



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



A rare sanctuary in prestigious Point Grey. This beautifully updated 1929 character home offers 4 bedrooms, 4 bathrooms, potential suite on the lower level and nearly 3,200 sq. ft. of timeless living on a large 6,325 sq. ft. property. Set on a quiet tree-lined street, the home blends a traditional exterior with modern interior, opening to a private oasis where mature trees, lush gardens, and a sunlit patio creating an atmosphere of peace and seclusion. This serene retreat feels far from the city—yet shops, cafés, transit, UBC, and top schools are only minutes away. Beaches, trails, and Pacific Spirit Park are just beyond your doorstep. Experience the ideal balance of privacy, community, and convenience in one of Vancouver's most desirable neighbourhoods.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

| Active R3044635 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 | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Renovations: _____ Reno. Year: _____ # of Fireplaces: 1 R.I. Fireplaces: _____ Rain Screen: _____ Fireplace Fuel: Wood Metered Water: _____ Fuel/Heating: Baseboard, Electric, Hot Water R.I. Plumbing: _____ Outdoor Area: Patio(s) & Deck(s) Type of Roof: Asphalt | | 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 Finished Floor (Above): 976 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,052 Finished Floor (Basement): 0 Finished Floor (Total): 3,197sq. ft. Unfinished Floor: 0 Grand Total: 3,197sq. ft. Flr Area (Det'd 2nd Res): sq. ft. | | <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>17'0 x 15'2</td> <td>Below</td> <td>Kitchen</td> <td>7'4 x 7'3</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>24'9 x 10'9</td> <td>Below</td> <td>Bedroom</td> <td>11'6 x 8'8</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>10'9 x 10'4</td> <td>Below</td> <td>Walk-In Closet</td> <td>7'1 x 3'3</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>8'6 x 8'4</td> <td>Below</td> <td>Laundry</td> <td>11'4 x 9'5</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>17'3 x 12'0</td> <td>Below</td> <td>Storage</td> <td>8'4 x 8'3</td> <td>Below 3</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>7'3 x 7'0</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>16'3 x 12'0</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>11'2 x 3'6</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'9 x 10'1</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>7'1 x 3'10</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'7 x 9'1</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Recreation Room</td> <td>15'1 x 14'2</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Below</td> <td>Living Room</td> <td>19'0 x 11'3</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table> | | | | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | Main | Living Room | 17'0 x 15'2 | Below | Kitchen | 7'4 x 7'3 | Floor #Pcs | Main | Dining Room | 24'9 x 10'9 | Below | Bedroom | 11'6 x 8'8 | Main 2 | Main | Kitchen | 10'9 x 10'4 | Below | Walk-In Closet | 7'1 x 3'3 | Above 4 | Main | Eating Area | 8'6 x 8'4 | Below | Laundry | 11'4 x 9'5 | Above 3 | Main | Family Room | 17'3 x 12'0 | Below | Storage | 8'4 x 8'3 | Below 3 | Main | Foyer | 7'3 x 7'0 | | | x | | 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 | | Above | Walk-In Closet | 7'1 x 3'10 | | | x | | Above | Bedroom | 12'7 x 9'1 | | | x | | Below | Recreation Room | 15'1 x 14'2 | | | x | | Below | Living Room | 19'0 x 11'3 | | | x | |
| Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Living Room | 17'0 x 15'2 | Below | Kitchen | 7'4 x 7'3 | Floor #Pcs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Dining Room | 24'9 x 10'9 | Below | Bedroom | 11'6 x 8'8 | Main 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Kitchen | 10'9 x 10'4 | Below | Walk-In Closet | 7'1 x 3'3 | Above 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Eating Area | 8'6 x 8'4 | Below | Laundry | 11'4 x 9'5 | Above 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Family Room | 17'3 x 12'0 | Below | Storage | 8'4 x 8'3 | Below 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Foyer | 7'3 x 7'0 | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Walk-In Closet | 7'1 x 3'10 | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Bedroom | 12'7 x 9'1 | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Below | Recreation Room | 15'1 x 14'2 | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Below | Living Room | 19'0 x 11'3 | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Suite: _____ Basement: None | | Manufact Type: _____ Registered in MHR?: _____ PAD Rental: _____ MHR#: _____ CSA/BCE: _____ Maint. Fee: _____ ByLaw Restrictions: _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing Broker(s): Bellevue Realty Group | | Bellevue Realty Group | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Full video tour at www.ericchristiansen.com

