



Presented by:
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Active
R3029988
Board: V
House/Single Family

4447 W 15TH AVENUE
Vancouver West
Point Grey
V6R 3B1

Residential Detached
\$3,398,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,398,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1994**
Frontage(feet): **33.00** Bathrooms: **4** Age: **31**
Frontage(metres): **10.06** Full Baths: **3** Zoning: **R1-1**
Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$11,525.70**
Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.09** P.I.D.: **009-277-498** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Mountain**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **LOT 20 OF LOT 2 BLOCK 162 DISTRICT LOT 540 PLAN 4493**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	1,065	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,015	Main	Living Room	24'2 x 14'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 9'6			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	18'6 x 16'3			x	Above 4
Finished Floor (Basement):	619	Main	Family Room	11'7 x 8'11			x	Above 4
Finished Floor (Total):	2,699sq. ft.	Above	Primary Bedroom	16'2 x 15'8			x	Bsmt 4
Unfinished Floor:	0	Above	Bedroom	13'11 x 12'6			x	
Grand Total:	2,699sq. ft.	Above	Bedroom	15'1 x 12'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	7'9 x 5'11			x	
Suite:		Bsmt	Living Room	14'7 x 14'6			x	
Basement: Fully Finished, Separate Entry		Bsmt	Kitchen	9'1 x 4'3			x	
		Bsmt	Den	9'7 x 8'4			x	
		Bsmt	Bedroom	14'7 x 9'			x	
		Bsmt	Laundry	6'9 x 5'			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **13**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal Pacific Realty Corp.**

Situated in prestigious Point Grey, this elegant residence rests on a 33 by 122 foot lot and offers beautifully updated living space. Renovated about 7 years ago with newer roof, appliances, and white oak flooring. The main level features a spacious living and dining area with gas fireplace, a sleek kitchen with wine fridge and 1-year-old JennaAir refrigerator, and foldaway doors to a large private deck. Upstairs includes 3 bedrooms, highlighted by a spa-inspired primary suite with walk-in closet. Rooftop deck offers mountain views. Lower level includes a 1-bedroom suite with new flooring. Detached 2-car garage. Steps to Pacific Spirit Park, Camosun Park, public transit, Jericho, Locarno, UBC, and top schools: Lord Byng, Queen Elizabeth, UHill, West Point Grey Academy, and St. George's.