

**7625 Garrett Drive**  
Delta, BC V4C 7P3

**RE/MAX®**  
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**MLS# R2705643**



**RE/MAX**

**\$1,499,900**

**5 Bedrooms | 3 Bathrooms | 3,178 Sqft**

STUNNING CLEAR VIEW TO PACIFIC OCEAN with BURNS BOG in the foreground in this one-owner rancher with a full walk-out basement. Lovingly cared for over its life, this home is ready for the next family to enjoy all it has to offer and this exceptional, sought-after neighbourhood of Royal York. Well built and designed so that all principal rooms and primary bedroom are oriented to capitalize on the incredible 180 view. Upper level features double-sided wood fireplace, big picture windows to take in the view, extra large view deck, 3 bedrooms and 2 full bathrooms. Lower level is partially finished with full bath, 2 bedrooms and rec room with 2 other large areas, 1 roughed-in for kitchen. Perfectly rectangular lot with sunny south-west exposure and easy care backyard. Close access to BOG/greenspace trails, walk to great schools, quick commuter access in all directions.



**Janet Rathbun**

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