

Active

R3013782

Board: V

House/Single Family

4688 W 3RD AVENUE

Vancouver West

Point Grey

V6R 1N4

Residential Detached

\$11,998,800 (LP)

(SP)

Sold Date:

Meas. Type: **Feet**

Frontage(feet): **66.00**

Frontage(metres): **20.12**

Depth / Size: **168**

Lot Area (sq.ft.): **11,088.00**

Lot Area (acres): **0.25**

Flood Plain:

View: **Yes: Water, Mountain & City**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **7**

Full Baths: **6**

Half Baths: **1**

Rear Yard Exp: **South**

P.I.D.: **013-818-414**

Original Price: **\$11,998,800**

Approx. Year Built: **2011**

Age: **14**

Zoning: **R1-1**

Gross Taxes: **\$68,230.00**

For Tax Year: **2024**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed, Stone, Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Radiant**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Wood**

Reno. Year:

Rain Screen:

Metered

R.I. Plumbing:

Total Parking: **4**

Covered Parking: **4**

Parking Access: **Rear**

Parking: **Garage; Triple**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures **No :**

Fixtures Rmvd: **:**

Floor Finish: **Hardwood**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 2, BLOCK 136, PLAN VAP2391, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOT 4**

Amenities: **Garden, In Suite Laundry, Pool; Indoor**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Microwave, Oven - Built In, Refrigerator, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	2,156	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,431	Main	Dining Room	12'3 x 12'	Above	Bedroom	15'9 x 13'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'11 x 11'4	Bsmt	Laundry	11'10 x 9'1	Main 2
Finished Floor (Below):	0	Main	Kitchen	15' x 12'8	Bsmt	Media Room	18'11 x 15'6	Main 6
Finished Floor (Basement):	2,339	Main	Eating Area	6'6 x 5'	Bsmt	Wine Room	7'10 x 5'5	Above 5
Finished Floor (Total):	5,926 sq. ft.	Main	Family Room	15'9 x 15'5	Bsmt	Games Room	12'7 x 8'1	Above 4
Unfinished Floor:	0	Main	Primary Bedroom	39' x 11'8	Bsmt	Other	11' x 6'8	Above 5
Grand Total:	5,926 sq. ft.	Main	Mud Room	7'7 x 5'8	Bsmt	Bedroom	9'11 x 9'11	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	16'10 x 8'4			x	Bsmt 3
Suite:		Main	Wok Kitchen	7'6 x 5'1			x	
Basement: Fully Finished		Above	Primary Bedroom	16'2 x 12'4			x	
		Above	Walk-In Closet	7' x 5'			x	
		Above	Bedroom	12' x 11'9			x	
		Above	Walk-In Closet	5'6 x 4'1			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **2**

of Rooms: **20**

Manuf Type:

MHR#

ByLaw

Registered in

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): **Luxmore Realty**

Luxmore Realty

Luxury, elegance, and timeless design await in this custom-built 5,900 sqft home in prestigious Point Grey. Designed by renowned architect Ben Ling, it features 5 spacious bedrooms all with en-suites, including a serene primary retreat with stunning views of downtown, mountains, and water. A rare second master on the main offers a cozy sitting area overlooking the manicured front garden. Enjoy a deluxe indoor pool, wine room, entertainment-ready clubhouse, 4-car garage, and a professionally landscaped south-facing Japanese Zen Garden with flat lawn—ideal for family fun. A private oasis and a true pleasure to show.