



*rare, gorgeous views are vanishing except for the lucky
Sought-After Point Grey Panoramic View
Touch the Mountains, City, Water & Sky - Irreplaceable!*



Marketing by Judith Meisen BuyVancouver



*Beautifully maintained to hold or
build your dream house...*

...Kitchen & Family Room

3645 West 14th Avenue,
Prime Vancouver West



...View Over Almond Park, 37' AG



A solid, comfortable family home

Living Room...



...Living Room

Superb, 'Above the World' Charm

Rec Room...



...Master Bedroom



Ensuite...



...Bedroom



Bathroom...



...Bedroom



3645 West 14th Avenue, Vancouver West

View! View! View!



An uncompromising view that is *ALIVE!* Gorgeous outlooks from main level over Almond Park, and across Inner Harbour, Cityscape, and North Shore Mountains - and from a 2nd level build, simply *SUPERB!* The nature of a beautiful view is the 3-D effect of *dimension* - and this view has it all! Plus a charming, well-maintained house - to hold or build - which equals an irreplaceable opportunity!

This pretty bungalow enjoys a premium Point Grey location in prime Vancouver West. Own the close proximity to Vancouver's top schools and destination points, including Lord Byng, Lord Kitchener, Carnarvon, Queen Elizabeth and UBC, plus easy walk, bike or drive distance to some of the best recreation destinations the City has to offer and including beautiful Vancouver International Airport.

The property has been lovingly maintained and presents comfortable accommodation for a

young family, professional couple or retired twosome. Main rooms orientate toward the views, enjoying natural light from the premium open north exposure. The separate dining room area is a few steps above the sunken living room, providing a natural but comfortable partition. The cheerful kitchen off the family room opens to the spectacular view deck.

There are three bedrooms on the main floor, quietly situated away from the main rooms, including a well-appointed 4-piece ensuite bathroom in the Master Bedroom, plus a 3-piece bathroom for use by the other two bedrooms on this floor. The lower level has two additional bedrooms, a 3-piece bathroom, and recreation room and workshop/storage areas.

The pretty surround landscaping is easy care and has been expertly designed to embrace the property's tranquil charm. There is a single carport off back lane access.

This compact and charming bungalow offers both easy-care comfort for busy families and unparalleled value opportunity into the future!

2016 Gross Taxes \$8,766.09

Approximate Year Built 1974

Lot size 33.01 x 121.97, private setting

Single Carport from lane entrance 194.35 sf (approx.)

House 2,489 sf (per Vancouver Realtor Support Group measurements)

Prime Vancouver West Location, RS 1 Zoning

Asking \$2,888,000

This property is shown by appointment

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