

# 4347 W 9th Avenue, Vancouver

\$2,498,000



Terrific Pt. Grey renovated character home in sought-after N of 10th Ave. Close to Queen Mary, Lord Byng, West Pt. Grey Academy schls, UBC, park, shopping, and transit. H/W floor throughout main. New engineered H/W floor up & down. Entertainment sized living/dining rooms. Updated kitchen w/maple cabinets, granite counters, skylights, new sink, faucet & dishwasher. Adjacent eating area & French doors open to deck & garden below. 3 large bdrms up. Lower level has separate entrance, rec room w/French door to bkyd & a spacious bdrm perfect for guest suite. Features 2 year old furnace, REHAU tilt turn windows, Euroline windows, new paint throughout, renovated bathrooms, closet organizer, lights, etc. Rare find in super area.

## KEY INFORMATION

MLS® V897402

Residential Detached

Point Grey

4 Bedrooms

3 Bathrooms

2,692 SF

## FEATURES

Year Built: 1900

Listed By: rennie & associates realty ltd.



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