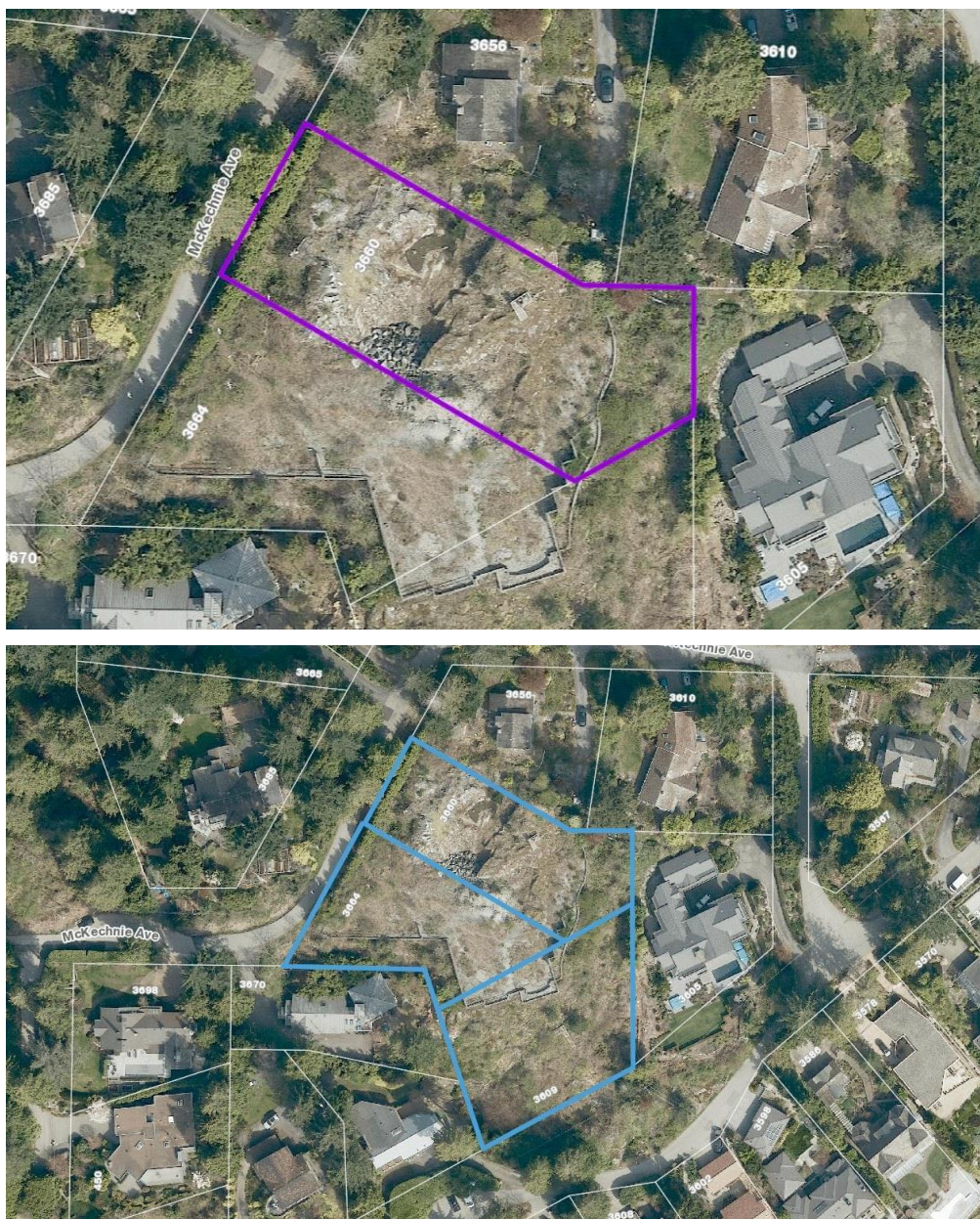




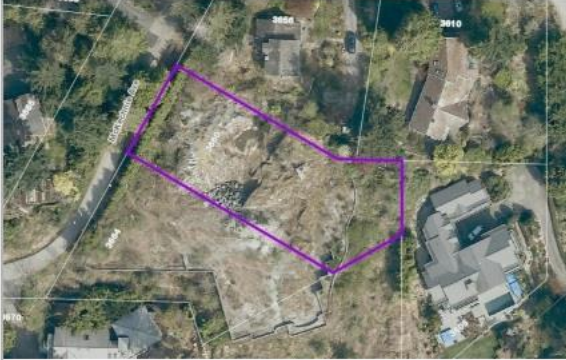
3660 McKechnie Avenue Offered at \$3,898,000

This absolutely trophy property has some of the most spectacular close in views of the city and inlet that I have seen. A gently sloping 18,406 sq. ft. lot that 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 3664 McKechnie Avenue and 3609 Creery Avenue are also available on MLS. Call for complete details and information package.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2816415 Board: V Other		3660 MCKECHNIE AVENUE West Vancouver West Bay V7V 2M6		Land \$3,898,000 (LP) (SP) 	
		Sold Date:		Original Price: \$3,898,000	
		Frontage (feet): 82.00		Subdiv/Complex:	
		Meas. Type: Feet		P.I.D.: 030-305-845	
		Frontage (metres): 25.00		Taxes: \$11,524.24	
		Depth: 195.80		For Tax Year: 2023	
Price/SqFt:		Zoning: RS3		Rezoneable?	
Sub-Type:					
Flood Plain:					
Exposure: Southeast					
Permitted Use:					
Title to Land: Freehold NonStrata					
Tour: Virtual Tour URL					
View - Specify water and city views					
				Lot Area Acres: 0.42 Hect: 0.17 SqFt: 18,406.00 SqM: 1,709.97	
Sanitary Sewer: Nearby		Property Access: Allowed Access			
Storm Sewer: Nearby		Parking Access:			
Water Supply: City/Municipal		Fencing:			
Electricity: Nearby		Property in ALR/FLR:			
Natural Gas: Nearby					
Telephone Service: Available Nearby		Information Pkg: Yes			
Cable Service: Available Nearby		Sign on Property: Y			
Prospectus: Not Required		Sketch Attached: No			
Develop Permit?: Yes		Property Disclosure: Yes			
Bldg Permit Apprv: No		Trees Logged in last 2yr?: No			
Building Plans: Not Available		First Nation Reserve:			
Perc Test Avail:					
Perc Test Date:					
Legal: LOT 2, 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:					

