

## 3609 Creery Avenue Offered at \$3,698,000


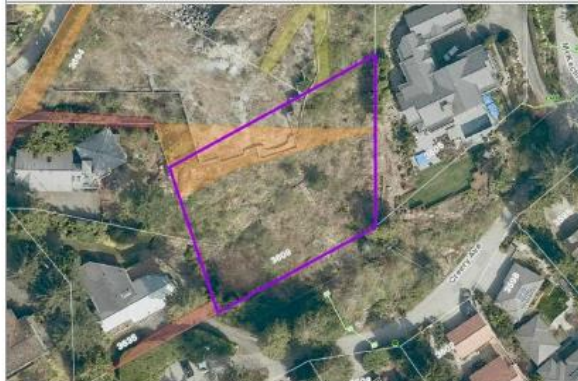
This 20,451 sq. ft. property is ready for you to design your dream home. Enjoy beautiful close in water and city views and complete privacy in this exclusive neighbourhood. Just minutes away from West Bay Elementary, McKechnie Park and Dundarave. Lots at 3660 and 3664 McKechnie Avenue are also available 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



<b>Active</b> <b>R2683112</b> Board: V Other		<b>3609 CREERY AVENUE</b> West Vancouver West Bay V7V 2M3		Land <b>\$3,698,000</b> (LP) (SP) 											
		Sold Date:	Original Price:	<b>\$3,698,000</b>											
		Frontage (feet):	<b>145.87</b>	Subdiv/Complex:											
		Meas. Type:	<b>Feet</b>	P.I.D.:	<b>030-305-861</b>										
		Frontage (metres):	<b>44.46</b>	Taxes:	<b>\$7,669.19</b>										
		Depth:	<b>138.95</b>	For Tax Year:	<b>2022</b>										
		Price/SqFt:		Zoning:	<b>RS3</b>										
		Sub-Type:		Rezoneable?											
		Flood Plain:													
		Exposure:	<b>Southeast</b>	<table><tr><th colspan="2">Lot Area</th></tr><tr><td>Acres:</td><td><b>0.47</b></td></tr><tr><td>Hect:</td><td><b>0.19</b></td></tr><tr><td>SqFt:</td><td><b>20,451.00</b></td></tr><tr><td>SqM:</td><td><b>1,899.96</b></td></tr></table>		Lot Area		Acres:	<b>0.47</b>	Hect:	<b>0.19</b>	SqFt:	<b>20,451.00</b>	SqM:	<b>1,899.96</b>
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Permitted Use:	<b>House/Single Family</b>														
Title to Land:	<b>Freehold NonStrata</b>														
Tour:	<b>Virtual Tour URL</b>														
View - Specify		<b>water and city views</b>													
Sanitary Sewer:	<b>Nearby</b>	Property Access:	<b>Allowed Access</b>												
Storm Sewer:	<b>Nearby</b>	Parking Access:													
Water Supply:	<b>City/Municipal</b>	Fencing:													
Electricity:	<b>Nearby</b>	Property in ALR/FLR:													
Natural Gas:	<b>Nearby</b>														
Telephone Service:	<b>Available Nearby</b>	Information Pkg:	<b>Yes</b>												
Cable Service:	<b>Available Nearby</b>	Sign on Property:	<b>Y</b>												
Prospectus:	<b>Not Required</b>	Sketch Attached:	<b>No</b>												
Develop Permit?:	<b>Yes</b>	Property Disclosure:	<b>Yes</b>												
Bldg Permit Apprv:	<b>No</b>	Trees Logged in last 2yr?:	<b>No</b>												
Building Plans:	<b>Not Available</b>	First Nation Reserve:													
Perc Test Avail:															
Perc Test Date:															
Legal: <b>LOT 4, PLAN EPP77374, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>															
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>															
Restrictions: <b>Right of Way, Easement, Restrictive Covenant</b>															
Listing Broker 1: <b>Bellevue Realty Group</b>															
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.



