



**Crest Realty**

**SINGLE FAMILY WATERFRONT DEVELOPMENT LOT**



**MONTIZAMBERT CREEK on HOWE SOUND**

For further information, contact:

**Peter Birrell**

**604-250-3301**

**[www.peterbirrell.com](http://www.peterbirrell.com)**

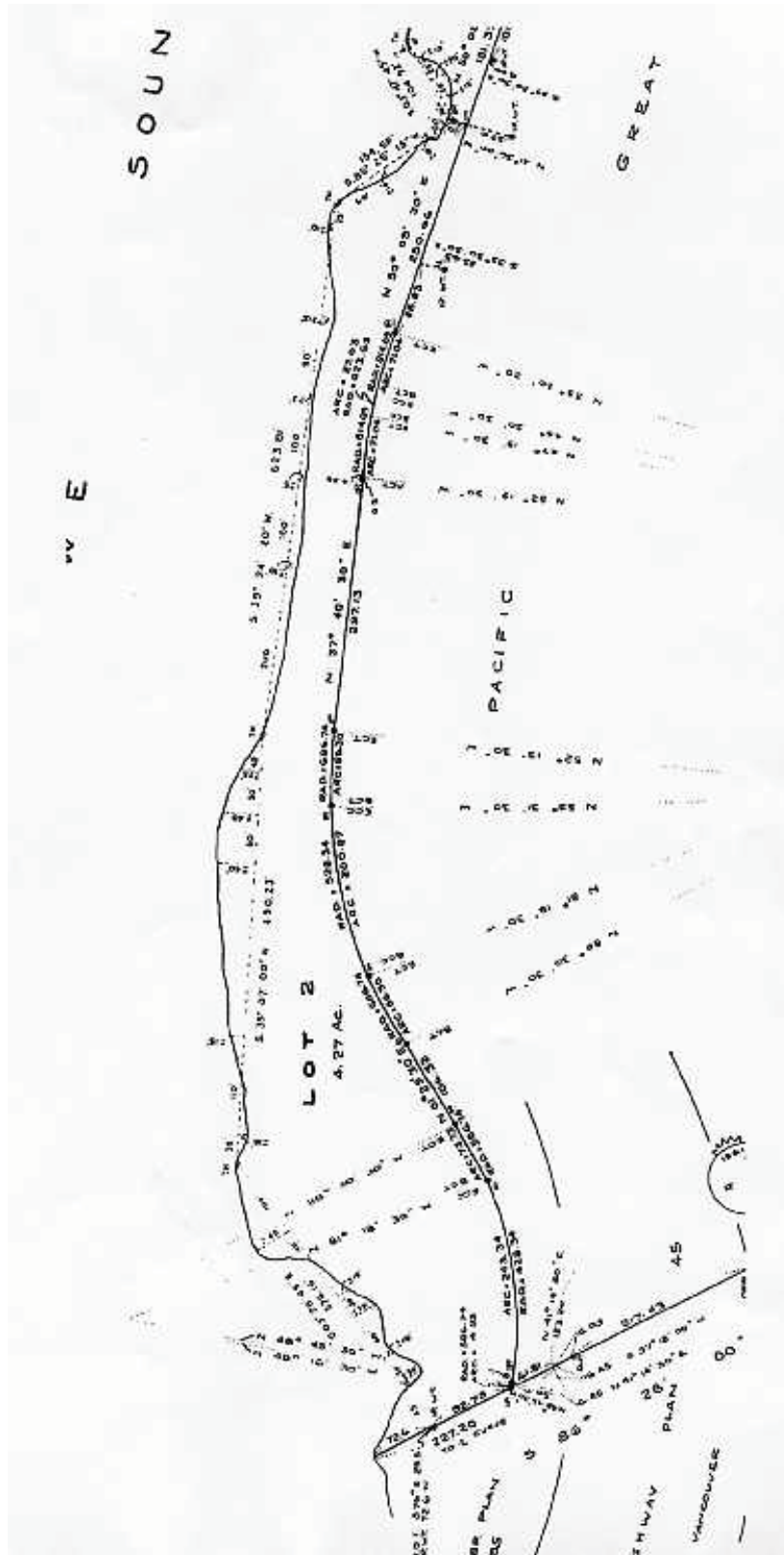
**RE/MAX CREST REALTY** #101-2609 Westview Drive North Vancouver, BC V7N 4M2 Bus: 604-988-8000 Fax: 604-985-3612

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# Single Family Waterfront Development Lot

