





## 2426 Carr Lane Offered at \$2,898,000

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**  
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

<b>Active</b> <b>R2894891</b> Board: V Townhouse	<b>2426 CARR LANE</b> West Vancouver Panorama Village V7S 3H5	Residential Attached <b>\$2,898,000</b> (LP) (SP) 							
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: <b>0.00</b> Flood Plain: View: <b>Yes : panoramic water &amp; city views</b> Complex / Subdiv: <b>Salishan</b> First Nation: Services Conndctd: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b>	If new,GST/HST inc?: Bedrooms: <b>2</b> Bathrooms: <b>3</b> Full Baths: <b>2</b> Half Baths: <b>1</b> P.I.D.: <b>023-696-141</b> Original Price: <b>\$2,898,000</b> Approx. Year Built: <b>1997</b> Age: <b>27</b> Zoning: <b>CD11</b> Gross Taxes: <b>\$7,147.86</b> For Tax Year: <b>2024</b> Tax Inc. Utilities?: Tour: <b>Virtual Tour URL</b> Water Supply: <b>City/Municipal</b>							
Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stone, Wood</b> Foundation: <b>Concrete Perimeter</b>  Renovations: # of Fireplaces: <b>2</b> R.I. Fireplaces: Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Wood</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>								
Legal: <b>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</b>									
Amenities: <b>In Suite Laundry</b>									
Site Influences: <b>Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b> Features: <b>Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator</b>									
Finished Floor (Main): <b>1,190</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>1,211</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>2,401 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>2,401 sq. ft.</b>	Units in Development: Exposure: Mgmt. Co's Name: <b>Stratawest Management Ltd.</b> Maint Fee: <b>\$889.52</b> Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Sewer</b>	Tot Units in Strata: Storeys in Building: Mgmt. Co's #: <b>604-904-9595</b> Council/Park Apprv?: Locker: <b>No</b>							
Suite: Basement: <b>None</b> Crawl/Bsm. Ht: # of Kitchens: <b>1</b>	# of Levels: <b>2</b> # of Rooms: <b>12</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b> Short Term Lse-Details: # of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>							
Floor <b>Main</b> <b>Main</b> <b>Main</b> <b>Main</b> <b>Main</b> <b>Main</b> <b>Below</b> <b>Below</b>	Type <b>Living Room</b> <b>Dining Room</b> <b>Kitchen</b> <b>Family Room</b> <b>Den</b> <b>Foyer</b> <b>Primary Bedroom</b> <b>Walk-In Closet</b>	Dimensions <b>14'11 x 13'10</b> <b>13'6 x 11'9</b> <b>12'11 x 10'6</b> <b>17'11 x 13'1</b> <b>10'5 x 9'9</b> <b>8'2 x 6'6</b> <b>14'11 x 14'8</b> <b>12'0 x 4'11</b>	Floor <b>Below</b> <b>Below</b> <b>Below</b> <b>Below</b>	Type <b>Walk-In Closet</b> <b>Bedroom</b> <b>Family Room</b> <b>Laundry</b>	Dimensions <b>7'5 x 3'9</b> <b>12'8 x 10'8</b> <b>9'0 x 8'1</b> <b>8'1 x 5'10</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b>	Bath 1 2 3 4 5 6 7 8	Floor <b>Main</b> <b>Below</b> <b>Below</b>	# of Pieces <b>2</b> <b>5</b> <b>5</b>	Ensuite? <b>No</b> <b>Yes</b> <b>Yes</b>
Listing Broker(s): <b>Bellevue Realty Group</b>									

