B7G

BELLEYUE Realty Group®











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

BELLEYUE Realty Group®

Active R2693468

Board: V

House/Single Family

3560 CREERY AVENUE

West Vancouver

West Bay V7V 2M1

Residential Detached

\$7,990,000 (LP)

(SP) M



If new, GST/HST inc?: Sold Date: Original Price: \$7,990,000 Bedrooms: 5 Approx. Year Built: 2017 Meas. Type: Feet Frontage(feet): 66.00 Bathrooms: 8 Age: Frontage(metres): 20.12 Full Baths: 6 Zoning: RS4

Depth / Size: **186 IRR** Half Baths: 2 Gross Taxes: \$35,293.03 Rear Yard Exp: **Southeast** Lot Area (sq.ft.): 11,762.00 2021 For Tax Year:

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 Total Parking: 4 Covered Parking: 2 Parking Access: Front

Parking: Garage; Double Construction: Frame - Wood Glass, Stone, Wood Exterior: Driveway Finish: Paving Stone

Foundation: **Concrete Perimeter** Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Land Lease Expiry Year:

Renovations: Reno. Year: Property Disc.: Yes # of Fireplaces: 1 R.I. Fireplaces: Rain Screen: Full Fixtures Leased: No:

Fireplace Fuel: Natural Gas Metered Water:

Fuel/Heating: Natural Gas, Radiant R.I. Plumbing: Fixtures Rmvd: No:

Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Metal 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)

Type

Amenities: Air Cond./Central, Elevator, Pool; Outdoor, Swirlpool/Hot Tub

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System Features:

Finished Floor (Main): 1,870 Floor Finished Floor (Above): 2,165 Main Finished Floor (AbvMain2): 0 Main Finished Floor (Below): 1,976 Main Finished Floor (Basement): O

6,011sq. ft. Finished Floor (Total): Unfinished Floor:

Grand Total: 6,011sq. ft.

FIr Area (Det'd 2nd Res): sq. ft.

Basement: None

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

Below Living Room 19'10 x 17'0 **Dining Room** 15'11 x 14'3 **Below** Kitchen 19'10 x 17'11 **Below** Main **Wok Kitchen** 17'2 x5'9 **Below** Main 21'3 x 14'3 Den Master Bedroom Above 16'5 x 11'5 Above Walk-In Closet 9'5 x8'4 Above Bedroom 14'6 x 12'5 13'5 x 10'10 **Bedroom** Above **Above** Bedroom 12'8 x 10'3 **Above** Office 11'8 x9'2 Ahove

Laundry 10'3 x9'4 Foyer 12'3 x8'11

Registered in MHR?:

CSA/BCE:

Dimensions

Floor

Type

PAD Rental: Maint. Fee:

Recreation Room

Games Room

Bedroom

Wine Room

Dimensions

31'11 x 21'9

14'10 x 10'0

8'11 x 4'7

X

X

x

x

x

x

X

21'6 x 17'10

Bathrooms

#Pcs

4

Floor

Main

Main

Above

Above

Above

Above

Below

Below

ByLaw Restrictions:

Listing Broker(s): Bellevue Realty Group **Century 21 In Town Realty**

Above

MHR#:

Manuf Type:

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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3560 CREERY AVENUE WEST VANCOUVER

 MAIN FLOOR
 1,870 SQ.FT.

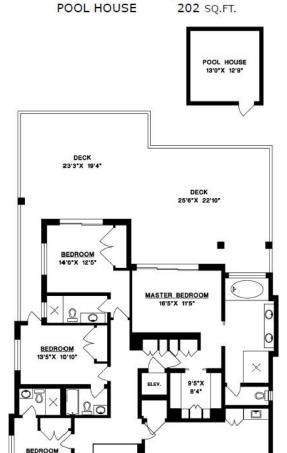
 UPPER FLOOR
 2,165 SQ.FT.

 LOWER FLOOR
 1,976 SQ.FT.

 TOTAL
 6,011 sq.FT.

 GARAGE
 587 SQ.FT.

 DECK
 1,092 SQ.FT.



GARAGE

UPPER FLOOR







FOYER 12'3"X 8'11"

LAUNDRY

OFFICE 11'8"X 9'2"

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