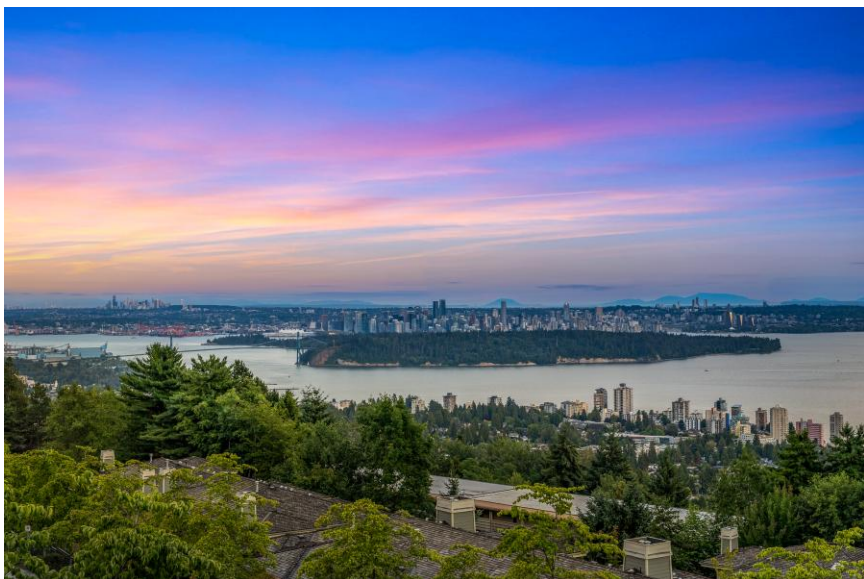




2456 Carr Lane Offered at \$3,198,000

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

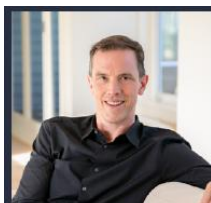
604-312-9999

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?: _____ Original Price: \$3,198,000 Meas. Type: Feet Bedrooms: 2 Approx. Year Built: 1997 Frontage(feet): _____ Bathrooms: 3 Age: 29 Frontage(metres): _____ Full Baths: 2 Zoning: CD11 Depth / Size (ft.): _____ Half Baths: 1 Gross Taxes: \$8,472.42 Sq. Footage: 0.00 For Tax Year: 2026 Flood Plain: _____ P.I.D.: 023-696-061 Tax Inc. Utilities?: _____ View: Yes : panoramic water & city views Tour: Virtual Tour URL Complex / Subdiv: Salishan First Nation _____ Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																													
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: _____ Reno. Year: _____ # of Fireplaces: 2 R.I. Fireplaces: _____ Rain Screen: _____ Fireplace Fuel: Gas - Natural Metered Water: _____ Fuel/Heating: Hot Water, Natural Gas, Radiant R.I. Plumbing: _____ Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood		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.		Units in Development: _____ Tot Units in Strata: 36 Locker: No Exposure: South Storeys in Building: _____ Mgmt. Co's Name: Stratawest Management Ltd. Mgmt. Co's #: 604-904-9595 Maint Fee: \$1,077.77 Council/Park Apprv?: _____ Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water																																																																																													
Suite: _____ Basement: None Crawl/Bsmt. Ht: _____ # of Levels: 2 # of Kitchens: 1 # of Rooms: 14		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																																																																																													
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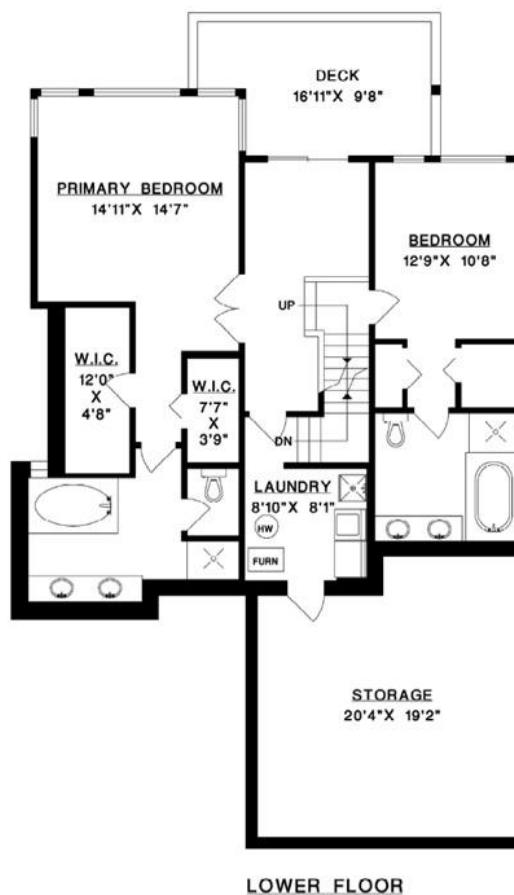
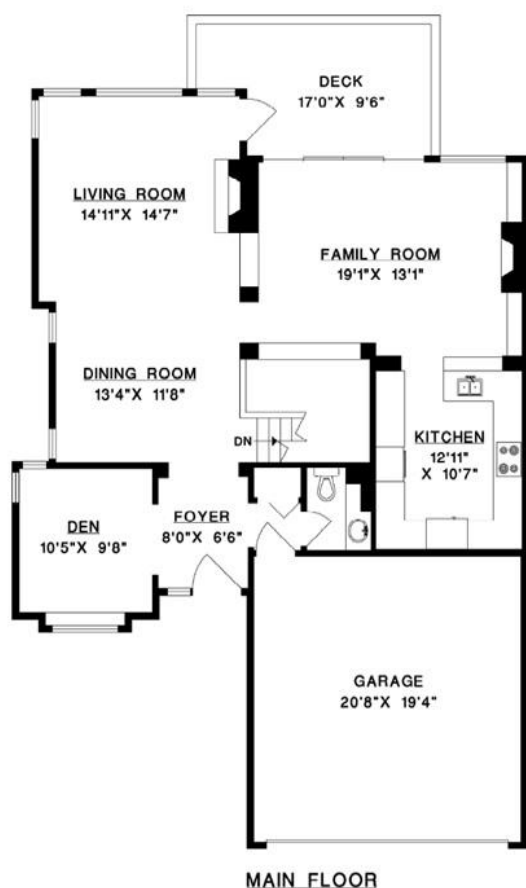
Full video tour at www.ericchristiansen.com

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.

