



## 3560 Creery Avenue Offered at \$7,990,000

Close in spectacular views are enjoyed from this absolutely incredible home with gated driveway on a 11,762 sq. ft. property. The finishing quality and detail is over the top and the layout is amazing for entertaining and living with a family. Offering 5 bedrooms (all with ensuites) a total of 8 bathrooms, 6,011 sq. ft. of living space, 11 foot high ceilings and huge decks. The infinity edge swimming pool and hot tub are sundrenched all day and offer complete privacy. Enjoy the outdoor kitchen, infrared sauna, games and media room, climate-controlled wine room and too much more to list. Call for a private viewing.



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

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2693468**  
 Board: V  
 House/Single Family

**3560 CREERY AVENUE**

West Vancouver  
 West Bay  
 V7V 2M1

Residential Detached

**\$7,990,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$7,990,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**  
 Frontage(feet): **66.00** Bathrooms: **8** Age: **5**  
 Frontage(metres): **20.12** Full Baths: **6** Zoning: **RS4**  
 Depth / Size: **186 IRR** Half Baths: **2** Gross Taxes: **\$35,293.03**  
 Lot Area (sq.ft.): **11,762.00** Rear Yard Exp: **Southeast** For Tax Year: **2021**  
 Lot Area (acres): **0.27** P.I.D.: **011-231-629** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: spectacular water & city views**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Stone, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

Reno. Year:  
 Rain Screen: **Full**  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Paving Stone**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 5, BLOCK 24, PLAN VAP5294, PART E1/2, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 398794L)**Amenities: **Air Cond./Central, Elevator, Pool; Outdoor, Swirlpool/Hot Tub**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Finished Floor (Main):	1,870	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,165	Main	Living Room	19'10 x 17'0	Below	Recreation Room	31'11 x 21'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'11 x 14'3	Below	Games Room	21'6 x 17'10	Main 3
Finished Floor (Below):	1,976	Main	Kitchen	19'10 x 17'11	Below	Bedroom	14'10 x 10'0	Main 2
Finished Floor (Basement):	0	Main	Wok Kitchen	17'2 x 5'9	Below	Wine Room	8'11 x 4'7	Above 6
Finished Floor (Total):	6,011sq. ft.	Main	Den	21'3 x 14'3			x	Above 3
Unfinished Floor:	0	Above	Master Bedroom	16'5 x 11'5			x	Above 4
Grand Total:	6,011sq. ft.	Above	Walk-In Closet	9'5 x 8'4			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'6 x 12'5			x	Below 4
Suite:		Above	Bedroom	13'5 x 10'10			x	Below 2
Basement:None		Above	Bedroom	12'8 x 10'3			x	
		Above	Office	11'8 x 9'2			x	
		Above	Laundry	10'3 x 9'4			x	
		Above	Foyer	12'3 x 8'11			x	

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **17**

Manuf Type:  
 MHR#:

Registered in MHR?:  
 CSA/BCE:

PAD Rental:  
 Maint. Fee:

Listing Broker(s): **Bellevue Realty Group****Century 21 In Town Realty**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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3560 CREERY AVENUE  
WEST VANCOUVER

MAIN FLOOR	1,870 SQ.FT.
UPPER FLOOR	2,165 SQ.FT.
LOWER FLOOR	1,976 SQ.FT.
<b>TOTAL</b>	<b>6,011 SQ.FT.</b>
GARAGE	587 SQ.FT.
DECK	1,092 SQ.FT.
POOL HOUSE	202 SQ.FT.



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