




## 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

<b>Active</b>		<b>2426 CARR LANE</b>		Residential Attached					
<b>R2934617</b>		West Vancouver Panorama Village V7S 3H5		<b>\$2,588,000</b> (LP)					
Board: V				(SP) <b>M</b>					
Townhouse									
		Sold Date:		If new, GST/HST inc?:					
		Meas. Type: <b>Feet</b>		Bedrooms: <b>2</b>		Original Price: <b>\$2,758,000</b>			
		Frontage(feet):		Bathrooms: <b>3</b>		Approx. Year Built: <b>1997</b>			
		Frontage(metres):		Full Baths: <b>2</b>		Age: <b>28</b>			
		Depth / Size (ft.):		Half Baths: <b>1</b>		Zoning: <b>CD11</b>			
		Sq. Footage: <b>0.00</b>		P.I.D.: <b>023-696-141</b>		Gross Taxes: <b>\$7,147.86</b>			
		Flood Plain:		View: <b>Yes : panoramic water &amp; city views</b>		For Tax Year: <b>2024</b>			
		View: <b>Yes : panoramic water &amp; city views</b>		Complex / Subdiv: <b>Salishan</b>		Tax Inc. Utilities?:			
		First Nation		Services Connctd: <b>Electricity, Natural Gas, Water</b>		Tour: <b>Virtual Tour URL</b>			
		Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>					
Style of Home: <b>2 Storey</b>		Total Parking: <b>2</b>		Covered Parking: <b>2</b>					
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double</b>		Parking Access: <b>Front</b>					
Exterior: <b>Stone, Wood</b>		Dist. to Public Transit: <b>Near</b>		Dist. to School Bus: <b>Near</b>					
Foundation: <b>Concrete Perimeter</b>		Title to Land: <b>Freehold Strata</b>							
Renovations: <b>Partly</b>		Property Disc.: <b>Yes</b>							
# of Fireplaces: <b>2</b>		Fixtures Leased: <b>No</b>							
R.I. Fireplaces:		Fixtures Rmvd: <b>:</b>							
Fireplace Fuel: <b>Gas - Natural</b>		Floor Finish: <b>Hardwood, Wall/Wall/Mixed</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>									
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>		Units in Development:		Tot Units in Strata: <b>36</b>					
Finished Floor (Above): <b>0</b>		Exposure:		Locker: <b>No</b>					
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>Stratawest Management Ltd.</b>		Stores in Building:					
Finished Floor (Below): <b>1,211</b>		Maint Fee: <b>\$928.73</b>		Mgmt. Co's #: <b>604-904-9595</b>					
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Sewer</b>		Council/Park Apprv?:					
Finished Floor (Total): <b>2,401 sq. ft.</b>		Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>							
Unfinished Floor: <b>0</b>		Restricted Age:		# of Pets: <b>2</b>					
Grand Total: <b>2,401 sq. ft.</b>		# or % of Rentals Allowed:		Cats: <b>Yes</b> Dogs: <b>Yes</b>					
Suite:		Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>							
Basement: <b>None</b>		Short Term Lse-Details:							
Crawl/Bsmt. Ht:									
# of Levels: <b>2</b>									
# of Kitchens: <b>1</b>									
# of Rooms: <b>12</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ersuite?
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): <b>Bellevue Realty Group</b>									

