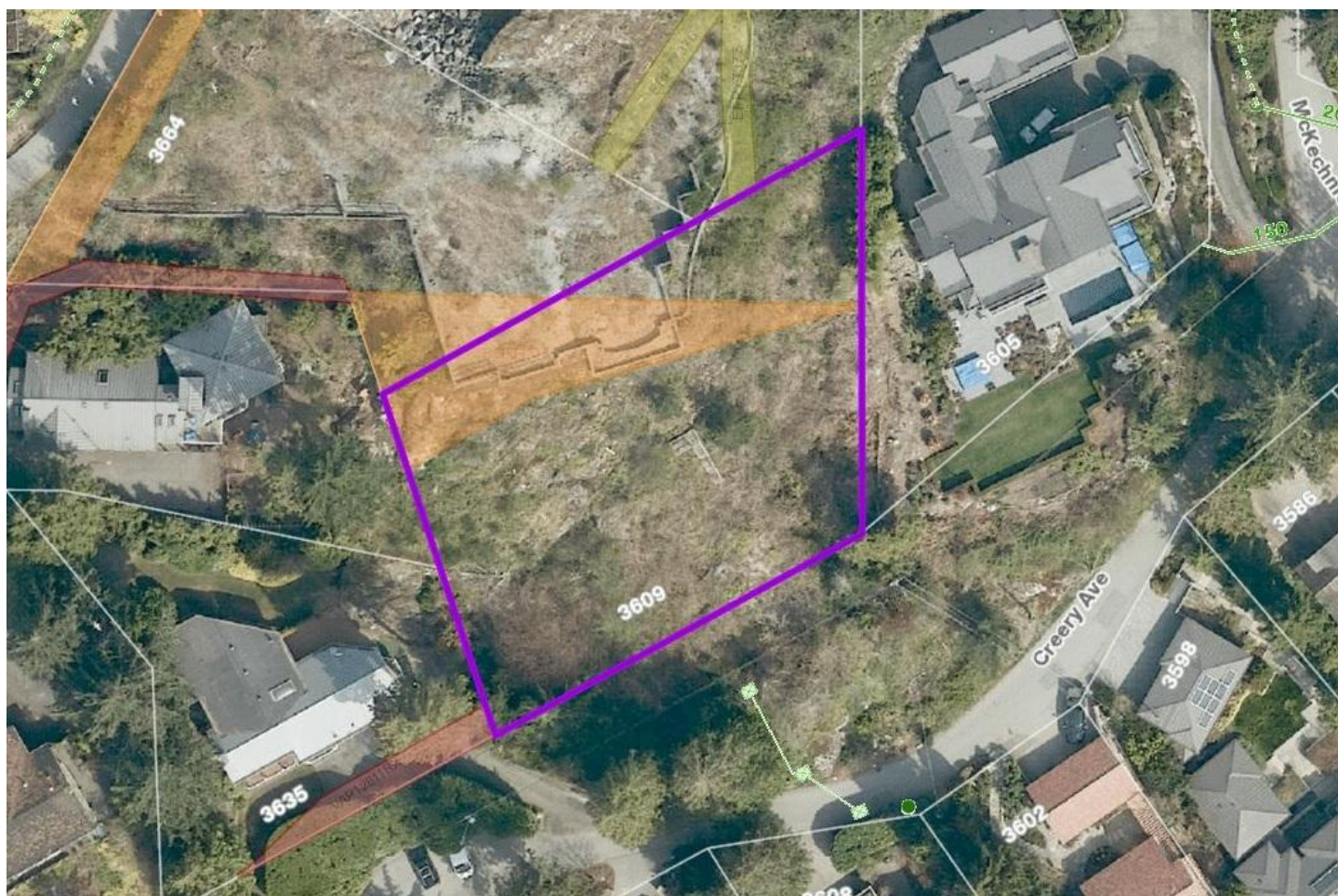




3609 Creery Avenue Offered at \$2,480,000

This 20,451 sq. ft. property is ready for you to design your dream home. Enjoy beautiful close in water and city views and complete privacy in this exclusive neighbourhood. Just minutes away from West Bay Elementary, McKechnie Park and Dundarave. Call for complete details and information package.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

