

# 3478 W 40th Avenue, Vancouver

\$3,980,000



Architecturally custom built home with luxurious interior design. This beautiful home boasts over 3400 sqft living space, 10' high ceiling, exquisite crown moulding, wainscotings & coffered ceiling. Gourmet kitchen and wok-kitchen with Wolf, SubZero appliances. 3 bedrooms up with open den. Basement has a movie theatre, huge recreation room w/wet bar and wine cooler, gym/flex room & a guest bedroom. Features include stone countertop, central airconditioning, HRV, radiant floor heating. Private backyard and 3-car detached garage. Kerrisdale Elementary & Point Grey Secondary catchments. 2 blocks to Crofton private school, 1 block to IGA, close to transit & minutes to UBC.

## KEY INFORMATION

MLS® R2629777

Residential Detached

Dunbar

4 Bedrooms

5 Bathrooms

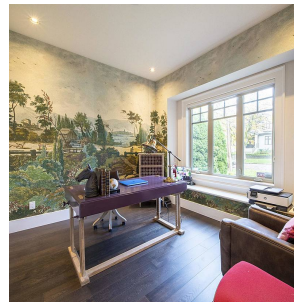
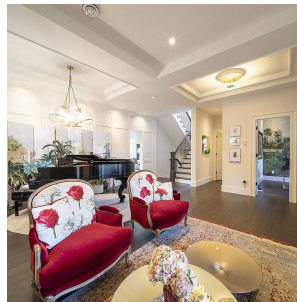
3,445 SF

5,075 SF Lot

## FEATURES

Year Built: 2014

Listed By: Nu Stream Realty Inc.



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