

3741 Marine Drive Offered at \$3,148,000



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
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2902964
 Board: V
 House/Single Family

3741 MARINE DRIVE
 West Vancouver
 West Bay
 V7V 1N3

Residential Detached
\$3,148,000 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,148,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1945**
 Frontage(feet): **70.14** Bathrooms: **2** Age: **79**
 Frontage(metres): **21.38** Full Baths: **2** Zoning: **RS4**
 Depth / Size: **245.80 IRR** Half Baths: **0** Gross Taxes: **\$12,577.45**
 Lot Area (sq.ft.): **12,596.00** Rear Yard Exp: **North** For Tax Year: **2024**
 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** Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport; Multiple**
 Exterior: **Stucco** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Renovations: _____ Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 # of Fireplaces: **2** R.I. Fireplaces: _____ Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas** Rain Screen: _____ Fixtures Leased: **No**
 Fuel/Heating: **Hot Water** Metered Water: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: _____
 Type of Roof: **Tile - Composite** Floor Finish: **Hardwood**
 Fixtures Rmvd: **No :Dining Room Light fixture**

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	
Finished Floor (Total):	2,411 sq. ft.	Main	Pantry	5'9 x 3'6			x	
Unfinished Floor:	0	Main	Primary Bedroom	17'4 x 13'7			x	
Grand Total:	2,411 sq. ft.	Below	Living Room	20'9 x 12'4			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12'6 x 8'6			x	
Suite:		Below	Bedroom	13'9 x 12'4			x	
Basement: None		Below	Bedroom	13'2 x 10'7			x	
				x			x	
				x			x	
				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: _____

Full video tour at www.ericchristiansen.com

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

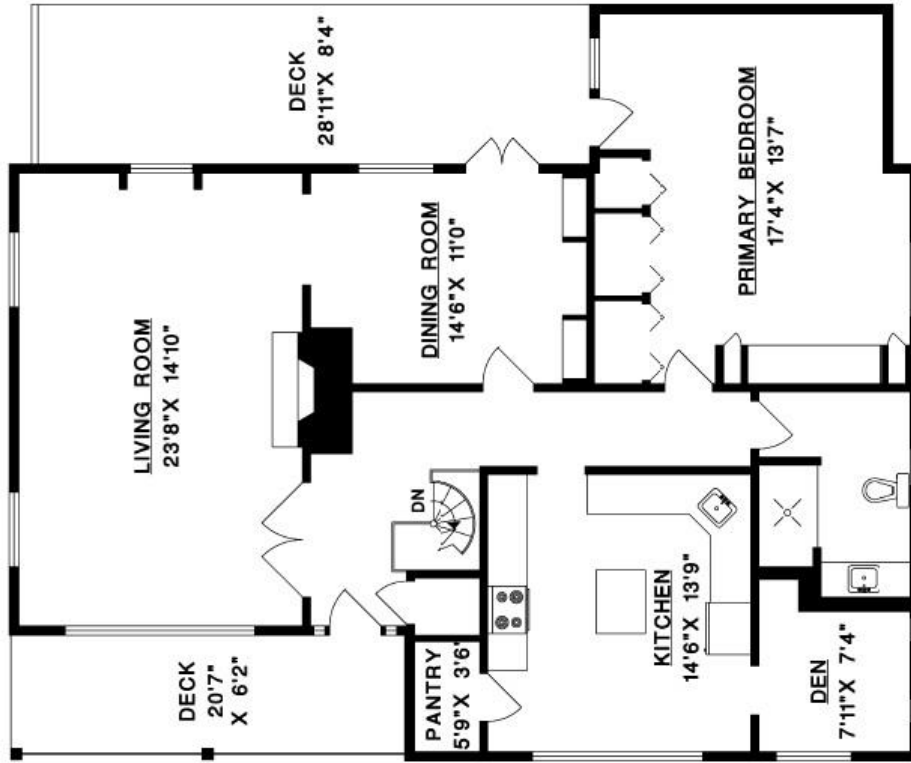
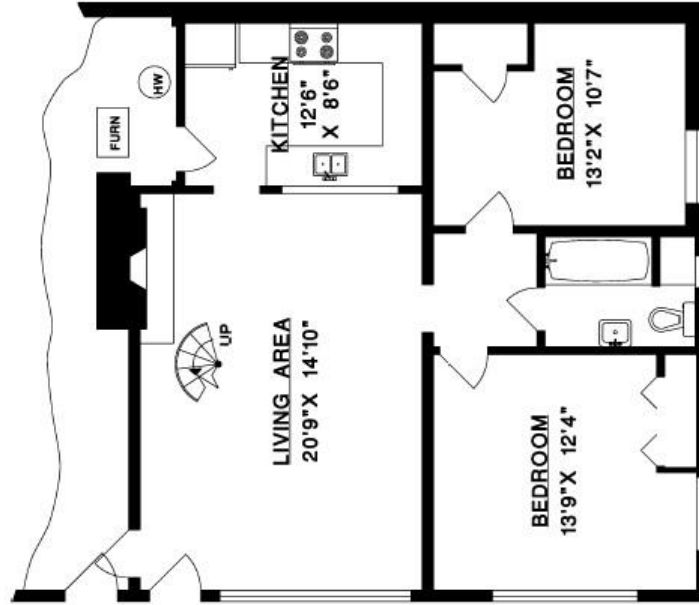


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3741 MARINE DRIVE
WEST VANCOUVER

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



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