



## 108 Stonegate Drive Offered at \$998,000

This stunning 20,043 sq.ft. property boasts spectacular views. The building envelope is fairly level and the perfect place to build your dream home. Enjoy a peaceful lifestyle on one over the Pacific Northwest's most beautiful golf courses.



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

<b>Active</b> <b>R2714717</b> Board: V Other	<b>108 STONEGATE DRIVE</b> West Vancouver Furry Creek V0N 3Z2	Land <b>\$998,000</b> (LP) (SP) 									
	<b>Sold Date:</b> <b>Frontage (feet): 83.00</b> <b>Meas. Type: Feet</b> <b>Frontage (metres): 25.30</b> <b>Depth: 266.73</b> <b>Price/SqFt:</b> <b>Sub-Type:</b> <b>Flood Plain:</b> <b>Exposure: Southeast</b> <b>Permitted Use:</b> <b>Title to Land: Freehold NonStrata</b> <b>Tour:</b> View - Specify	<b>Original Price: \$998,000</b> <b>Subdiv/Complex:</b> <b>P.I.D.: 023-892-528</b> <b>Taxes: \$3,520.42</b> <b>For Tax Year: 2021</b> <b>Zoning: FCR3</b> Rezoneable?									
	<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2" style="text-align: right;">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td style="text-align: right;">0.46</td> </tr> <tr> <td>Hect:</td> <td style="text-align: right;">0.19</td> </tr> <tr> <td>SqFt:</td> <td style="text-align: right;">20,043.00</td> </tr> <tr> <td>SqM:</td> <td style="text-align: right;">1,862.06</td> </tr> </tbody> </table>		Lot Area		Acres:	0.46	Hect:	0.19	SqFt:	20,043.00	SqM:
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<b>Sanitary Sewer: Nearby</b> <b>Storm Sewer: Nearby</b> <b>Water Supply: Community</b> <b>Electricity: Nearby</b> <b>Natural Gas: Not Available</b> <b>Telephone Service: Available Nearby</b> <b>Cable Service: Available Nearby</b> <b>Prospectus: Not Required</b> <b>Develop Permit?: No</b> <b>Bldg Permit Apprv: No</b> <b>Building Plans: Not Available</b> <b>Perc Test Avail:</b> <b>Perc Test Date:</b>	<b>Property Access: Allowed Access</b> <b>Parking Access:</b> <b>Fencing:</b> <b>Property in ALR/FLR:</b>  <b>Information Pkg: Yes</b> <b>Sign on Property:</b> <b>Sketch Attached: No</b> <b>Property Disclosure: Yes</b> <b>Trees Logged in last 2yr?: No</b> <b>First Nation Reserve:</b>										
<b>Legal: LOT 25, BLOCK 3, PLAN LMP35040, DISTRICT LOT 1659, GROUP 1, NEW WESTMINSTER LAND DISTRICT, SRW LMP37078</b>											
<b>Site Influences: Golf Course Nearby, Private Setting, Recreation Nearby</b> <b>Restrictions: Mandatory Building Scheme, Right of Way, Easement</b>											
<b>Listing Broker 1: Bellevue Realty Group</b> <b>Listing Broker 2:</b> <b>Listing Broker 3:</b>											

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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