is our clients' unique advantage. Every home we represent is elevated by our distinguished brand, and gains access to exclusive marketing opportunities with Sotheby's auction house. Built on this tradition of excellence, Sotheby's International Realty launched in 1976 to market cherished homes and luxury real estate to qualified homebuyers worldwide.

With more than 30 offices nationwide, Sotheby's International Realty Canada represents the country's most significant architectural masterpieces, and extends top-tier service and marketing to homes across every price range. Our real estate listings include houses, condos and townhomes in neighbourhoods nationwide, as well as the country's most extraordinary luxury estates and vacation homes for sale. We believe that luxury is an experience, not a price point.

“Sotheby's International Realty Canada offered the best marketing platform for the Hall Cassie Marshall Group and each of our clients.”

"With our clients expecting nothing less than exceptional marketing, our partnership with Sotheby's International Realty Canada allows us to deliver at the highest level. The Sotheby's International Realty ecosystem is designed not only to generate views, but to attract qualified inquiries from buyers who understand the value of estate-scale properties, flexible land, and long-term holdings. Leveraging this globally respected luxury platform, your property is elevated beyond conventional MLS exposure and strategically positioned in front of high-net-worth buyers locally, nationally, and internationally. The Hall Cassie Marshall Group is proud to offer our clients the unmatched digital reach and influence of Sotheby's International Realty, seamlessly combined with our own curated and proven team marketing strategy." - Scott Marshall



Predator Ridge Market Report

Spring 2026

CURRENT MARKET SNAPSHOT

- 41 active MLS listings ranging from \$75,000 to \$3,899,000
- 8 residential homes listed above \$2,000,000
- 11 building lots available priced between \$399,000 and \$949,000

YEAR-TO-DATE SALES ACTIVITY

- 4 completed sales (Jan 1 – Feb 25, 2026)
- Sale price range: \$76,000 – \$1,915,000

MARKET INTERPRETATION

Inventory currently exceeds early-year demand, which is typical for a resort-based community during winter months. Activity is expected to strengthen through spring as seasonal and inter-provincial buyers re-enter the market. The presence of eight listings above \$2M reflects continued seller confidence in the luxury segment.

LUXURY & LOT POSITIONING

Luxury homes with golf frontage, level living, and exceptional outdoor spaces continue to command premium interest. Lot values vary significantly based on sun exposure, privacy, proximity to recreation amenities, and topography—micro-location remains critical.

LIFESTYLE INFRASTRUCTURE DRIVING VALUE

Predator Ridge’s integrated resort model supports long-term value stability. Amenities include championship golf, a multi-million-dollar recreation facility with indoor pool and fitness centre, tennis and pickleball (indoor & outdoor), and extensive hiking and biking trails. Social programming further strengthens community retention and buyer appeal.

2026 OUTLOOK

Well-priced properties—particularly those offering strong outdoor living and main-floor primary suites—are expected to outperform as market activity accelerates into spring and early summer.

*Please note that the information and market analysis included in the entirety of this report are based on interpretation of market data obtained from the Association of Interior Realtors MLS as of March 2026 and are subjective in nature. For Predator Ridge Resort properties, there is lower sales volume on the MLS than that in the typical real estate sectors. This analysis is drawn from my own experience in the sector and through consultation of various industry professionals. Any information deemed important should be verified.



OUR CLIENTS **GAIN EXCLUSIVE ACCESS*** TO A VAST **ARRAY OF PREMIER INTERNATIONAL PRINT AND DIGITAL MEDIA OPTIONS** UNAVAILABLE THROUGH OTHER REAL ESTATE BROKERAGE BRANDS

- The New York Times
- NIKKEI
- AD
- FINANCIAL TIMES
- THE WALL STREET JOURNAL
- Google
- Bloomberg
- THE GLOBE AND MAIL*
- dwel
- South China Morning Post
- INSIGHT THE ART OF LIVING
- Robb Report

+ DOZENS MORE WEBSITES, APPS, AND PUBLICATIONS.

