



3092 Marine Drive Offered at \$1,798,000

Don't miss an incredible opportunity to complete the renovation on this spacious 2,415 sq. ft., 3 bedroom, 4 bathroom home that has already taken down to the studs. Or, build your dream home on this gorgeous 7,244 sq. ft. lot that is just a short walk to Dundarave. Opportunities like this are rare. Please call for more details.



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

Active
R2759274
 Board: V
 House/Single Family

3092 MARINE DRIVE
 West Vancouver
 Altamont
 V7V 1M5

Residential Detached
\$1,798,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **133.00**
 Frontage(metres): **40.54**
 Depth / Size: **72 IRR**
 Lot Area (sq.ft.): **7,244.00**
 Lot Area (acres): **0.17**
 Flood Plain:
 View: **Yes: water views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **Water Supply: City/Municipal**

If new, GST/HST inc?:
 Bedrooms: **3**
 Bathrooms: **4**
 Full Baths: **4**
 Half Baths: **0**
 Rear Yard Exp: **South**
 P.I.D.: **011-074-698**

Original Price: **\$1,798,000**
 Approx. Year Built: **1927**
 Age: **96**
 Zoning: **RS3**
 Gross Taxes: **\$5,488.09**
 For Tax Year: **2022**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I.** Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Other**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **Covered Parking:** **Parking Access: Front**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: **Near** **Dist. to School Bus: Near**
 Title to Land: **Freehold NonStrata** **Land Lease Expiry Year:**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 1, BLOCK A, PLAN VAP5814, DISTRICT LOT 556, NEW WESTMINSTER LAND DISTRICT, OF LOT 3**

Amenities:

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

Features:

Finished Floor (Main):	856	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'2 x 12'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 11'4			x	Main 3
Finished Floor (Below):	1,559	Main	Kitchen	19'11 x 12'7			x	Below 4
Finished Floor (Basement):	0	Main	Nook	11'5 x 8'1			x	Below 5
Finished Floor (Total):	2,415sq. ft.	Main	Office	10'5 x 9'11			x	Below 4
Unfinished Floor:	0	Below	Primary Bedroom	14'9 x 14'5			x	
Grand Total:	2,415sq. ft.	Below	Bedroom	12'9 x 11'6			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	9'0 x 7'6			x	
		Below	Bedroom	13'1 x 12'0			x	
		Below	Recreation Room	23'7 x 10'5			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 10	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

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



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