

# FOR SALE & for living

4432 West 3rd Ave., Vancouver



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Luxurious entertaining space, impeccable views, prestigious location, low maintenance – quality in details to satisfy any discerning home buyer! Stunning 4-Level West Point Grey home with Panoramic WATER, DOWNTOWN & MOUNTAIN views situated on a 33x168 perfectly landscaped lot positioned on the high side of a quiet cul-de-sac for ultimate privacy. This steel frame constructed custom 5 BR/4.5 bath masterpiece designed by architect Stuart Howard offers entertainers a perfect separation with guest suite on the bottom floor, kitchen/living/family room on the middle floors & the master bedroom on the top. Each floor is guaranteed to be at optimal temperatures for comfort with air conditioning and in concrete floor radiant heating. **BONUS:** steel beams and separately secured and temperature controlled storage for showcasing your rotating fine art collection. Meticulously cared for by the builder/owner, every detail is handpicked of the highest quality. Easy & flat access from 4<sup>th</sup> Avenue combined with a heated outdoor walkway takes away any concerns of gloomy Vancouver days. Just steps from Jericho Beach and minutes from UBC as well as Queen Mary Elementary & Lord Byng Secondary.

## INFORMATION YOU NEED TO KNOW:

PRICE	\$4,980,000
ADDRESS	4432 West 3rd Avenue
AREA	Point Grey
TYPE	5 Bedrooms, 5 Bathroom House
SQ FT	3,405
YEAR BUILT	1997
VIEW	Panoramic Water/Mountain/City
TAXES	\$17,432
OUTDOOR	Patio/deck on each level
LOT DIMENSIONS	33 x 168.8

## INFORMATION YOU *want* TO KNOW:



Distance to Groceries:

1.1 km



Nearest Park

Jericho Park



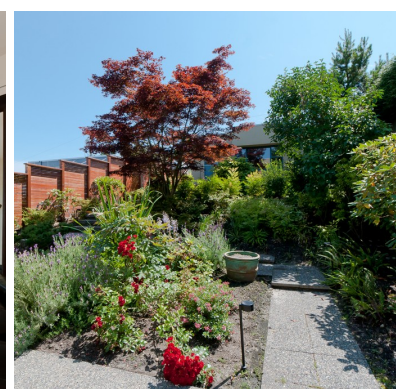
Schools nearby:

2 minutes



Coffee shops within 1km:

3



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S).

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### LOCATION

- Prestigious Point Grey Location set atop a hill allowing for unobstructed city, water and mountain views from every level of the home.
- Easy access to UBC, Parks, Beaches, downtown and public transportation

### SCHOOLS

- West Point Grey Academy
- Queen Mary Elementary
- Byng Secondary
- Quesnel/Queen Elizabeth Annex
- Kitsilano Secondary

### LOT SIZE

- 33 x 168.8 foot lot with sun-drenched South facing garden.
- Easy & flat access from 4th Avenue combined with a heated outdoor walkway

### HOME

- 3,405 square foot, 4 level home
- Designed by Award Winning Architect Stuart Howard
- Steel and Wood frame structure
- Hand picked European finishings
- Air conditioned and in concrete radiant heating



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## 4432 West 3<sup>rd</sup> Avenue, Vancouver

### Totals\*\*

Main Level: 983 sq. ft.  
Upper Level: 1,045 sq. ft.  
Top Level: 528 sq. ft.  
Lower Level: 849 sq. ft.  
TOTAL: 3,405 sq. ft.

### Other Areas

Deck: 133 sq. ft.  
Upper Deck: 153 sq. ft.  
Top Deck: 170 sq. ft.  
Crawl Space: 249 sq. ft.  
Lower Crawl Space: 250 sq. ft.  
TOTAL: 958 sq. ft.



\*\* Approx. based on interior measurements to exterior walls  
\*\* Total square footage not taken from original blueprints

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