

WEST POINT GREY

4463 WEST 10th Ave. · Vancouver, BC V6R 2H8 · Point Grey



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2 FOR SALE
FROM \$789,000

2 SOLD · 12 MO
\$830,000–\$1,250,000

12-MO SOLD TREND
79.9

Unit Mix

1 Bedroom

8 units
671 – 881 sf
from \$660,000

2 Bedroom

1 unit
1,145 – 1,145 sf
from \$1,250,000

For Sale in West Point Grey & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,000	1 / 1	819 sf	\$1,037	306 4463 W 10TH AVENUE
\$789,000	1 / 1	766 sf	\$1,030	305 4463 W 10TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,250,000	2 / 2ba	1145 sf	\$1,092	2026-06-04
\$830,000	1 / 1ba	830 sf	\$1,000	2025-10-19
\$820,000	1 / 1ba	765 sf	\$1,072	2023-09-12
\$785,000	1 / 1ba	878 sf	\$894	2022-08-15

Value & Financing

Price Positioning

\$1033 /sq ft

Active listings here average **\$1033/sf** vs **\$1449/sf** across Point Grey.

29% below area average

Mortgage Snapshot

\$3,779 /mo

Entry price (from) **\$789,000**

20% down payment **\$157,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2008	LEVELS 4	SUITES 19	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2941	MANAGEMENT Wrm. Strata Management & Real Estate Services Ltd.

Overview

Welcome to West Point Grey. West Point Grey is a boutique 19-home strata residence located at 4463 10Th Ave in Vancouver, in the Point Grey neighbourhood. Completed in 2008. It is registered under Strata Plan BCS2941 and held as Freehold Strata.

Residents enjoy an array of amenities including elevator and in-suite laundry, garage underground parking and baseboard / electric heating.

Set in Point Grey, Vancouver, West Point Grey offers gated nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

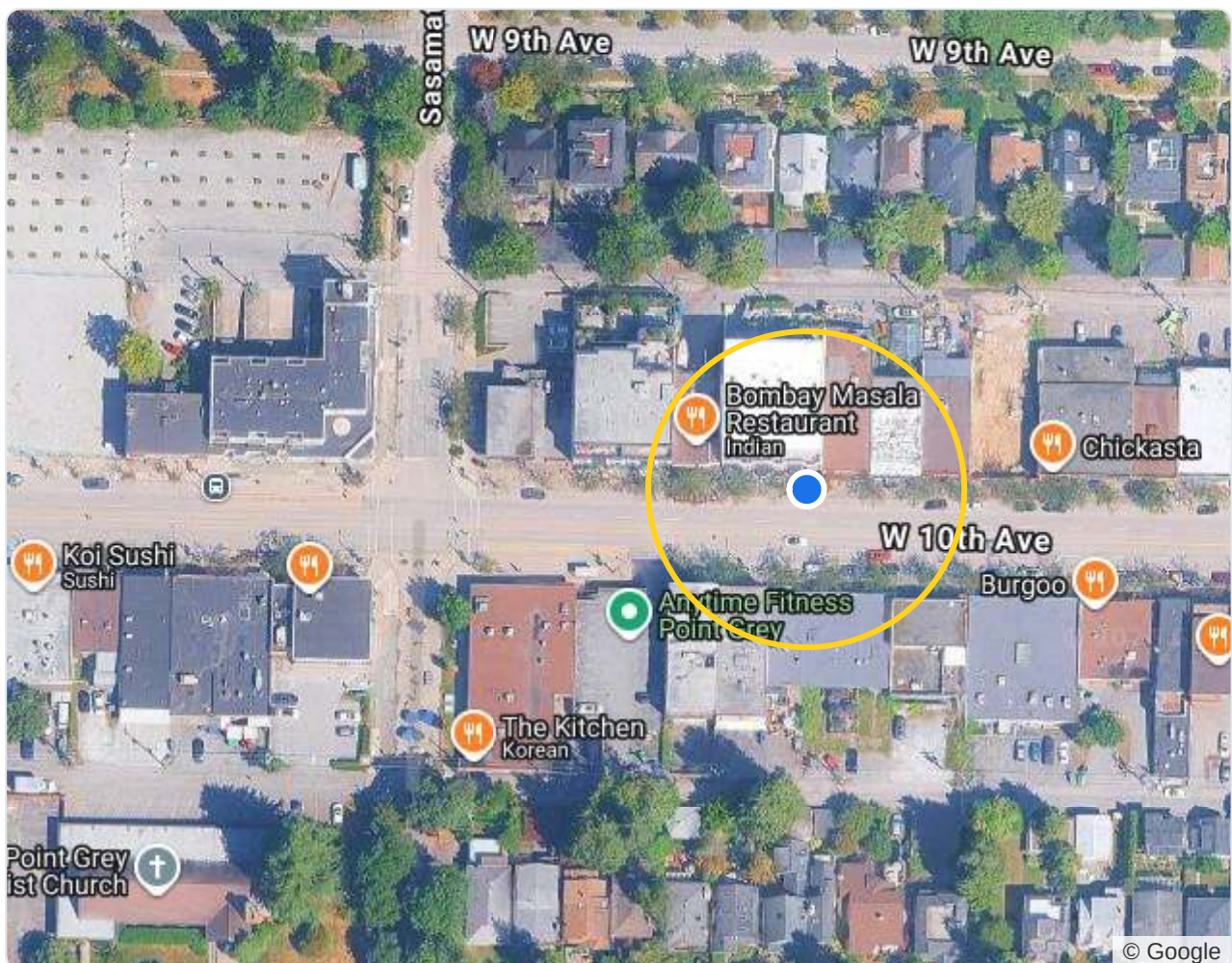
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Point Grey

West Point Grey is an affluent residential neighbourhood West Point Grey is an affluent residential neighbourhood known for Jericho and Spanish Banks beach parks, which have mountain views and are popular for swimming and water sports. Casual bistros, creative sushi restaurants and

high-end clothing boutiques line West 10th Avenue, the main commercial drag. Running close to the shore, the Seawall is a paved walking and biking path connecting the area with Downtown.
(source: w...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



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