Active R3095334 Board: V Other		3609 CREERY AVENUE West Vancouver West Bay V7V 2M3		Land \$2,480,000 (LP) (SP) 										
	Sold Date:		Original Price:	\$2,480,000										
	Frontage (feet): 145.87		Subdiv/Complex:											
	Meas. Type: Feet		P.I.D.:	030-305-861										
	Frontage (metres): 44.46		Taxes:	\$9,324.20										
	Depth: 138.95		For Tax Year:	2026										
	Price/SqFt:		Zoning:	RS3										
	Sub-Type:		Rezoneable?											
	Flood Plain:													
	Exposure: Southeast													
	Permitted Use: House/Single Family													
Title to Land: Freehold NonStrata														
Tour: Virtual Tour URL														
View - Specify		water and city views		<table><tr><td colspan="2">Lot Area</td></tr><tr><td>Acres:</td><td>0.47</td></tr><tr><td>Hect:</td><td>0.19</td></tr><tr><td>SqFt:</td><td>20,451.00</td></tr><tr><td>SqM:</td><td>1,899.96</td></tr></table>	Lot Area		Acres:	0.47	Hect:	0.19	SqFt:	20,451.00	SqM:	1,899.96
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Hect:	0.19													
SqFt:	20,451.00													
SqM:	1,899.96													
Sanitary Sewer: Nearby Storm Sewer: Nearby Water Supply: City/Municipal Electricity: Nearby Natural Gas: Nearby Telephone Service: Available Nearby Cable Service: Available Nearby Prospectus: Not Required Develop Permit?: Yes Bldg Permit Apprv: No Building Plans: Not Available Perc Test Avail: Perc Test Date:		Property Access: Allowed Access Parking Access: Fencing: Property in ALR/FLR: Information Pkg: Yes Sign on Property: Y Sketch Attached: No Property Disclosure: Yes Trees Logged in last 2yr?: No First Nation Reserve:												
Legal: LOT 4, 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:														

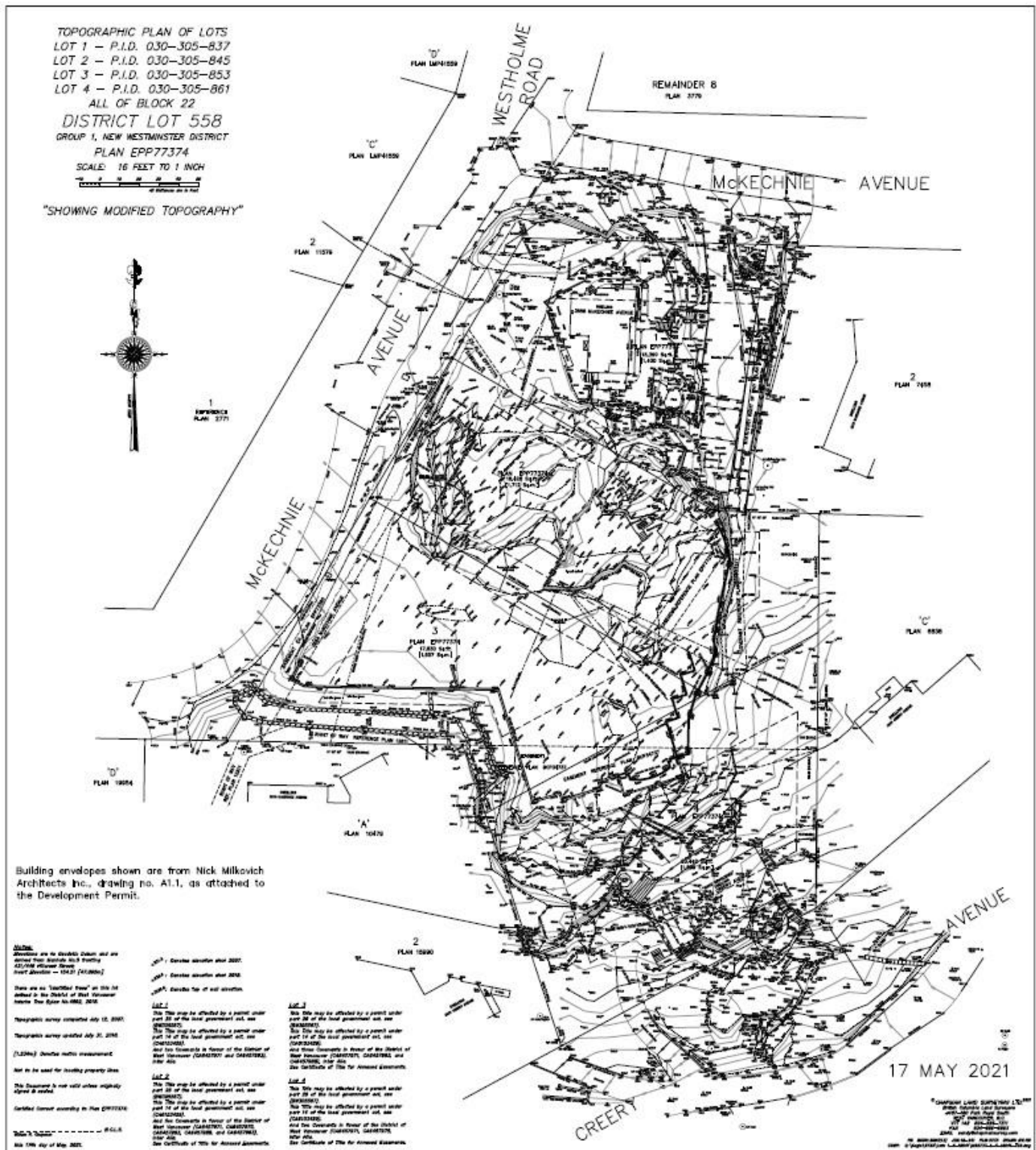
Full video tour at www.ericchristiansen.com

