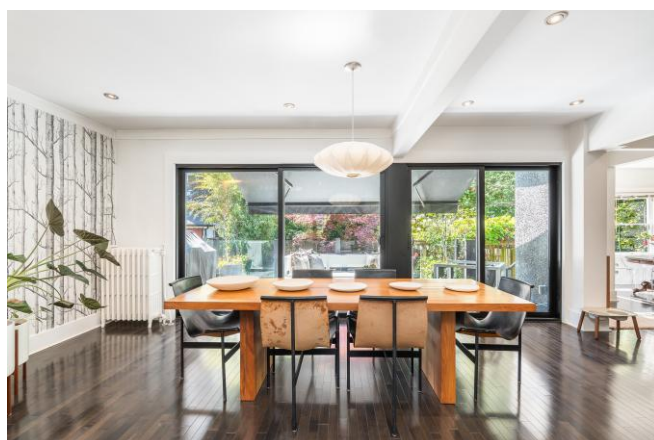




4678 W. 9th Avenue Offered at \$3,798,000

This beautifully updated character home blends timeless charm with modern sophistication in one of Vancouver's most coveted neighbourhoods. The open-concept main floor features a stunning chef's kitchen with premium Viking 6-burner gas cooktop, quartz countertops & sleek cabinetry. Sliding glass doors open to a sun-drenched south-facing deck with retractable awning, overlooking a serene, professionally landscaped backyard—perfect for entertaining or relaxing. Upstairs offers three spacious bedrooms & two full bathrooms. The lower level includes a versatile rec/media room & fully finished one-bedroom suite—ideal for extended family or guests. Located in prestigious West Point Grey, just minutes from WPGA, UBC, the trails of Pacific Spirit Park, Trimble Park, Jericho Beach & West 4th shops.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2999588
 Board: V
 House/Single Family

4678 W 9TH AVENUE

Vancouver West
 Point Grey
 V6R 2E4

Residential Detached

\$3,798,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,798,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1929**
 Frontage(feet): **55.00** Bathrooms: **4** Age: **96**
 Frontage(metres): **16.76** Full Baths: **3** Zoning: **R1-1**
 Depth / Size: **115** Half Baths: **1** Gross Taxes: **\$12,940.90**
 Lot Area (sq.ft.): **6,325.00** Rear Yard Exp: **South** For Tax Year: **2024**
 Lot Area (acres): **0.15** P.I.D.: **011-458-011** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Baseboard, Electric, Hot Water**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane, Rear**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT B, BLOCK 4, PLAN VAP4471, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOTS 3 TO 7, OF BLK 151**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,169	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	976	Main	Living Room	17'0 x 15'2	Below	Kitchen	7'4 x 7'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	24'9 x 10'9	Below	Bedroom	11'6 x 8'8	Main	2
Finished Floor (Below):	1,052	Main	Kitchen	10'9 x 10'4	Below	Walk-In Closet	7'1 x 3'3	Above	4
Finished Floor (Basement):	0	Main	Eating Area	8'6 x 8'4	Below	Laundry	11'4 x 9'5	Above	3
Finished Floor (Total):	3,197 sq. ft.	Main	Family Room	17'3 x 12'0	Below	Storage	8'4 x 8'3	Below	3
Unfinished Floor:	0	Main	Foyer	7'3 x 7'0			x		
Grand Total:	3,197 sq. ft.	Above	Primary Bedroom	16'3 x 12'0			x		
		Above	Walk-In Closet	11'2 x 3'6			x		
		Above	Bedroom	12'9 x 10'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'1 x 3'10			x		
		Above	Bedroom	12'7 x 9'1			x		
Suite:		Below	Recreation Room	15'1 x 14'2			x		
Basement:None		Below	Living Room	19'0 x 11'3			x		
Crawl/Bsmt. Height: # of Levels: 3		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2 # of Rooms: 18		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group****Bellevue Realty Group**Full video tour at www.ericchristiansen.com