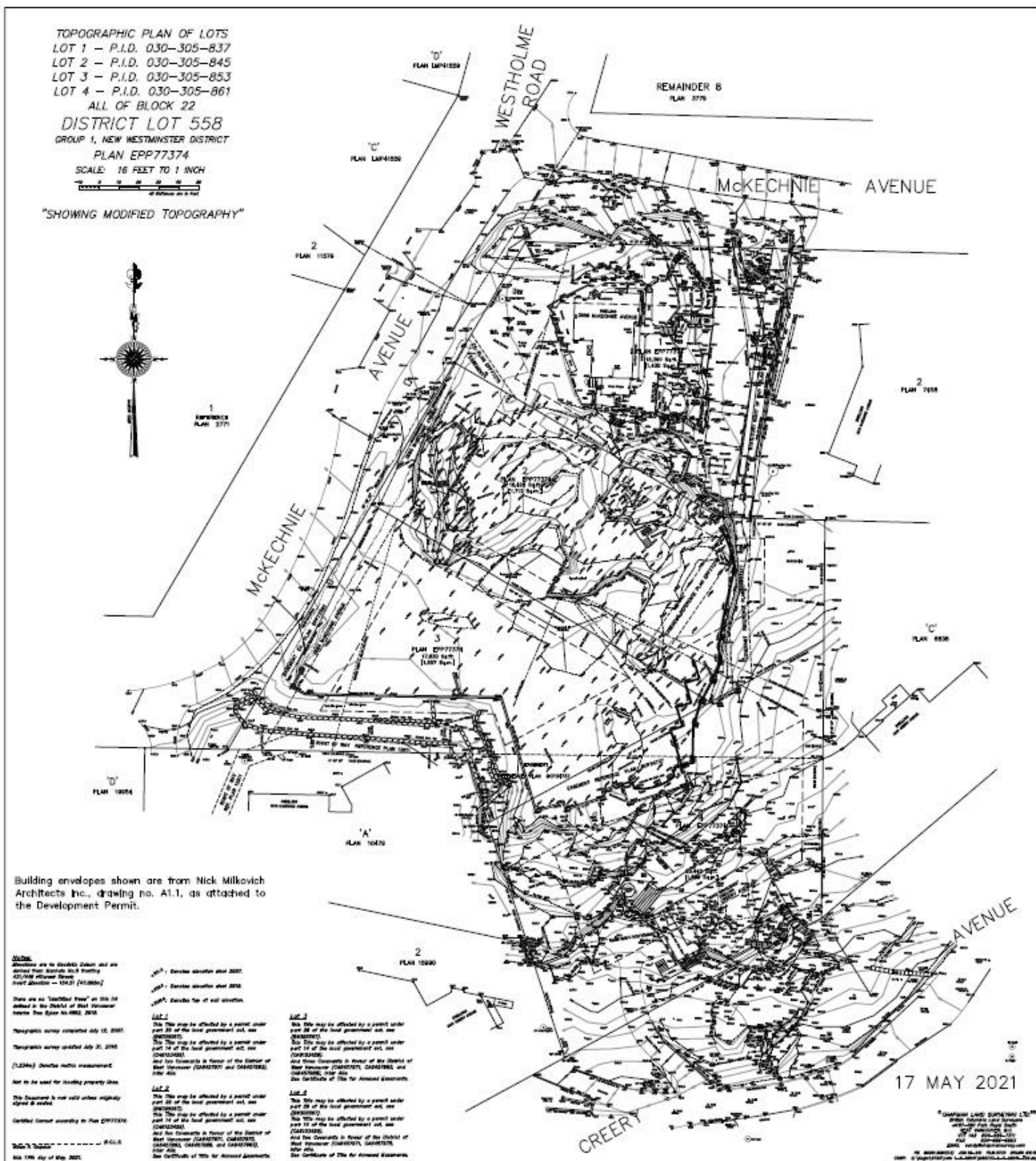
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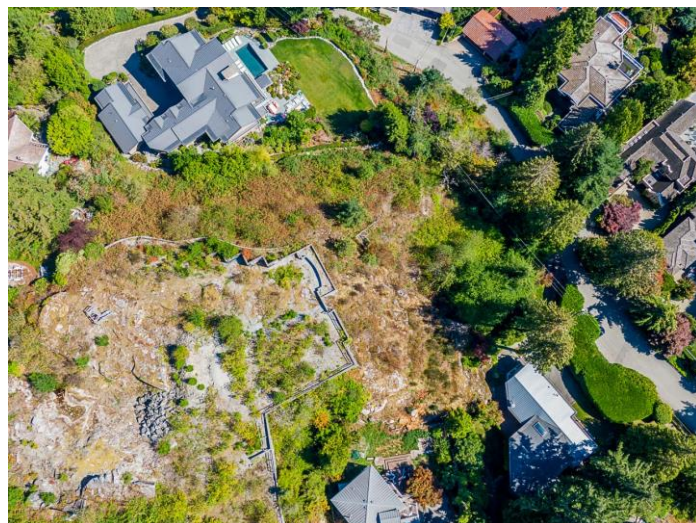
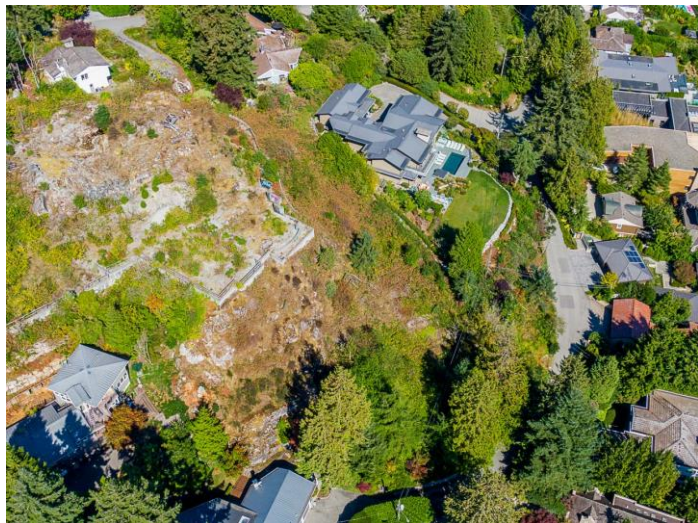


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MCKECHNIE/CREERY AVENUE – 3 LOTS FOR SALE

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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