



## 3609 Creery Avenue Offered at \$3,298,000

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. Lot at 3664 McKechnie Avenue is 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><br><b>R2855071</b><br>Board: V<br>Other   | <b>3609 CREERY AVENUE</b><br>West Vancouver<br>West Bay<br>V7V 2M3   | Land<br><b>\$3,298,000</b> (LP)<br>(SP)   |          |  |        |             |       |             |       |                  |      |                 |
|---|--|--|----------|--|--------|-------------|-------|-------------|-------|------------------|------|-----------------|
|   | Sold Date:<br>Frontage (feet): <b>145.87</b><br>Meas. Type: <b>Feet</b><br>Frontage (metres): <b>44.46</b><br>Depth: <b>138.95</b><br>Price/SqFt:<br>Sub-Type:<br>Flood Plain:<br>Exposure: <b>Southeast</b><br>Permitted Use: <b>House/Single Family</b><br>Title to Land: <b>Freehold NonStrata</b><br>Tour: <b>Virtual Tour URL</b><br>View - Specify <b>water and city views</b> | Original Price: <b>\$3,298,000</b><br>Subdiv/Complex:<br>P.I.D.: <b>030-305-861</b><br>Taxes: <b>\$9,760.05</b><br>For Tax Year: <b>2023</b><br>Zoning: <b>RS3</b><br>Rezoneable?<br><table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <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> </tbody> </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> |
| Lot Area  |  |  |          |  |        |             |       |             |       |                  |      |                 |
| Acres:  | <b>0.47</b>  |  |          |  |        |             |       |             |       |                  |      |                 |
| Hect:   | <b>0.19</b>  |  |          |  |        |             |       |             |       |                  |      |                 |
| SqFt:   | <b>20,451.00</b>   |  |          |  |        |             |       |             |       |                  |      |                 |
| SqM:  | <b>1,899.96</b>  |  |          |  |        |             |       |             |       |                  |      |                 |
| Sanitary Sewer: <b>Nearby</b><br>Storm Sewer: <b>Nearby</b><br>Water Supply: <b>City/Municipal</b><br>Electricity: <b>Nearby</b><br>Natural Gas: <b>Nearby</b><br>Telephone Service: <b>Available Nearby</b><br>Cable Service: <b>Available Nearby</b><br>Prospectus: <b>Not Required</b><br>Develop Permit?: <b>Yes</b><br>Bldg Permit Apprv: <b>No</b><br>Building Plans: <b>Not Available</b><br>Perc Test Avail:<br>Perc Test Date: | Property Access: <b>Allowed Access</b><br>Parking Access:<br>Fencing:<br>Property in ALR/FLR:<br>Information Pkg: <b>Yes</b><br>Sign on Property: <b>Y</b><br>Sketch Attached: <b>No</b><br>Property Disclosure: <b>Yes</b><br>Trees Logged in last 2yr?: <b>No</b><br>First Nation Reserve:   |  |          |  |        |             |       |             |       |                  |      |                 |
| 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)