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

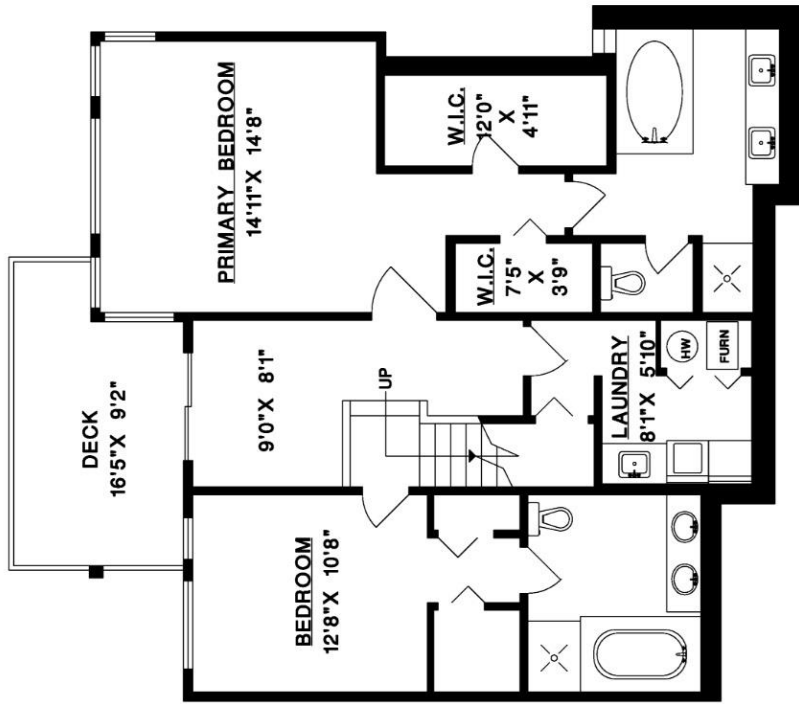
All information contained herein is deemed to be accurate but should not be relied upon without verification.



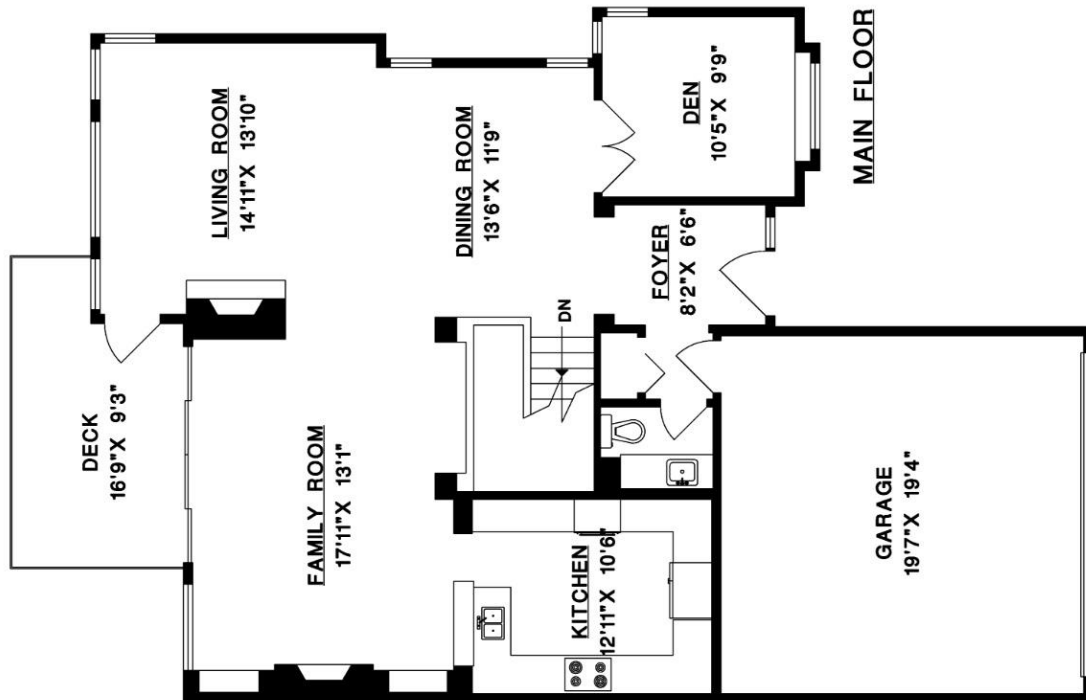
**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**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.
<b>TOTAL</b>	<b>2,401 SQ.FT.</b>
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

