

3609 Creery Avenue Offered at \$3,698,000

This 20,451 sq. ft. property is ready for you to design your dream home. Enjoy beautiful close in water and city views and complete privacy in this exclusive neighbourhood. Just minutes away from West Bay Elementary, McKechnie Park and Dundarave. Lots at 3660 and 3664 McKechnie 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

R2735825

Board: V

Other

3609 CREERY AVENUE

West Vancouver

West Bay


V7V 2M3

Land

\$3,698,000 (LP)

(SP)

M



Sold Date:

Frontage (feet): 145.87

Meas. Type: Feet

Frontage (metres): 44.46

Depth: 138.95

Price/SqFt:

Sub-Type:

Flood Plain:

Exposure: Southeast

Permitted Use: House/Single Family

Title to Land: Freehold NonStrata

Tour: Virtual Tour URL

View - Specify: water and city views

Original Price: \$3,698,000

Subdiv/Complex:

P.I.D.: 030-305-861

Taxes: \$7,669.19

For Tax Year: 2022

Zoning: RS3

Rezoneable?

Lot Area

Acres: 0.47

Hect: 0.19

SqFt: 20,451.00

SqM: 1,899.96

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 4, 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:

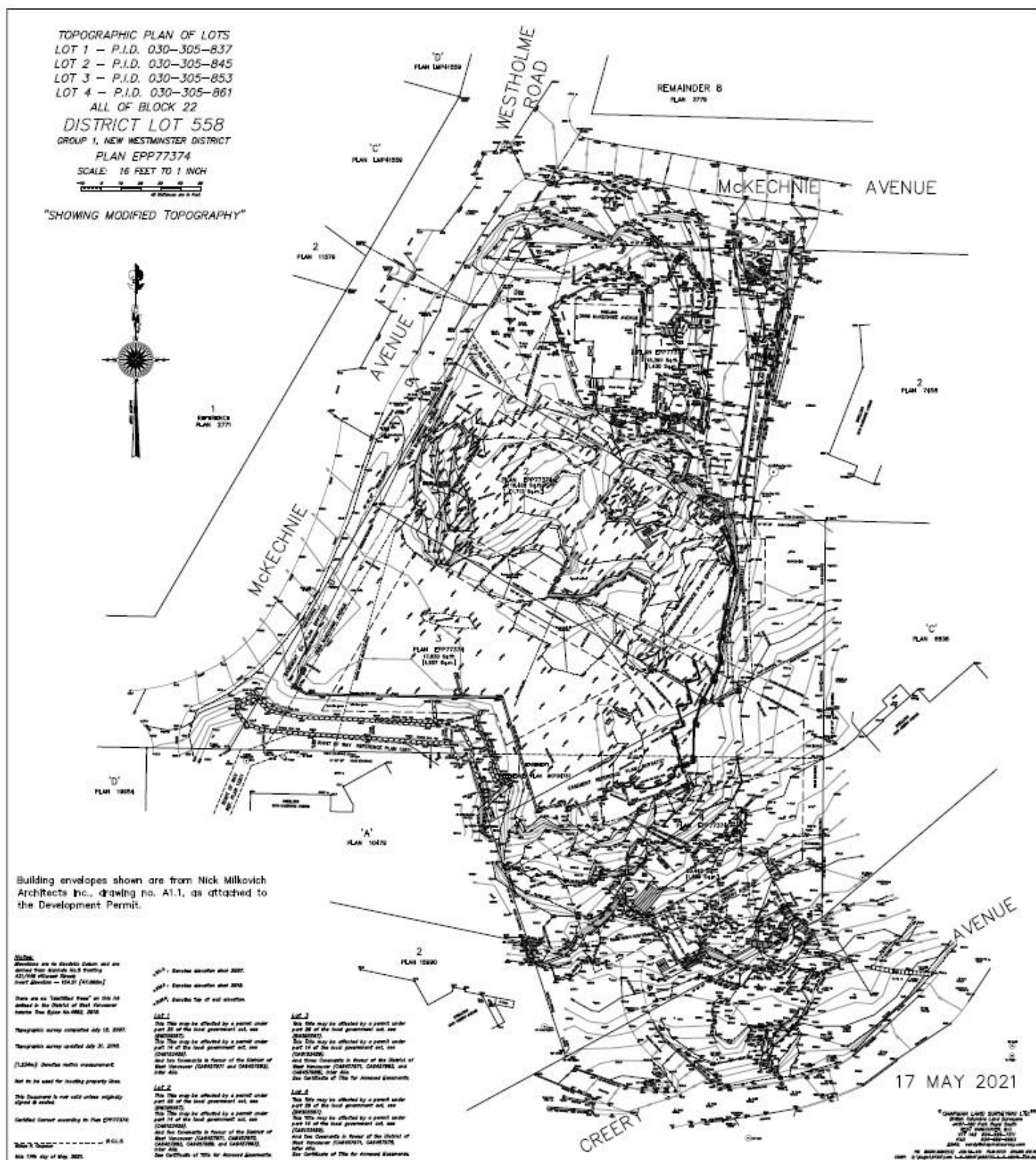
Full video tour at www.ericchristiansen.com

