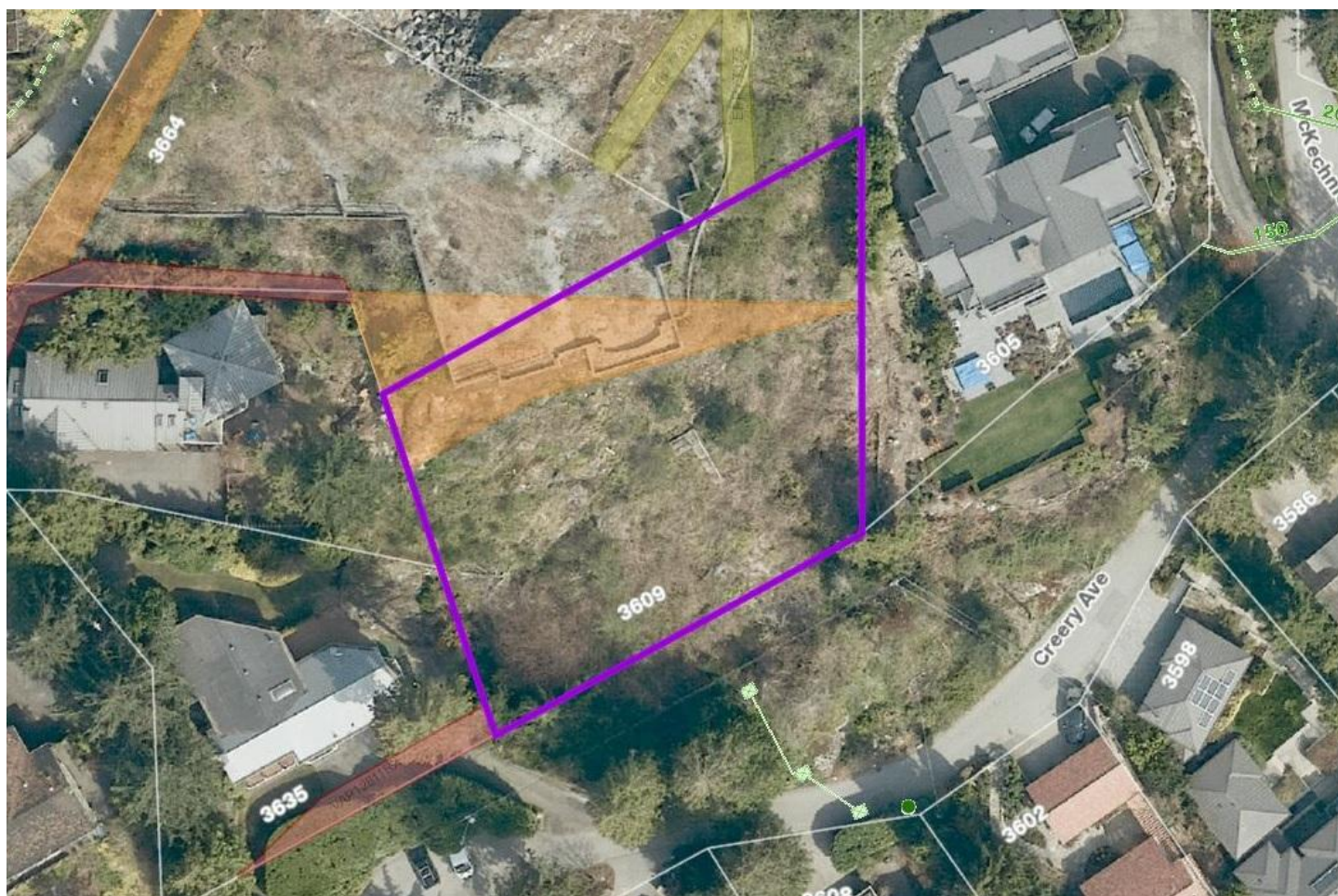




3609 Creery Avenue Offered at \$1,998,000

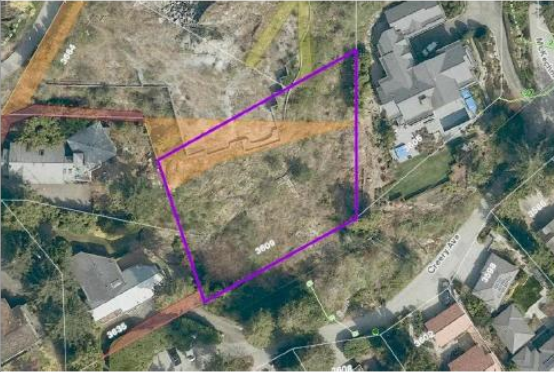
This 20,451 sq. ft. property is ready for you to design your dream home. Enjoy beautiful close in water and city views and complete privacy in this exclusive neighbourhood. Just minutes away from West Bay Elementary, McKechnie Park and Dundarave. Call for complete details and information package.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

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

BRG

Active R3162198 Board: V Other		3609 CREERY AVENUE West Vancouver West Bay V7V 2M3		Land \$1,998,000 (LP) (SP) 									
	Sold Date:		Original Price:	\$1,998,000									
	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
Lot Area													
Acres:	0.47												
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:													

