



## 3656 McKechnie Avenue Offered at \$3,498,000

This 15,392 sq. ft. property with partial views of the city and water is situated in one of West Vancouver's most prestigious neighbourhoods. Value mainly in the land but home has potential as a holding property or bring your renovation ideas. Incredible location just steps to West Bay Park, beach and McKechnie Park. Just 2 minutes drive to the shops and restaurants in Dundarave Village and 15 minutes to downtown Vancouver. Walking distance to West Bay Elementary and minutes from Mulgrave and Collingwood Schools. Drawings by Farzan Yadeaari Architect Inc. almost ready for permit.



**ERIC CHRISTIANSEN**  
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**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2702697**  
 Board: V  
 House/Single Family

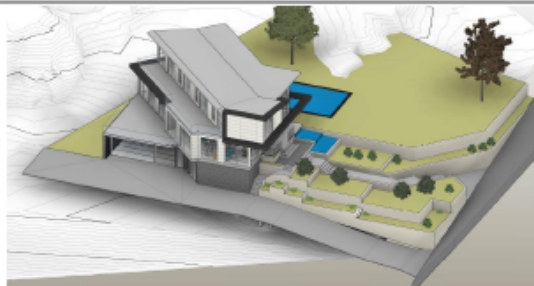
**3656 MCKECHNIE AVENUE**

West Vancouver  
 West Bay  
 V7V 2M6

Residential Detached

**\$3,498,000 (LP)**

(SP) 



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet): **133.11**  
 Frontage(metres): **40.57**  
 Depth / Size: **136.09 IRR**  
 Lot Area (sq.ft.): **15,392.00**  
 Lot Area (acres): **0.35**  
 Flood Plain:  
 View: **Yes: city and water views**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **Water Supply: City/Municipal**

If new, GST/HST inc?:  
 Bedrooms: **3**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Rear Yard Exp: **Southwest**  
 P.I.D.: **030-305-837**

Original Price: **\$3,498,000**  
 Approx. Year Built: **1948**  
 Age: **74**  
 Zoning: **RS3**  
 Gross Taxes: **\$7,167.20**  
 For Tax Year: **2022**  
 Tax Inc. Utilities?:  
 Tour: **Virtual Tour URL**

Style of Home: **3 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**  
 Parking: **Open**  
 Driveway Finish: **Asphalt**  
 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: :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 1, PLAN EPP77374, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features:

Finished Floor (Main):	400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	600	Below	Living Room	0'0 x 0'0			x	Floor
Finished Floor (AbvMain2):	0	Below	Dining Room	0'0 x 0'0			x	Main
Finished Floor (Below):	1,000	Below	Kitchen	0'0 x 0'0			x	Above
Finished Floor (Basement):	0	Below	Laundry	0'0 x 0'0			x	4
Finished Floor (Total):	2,000sq. ft.	Main	Bedroom	0'0 x 0'0			x	4
Unfinished Floor:	0	Main	Foyer	0'0 x 0'0			x	
Grand Total:	2,000sq. ft.	Above	Master Bedroom	0'0 x 0'0			x	
		Above	Bedroom	0'0 x 0'0			x	
							x	
							x	
							x	
							x	
							x	
							x	
							x	
							x	

Flr Area (Det'd 2nd Res): **sq. ft.**  
 Suite:  
 Basement: **None**  
 Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **8**

Manuf Type:  
 MHR#: Registered in MHR?:  
 CSA/BCE: PAD Rental:  
 ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Bellevue Realty Group**

**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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