

**Behroyan & Associates Real Estate
Services Ltd.**

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

5497 125A Street, Surrey, BC, V3X 1W4, Canada

MLS®# R2506718



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|-----------------------|-----------------|
| Property Value | \$1,888,000 |
| Type | House |
| Parking | Open |
| Year Built | 1997 |
| Taxes | 5,828.50 |
| Living Area | 3,730 sq.ft. |
| Lot Frontage | 151 ft |
| Lot Depth | 302 ft |
| Lot Size Area | 27,225 sq.ft. |
| Bedrooms | 5 |
| Bathrooms | 3 full & 1 half |

Description

LOCATION!! LIVE NOW or BUILD YOUR DREAM HOME on this huge 27,225sqft lot in the prestigious PANORAMA RIDGE neighbourhood! Beautiful sprawling 3,730sqft renovated rancher features 5 large bedrooms, 4 bathrooms, two living rooms, dining room, Chef's kitchen and a 1 bedroom suite for rental income! Abundance of natural light from overhead skylights and the vaulted ceilings give a spacious grand feel, in-floor radiant heating and new bathroom addition plus lots of storage. Potential to build or possibly subdivide in the future with two access points off of 125 St and 125A St. Large flat yard with two patios, walking distance to parks, trails & Golf Course. Great school catchment & walking distance to Coleman Elementary, Panorama Ridge High School. Must see, call today for private showing! Original build 1947, majority of the home built in 1997. Frontage and sqft from previous list.



