

PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# 6 BDRM HOME WITH SUITE!

## 9979 Panorama Ridge Road

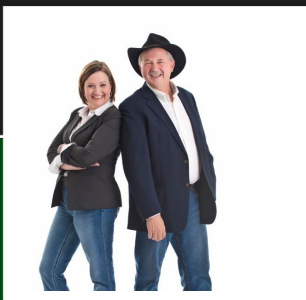


### Family Friendly Home on 1.99 Acres

Breathtaking views overlooking the Gulf Islands, North Shore Mountains, Bare Point, ferries and farms. This family friendly floorplan offers casual entertaining space on the main and lower levels with access to 2 spacious, newly updated fiberglass and vinyl decks. Incredible views can be seen from the master suites private balcony as well. Quality amenities include sprinkler fire protection, security system, new roof and skylights, updated cement outdoor stairway, built-in vacuum on all levels, plus downstairs is already wired for hot tub & additional kitchen. Energy efficient, with available solar heated hot water, pellet stove, and recent energy audit. Beside the home there is a bright studio, playhouse or extra storage located outside the 3rd level. Below, there is a 2 bdrm inlaw suite with its own private driveway, heat pump, laundry, garage with storage, shed and views. This 1.99 acre parcel in the desirable neighbourhood of Panorama Ridge is a must see!

**Priced at**  
**\$798,800**

Area	Z3 Chemainus	Age	1995
Bedrooms	6	Taxes	5044
Bathrooms	6	Tax Year	2016
Lot Size	1.99	MLS#	425681
Floor Space	4365	Parking	Garage - DBL



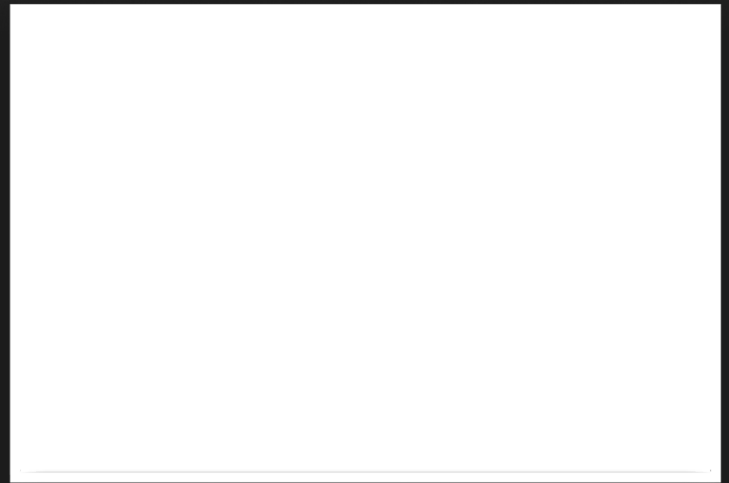
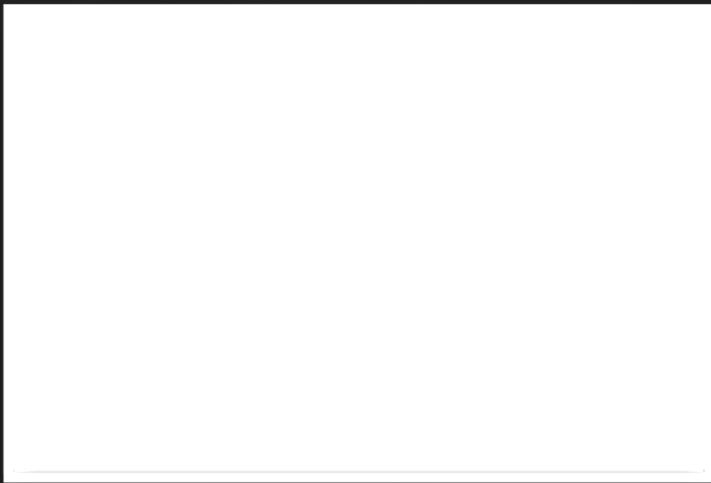
**GERRY & DENISE**

Pemberton Holmes - Ladysmith

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smart phone

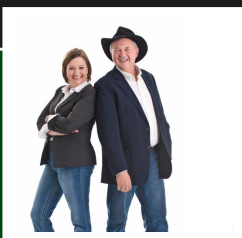


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**GERRY BELTGENS & DENISE**  
TUTTLE  
Pemberton Homes - Ladysmith

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