

3741 Marine Drive Offered at \$3,398,800



The views from this incredible 12,596 sq. ft. property that runs from Sunset Lane to Marine Drive are spectacular. The solid 2,411 sq. ft. home currently with access from Marine Drive offers 3 bedrooms, den and 2 bathrooms on 2 levels. An incredible area of luxurious homes just minutes to Dundarave and in the West Bay Elementary school catchment.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active
R2811570
 Board: V
 House/Single Family

3741 MARINE DRIVE

West Vancouver
 West Bay
 V7V 1N3

Residential Detached

\$3,398,800 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,398,800**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1945**
 Frontage(feet): **70.14** Bathrooms: **2** Age: **78**
 Frontage(metres): **21.38** Full Baths: **2** Zoning: **RS4**
 Depth / Size: **245.80 IRR** Half Baths: **0** Gross Taxes: **\$13,747.92**
 Lot Area (sq.ft.): **12,596.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.29** P.I.D.: **028-979-591** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: water and city views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Composite**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Driveway Finish: **Asphalt**
 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: **No :Dining Room Light fixture**
 Floor Finish: **Hardwood**

Legal: **LOT C, PLAN EPP25866, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,486	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23'8 x 14'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'6 x 11'0			x	Main 4
Finished Floor (Below):	925	Main	Kitchen	14'6 x 13'9			x	Below 4
Finished Floor (Basement):	0	Main	Den	7'11 x 7'4			x	
		Main	Pantry	5'9 x 3'6			x	
Finished Floor (Total):	2,411 sq. ft.	Main	Primary Bedroom	17'4 x 13'7			x	
Unfinished Floor:	0	Below	Living Room	20'9 x 12'4			x	
Grand Total:	2,411 sq. ft.	Below	Kitchen	12'6 x 8'6			x	
		Below	Bedroom	13'9 x 12'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'2 x 10'7			x	
				x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# 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.



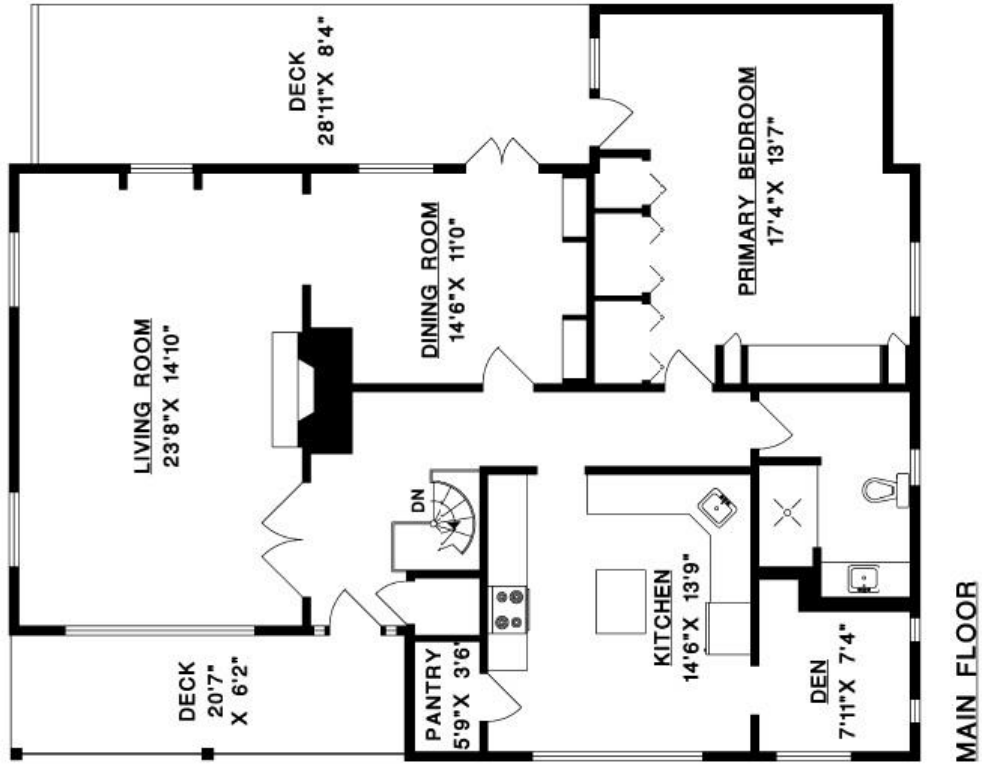
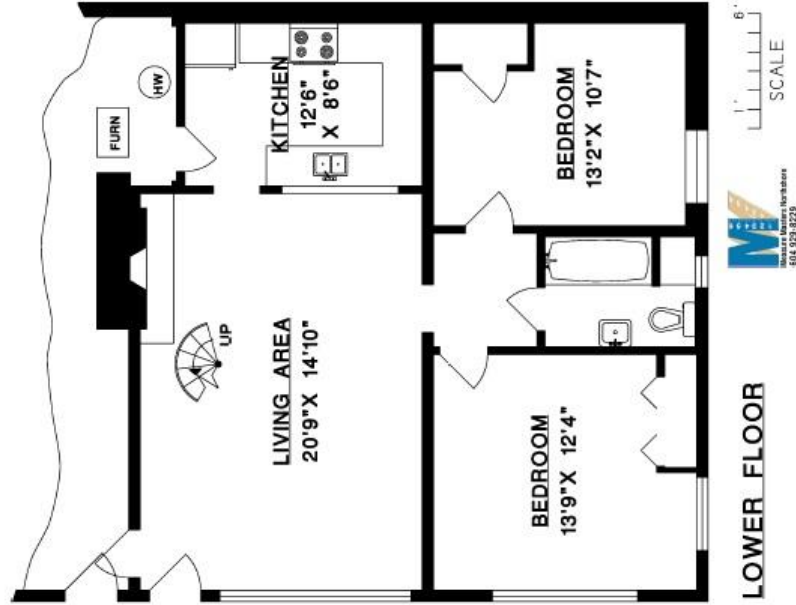
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BRG

3741 MARINE DRIVE
WEST VANCOUVER

MAIN FLOOR	1,486 SQ.FT.
LOWER FLOOR	925 SQ.FT.
TOTAL	2,411 SQ.FT.
DECKS	373 SQ.FT.



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