



## 3741 Marine Drive Offered at \$2,978,000



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**  
**R2920584**  
 Board: V  
 House/Single Family

**3741 MARINE DRIVE**  
 West Vancouver  
 West Bay  
 V7V 1N3

Residential Detached  
**\$2,978,000** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,978,000**  
 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: **South** 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**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

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:

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:

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: **CithWsh/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          |            |
| 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.



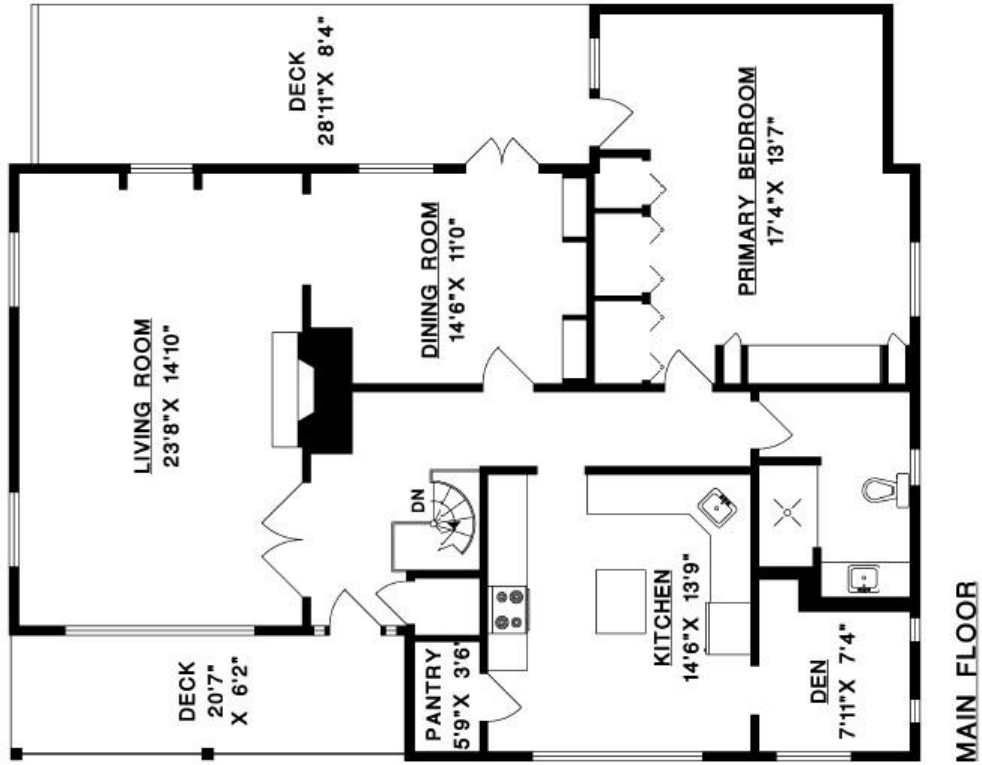
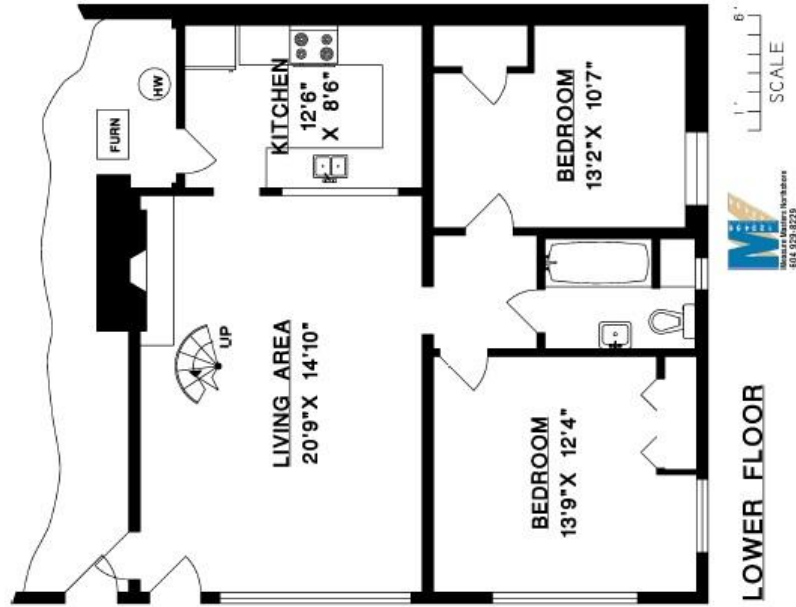
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BRG

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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