

# Exceptional Opportunity for a Family-Oriented Charmer!



Beautifully maintained 2 1/2 storey  
Open Plan Contemporary  
Park-like 33 x 112.7 Lot

South-Facing Back Garden!

Marketing by Judith Meisen BuyVancouver

This delightful house unabashedly welcomes the outdoors!

Living room ...



... Kitchen

4428 West 6th Avenue,  
Vancouver

everything in the details...celebrating  
comfort and design

Dining Room ...



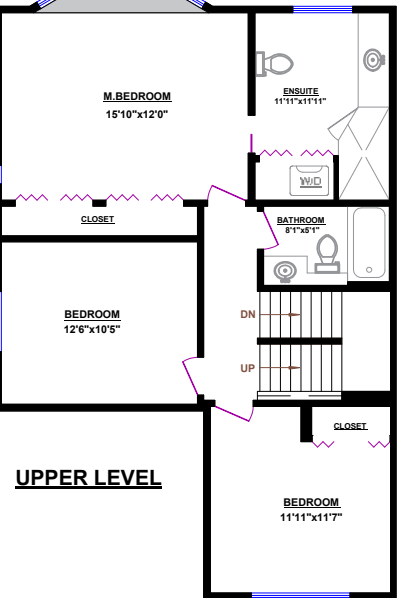
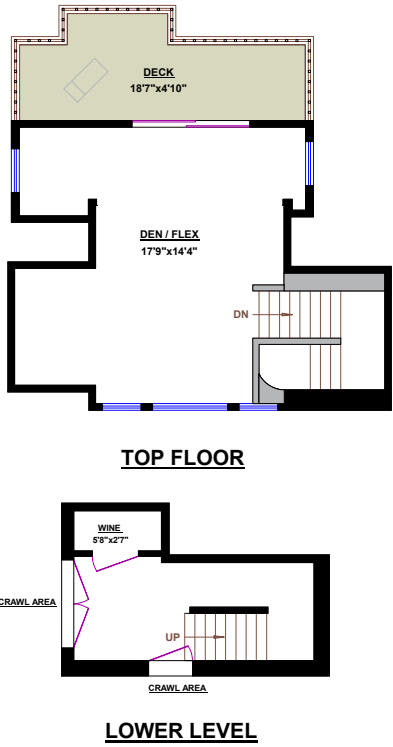
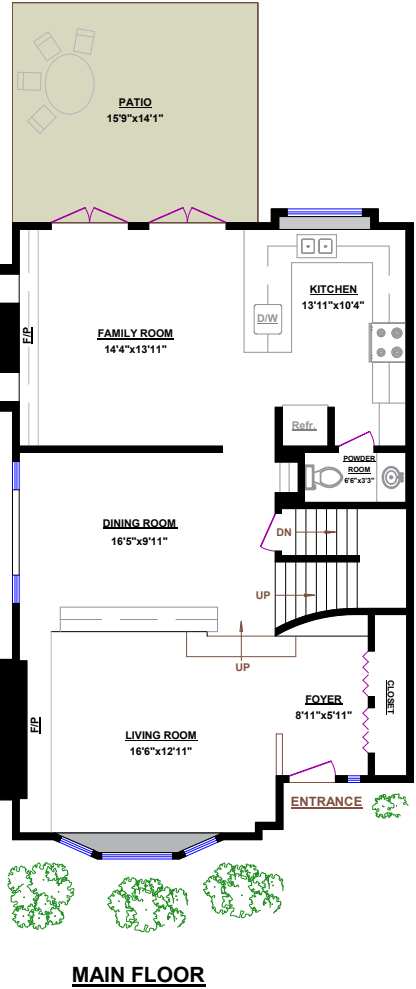
... Family Room

and serenity in a *premium* location

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4428 W 6TH AVENUE, VANCOUVER

TOTALS	
Main Floor (finished):	983 sq.ft.
Upper Level (finished):	816 sq.ft.
Top Floor (finished):	383 sq.ft.
Lower Level (finished):	154 sq.ft.
TOTAL FINISHED:	2,336 sq.ft.
TOTAL UNFINISHED:	0 sq.ft.
GRAND TOTAL:	2,336 sq.ft.





# 4428 West 6th Avenue, Point Grey

Queen Mary

UBC

Spanish Banks

Jericho



There are prime locations, and then there are premium locations... 4428 West 6th Avenue is in the heart of *premium* Point Grey. The property enjoys enviable walking distance to Queen Mary School, Trimble Park, West Point Grey Academy, West 10th High-End shopping and fabulous beaches, plus a scant few minutes' bike ride or drive to UBC. It just doesn't get any better than this!

Exactly and beautifully designed by Actual Developments, this charming 2 1/2 storey contemporary offers bright rooms with large picture windows, cathedral ceilings and beautiful garden outlooks, presenting an open plan design that conveys family comfort and serenity. The south 33 x 112.7 property with back lane has been beautifully landscaped with a park-like back garden.

Features include cathedral ceilinged living room with fireplace featuring a large picture window wall, living room and step-up dining room with pretty slate and hardwood floors and custom built-ins, a bright open kitchen with large granite counters off a spacious family room with fireplace. There are three bedrooms on the second level, well-proportioned and bright with ample closet space, and a top floor den/ flex space off a large south balcony with pretty outlooks! The house enjoys beautiful garden viewpoints from an extensive gallery of windows. The lower level has designated wine storage plus extensive crawlspace storage. The bright single garage is windowed with double skylights and a half window door, plus a built-in workshop wall. With easy street parking always available, the garage could easily transform into a beautiful studio!

Lot 33 x 112.7

Gross Taxes/2013 \$4,320

Year Built 1990

Single family Contemporary, 2 1/2 storey

Property has a charming garden setting and includes a single garage with back-lane access

Approximate square footage 2336 sq. ft. (excluding 22'2 x 13'2 Garage)\*

Patio 15.9 x 14.1, 2nd level Deck 18'7 x 4'10

\*Floor measurements by Vancouver Realty Support Group Inc.

Prime Point Grey Location

Asking \$1,959,000



This property is shown by appointment.

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