## R2889105 House/Single Family

## 12117 57 AVENUE SURREY

Panorama Ridge, V3X 2S4

**Residential Detached** \$2,699,900 (LP)

Depth/Size (ft):

124.00

Frontage (ft): Lot Area: (sq.ft.)

Bedrooms: Bathrooms: **Full Baths:** 

5 5 4

Approx. Year Built: Age:

1992 32

Flood Plain:

20,342.00

Half Baths:

Zoning: RH **Gross Taxes:** \$7,501.56 For Tax Year: 2023

Rear Yard Exp:

Yes

P.I.D.:

013-399-870

Style of Home:

2 Storey

Parking:

Total: 12 - Covered: 5

Construction: Exterior:

Frame - Wood Brick, Mixed, Stucco **Covered Parking: Parking Access:** 

Front, Side

Foundation:

Rain Screen:

Parking: Locker:

Garage; Triple, Grge/Double Tandem, RV Parking Avail.

Renovations: # of Fireplaces:

4 - Fuel: Natural Gas

Units in Dev: Distance to:

Water Supply: Fuel/Heating:

City/Municipal

Title to Land: **Property Disc:**  Freehold NonStrata Yes

**Outdoor Area:** 

Hot Water, Natural Gas, Radiant Balcny(s) Patio(s) Dck(s), Fenced Yard

**PAD Rental:** 

Type of Roof: Floor Finish:

Hardwood, Laminate, Wall/Wall/Mixed, Carpet

**Fixtures Leased:** Fixtures Rmvd:

No Yes

View:

Yes: Linear green belt behind

Mgmt. Company: Complex / Subdiv:

Services Connected:

Electricity, Natural Gas, Sanitary Sewer, Water

Legal:

LOT 3, PLAN NWP80649, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Central Location, Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby

Site Influences: Features:

Dishwasher, Drapes/Window Coverings, Oven - Built In, Range Top, Refrigerator

Basement:

# Of Pets:

**Beds In Bsmt:** 

Garden, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Workshop Attached

**Bylaw Restric:** 

Listing Broker(s):

One Percent Realty Ltd., One Percent Realty Ltd.

Floor Main Main Main Main	Type Kitchen Eating Area Living Room Dining Room	Dimensions 23' x 15' 11' x 10'2 17'9 x 14'11 16'9 x 15'4	Floor Main Main Main Above	Type Pantry Bedroom Laundry Primary Bedroom	Dimensions 7'9 x 5'6 13'7 x 10'6 8'9 x 7'9 19'2 x 14'	Floor Above Above	<b>Type</b> Bedroom Bedroom	<b>Dimensions</b> 13'6 x 13' 12'11 x 10'1
Main Main Main	Foyer Family Room Media Room	11' x 8' 21'1 x 136'5 18' x 15'	Above Above Above	Study Walk-In Closet Bedroom	13'8 x 11'1 6'1 x 4'6 14'9 x 11'1			
Finished Floor (Main): 2,577 sqft Finished Floor (Above): 1,758 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 4,335 sqft		758 sqft sqft sqft	# Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	2 No	one	Bathroom Floor Main Main Above Above	# of Pieces 3 2 5	Ensuite? No No Yes Yes

Custom 2 level executive home on a flat 20,342sf lot in an exclusive cul-de-sac on the Street of Dreams. Main floor has open concept gourmet kitchen, eating area & family rm, formal lvg&dng rms, media rm, bdrm/office, laundry&mudrm, pwdr rm. Upstairs features a huge primary bdrm w/sitting area, gas fp, private balcony & 5pc bthrm, another primary bdrm w/a full ensuite & balcony, and 2 more large bdrms w/a 5pc jack/jill bthrm. Entertainers dream backyard w/a 36X18 inground pool, custom rock hot tub w/waterfall feature, Irg coverd patio & outdr bthrm. Home backs onto the linear greenspace for ultimate privacy! 5 car garage w/ separate 220v elec panel (1/3 of garage can be converted to a suite). Driveway fits 10 cars plus RV. Tons of updates-new roof, magnetic sealed doors, irrigation system

Crawl, None

0/5

**Unfinished Floor:** 

Grand Total:

Above

6

Yes

0 saft

4,335 sqft