

*Point Grey
Custom Home with Laneway*

4368 W 15th Avenue
Vancouver



ROD MACKAY | 604.649.2424

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Point Grey

5 Bedrooms | 6 Bathrooms



Fabulous, top quality custom home in prestigious Point Grey neighborhood. State-of-the-art smart home features here including solar panels, radiant in-floor heat, and A/C. Open living, dining and family rooms, with a gourmet kitchen featuring all Gaggenau appliances including gas cook top, steaming oven and 2 dishwashers. Southern exposure rear yard with deck and patio. Top floor has 3 bedrooms and 2 bathrooms with a spacious master, walk-in closet and ensuite. Lower level has a media room, bathroom, 2 sets of washers and dryers and legal 1-bedroom lock-off suite. Top quality LANEWAY home also includes Gaggenau appliances. Short walking distance to Lord Byng Secondary and Queen Elizabeth Elementary schools. Near Pacific Spirit Park, UBC, St. George's and Point Grey Academy.

4368 W 15th Avenue, Vancouver Custom Home + Laneway



Price: \$3,988,000
Type: House and Laneway House
Beds: 5
Baths: 6
Built: 2016
Size: 3,224 sq ft
Levels: 3
Taxes: \$ 18,114 (2025)

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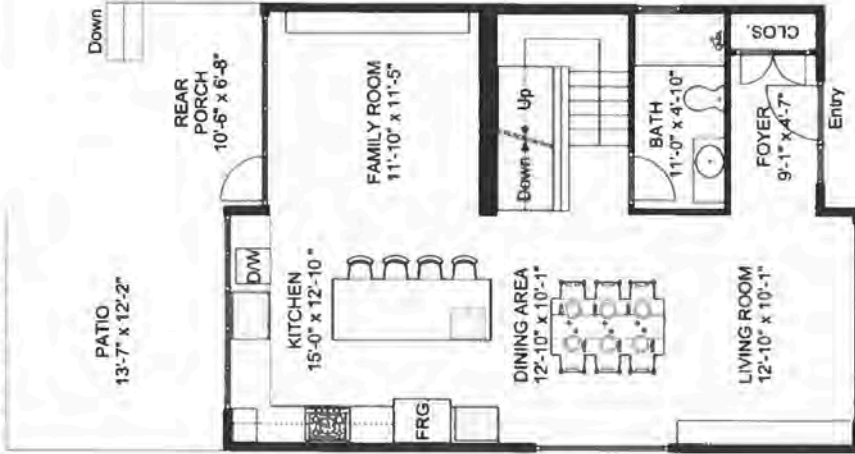
4368 W 15th Avenue, Vancouver

TOTAL LIVING AREA: 158 sq.ft.
 UPPER FLOOR: 908 sq.ft. PATIO: 67 sq.ft.
 MAIN FLOOR: 908 sq.ft. REAR PORCH: 41 sq.ft.
 BASEMENT FLOOR: 835 sq.ft. LOWER PATIO: 41 sq.ft.
 LANEWAY: 573 sq.ft.
 TOTAL: 3,224 sq.ft.

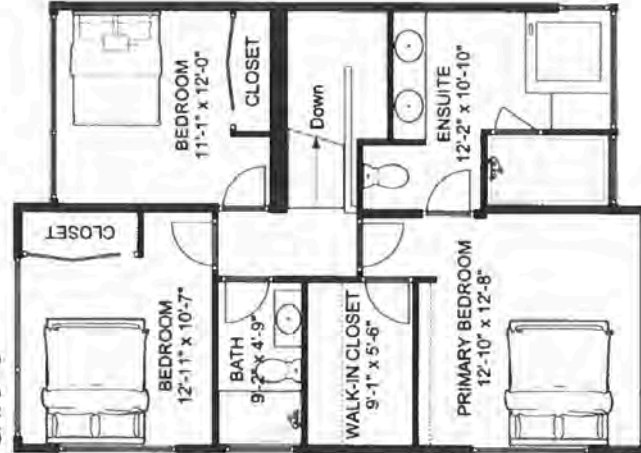
AUXILIARY

908 sq.ft. PATIO: 67 sq.ft.
 908 sq.ft. REAR PORCH: 41 sq.ft.
 835 sq.ft. LOWER PATIO: 41 sq.ft.
 573 sq.ft.

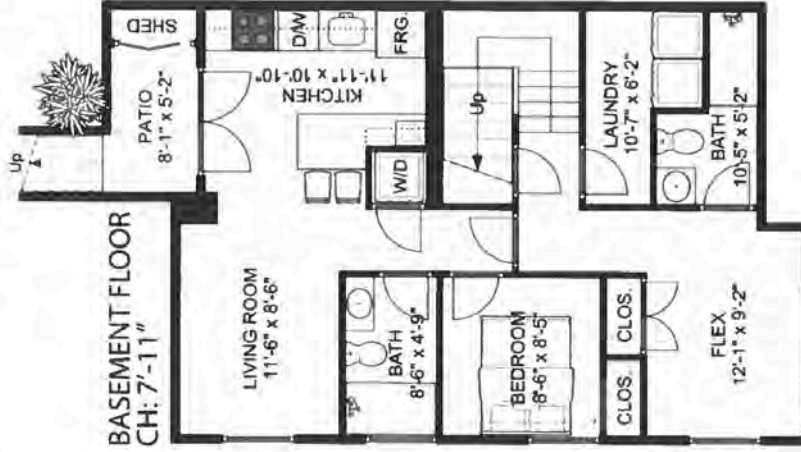
MAIN FLOOR CH: 8'-8" to 9'-3"



UPPER FLOOR CH: 9'-0"



BASEMENT FLOOR CH: 7'-11"



LANEWAY CH: 8'-5" to 10'-5"



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