



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

Active R2749794 Board: V Other	108 STONEGATE DRIVE West Vancouver Furry Creek V0N 3Z2	Land \$998,000 (LP) (SP) 										
	<p>Sold Date: Original Price: \$998,000</p> <p>Frontage (feet): 83.00 Subdiv/Complex:</p> <p>Meas. Type: Feet P.I.D.: 023-892-528</p> <p>Frontage (metres): 25.30 Taxes: \$3,520.42</p> <p>Depth: 266.73 For Tax Year: 2021</p> <p>Price/SqFt: Zoning: FCR3</p> <p>Sub-Type: Rezoneable?</p> <p>Flood Plain:</p> <p>Exposure: Southeast</p> <p>Permitted Use:</p> <p>Title to Land: Freehold NonStrata</p> <p>Tour:</p> <p>View - Specify spectacular Howe Sound</p>	<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>0.46</td> </tr> <tr> <td>Hect:</td> <td>0.19</td> </tr> <tr> <td>SqFt:</td> <td>20,043.00</td> </tr> <tr> <td>SqM:</td> <td>1,862.06</td> </tr> </tbody> </table>	Lot Area		Acres:	0.46	Hect:	0.19	SqFt:	20,043.00	SqM:	1,862.06
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<p>Sanitary Sewer: Nearby</p> <p>Storm Sewer: Nearby</p> <p>Water Supply: Community</p> <p>Electricity: Nearby</p> <p>Natural Gas: Not Available</p> <p>Telephone Service: Available Nearby</p> <p>Cable Service: Available Nearby</p> <p>Prospectus: Not Required</p> <p>Develop Permit?: No</p> <p>Bldg Permit Apprv: No</p> <p>Building Plans: Not Available</p> <p>Perc Test Avail:</p> <p>Perc Test Date:</p>	<p>Property Access: Allowed Access</p> <p>Parking Access:</p> <p>Fencing:</p> <p>Property in ALR/FLR:</p> <p>Information Pkg: Yes</p> <p>Sign on Property:</p> <p>Sketch Attached: No</p> <p>Property Disclosure: Yes</p> <p>Trees Logged in last 2yr?: No</p> <p>First Nation Reserve:</p>											
<p>Legal: LOT 25, BLOCK 3, PLAN LMP35040, DISTRICT LOT 1659, GROUP 1, NEW WESTMINSTER LAND DISTRICT, SRW LMP37078</p> <p>Site Influences: Golf Course Nearby, Private Setting, Recreation Nearby</p> <p>Restrictions: Mandatory Building Scheme, Right of Way, Easement</p>												
<p>Listing Broker 1: Bellevue Realty Group</p> <p>Listing Broker 2:</p> <p>Listing Broker 3:</p>												

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



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