




2426 Carr Lane Offered at \$2,588,000

Discover unparalleled beauty and luxury in this stunning Salishan home. With 2 bedrooms, 3 bathrooms, and SPECTACULAR 180-degree vistas of the city, inlet, and UBC, every moment here is a masterpiece. Impeccable renovations adorn the space, from the new kitchen and bathrooms to flooring and paint, leaving no detail overlooked. Boasting 2,401 sq. ft. across 2 levels, a 2-car garage, and expansive decks, the allure of this abode is undeniable. Towering ceilings on the main floor and expansive windows invite the awe-inspiring views indoors, while the lower level offers 2 bedrooms, a family room, and ample storage, completing this sanctuary of sophistication.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2962576 Board: V Townhouse	2426 CARR LANE West Vancouver Panorama Village V7S 3H5	Residential Attached \$2,588,000 (LP) (SP) M																																																																																										
	Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Salishan First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 023-696-141 Original Price: \$2,588,000 Approx. Year Built: 1997 Age: 28 Zoning: CD11 Gross Taxes: \$7,147.86 For Tax Year: 2024 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																										
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stone, Wood Foundation: Concrete Perimeter Renovations: Partly # 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: 2021 Rain Screen: Metered Water: R.I. Plumbing:	Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: : Floor Finish: Hardwood, Wall/Wall/Mixed																																																																																										
Legal: STRATA LOT 28, 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: Cul-de-Sac, 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): 1,211 Finished Floor (Basement): 0 Finished Floor (Total): 2,401 sq. ft. Unfinished Floor: 0 Grand Total: 2,401 sq. ft.	Units in Development: Exposure: Mgmt. Co's Name: Stratawest Management Ltd. Maint Fee: \$928.73 Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer	Tot Units in Strata: 36 Locker: No Stores in Building: Mgmt. Co's #: 604-904-9595 Council/Park Apprv?:																																																																																										
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 12	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:	# of Pets: 2 Cats: Yes Dogs: Yes																																																																																										
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>14'11 x 13'10</td> <td>Below</td> <td>Walk-In Closet</td> <td>7'5 x 3'9</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>13'6 x 11'9</td> <td>Below</td> <td>Bedroom</td> <td>12'8 x 10'8</td> <td>2</td> <td>Below</td> <td>5</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>12'11 x 10'6</td> <td>Below</td> <td>Family Room</td> <td>9'0 x 8'1</td> <td>3</td> <td>Below</td> <td>5</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>17'11 x 13'1</td> <td>Below</td> <td>Laundry</td> <td>8'1 x 5'10</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>10'5 x 9'9</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>8'2 x 6'6</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Primary Bedroom</td> <td>14'11 x 14'8</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Walk-In Closet</td> <td>12'0 x 4'11</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	14'11 x 13'10	Below	Walk-In Closet	7'5 x 3'9	1	Main	2	No	Main	Dining Room	13'6 x 11'9	Below	Bedroom	12'8 x 10'8	2	Below	5	Yes	Main	Kitchen	12'11 x 10'6	Below	Family Room	9'0 x 8'1	3	Below	5	Yes	Main	Family Room	17'11 x 13'1	Below	Laundry	8'1 x 5'10	4				Main	Den	10'5 x 9'9			x	5				Main	Foyer	8'2 x 6'6			x	6				Below	Primary Bedroom	14'11 x 14'8			x	7				Below	Walk-In Closet	12'0 x 4'11			x	8					
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?																																																																																			
Main	Living Room	14'11 x 13'10	Below	Walk-In Closet	7'5 x 3'9	1	Main	2	No																																																																																			
Main	Dining Room	13'6 x 11'9	Below	Bedroom	12'8 x 10'8	2	Below	5	Yes																																																																																			
Main	Kitchen	12'11 x 10'6	Below	Family Room	9'0 x 8'1	3	Below	5	Yes																																																																																			
Main	Family Room	17'11 x 13'1	Below	Laundry	8'1 x 5'10	4																																																																																						
Main	Den	10'5 x 9'9			x	5																																																																																						
Main	Foyer	8'2 x 6'6			x	6																																																																																						
Below	Primary Bedroom	14'11 x 14'8			x	7																																																																																						
Below	Walk-In Closet	12'0 x 4'11			x	8																																																																																						
Listing Broker(s): Bellevue Realty Group																																																																																												