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



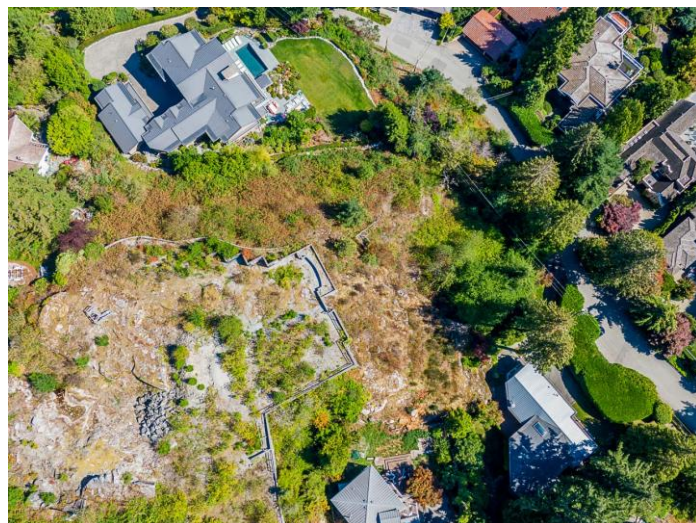
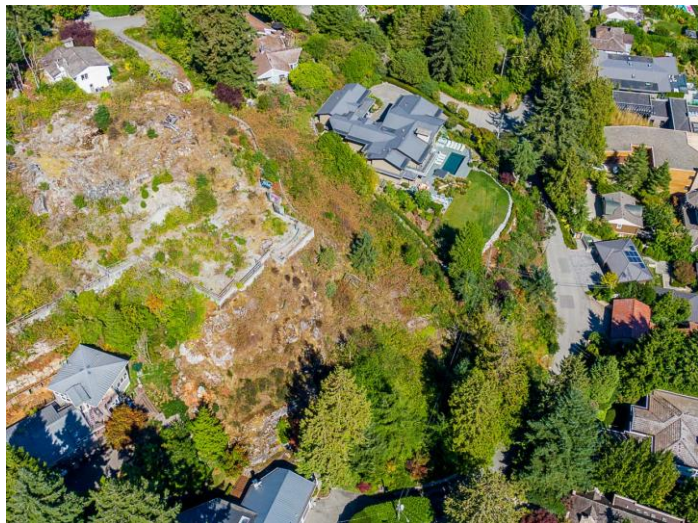
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