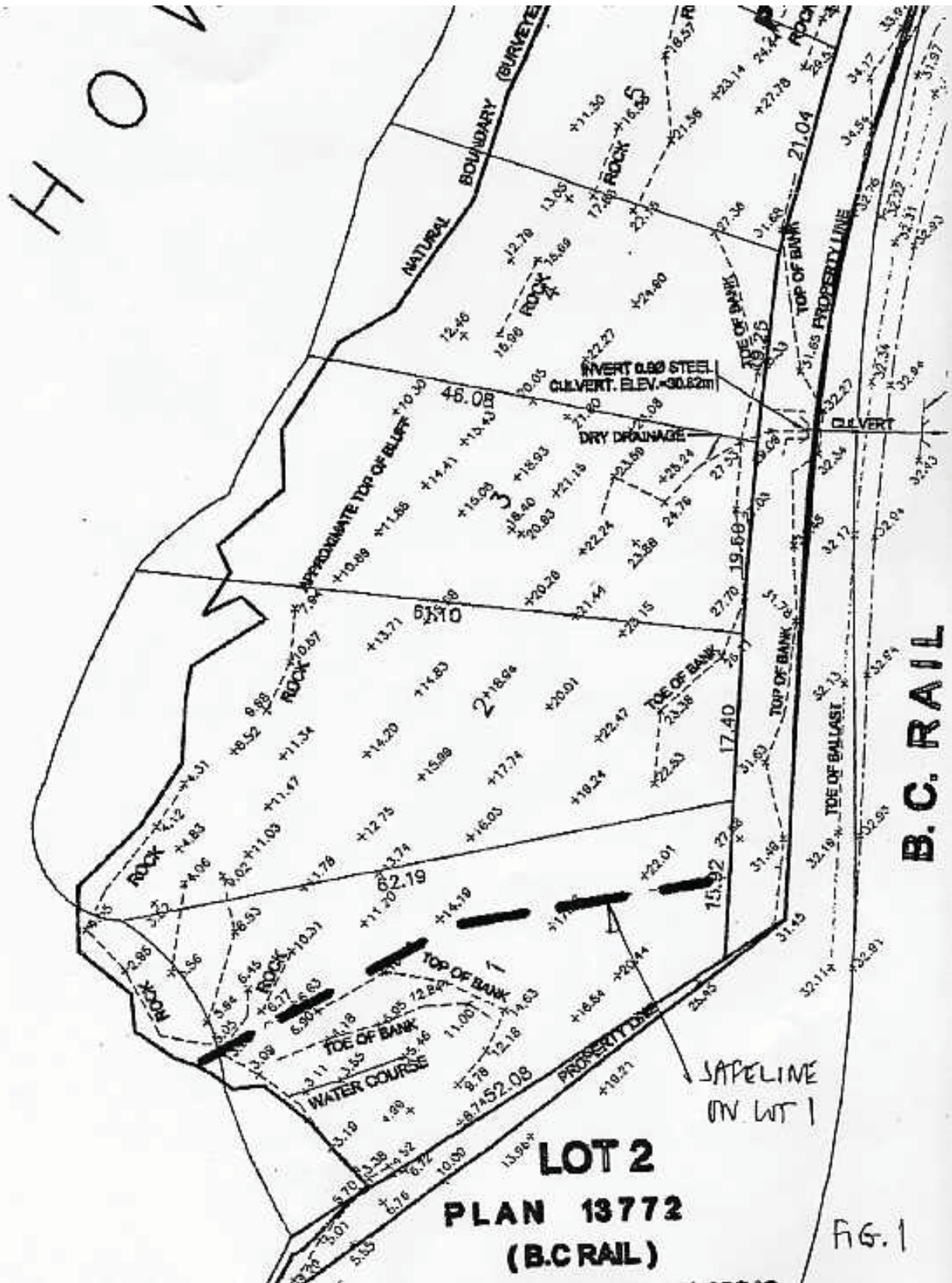
- Location:** Located north of the current homes at Montizambert Creek, on Howe Sound, mid-way between Lions Bay and Horseshoe Bay in West Vancouver
- Legal Description:** Lot 2, District Lot 2817, Plan 13772, Except Plan RP 16213
- Site Size:** 3.385 Acres
- Zoning:** The property is currently zoned A-2, which is an extensive rural and recreational zoning, with a minimum lot size of 8 hectares. Current zoning allows for a single building site.
- Site:** The subject property is a long, narrow strip of waterfront, with approximately 1500 feet of west-facing waterfront.
- Services:** There are currently no services to the property, however, water could likely be brought in from Montizambert Creek, or a private well could be installed. A sewage treatment system would be required if a septic tank system could not be approved. There is a telephone pole to the south of the property which could provide power, and phone service to the property
- Access:** CN Rail has approved a crossing over the rail tracks, however negotiations with the Ministry of Transportation is required to obtain a turn off from the highway. Currently only a right turn in and out of the property is practical unless a tunnel or bridge is constructed. Engineered drawings are required for the access road to confirm safe access to the property.
- Legal Jurisdiction:** Greater Vancouver Regional District (GVRD).
- Reports:** Copies of the following reports are available for review.  
  
