

## 3664 McKechnie Avenue Offered at \$3,998,000

This incredible, gently sloping 17,868 sq. ft. lot has some of the most spectacular close in views offered in the West Bay area. The lot 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 3660 McKechnie Avenue and 3609 Creery Avenue are also available on MLS. Call for complete details and information package.



**ERIC CHRISTIANSEN**  
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**604-312-9999**

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



Active

R2679904

Board: V

Other

**3664 MCKECHNIE AVENUE**West Vancouver  
West Bay  
V7V 2M6

Land

\$3,998,000 (LP)

(SP) 

Sold Date: \_\_\_\_\_ Original Price: **\$3,998,000**  
 Frontage (feet): **142.00** Subdiv/Complex: \_\_\_\_\_  
 Meas. Type: **Feet** P.I.D.: **030-305-853**  
 Frontage (metres): **43.28** Taxes: **\$7,346.33**  
 Depth: **195.80** For Tax Year: **2022**  
 Price/SqFt: \_\_\_\_\_ Zoning: **RS3**  
 Sub-Type: \_\_\_\_\_ Rezoneable? \_\_\_\_\_  
 Flood Plain: \_\_\_\_\_  
 Exposure: **Northwest**  
 Permitted Use: **House/Single Family**  
 Title to Land: **Freehold NonStrata**  
 Tour: **Virtual Tour URL**  
 View - Specify **water and city views**

## Lot Area

Acres: **0.41**  
 Hect: **0.17**  
 SqFt: **17,868.00**  
 SqM: **1,659.99**

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 3, 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](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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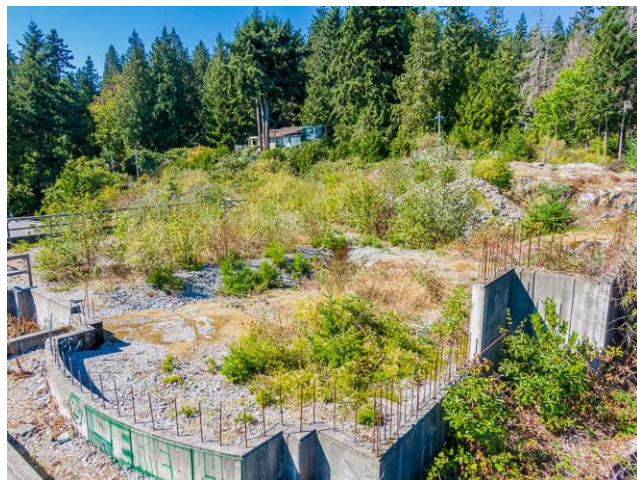
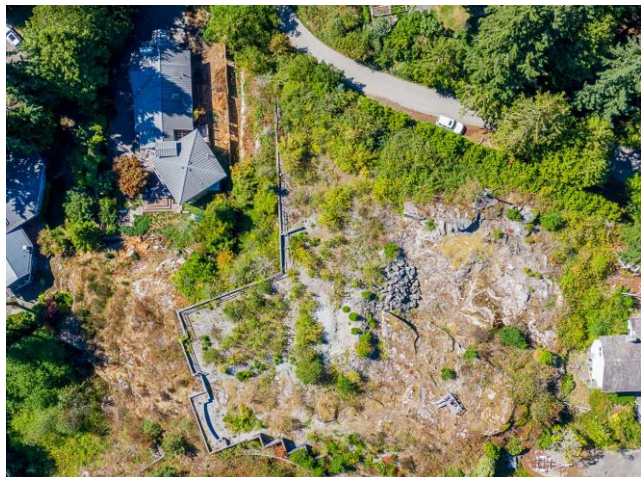
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MCKECHNIE AVENUE – 3 LOTS FOR SALE

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

