



Presented by:
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Active
R3049857

Board: V
House/Single Family

4447 W 15TH AVENUE

Vancouver West
Point Grey
V6R 3B1

Residential Detached

\$3,170,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,999,000
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: \$12,622.20
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp: North	For Tax Year: 2025
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 x14'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x9'6			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	18'6 x16'3			x	Above 4
Finished Floor (Basement):	620	Main	Family Room	11'7 x8'11			x	Above 4
Finished Floor (Total):	2,700sq. ft.	Above	Primary Bedroom	16'2 x15'8			x	Bsmt 4
Unfinished Floor:	0	Above	Bedroom	13'11 x12'6			x	
Grand Total:	2,700sq. ft.	Above	Bedroom	15'1 x12'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	7'9 x5'11			x	
Suite: Unauthorized Suite		Bsmt	Living Room	14'7 x14'6			x	
Basement: Fully Finished, Separate Entry		Bsmt	Kitchen	9'1 x4'3			x	
		Bsmt	Den	9'7 x8'4			x	
		Bsmt	Bedroom	14'7 x9'			x	
		Bsmt	Laundry	6'9 x5'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	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 33x122 foot lot and offers beautifully updated living space. Renovated 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 JennAir 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 parks, transit, UBC, and top schools: Lord Byng, UHill, West Point Grey Academy, and St. George's.