



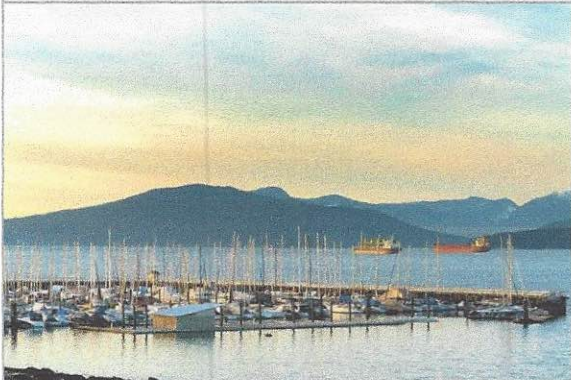
Presented by:  
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**Active**  
**R2339305**  
 Board: V  
 House/Single Family

**3533 POINT GREY ROAD**  
 Vancouver West  
 Kitsilano  
 V6R 1A7

Residential Detached  
**\$10,999,000 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **33.00** Original Price: **\$10,999,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1978**  
 Depth / Size: **149.5** Bathrooms: **4** Age: **41**  
 Lot Area (sq.ft.): **4,933.50** Full Baths: **3** Zoning: **RS-2**  
 Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$30,130.30**  
 Rear Yard Exp: **North** For Tax Year: **2018**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **011-280-620**  
 Tour: **Virtual Tour URL**

View: **Yes: Ocean, Mountains, City, Marina**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

Style of Home: <b>3 Storey</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open</b>	Dist. to School Bus: _____
Exterior: <b>Glass, Wood</b>	Dist. to Public Transit: <b>3</b>	Title to Land: <b>Freehold NonStrata</b>
Foundation: <b>Concrete Perimeter</b>	Property Disc.: <b>Yes</b>	PAD Rental: _____
Rain Screen: _____	Fixtures Leased: <b>No</b>	Fixtures Rmvd: <b>No</b>
Renovations: <b>Completely</b>	Reno. Year: <b>2010</b>	Floor Finish: <b>Hardwood, Mixed</b>
# of Fireplaces: <b>3</b>	R.I. Plumbing: _____	
Fireplace Fuel: <b>Natural Gas</b>	R.I. Fireplaces: _____	
Water Supply: <b>City/Municipal</b>		
Fuel/Heating: <b>Baseboard, Hot Water, Natural Gas</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Rooftop Deck</b>		
Type of Roof: <b>Torch-On, Wood</b>		

Legal: **LOT 13, BLOCK 3, PLAN VAP229, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT**

Amenities: \_\_\_\_\_

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'11 x 11'10	Below	Family Room	24'2 x 11'7			x
Main	Dining Room	13'8 x 12'3	Below	Utility	10'1 x 9'9			x
Main	Kitchen	12'5 x 12'2	Below	Laundry	10'7 x 4'2			x
Main	Flex Room	10'2 x 6'1						x
Main	Foyer	4'5 x 21'3						x
Above	Master Bedroom	24'4 x 14'5						x
Above	Walk-In Closet	11'2 x 9'5						x
Above	Bedroom	11'8 x 10'4						x
Above	Bedroom	11'7 x 9'6						x
Below	Bedroom	13'6 x 11'9						x

Finished Floor (Main):	<b>1,117</b>	# of Rooms: <b>13</b>	Bath		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,117</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>996</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,230 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Below</b>	<b>3</b>	<b>No</b>	Garage Sz: <b>19'2 x 18'9</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>3,230 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

Listing Broker(s): **Engel & Volkers Vancouver**

**Imagine waking up to stunning ocean, mountain, and city views from your own stretch of shoreline on Vancouver's Golden Mile - prestigious Point Grey Road! Completely renovated in 2010 with custom millwork and fine craftsmanship, the house design optimizes the use of natural light and the commanding, spectacular views on all levels. Numerous outdoor spaces, including rooftop deck, are perfect for entertaining and showcase the panoramic views! Walk or bike from this premier location to the Royal Vancouver Yacht Club, Jericho Tennis Club, and the trendy 4th Ave shops and restaurants. Only a short drive to Downtown or UBC. This is an exceptional opportunity to obtain a world-class lifestyle at a remarkable value! Welcome home!**