



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Queen Mary Elementary

High School

Lord Byng Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 42

TRANSIT SCORE: 56

BIKE SCORE: 73

4488 WEST 1st AVENUE

4 BED, 4 BATH, 3295 SQ. FT.

Luxury, Point Grey, custom home. Over 3200sqft of open living space: 4 bdrms & 4 baths + attached garage. Floor-to-ceiling windows & sprawling high ceilings on large main floor w/hardwood floors throughout. Dream kitchen features black granite counters, mahogany cabinets & stainless steel appliances. Family room off kitchen opens to huge south-facing backyard & outdoor living area. Walk up gorgeous floating staircase to 3 bdrms up incl. master suite w/double-sided fireplace, water & mountain views, giant w/i closet w/built-ins, spa inspired bath w/steam shower & soaker tub. Unbelievable ocean views from rooftop deck & master bdrm. 4th bdrm, full bath & family room below. 2 blocks to beach & shower in garage: easy to clean your dog after a morning run!

\$4,999,888

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



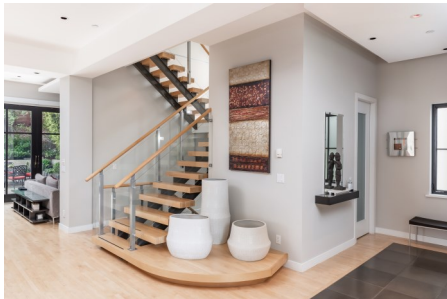
RE/MAX

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*Personal Real Estate Corporation

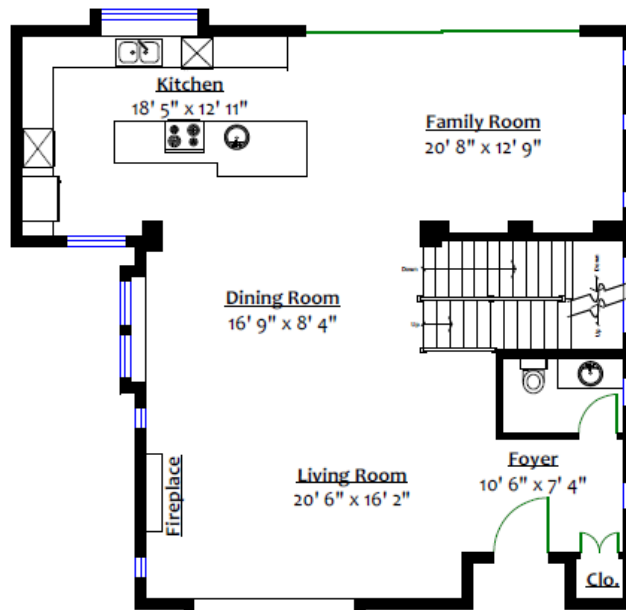
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View additional photos & 3D Tour at www.KeithRoy.com

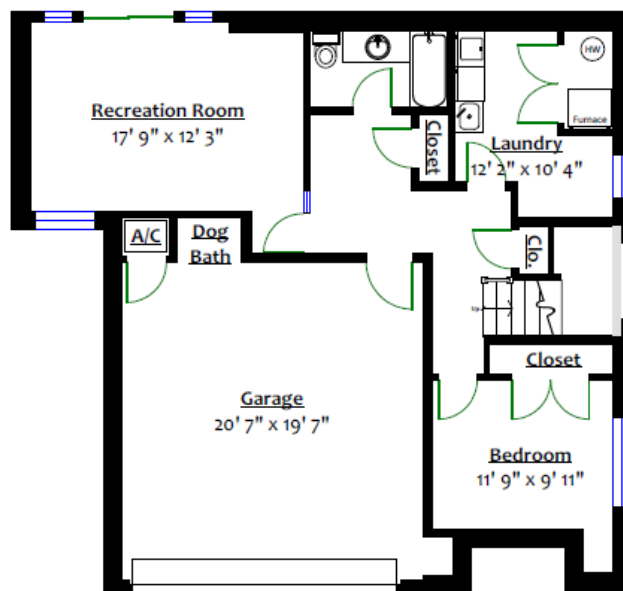


Totals**

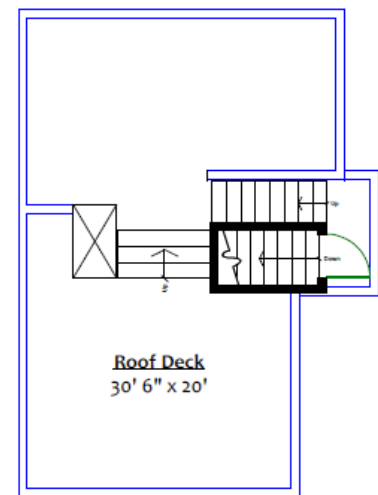
Main Level:	1,316 sq. ft.	AC Room:	13 sq. ft.
Upper Level:	1,072 sq. ft.	Garage:	470 sq. ft.
Top Level:	34 sq. ft.	Deck:	615 sq. ft.
Lower Level:	873 sq. ft.	Total:	1,098 sq. ft.
Total:	3,295 sq. ft.		



