



4619 W 11th Avenue
Vancouver

Feature Sheet



Hewett Homes

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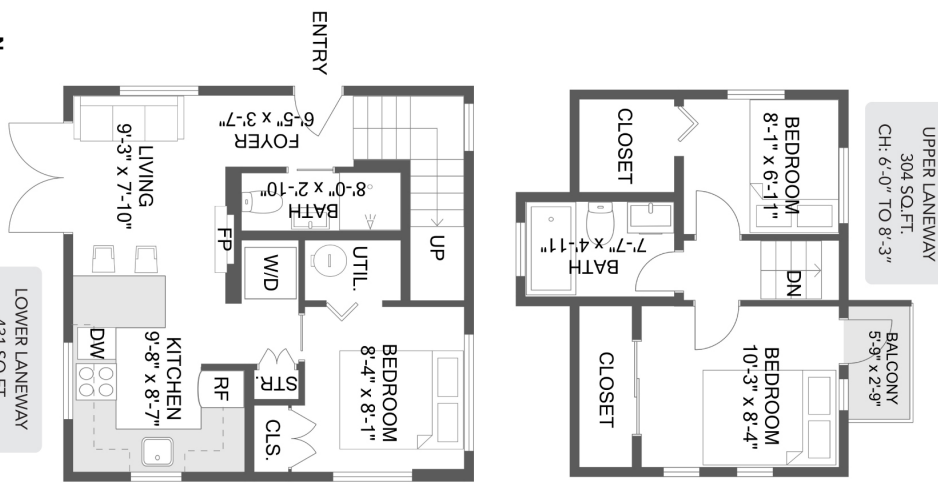
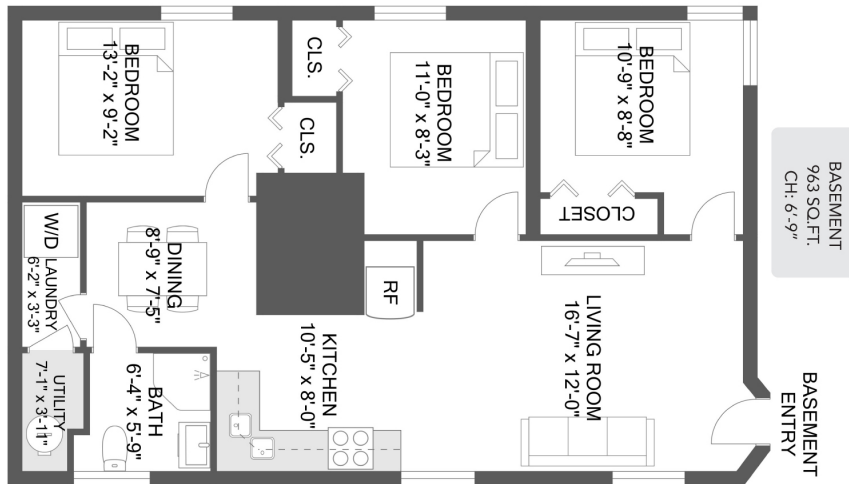
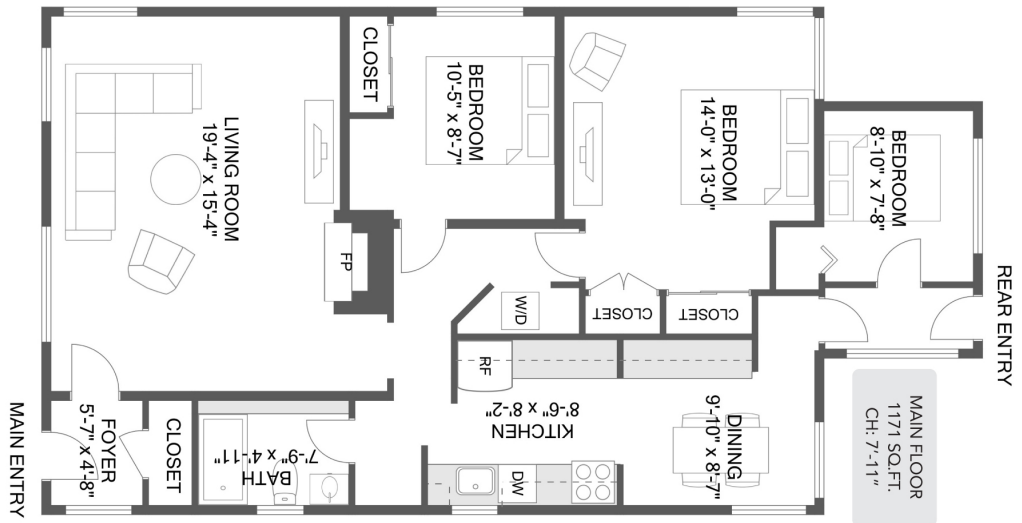


4619 W 11TH AVENUE, VANCOUVER

MAIN STRUCTURE	1171 SQ.FT.
MAIN FLOOR	963 SQ.FT.
BASEMENT	2134 SQ.FT.
TOTAL SPACE	2134 SQ.FT.

X9
 X4
 X1

LANEWAY HOUSE	431 SQ.FT.
LOWER FLOOR	304 SQ.FT.
UPPER FLOOR	304 SQ.FT.
TOTAL SPACE	735 SQ.FT.
BALCONY	20 SQ.FT.



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VIRTUALIZED



Feature Sheet

4619 W 11th Avenue, Vancouver
House



Beautiful original Point Grey residence that is full of surprises! Three, 3 bedroom furnished suites, some furniture exclusions. This property has 2 addresses, 4615 is the first fully modular laneway in GV installed in 2015. Online video by builder "My Lane Home" will showcase. Main home was extensively renovated, original hardwood floors under carpets on main with a 3 bedroom unauthorized suite down. This site has been housing UBC student groups via leases for years, with current annual revenue of \$108,000. Leases run Sept - Aug of each year. Total of 9 bedroom 4 bathrooms on a unique wide 20' paved lane, a block from shops and bus. Minutes to UBC. Turn key investment property, business license with City of Vancouver. Professionally managed. Solid bones, solid investment.

Type: House
Beds: 9
Baths: 4
Size: 2,975 Sq.Ft.
Lot: 4,022 Sq.Ft.
Taxes: \$771,244 (2022)

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