Geotechnical Assessment / Thurber Engineering Ltd.  
Environmental Overview / Envirowest Consultants Ltd.
- Web Pictures:** Please call for web address.
- Financing:** All cash for clear title.
- Asking Price:** \$1,650,000.00





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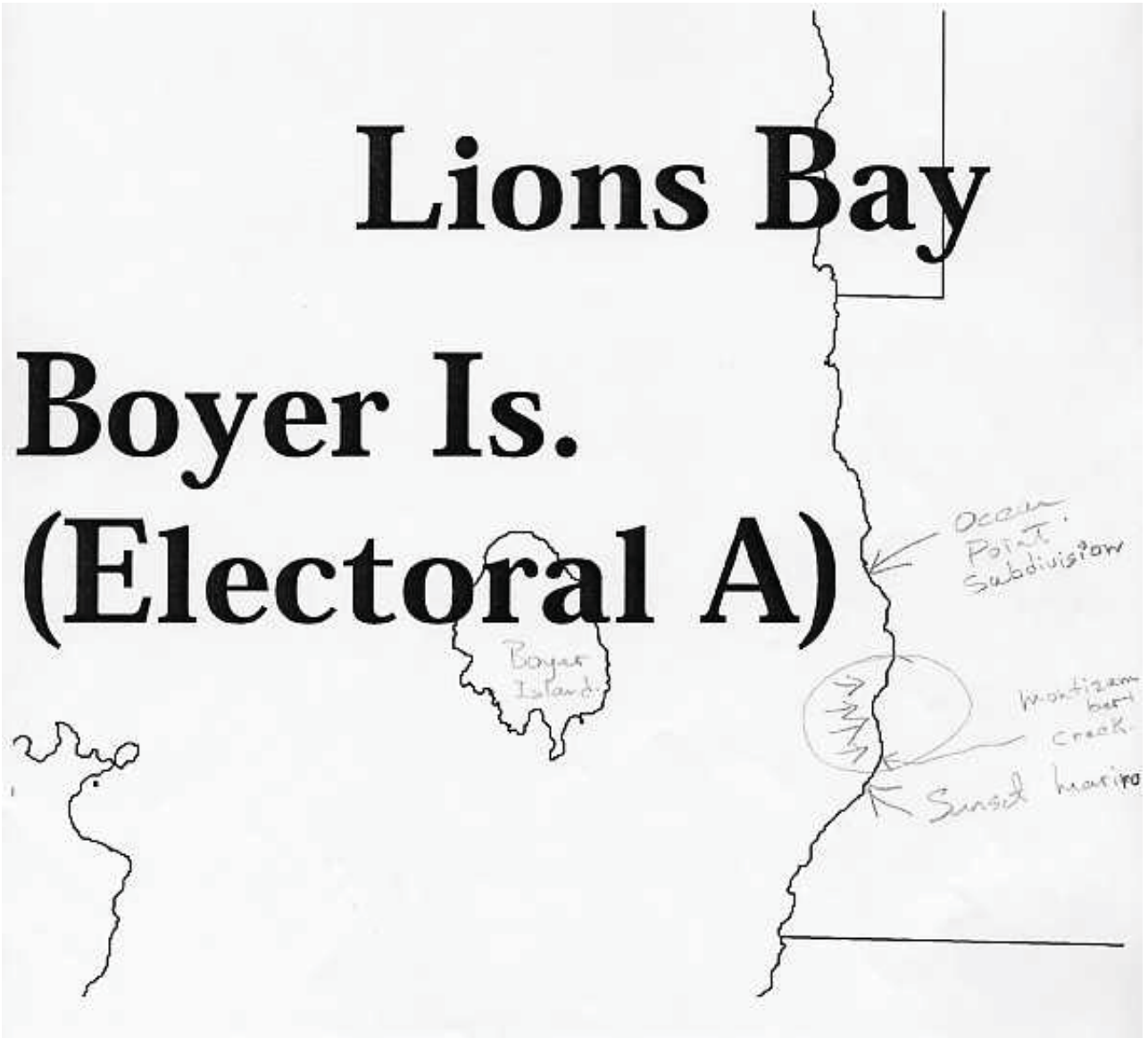
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# Lions Bay