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

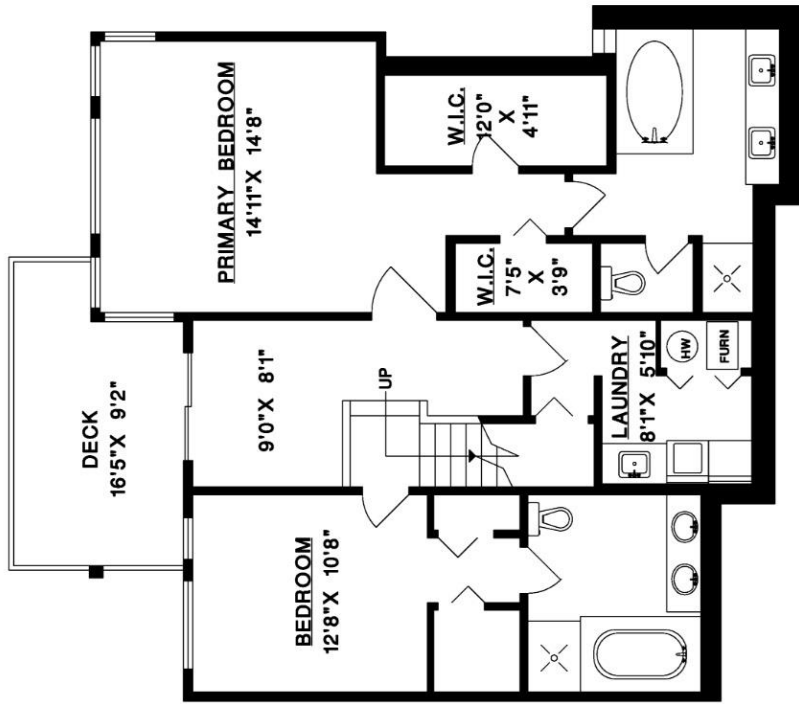
All information contained herein is deemed to be accurate but should not be relied upon without verification.



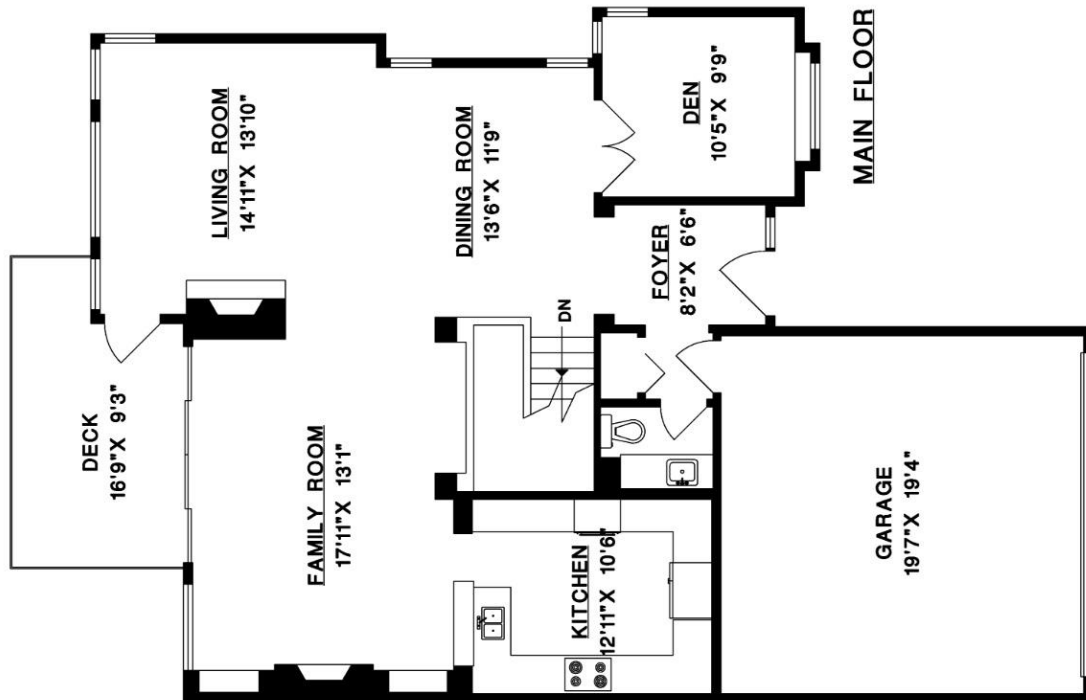
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BRG



LOWER FLOOR



MAIN FLOOR

2426 CARR LANE  
WEST VANCOUVER

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



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