SOLD

257 DOMINION WAY, PREDATOR RIDGE, VERNON, BC

LISTED AT \$1,189,000

BUYER REPRESENTED BY CHERYL SOLEWAY - 2025



FINDING HOME *IN PREDATOR RIDGE*

Helping buyers secure the right property at Predator Ridge Golf Resort is where our team excels — and where my 17 years of living within the community provides a distinct advantage. Whether you are seeking a newly constructed home, a custom golf course estate, a lock-and-leave condominium, fractional ownership, vacant land to build your vision, or a strategic investment, we offer comprehensive guidance across every ownership model and neighbourhood within Predator Ridge. From navigating developer inventory and builder contracts to evaluating resale positioning, strata dynamics, golf course frontage premiums, protected view corridors, and long-term build potential, we approach each purchase with precision and informed strategy. Importantly, Predator Ridge benefits from **no Speculation and Vacancy Tax**, a meaningful advantage for seasonal residents, second-home owners, and those seeking flexible ownership without additional provincial tax exposure.

Having lived here for nearly two decades, I understand the nuances that truly shape daily life — which streets capture morning sun, which offer sweeping fairway vistas, which provide enhanced privacy, and which sit steps from the recreation centre, trail network, or dog park. I know how important the finer details can be: main-floor living, laundry placement, yard size for pets or grandchildren, proximity to amenities, and the subtle distinctions between phases. Supported by the partner-led **Hall Cassie Marshall Group** and the global reach of Sotheby's International Realty Canada, buyers benefit from hyper-local expertise combined with high-level negotiation experience and international exposure. Whether relocating full-time, securing a seasonal residence, expanding a portfolio, or simply exploring ownership within this exceptional community, our advisory approach remains consistent — strategic, elevated, and tailored precisely to long-term goals.





SOLD

112 FALCON POINT WAY, PREDATOR RIDGE, VERNON, BC
LISTED AT \$779,900
BUYER REPRESENTED BY CHERYL SOLEWAY - 2017



SOLD

UNIT #5, 27 BIRDIE LAKE DRIVE, PREDATOR RIDGE, VERNON, BC
LISTED AT \$858,000
BUYER REPRESENTED BY CHERYL SOLEWAY - 2019



SOLD

626 JIGGER PLACE, PREDATOR RIDGE, VERNON, BC
LISTED AT \$3,488,000
BUYER REPRESENTED BY CHERYL SOLEWAY - 2021



X



DIAMOND RALLY

2025 Diamond Rally *Predator Ridge*

Against the sweeping backdrop of the Okanagan Valley, the 2025 Diamond Rally brought an extraordinary fusion of high-performance automobiles, community spirit, and charitable giving to Predator Ridge Resort. Widely regarded as one of Canada's premier luxury automotive rallies, the event gathered an impressive lineup of exotic and supercar enthusiasts who embarked on a scenic drive through some of the region's most breathtaking landscapes—from vineyard-lined roads to dramatic lakeside corridors and mountain passes that define the Okanagan lifestyle.

Among the participants was the Hall Cassie Marshall Group, whose involvement reflected both a passion for the automotive experience and a strong commitment to the community they serve. Throughout the rally weekend, Predator Ridge came alive with the energy of rare and high-performance vehicles arriving, staging, and departing from the resort, creating a vibrant atmosphere for residents and visitors who gathered to admire the remarkable collection of cars and celebrate the excitement of the event.

Beyond the thrill of the drive, the Diamond Rally is celebrated for its philanthropic impact, raising significant funds each year for children's charities across Canada. The 2025 event continued that tradition, uniting participants, sponsors, and supporters around a shared mission of giving back. For the Hall Cassie Marshall Group, taking part in the rally was a meaningful way to support an important cause while celebrating the dynamic community and exceptional lifestyle that make Predator Ridge such a special place to call home.



