



## 3664 McKechnie Avenue Offered at \$3,598,000

This incredible, gently sloping 17,868 sq. ft. lot has some of the most spectacular close in views offered in the West Bay area. The lot 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. Lot at 3609 Creery Avenue is 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

<div>Active</div> <div>R2855072</div> <div>Board: V</div> <div>Other</div>		<div>3664 MCKECHNIE AVENUE</div> <div>West Vancouver</div> <div>West Bay</div> <div>V7V 2M6</div>		<div>Land</div> <div>\$3,598,000 (LP)</div> <div>(SP) </div>		
	Sold Date:		Original Price:		\$3,598,000	
	Frontage (feet):		142.00	Subdiv/Complex:		
	Meas. Type:		Feet	P.I.D.:		
	Frontage (metres):		43.28	Taxes:		
	Depth:		195.80	For Tax Year:		
	Price/SqFt:			Zoning:		
	Sub-Type:			Rezoneable?		
	Flood Plain:					
	Exposure:		Northwest			
	Permitted Use:		House/Single Family			
Title to Land:		Freehold NonStrata				
Tour:		Virtual Tour URL				
View - Specify		water and city views				
Sanitary Sewer:		Nearby	Property Access:			
Storm Sewer:		Nearby	Allowed Access			
Water Supply:		City/Municipal	Parking Access:			
Electricity:		Nearby	Fencing:			
Natural Gas:		Nearby	Property in ALR/FLR:			
Telephone Service:		Available Nearby	Information Pkg:			
Cable Service:		Available Nearby	Yes			
Prospectus:		Not Required	Sign on Property:			
Develop Permit?:		Yes	Y			
Bldg Permit Apprv:		No	Sketch Attached:			
Building Plans:		Not Available	No			
Perc Test Avail:			Property Disclosure:			
Perc Test Date:			Yes			
			Trees Logged in last 2yr?:			
			No			
			First Nation Reserve:			
Legal: LOT 3, 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](http://www.ericchristiansen.com)

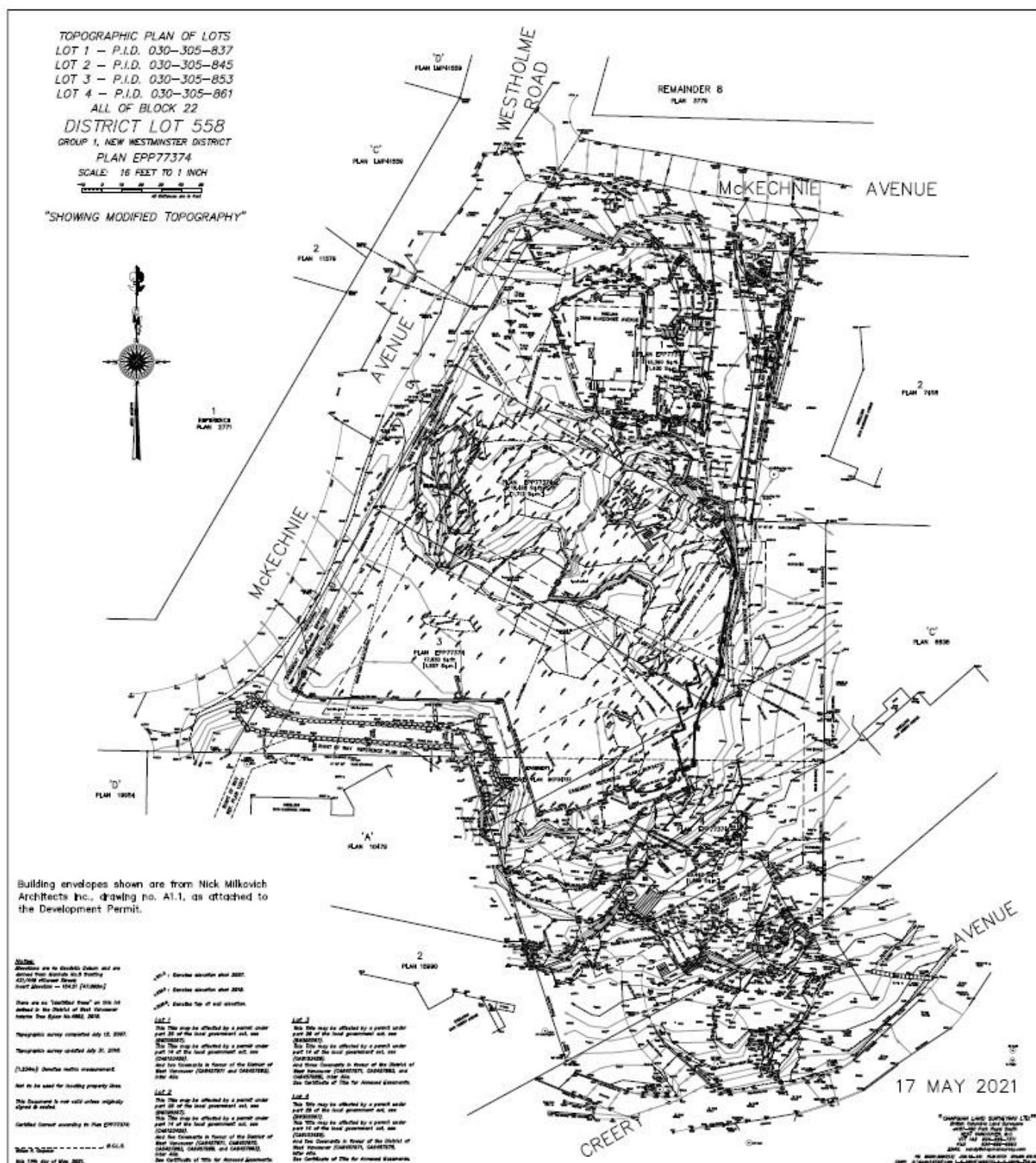
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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MCKECHNIE/CREERY AVENUE – 2 LOTS FOR SALE

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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