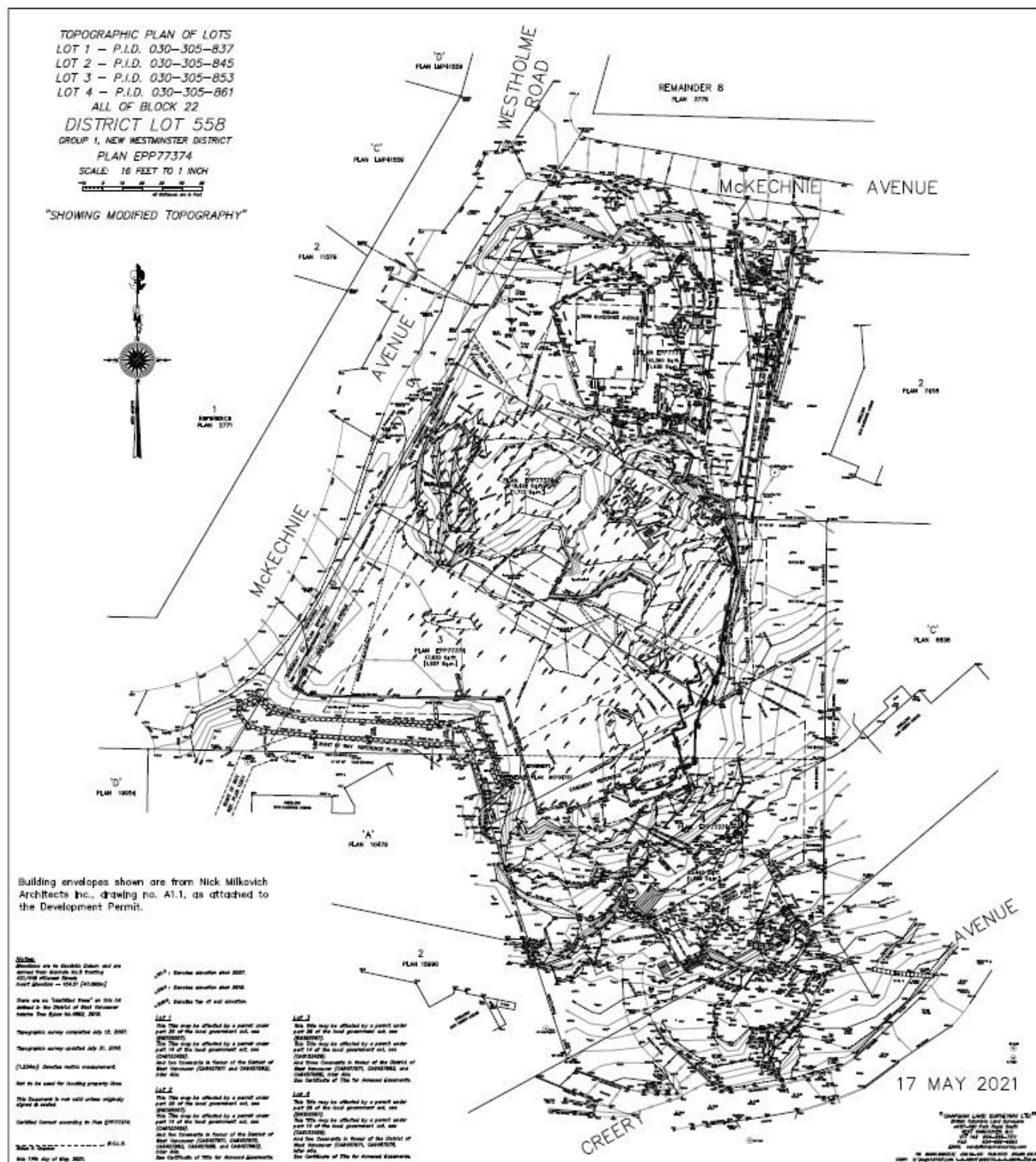
Full video tour at www.ericchristiansen.com

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



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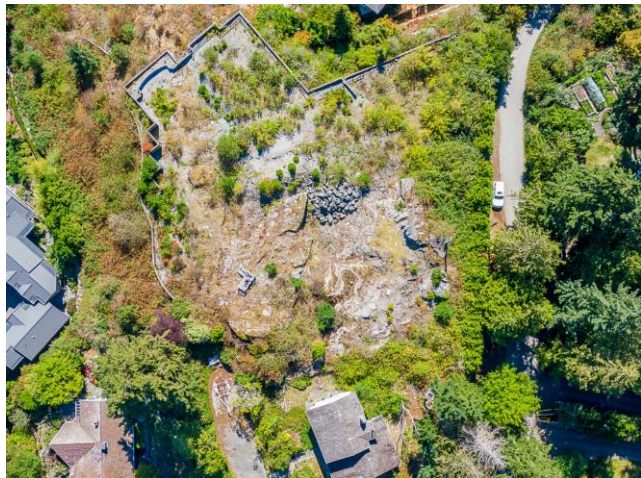
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MCKECHNIE AVENUE – 3 LOTS FOR SALE

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



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BRG