Full video tour at www.ericchristiansen.com

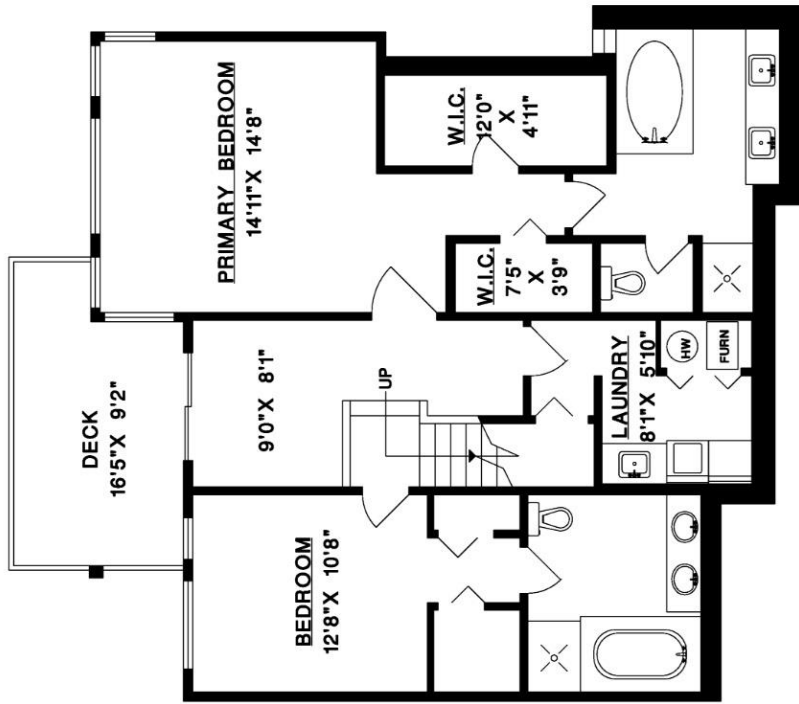
All information contained herein is deemed to be accurate but should not be relied upon without verification.



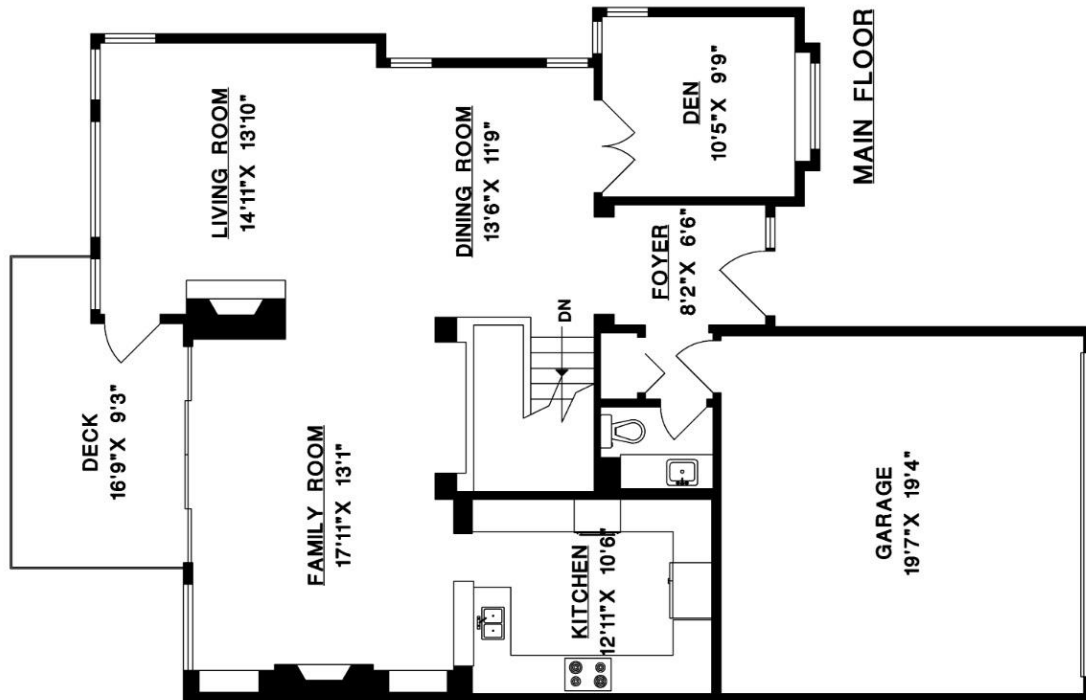
ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG



LOWER FLOOR



MAIN FLOOR

2426 CARR LANE
WEST VANCOUVER

MAIN FLOOR	1,190 SQ.FT.
LOWER FLOOR	1,211 SQ.FT.
TOTAL	2,401 SQ.FT.
GARAGE	401 SQ.FT.
DECKS	282 SQ.FT.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

