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4364 West 9th Avenue, Vancouver, BC V6R 2C7



Description

Gorgeous 6 years young, 4 bedroom and 3.5 bathroom, 3 level family home in peaceful neighbourhood. Well appointed built home designed by Formworks. Upstairs features 2 spacious bedrooms and a luxurious master bedroom that offers a walk-in closet with stunning maple cabinetry and a generous ensuite with his and her sinks and soaker tub. Attractive open concept living room, dining room and kitchen including: granite countertops, stainless steel Kitchen Aid appliances, Fisher & Paykel stainless dual drawer dishwasher, and water filter system by Nikken. Cozy gas fireplace located in the dining room and living room. Fully finished basement including a beautiful fir-finished wine cellar, guest bedroom and bathroom with a mounted 22" Toshiba LCD TV and unique office features a desk constructed of a Douglas DC-9 wing from the 1960's. Recreation/Media room is equipped with movie screen, projector, and a Speakercraft 8-zone audio controller with integrated iPod interface and Sirius satellite radio.

List Price: \$2,395,000

Living Area: Approx. 2,822 sq. ft.

Lot Size: 33 x 115 foot lot

Year Built: 2004

Property Taxes: \$6,953.36 (2009)

MLS# V825465





Lot

Gated front garden is beautifully landscaped. This home has a fabulous curb appeal to all viewers. The park-like backyard setting offers a tranquil water feature, and irrigated pots ideal for growing a herb garden. Sunny patio is constructed of Kentucky Bluestone and includes a gas port to operate a BBQ ideal for relaxing or entertaining. Front and back yards are fenced providing privacy and security, both offering an irrigation system and a Toro watering system. Generous sized 2 car industrial grade garage with automatic doors and carport for a third vehicle with automatic sliding rear gate with 60 second auto close.

Location

Located in highly sought after Point Grey. Only a few blocks from Trimble Park, tennis courts, and just steps from shopping, restaurants, cafes, along popular West 10th Avenue. Close to Endowment Lands, Jericho Beach, and public transportation.

Other Features

Crown moulding, wide baseboards, engineered hardwood and new carpet throughout. Air conditioning located on all three levels. Honeywell Alarm System. Double car garage plus third uncovered carport. Entire home wired with Cat5e cable and for satellite and cable TV. Electric blackout blinds controlled by a wall mounted remote control in master bedroom and living room.