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### (Electoral A)

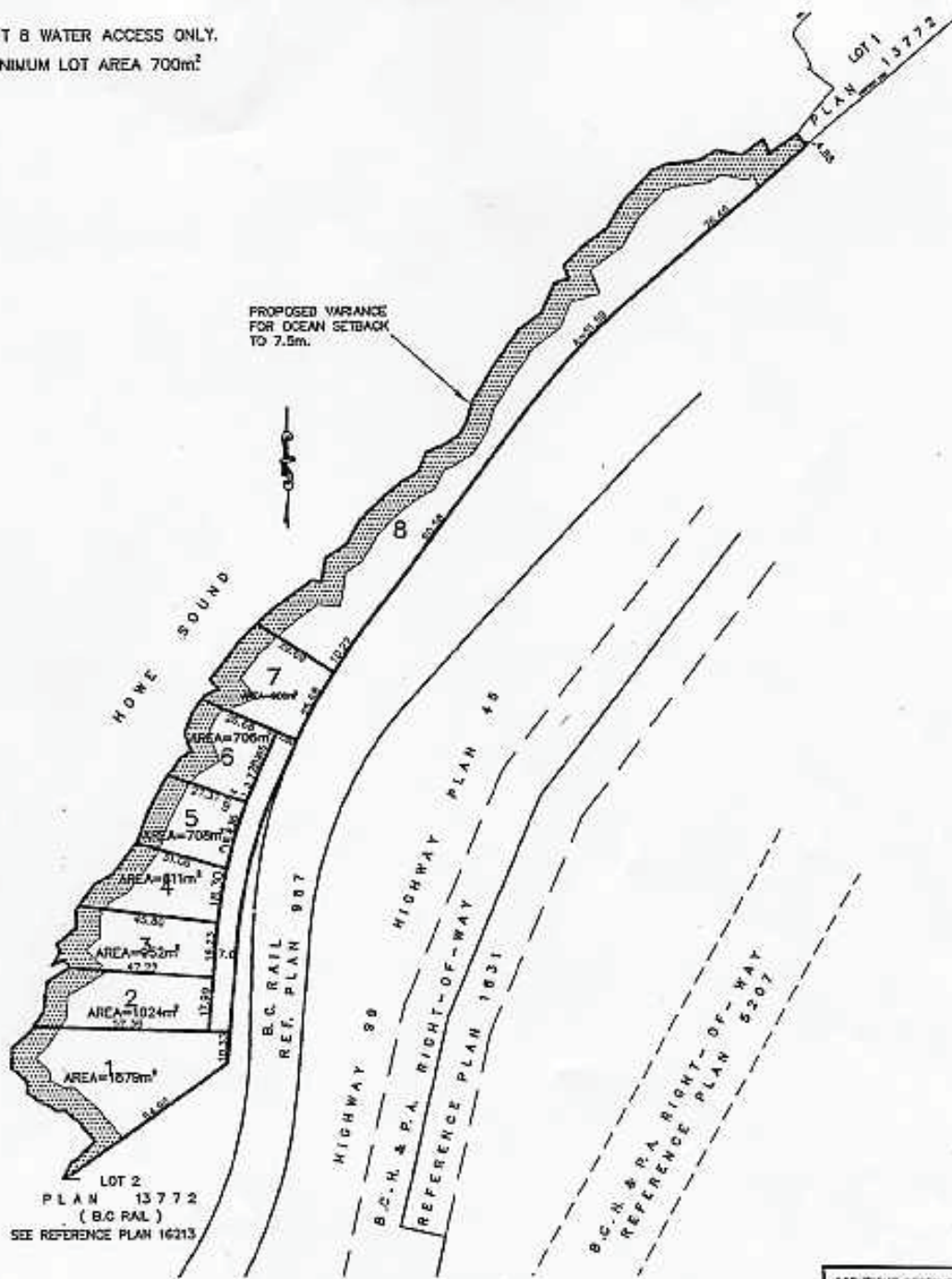


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**NOTES:**

- 1) LOT 8 WATER ACCESS ONLY.
- 2) MINIMUM LOT AREA 700m<sup>2</sup>



**PROPOSED 8 LOT SUBDIVISION  
LOT 2, PLAN 13772, D.L. 2817**

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CIVIC CONSULTANTS No.105-2760 TRETHERWEY ST., ABBOTSFORD, B.C. TELEPHONE (604) 852-4252	Drawn : D.R.T.	Scale : 1:500
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