

3609 Creery Avenue Offered at \$3,298,000

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
GROUP
eric@ericchristiansen.com

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

Active R2816413 Board: V Other	3609 CREERY AVENUE	Land										
	West Vancouver West Bay V7V 2M3	\$3,298,000 (LP) (SP) 										
	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	Original Price: \$3,298,000 Subdiv/Complex: P.I.D.: 030-305-861 Taxes: \$9,760.05 For Tax Year: 2023 Zoning: RS3 Rezoneable?										
	View - Specify	water and city views										
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:	<table border="1"> <thead> <tr> <th colspan="2" style="text-align: right;">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td style="text-align: right;">0.47</td> </tr> <tr> <td>Hect:</td> <td style="text-align: right;">0.19</td> </tr> <tr> <td>SqFt:</td> <td style="text-align: right;">20,451.00</td> </tr> <tr> <td>SqM:</td> <td style="text-align: right;">1,899.96</td> </tr> </tbody> </table>	Lot Area		Acres:	0.47	Hect:	0.19	SqFt:	20,451.00	SqM:	1,899.96
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SqFt:	20,451.00											
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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

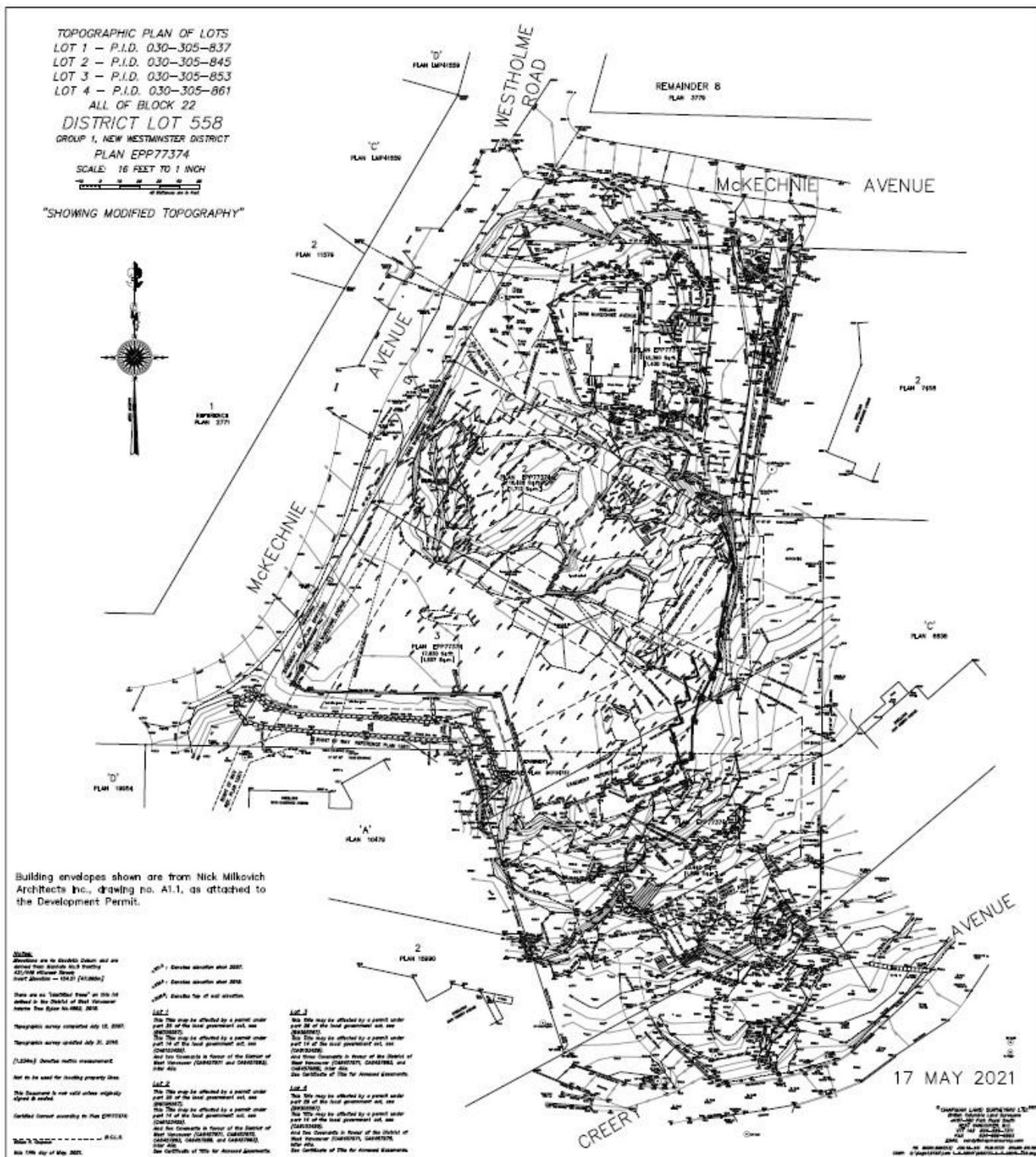
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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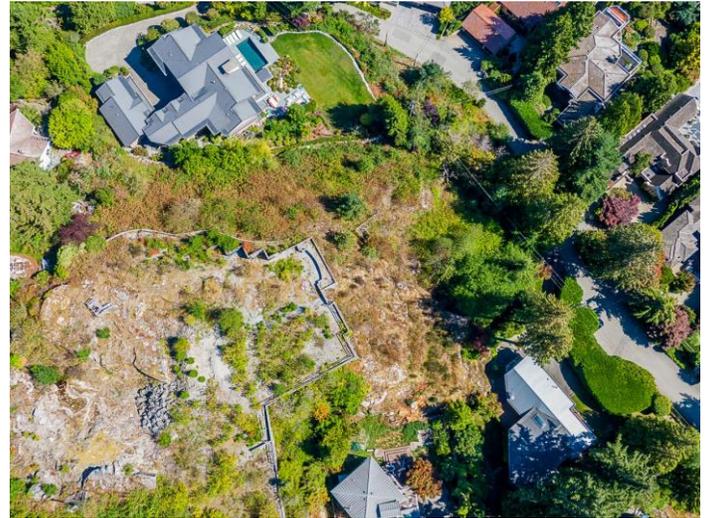
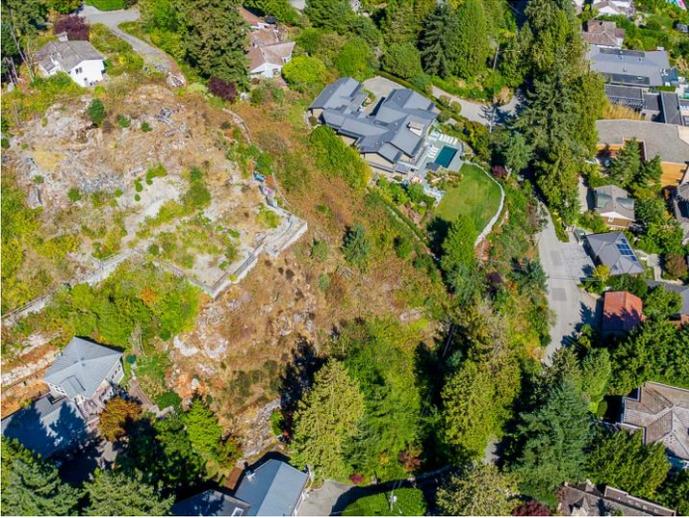




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MCKECHNIE/CREERY AVENUE – 3 LOTS FOR SALE

LOT 2 - 3660 McKechnie Avenue

- 18,406 sq. ft.
- \$3,898,000

LOT 3 - 3664 Mckechnie Avenue

- 17,868 sq. ft.
- \$3,598,000

LOT 4 - 3609 Creery Avenue

- 20,451 sq. ft.
- \$3,298,000