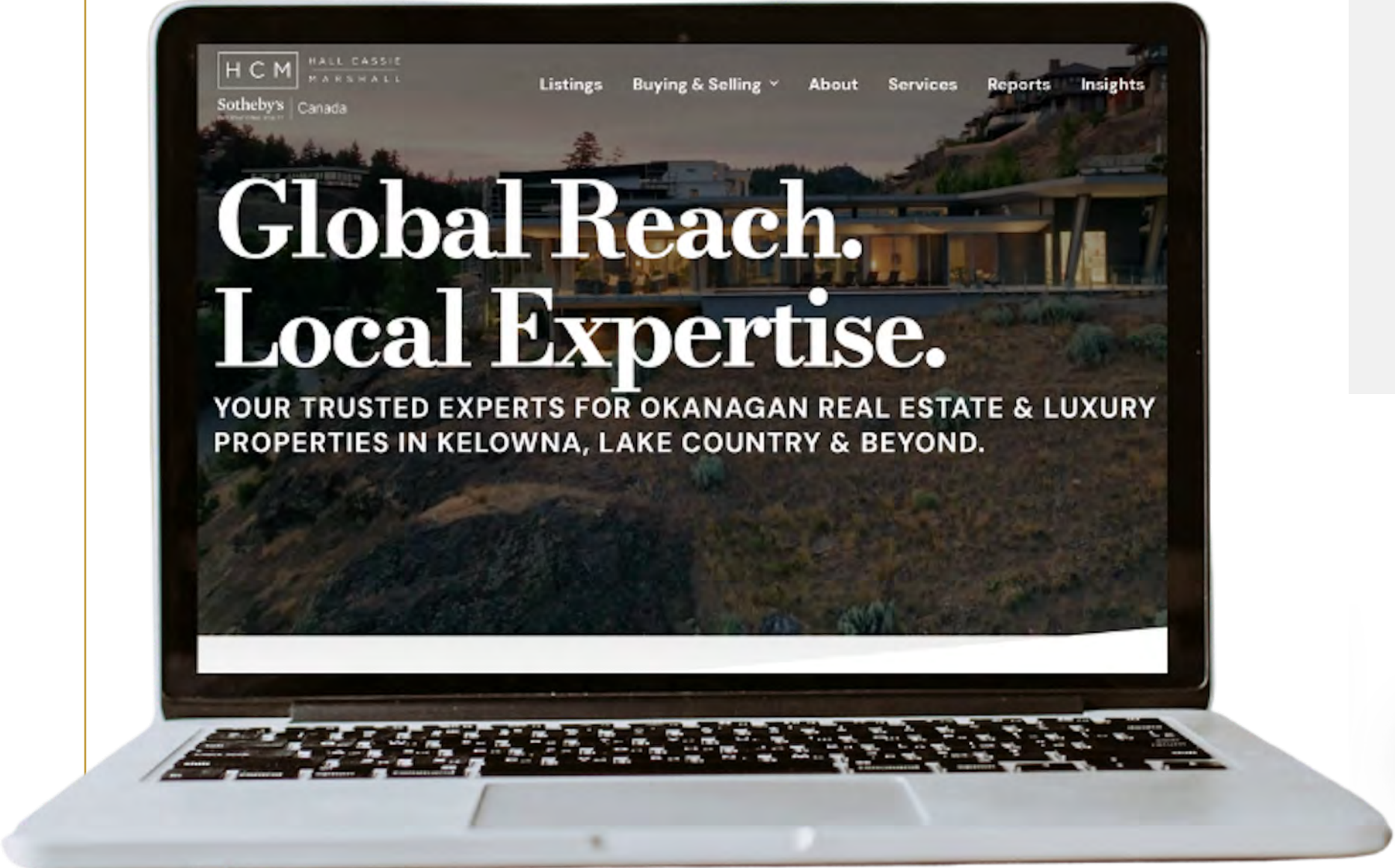
GEOFF HALL

NATE CASSIE





HALL • CASSIE
MARSHALL



Looking for More?

Whether you're just beginning to explore your buying or selling options or are ready to connect with a REALTOR® who fits your vision, the *Hall Cassie Marshall Ridge Report* is just the starting point.

Visit HallCassieMarshall.com to view our current listings, join our mailing list or inquire about the value of your home and next steps in your real estate journey.

And while you're there, be sure to explore our full suite of specialized market reports, the HCM Lakeshore Report, Luxury Report, and Acreage Report, each designed to provide valuable data, expert commentary, and real-time trends for some of the region's most sought-after real estate segments.

Whether you're building, buying, selling, or simply staying informed, these resources are curated with care to help you make confident, well-informed decisions.

Visit us online at HallCassieMarshall.com to dive deeper.

Looking to speak with a **Predator Ridge Expert**? HCM Team Member Cheryl Soleway is at your service. Cheryl@HallCassieMarshall.com, or directly at **250-308-8093** anytime.





HALLCASSIEMARSHALL.COM

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**SEE OUR OTHER
INDUSTRY INSIGHT
REPORTS**

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