



3660 McKechnie Avenue Offered at \$4,298,000


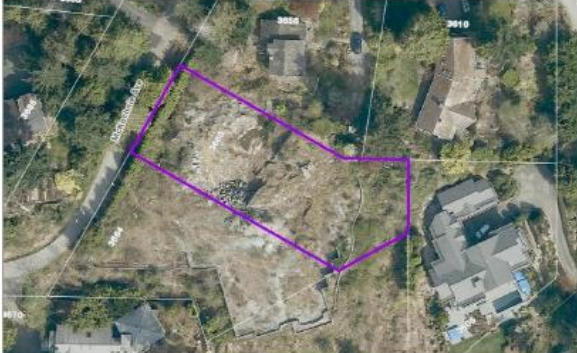
This absolutely trophy property has some of the most spectacular close in views of the city and inlet that I have seen. A gently sloping 18,406 sq. ft. lot that is cleared and ready for the construction of your dream home. Enjoy complete privacy in this exclusive neighbourhood. Just minutes away from West Bay Elementary, McKechnie Park and Dundarave. Lots at 3664 McKechnie Avenue and 3609 Creevy Avenue are also available on MLS. Call for complete details



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

<div>Active</div> <div>R2679903</div> <div>Board: V</div> <div>Other</div>		<div>3660 MCKECHNIE AVENUE</div> <div>West Vancouver</div> <div>West Bay</div> <div>V7V 2M6</div>		<div>Land</div> <div>\$4,298,000 (LP)</div> <div>(SP) </div>	
		Sold Date:		Original Price: \$4,298,000	
		Frontage (feet): 82.00		Subdiv/Complex:	
		Meas. Type: Feet		P.I.D.: 030-305-845	
		Frontage (metres): 25.00		Taxes: \$7,938.04	
		Depth: 195.80		For Tax Year: 2022	
Price/SqFt:		Zoning: RS3		Rezoneable?	
Sub-Type:					
Flood Plain:					
Exposure: Southeast					
Permitted Use:					
Title to Land: Freehold NonStrata					
Tour: Virtual Tour URL					
View - Specify water and city views					
				<div>Lot Area</div> <div>Acres: 0.42</div> <div>Hect: 0.17</div> <div>SqFt: 18,406.00</div> <div>SqM: 1,709.97</div>	
Sanitary Sewer: Nearby		<div>Property Access: Allowed Access</div> <div>Parking Access:</div> <div>Fencing:</div> <div>Property in ALR/FLR:</div> <div>Information Pkg: Yes</div> <div>Sign on Property: Y</div> <div>Sketch Attached: No</div> <div>Property Disclosure: Yes</div> <div>Trees Logged in last 2yr?: No</div> <div>First Nation Reserve:</div>			
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:					
Legal: LOT 2, 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

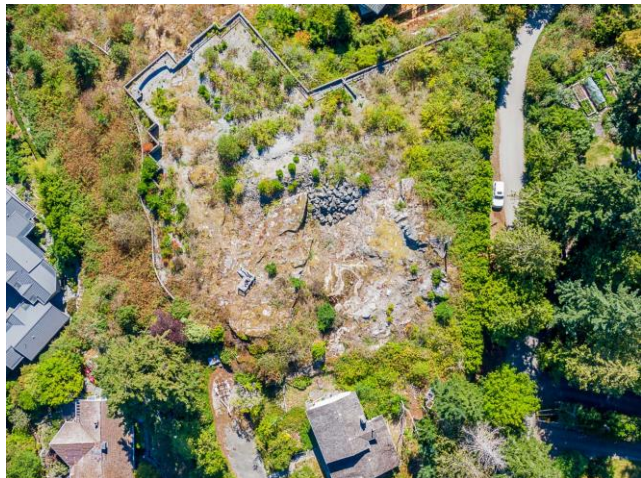
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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MCKECHNIE AVENUE – 3 LOTS FOR SALE

LOT 2 - 3660 McKechnie Avenue

- 18,406 sq. ft.
- \$4,298,000

LOT 3 - 3664 McKechnie Avenue

- 17,868 sq. ft.
- \$3,998,000

LOT 4 – 3609 Creery Avenue

- 20,451 sq. ft.
- \$3,698,000



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