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**Dexter Realty**  
560 - 2608 Granville Street  
Vancouver, BC  
V6H 3V3

2426 West 34th Avenue, Vancouver, BC, Canada

MLS®# R2671293



Property Value	\$3,999,000
Type	House
Style	2 storey plus basement PLUS a 2 bedroom, 2 bathroom Laneway hous
Parking	1 Car Garage
Taxes	\$11,694.40
Living Area	3,205 sq.ft.
Lot Frontage	60 ft
Lot Depth	130 ft
Bedrooms	6
Bathrooms	5 full

## Description

Prime location & opportunity to build your dream home in this highly desirable westside neighbourhood. Large park like lot with a south facing back yard. Generate income from the comfortable 4 bedroom main house with hardwood floors, and from the premium built Smallworks "Georgian" laneway house that features a gas fireplace & polished concrete floors. Handy to all amenities including shops, cafes and restaurants in Kerrisdale and the new Arbutus mall. Easy access to public transit and top schools, including UBC, Point Grey Secondary, Quilchena Elementary, St. George's, Crofton House, Vancouver College, etc. Prince of Wales Park, Elm Park and the Arbutus Greenway are a close walk to enjoy. No access to the property without a scheduled appointment.