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



ERIC CHRISTIANSEN
eric@ericchristiansen.com

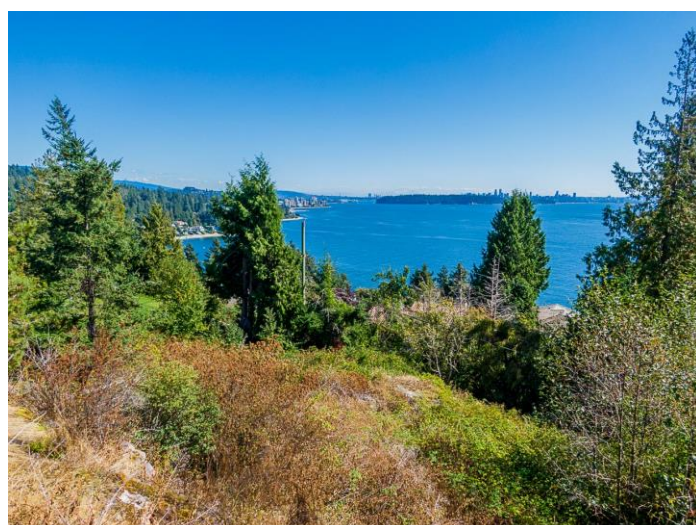
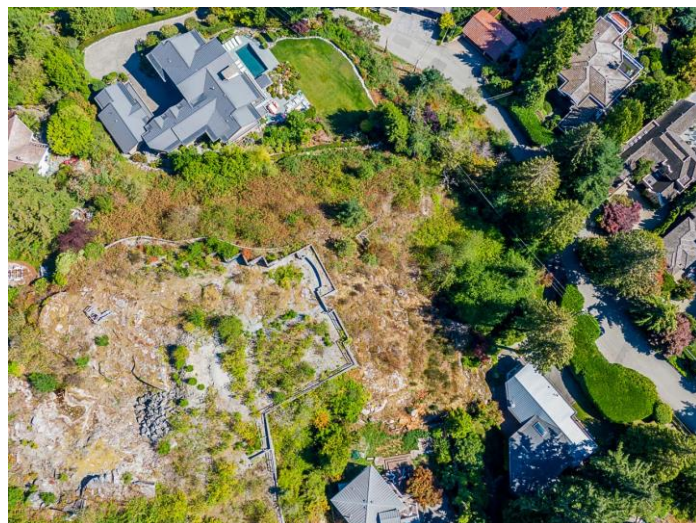
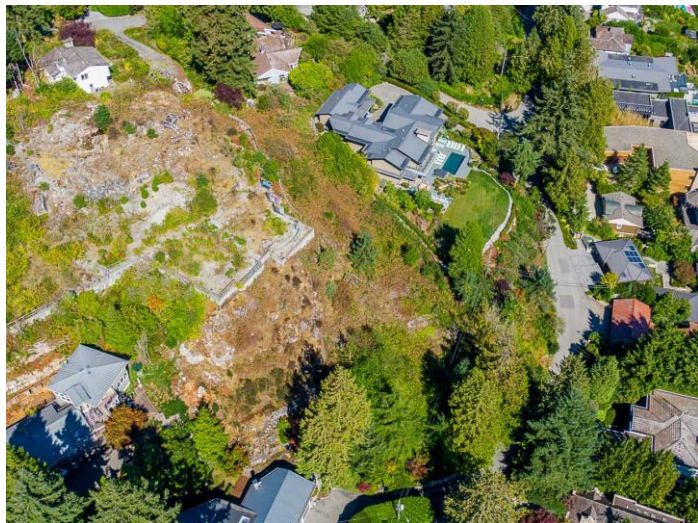
604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

MCKECHNIE/CREERY 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



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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