

# 4355 Locarno Crescent, Vancouver

\$3,788,000



"North of 4th" 6000 SF View Property in Prime Point Grey. R1-1 Lot w old bungalow, ready for Builders/Developers & Buyers to build a Dream Home in a 1st Class West Side location. Value in land only, Estate Sale, property Sold "As-Is, Where Is". Zoning allows Potential 0.6 FSR (3600 SF) New Home plus up to 0.25 FSR (1500 SF) Laneway. Good Water, Mountain, City Views for New Home. Steps to Locarno, Jericho Beach, Spanish Banks, Parks, Transit, quiet, out of the way street with many Newer, Custom Built Homes. Queen Mary Primary & Lord Byng Secondary school catchment area, close to West Pt Grey Academy, minutes to UBC, Blocks to West 10th Shopping. House Showing upon accepted offer Contact LS for more Details, Information Package.

## KEY INFORMATION

MLS® R2945700

Residential Detached

Point Grey

2 Bedrooms

1 Bathroom

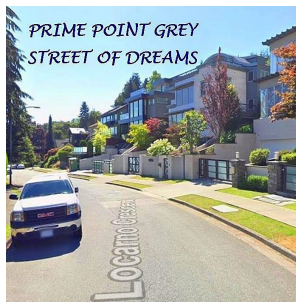
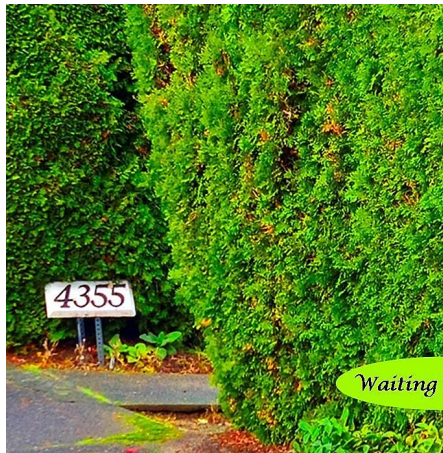
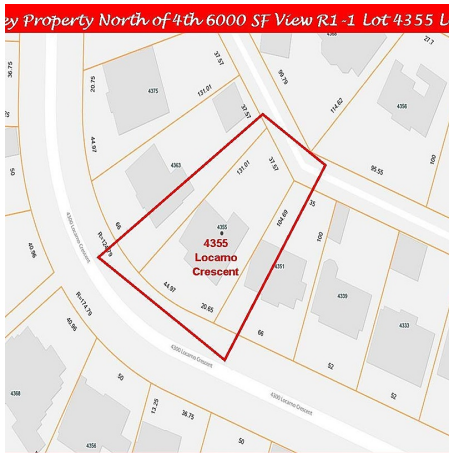
2,163 SF

5,991 SF Lot

## FEATURES

Year Built: 1920

Listed By: RE/MAX Real Estate Services



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