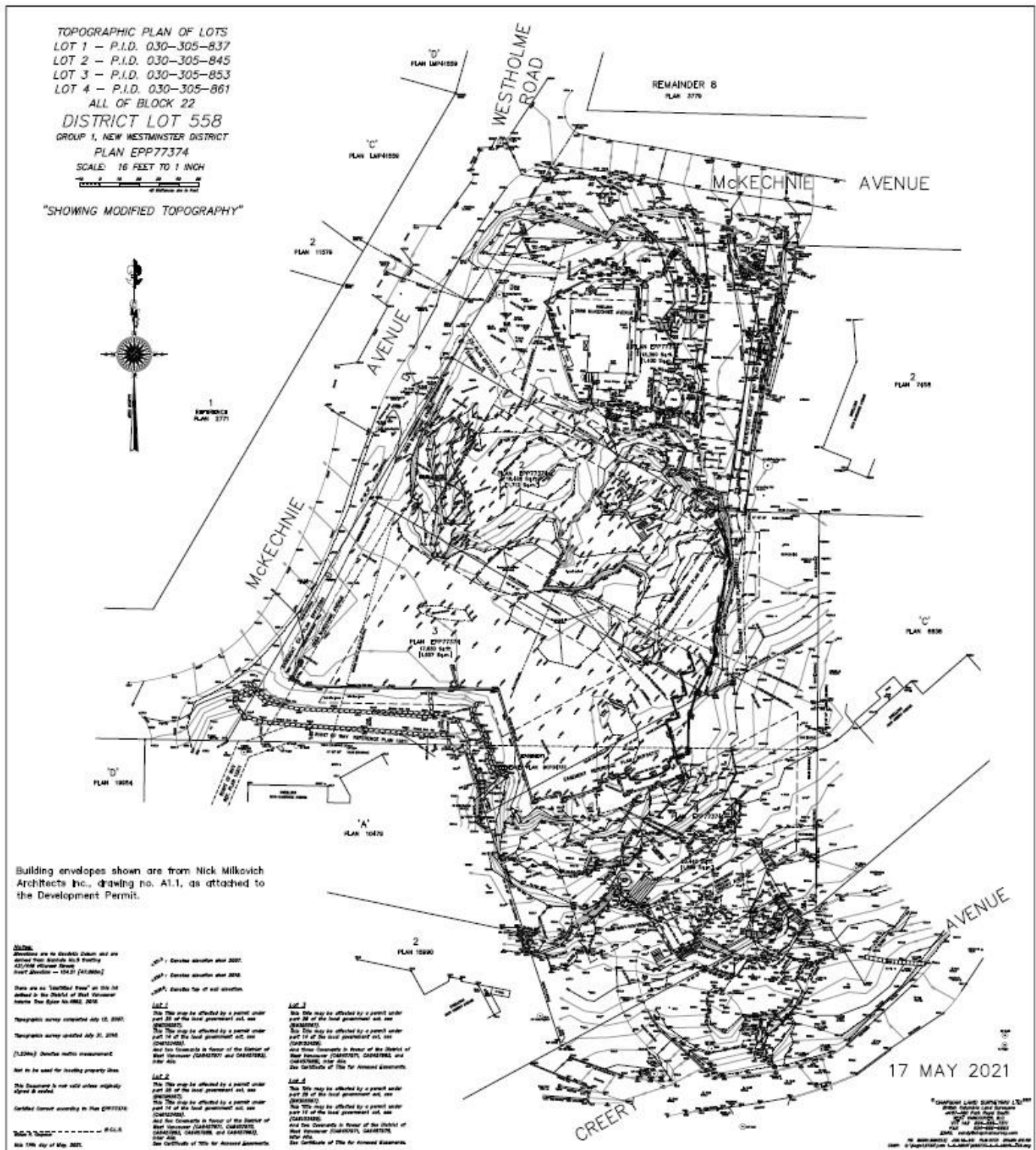
Full video tour at www.ericchristiansen.com

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



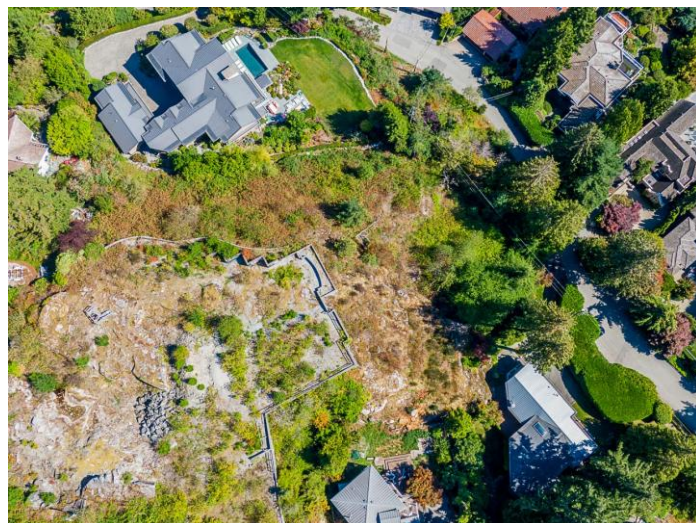
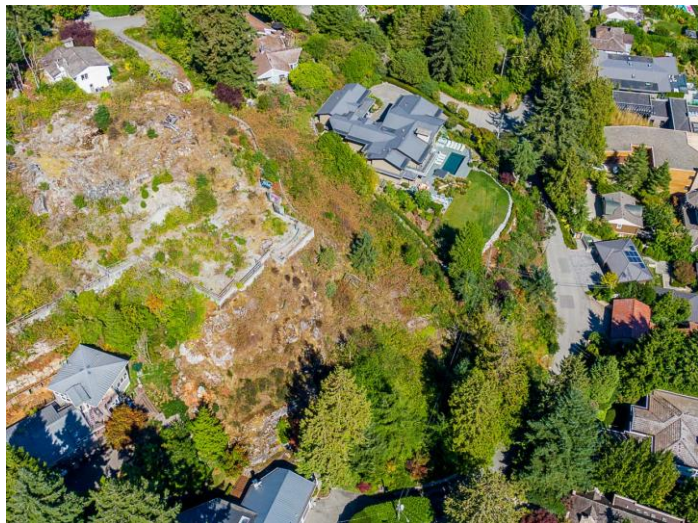
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