

Presented by:
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 Re/Max Select Properties
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Vancouver West, Shaughnessy Residential Attached
35 4900 CARTIER ST, V6M 4H2 MLS# V809103 **Active**



List Price: \$1,798,000 Previous Price:

Subdiv/Complex: SHAUGHNESSY PLACE

Frontage:	Approx Yr Blt:	1981	PID:	005-988-039
Depth/Size:	Age at List Date:	29	Type:	Townhouse
Lot SqFt:	Bedrooms:	4	Zoning:	T/H
Exposure:	Bathrooms:	3	Taxes:	\$4,781 (2009)
Stories in Bldg:	Full Baths:	2	Gst Incl:	
Flood Plain:	Half Baths:	1	Apprvl Req:	No
Meas. Type:	Feet		Tax Incl Utilities:	No
Fixtures Lsd:	N			
Fixt Removed:	N			
View:				

Style of Home:	2 Storey	Total Parking:	3	Covered Parking:	3
Construction:	Concrete, Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple, Visitor Parking		
Exterior:	Brick, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Wood	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	82	Total Units in Strata:	
Flooring:	Hardwood	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	2	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Propane	Mortgage Info:	\$0 / Treat as Clear Title		
Outdoor Area:	Balcony(s), Patio(s)	Property Disclosure:	Y		
Mngmt Co:	THE WYNFORD GROUP	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-261-0285	Maint Fee:	\$687.42		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL VAS 820 SL 35 DL 526 LD 36

Amenities: Club House, Pool; Indoor

Features Incl: Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Garage Door Opener, Microwave, Oven-Built In, Range, Refrigerator

Site Influences: Central Location, Gated Complex, Private Setting

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'2 X 12'3	Above	Bedroom	9'5 X 11'			
Main F.	Kitchen	13' X 14'	Above	Bedroom	10'4 X 14'3			
Main F.	Dining	10'9 X 12'3	Below	Utility	0' X 0'			
Main F.	Den	10'1 X 13'1	Below	Steam Room	0' X 0'			
Main F.	Entrance Hall	7'1 X 20'2	Below	Other	22'2 X 28'11			
Main F.	Patio	17'8 X 28'3						
Main F.	Patio	18'4 X 32'						
Above	Master Bedroom	14' X 19'2						
Above	Patio	8'4 X 20'						
Above	Bedroom	11'8 X 12'10						

Floor Area (SqFt):	Total # Rooms:	15	Bathrooms
Finished Floor Area Main:	Finished Levels:	2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Unfinished	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 5 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Select Properties

Exclusive Shaughnessy Place and this one has the full "wow" package. Private, gated community with 24/7 security, beautifully landscaped gardens. Completely redesigned and renovated from the studs. Gourmet kitchen with top of the line cabinets, granite counter tops, glass tile backsplash, appliances, designer baths, two new gas fireplaces, in-floor radiant heat on the main, stunning new hardwood floors. "Tres Shiek"...and there is more...how about over 1200 sqft of outdoor patio and deck space. All carefully crafted and finished by one of Vancouver's best...RJ Reynolds Enterprises. Call for your private viewing.