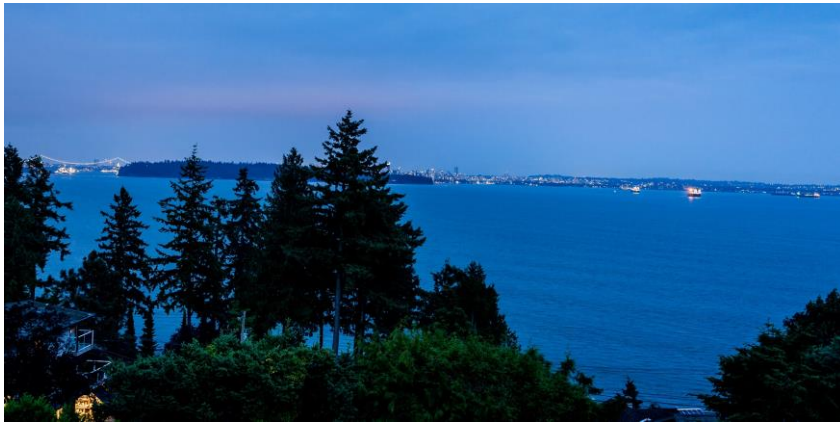




**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## 3560 Creery Avenue Offered at \$7,448,000

Close in spectacular views are enjoyed from this absolutely incredible home with gated driveway on a 11,762 sq. ft. property. The finishing quality and detail is over the top and the layout is amazing for entertaining and living with a family. Offering 5 bedrooms (all with ensuites) a total of 8 bathrooms, 6,011 sq. ft. of living space, 11 foot high ceilings and huge decks. The infinity edge swimming pool and hot tub are sundrenched all day and offer complete privacy. Enjoy the outdoor kitchen, infrared sauna, games and media room, climate-controlled wine room and too much more to list. Call for a private viewing.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8  
email: [eric@ericchristiansen.com](mailto:eric@ericchristiansen.com)



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**Active** **R2375731** **3560 CREERY AVENUE** Residential Detached  
Board: V West Vancouver **\$7,488,000** (LP)  
House/Single Family West Bay V7V 2M1 (SP) **M**



Sold Date: Frontage (feet): **66.00** Original Price: **\$7,488,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**  
Depth / Size: **186 IRR** Bathrooms: **8** Age: **2**  
Lot Area (sq.ft.): **11,762.00** Full Baths: **6** Zoning: **RS4**  
Flood Plain: Half Baths: **2** Gross Taxes: **\$30,829.87**  
Rear Yard Exp: **Southeast** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **011-231-629**  
Tour:

View: **Yes: spectacular water & city views**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type:

Style of Home: <b>3 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Glass, Stone, Wood</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen: <b>Full</b>	Reno. Year:	Property Disc.: <b>Yes</b>	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Metered Water:	Fixtures Rmvd: <b>No</b>	
Water Supply: <b>City/Municipal</b>		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	
Fuel/Heating: <b>Natural Gas, Radiant</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Metal</b>			

Legal: **LOT 5, BLOCK 24, PLAN VAP5294, PART E1/2, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 398794L)**

Amenities: **Air Cond./Central, Elevator, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 17'0	Above	Office	11'8 x 9'2			x
Main	Dining Room	15'11 x 14'3	Above	Laundry	10'3 x 9'4			x
Main	Kitchen	19'10 x 17'11	Above	Foyer	12'3 x 8'11			x
Main	Wok Kitchen	17'2 x 5'9	Below	Recreation	31'11 x 21'9			x
Main	Den	21'3 x 14'3	Below	Games Room	21'6 x 17'10			x
Above	Master Bedroom	16'5 x 11'5	Below	Bedroom	14'10 x 10'0			x
Above	Walk-In Closet	9'5 x 8'4	Below	Wine Room	8'11 x 4'7			x
Above	Bedroom	14'6 x 12'5						x
Above	Bedroom	13'5 x 10'10						x
Above	Bedroom	12'8 x 10'3						x

Finished Floor (Main):	<b>1,870</b>	# of Rooms:	<b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,165</b>	# of Kitchens:	<b>2</b>	1	Main	3	No	Barn:
Finished Floor (Below):	<b>1,976</b>	# of Levels:	<b>3</b>	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	Above	6	Yes	Pool:
Finished Floor (Total):	<b>6,011 sq. ft.</b>	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5	Above	4	Yes	Grg Dr Ht:
Grand Total:	<b>6,011 sq. ft.</b>	Basement: <b>None</b>		6	Above	4	Yes	
				7	Below	4	Yes	
				8	Below	2	No	

Listing Broker(s): **Angell Hasman (E.Christiansen)**

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

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3560 CREERY AVENUE  
WEST VANCOUVER

MAIN FLOOR	1,870 SQ.FT.
UPPER FLOOR	2,165 SQ.FT.
LOWER FLOOR	1,976 SQ.FT.
<b>TOTAL</b>	<b>6,011 SQ.FT.</b>
GARAGE	587 SQ.FT.
DECK	1,092 SQ.FT.
POOL HOUSE	202 SQ.FT.



**ERIC CHRISTIANSEN**

ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.  
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.\*

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