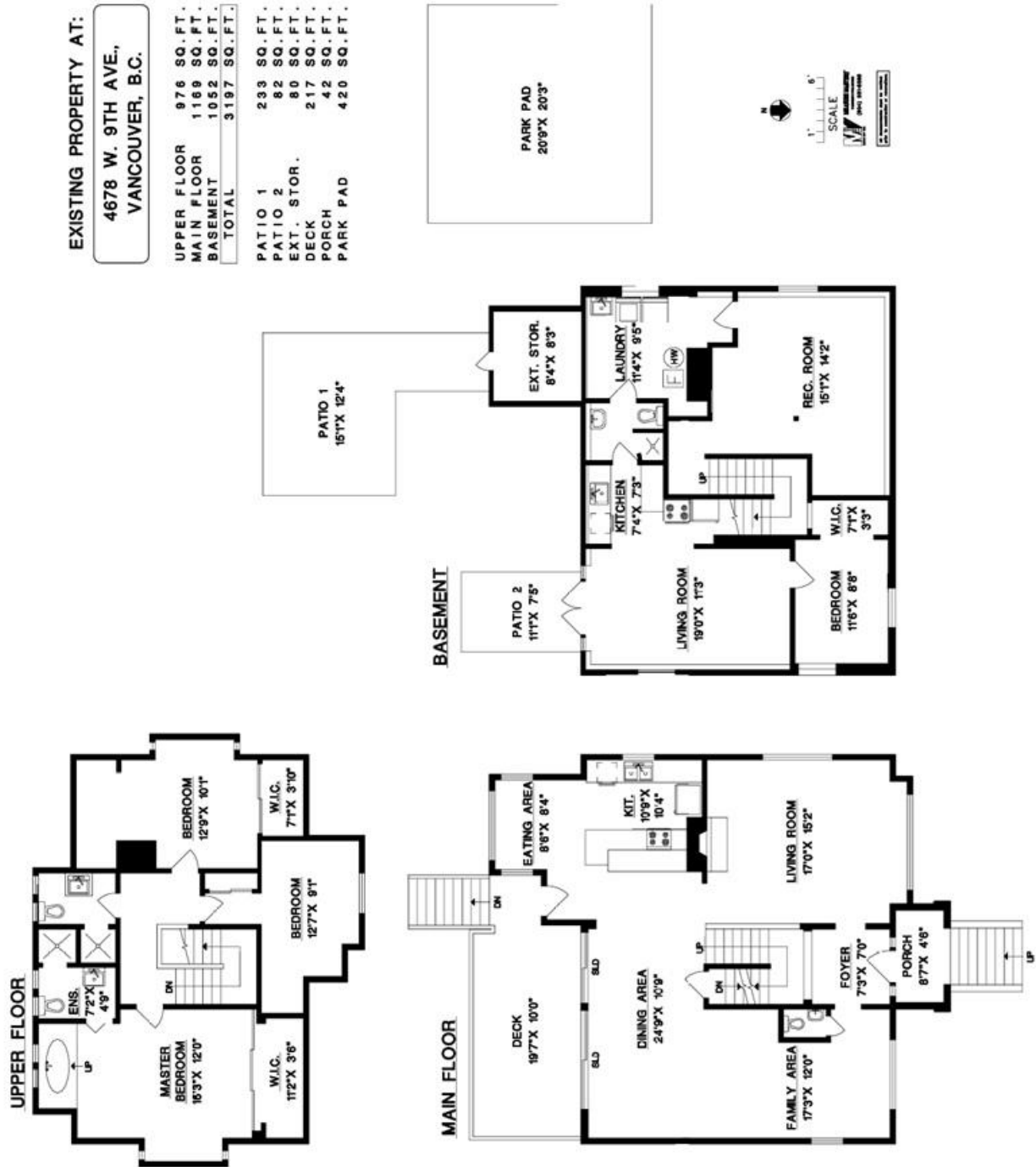
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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