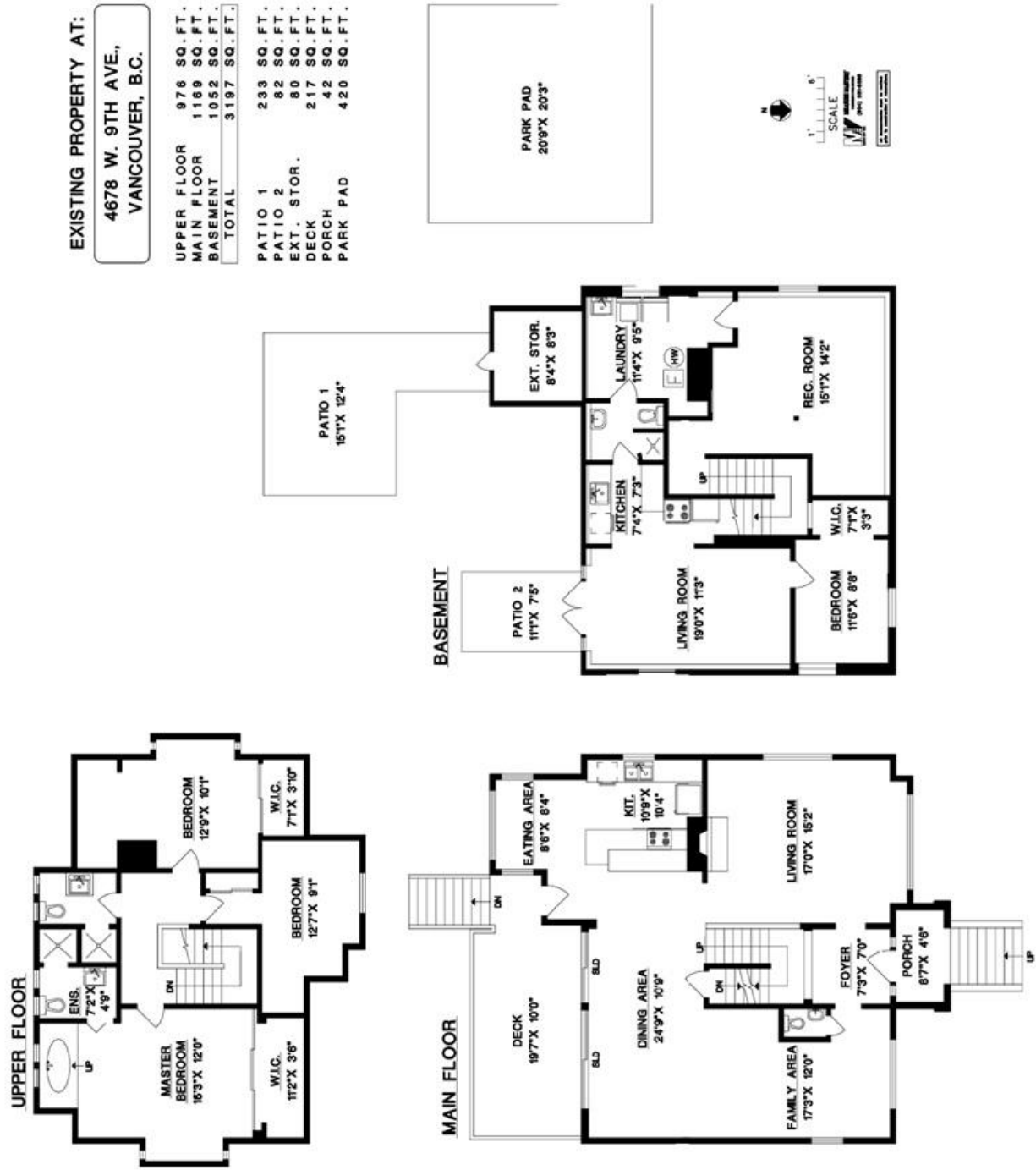
All information contained herein is deemed to be accurate but should not be relied upon without verification.

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