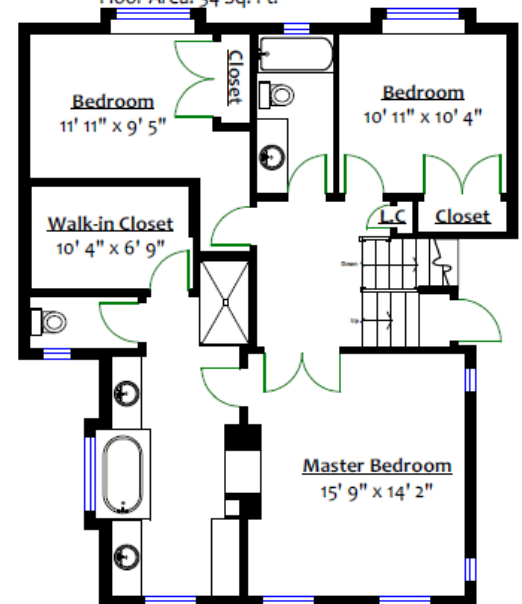
MAIN LEVEL
Floor Area: 1,316 Sq. Ft.



LOWER LEVEL
Floor Area: 873 Sq. Ft.



TOP LEVEL
Floor Area: 34 Sq. Ft.



UPPER LEVEL
Floor Area: 1,072 Sq. Ft.



Presented by:
Keith Roy PREC*
 RE/MAX Select Realty
 Phone: 604-210-2933
<http://www.keithroy.com>
team@keithroy.com



Active
R2753255
 Board: V
 House/Single Family

4488 W 1ST AVENUE
 Vancouver West
 Point Grey
 V6R 4J4

Residential Detached
\$4,999,888 (LP)
 (SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$4,999,888**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2002**
 Frontage(feet): **50.00** Bathrooms: **4** Age: **21**
 Frontage(metres): **15.24** Full Baths: **3** Zoning: **RS-1**
 Depth / Size: **112** Half Baths: **1** Gross Taxes: **\$16,374.36**
 Lot Area (sq.ft.): **5,600.00** Rear Yard Exp: **South** For Tax Year: **2017**
 Lot Area (acres): **0.13** P.I.D.: **007-509-260** Tax Inc. Utilities?: **No**
 Flood Plain: _____ Tour: _____
 View: **Yes: WATER & MOUNTAINS FROM ROOFTOP**
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: _____
 # of Fireplaces: **2** R.I. Fireplaces: _____
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**
 Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: _____
 Dist. to Public Transit: **CLOSE** 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: **Hardwood**

Legal: **PL VAP16330 LT 24 BLK 133 DL 540 LD 36**

Amenities:

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

Finished Floor (Main):	1,316	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,106	Main	Kitchen	18'5 x 12'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'9 x 8'4			x	Main 2
Finished Floor (Below):	873	Main	Living Room	20'6 x 16'2			x	Above 5
Finished Floor (Basement):	0	Main	Family Room	20'8 x 12'9			x	Above 4
Finished Floor (Total):	3,295sq. ft.	Main	Foyer	10'6 x 7'4			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	15'9 x 14'2			x	
Grand Total:	3,295sq. ft.	Above	Walk-In Closet	10'4 x 6'9			x	
		Above	Bedroom	11'11 x 9'5			x	
		Above	Bedroom	10'11 x 10'4			x	
		Below	Recreation Room	17'9 x 12'3			x	
		Below	Bedroom	11'9 x 9'11			x	
		Below	Laundry	12'2 x 10'4			x	
				x			x	

Suite: **None**
 Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **12**

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

Listing Broker(s): **RE/MAX Select Realty**

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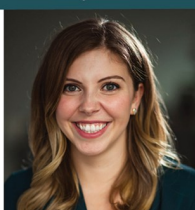
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Residential Real Estate Corporation