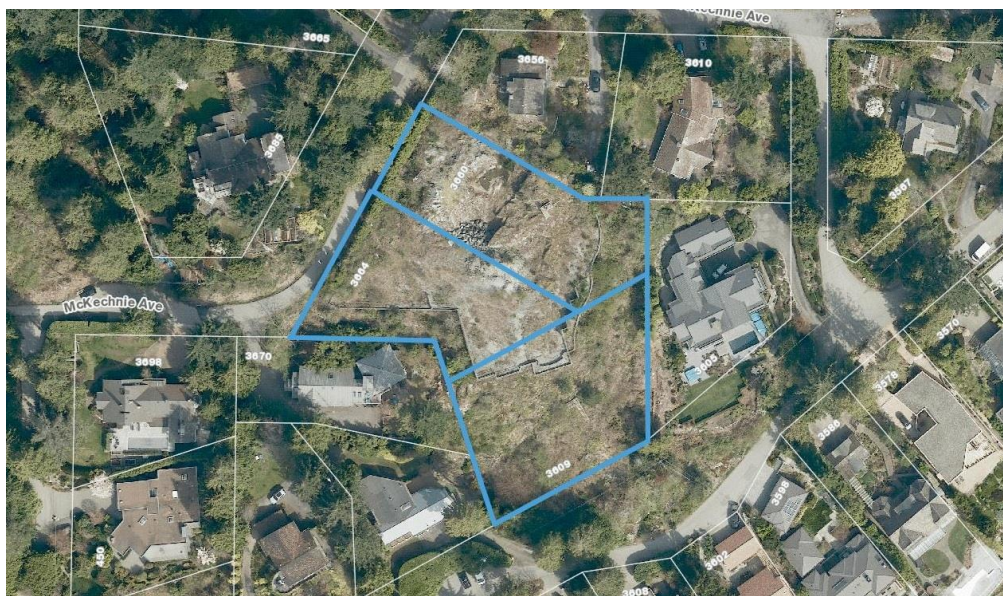




3664 McKechnie Avenue Offered at \$3,998,000

This incredible, gently sloping 17,868 sq. ft. lot has some of the most spectacular close in views offered in the West Bay area. The lot is cleared and ready for the construction of your dream home. Enjoy complete privacy in this exclusive neighbourhood. Just minutes away from West Bay Elementary, McKechnie Park and Dundarave. Lots at 3660 McKechnie Avenue and 3609 Creery Avenue are also available on MLS. Call for complete details and information package.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R2735830

Board: V

Other

3664 MCKECHNIE AVENUE

West Vancouver

West Bay

V7V 2M6

Land

\$3,998,000 (LP)

(SP) 



Sold Date:

Frontage (feet): 142.00

Meas. Type: Feet

Frontage (metres): 43.28

Depth: 195.80

Price/SqFt:

Sub-Type:

Flood Plain:

Exposure: Northwest

Permitted Use: House/Single Family

Title to Land: Freehold NonStrata

Tour: Virtual Tour URL

View - Specify water and city views

Original Price: \$3,998,000

Subdiv/Complex:

P.I.D.: 030-305-853

Taxes: \$7,346.33

For Tax Year: 2022

Zoning: RS3

Rezoneable?

Lot Area	
Acres:	0.41
Hect:	0.17
SqFt:	17,868.00
SqM:	1,659.99

Sanitary Sewer: Nearby

Storm Sewer: Nearby

Water Supply: City/Municipal

Electricity: Nearby

Natural Gas: Nearby

Telephone Service: Available Nearby

Cable Service: Available Nearby

Prospectus: Not Required

Develop Permit?: Yes

Bldg Permit Apprv: No

Building Plans: Not Available

Perc Test Avail:

Perc Test Date:

Property Access: Allowed Access

Parking Access:

Fencing:

Property in ALR/FLR:

Information Pkg: Yes

Sign on Property: Y

Sketch Attached: No

Property Disclosure: Yes

Trees Logged in last 2yr?: No

First Nation Reserve:

Legal: LOT 3, PLAN EPP77374, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Restrictions: Right of Way, Easement, Restrictive Covenant

Listing Broker 1: Bellevue Realty Group

Listing Broker 2:

Listing Broker 3:

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

**ERIC CHRISTIANSEN**

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1





ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

MCKECHNIE AVENUE – 3 LOTS FOR SALE

LOT 2 - 3660 McKechnie Avenue

- 18,406 sq. ft.
- \$4,298,000

LOT 3 - 3664 McKechnie Avenue

- 17,868 sq. ft.
- \$3,998,000

LOT 4 – 3609 Creery Avenue

- 20,451 sq. ft.
- \$3,698,000

