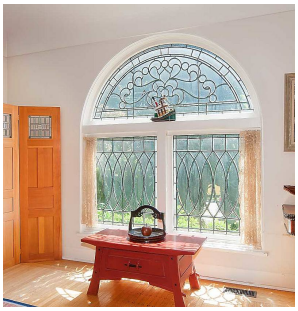
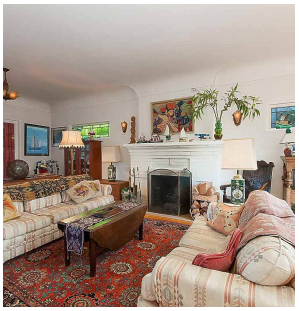
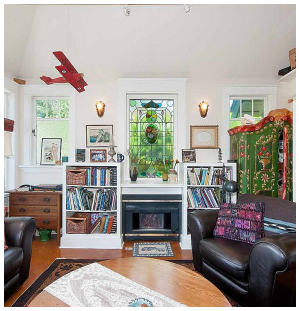
# 4515 Langara Avenue, Vancouver

## $4,535,000







3 BDRM & DEN 3,420 SQ FT, FLAT LOT exclusive "North of 4th" location within a block of Locarno beach, Spanish Banks & close to Jericho Beach park. Well maintained character home w/ many original features incl. custom leaded & stained glass windows, coved ceilings, & Oak HW flrs. Generous sized rms throughout w/main flr boasting lrg LR, DR, FR & den/extra bdrm. Lrg master up w/ L shaped flex space perfect for office, nursery, or studio space. Views from main & upper flrs, plus roof deck off master bdrm. Fully finished lower ground level accommodation w/9' ceilings opens to garden. Cottage style garage w/French Doors open to patio is plumbed & wired for potential self contained living space pending city permit approval. Quiet, peaceful street close to Point Grey shops. Excellent value here.

### KEY INFORMATION

MLS® R2533614

Residential Detached

Point Grey

3 Bedrooms

3 Bathrooms

3,420 SF

5,486 SF Lot

### FEATURES

Year Built: 1934

Views: Water + Mountains

Listed By: RE/MAX Select Properties

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