

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

<b>Active</b> <b>R2847274</b> Board: V House/Single Family	<b>3741 MARINE DRIVE</b> West Vancouver West Bay V7V 1N3	Residential Detached <b>\$3,398,800</b> (LP) (SP) <b>M</b>
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,398,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1945</b>
Frontage(feet): <b>70.14</b>	Bathrooms: <b>2</b>	Age: <b>79</b>
Frontage(metres): <b>21.38</b>	Full Baths: <b>2</b>	Zoning: <b>RS4</b>
Depth / Size: <b>245.80 IRR</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$13,747.92</b>
Lot Area (sq.ft.): <b>12,596.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.29</b>	P.I.D.: <b>028-979-591</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: water and city views</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>3</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple</b>		
Exterior: <b>Stucco</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Hot Water</b>	Fixtures Rmvd: <b>No :Dining Room Light fixture</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Hardwood</b>		
Type of Roof: <b>Tile - Composite</b>			

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):	2,411sq. ft.	Main	Pantry	5'9 x 3'6			x	
Unfinished Floor:	0	Main	Primary Bedroom	17'4 x 13'7			x	
Grand Total:	2,411sq. ft.	Below	Living Room	20'9 x 12'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12'6 x 8'6			x	
		Below	Bedroom	13'9 x 12'4			x	
		Below	Bedroom	13'2 x 10'7			x	
Suite:							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**

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.



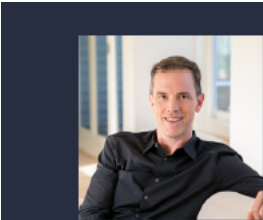
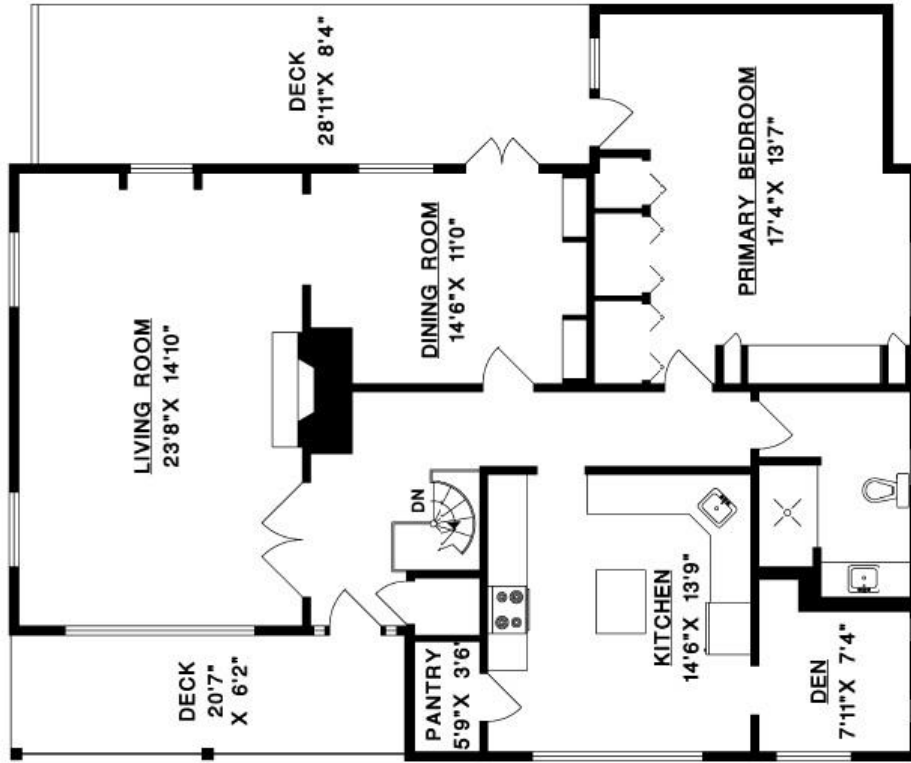
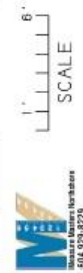
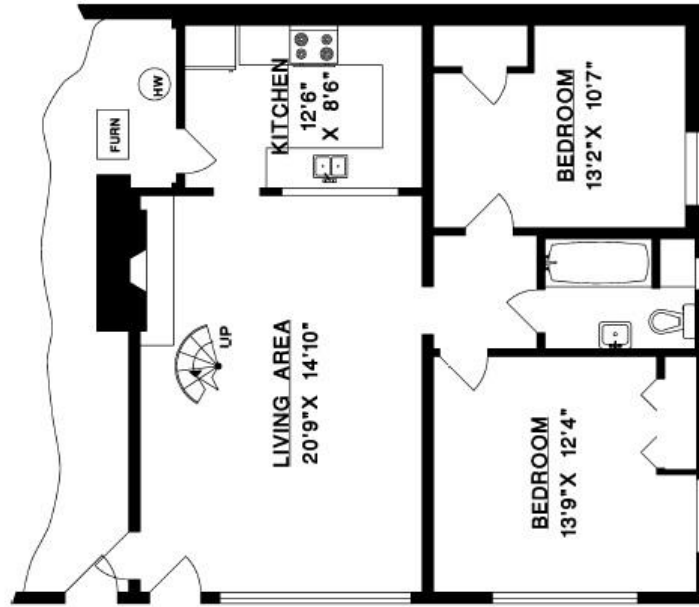
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BRG

3741 MARINE DRIVE  
WEST VANCOUVER

MAIN FLOOR	1,486 SQ.FT.
LOWER FLOOR	925 SQ.FT.
<b>TOTAL</b>	<b>2,411 SQ.FT.</b>
DECKS	373 SQ.FT.



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