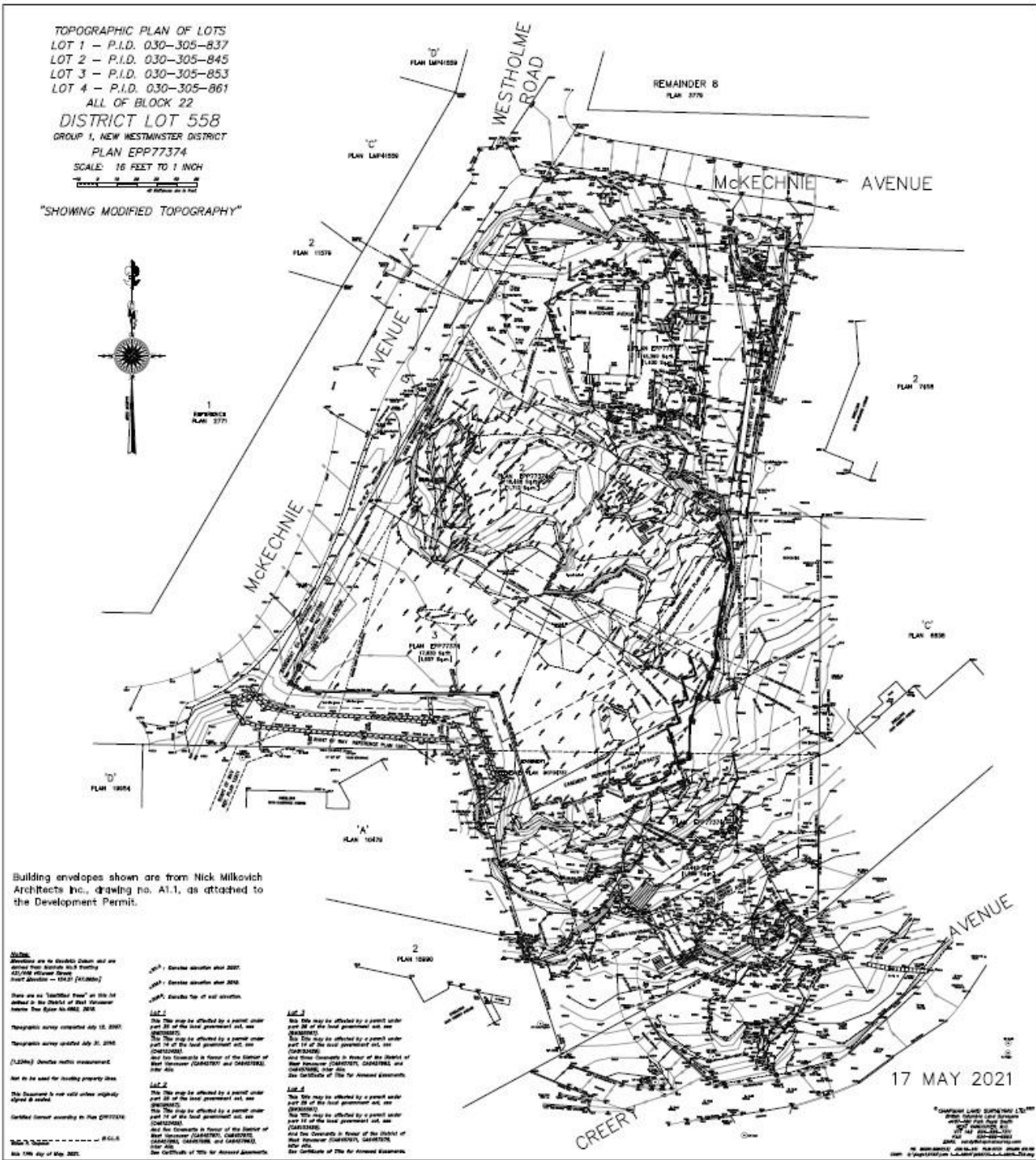
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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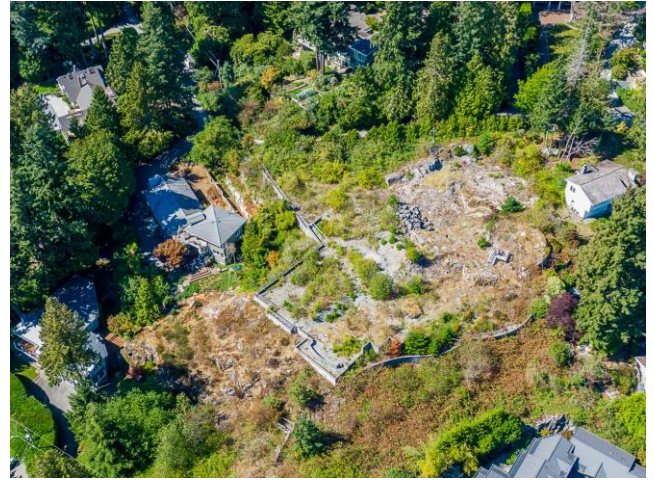
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BRG



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