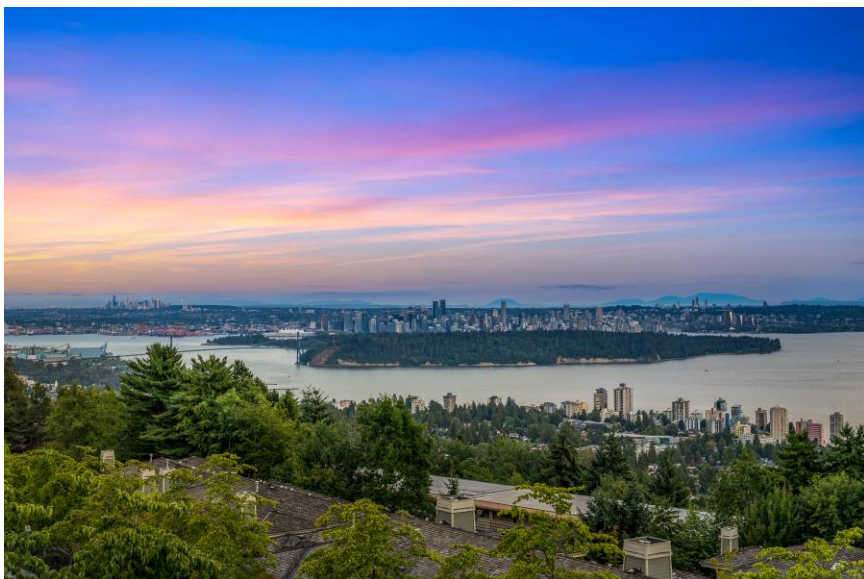




2456 Carr Lane Offered at \$3,198,000

If you're looking for an easy-care lifestyle without sacrificing space, this exceptional one-owner Salishan home is the perfect fit. Offering approximately 3,472 sq. ft. on three levels, it's one of the largest homes in Salishan and boasts spectacular panoramic views, 2 bedrooms, and 3 bathrooms. Soaring ceilings welcome you into the main floor featuring living and dining rooms, a kitchen, family room, den, and attached two-car garage. The next level offers two primary suites, a sitting area, and a huge unfinished space under the garage. The bright lower level includes a media room and hobby room. A rare opportunity to enjoy spacious, low-maintenance living in an outstanding setting.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3147828
 Board: V
 Townhouse

2456 CARR LANE

West Vancouver
 Panorama Village
 V7S 3H5

Residential Attached
\$3,198,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **2**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **1**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **023-696-061**
 View: **Yes : panoramic water & city views**
 Complex / Subdiv: **Salishan**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$3,198,000**
 Approx. Year Built: **1997**
 Age: **29**
 Zoning: **CD11**
 Gross Taxes: **\$8,472.42**
 For Tax Year: **2026**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 20, PLAN LMS2717, DISTRICT LOT 783, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main): **1,190**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **1,615**
 Finished Floor (Basement): **667**
 Finished Floor (Total): **3,472 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,472 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **14**

Units in Development:
 Exposure: **South**
 Mgmt. Co's Name: **Stratawest Management Ltd.**
 Maint Fee: **\$1,077.77**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Water**

Tot Units in Strata: **36** Locker: **No**
 Storeys in Building:
 Mgmt. Co's #: **604-904-9595**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: **No short term, AirB&B**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'11 x 14'7	Below	Walk-In Closet	7'7 x 3'9	1	Main	2	No
Main	Dining Room	13'4 x 11'8	Below	Bedroom	12'9 x 10'8	2	Below	5	Yes
Main	Kitchen	12'11 x 10'7	Below	Laundry	8'10 x 8'1	3	Below	5	Yes
Main	Family Room	19'1 x 13'1	Below	Storage	20'4 x 19'2	4			
Main	Den	10'5 x 9'8	Bsmt	Recreation Room	17'10 x 13'3	5			
Main	Foyer	8'0 x 6'6	Bsmt	Games Room	12'8 x 10'8	6			
Below	Primary Bedroom	14'11 x 14'7			x	7			
Below	Walk-In Closet	12'0 x 4'8			x	8			

Listing Broker(s): **Bellevue Realty Group**

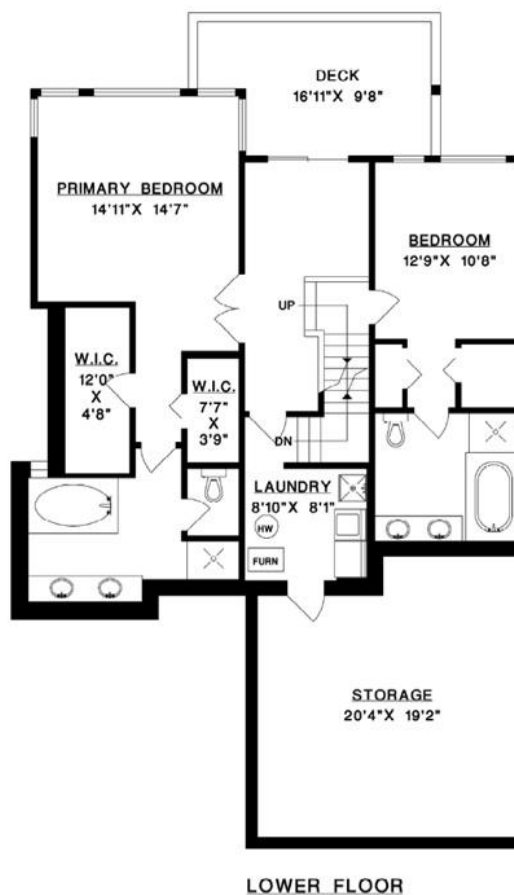
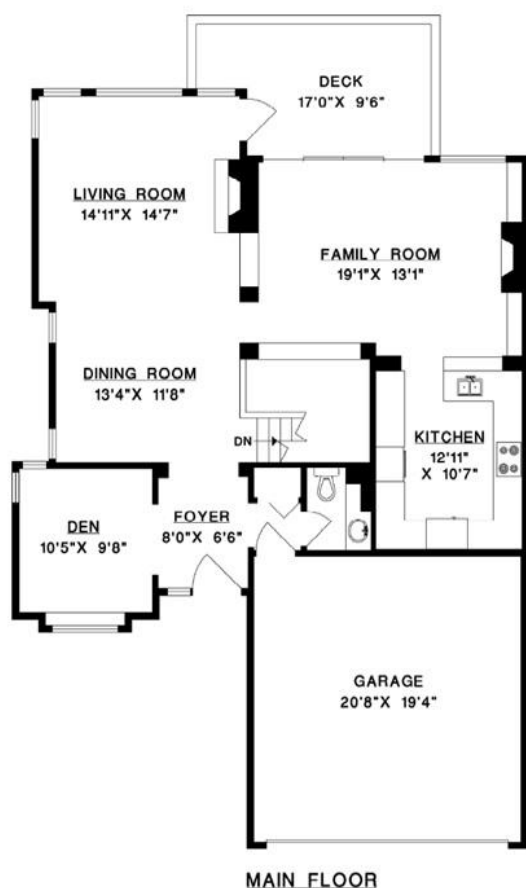
Full video tour at www.ericchristiansen.com

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



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**2456 CARR LANE
WEST VANCOUVER**

MAIN FLOOR	1,190 SQ.FT.
LOWER FLOOR	1,615 SQ.FT.
BOTTOM FLOOR	667 SQ.FT.
TOTAL	3,472 SQ.FT.
CRAWL STORAGE	544 SQ.FT.
GARAGE	431 SQ.FT.
DECKS	335 SQ.FT.

