Presented by:
Scott Carpenter
Re/Max Select Properties
Email: scott_lesliec@yahoo.com
Phone: 604-737-8865
Cell: 604-880-0037

Shaughnessy, Vancouver West
 # 37 4900 CARTIER ST

MLS # V691372

Residential Attached
Active

List Price:	**$1,318,000**				
Previous Price:	**$1,359,000**	Subdiv/Complex:	**SHAUGHNESSY PLACE**		
Original Price:	**$1,399,000**	View:			
Frontage:		Postal Code:	**V6M 4H2**	Type:	**Townhouse**
Depth/Size:				Approx Yr Blt:	**1982**
Lot SqFt:	**0**			Age at List Date	**26**
Exposure:	**W**	Bedrooms:	**2**	Zoning:	**STRATA**
Stories in Bldg:		Bathrooms:	**3**	Taxes:	**$3,354 / 2007**
Flood Plain:		Full Baths:	**2**	Gst Incl:	
Meas. Type:		Half Baths:	**1**	Apprvl Reqd:	
Fixtures Lsd:				Occupancy:	**Owner**
Fixt Removed:				Tax Incl Utilities:	**N**

Style of Home:	**2 Storey**			Total Parking:	**2**	Covered Parking:	**2**
Construction:	**Frame - Wood**			Parking Stall #:		Parking Stall Owned:	**Y**
Foundation:	**Concrete Perimeter**			Parking Access:			
Exterior:	**Brick / Wood**			Parking Facilities:	**Garage; Double / Visitor Parking**		
Rain Screen:							
Type of Roof:	**Wood**			Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Reno Year:	**9999**	Units in Development:		Total Units in Strata:	**76**
Flooring:	**Other**			Locker:	**Yes**	Locker #:	
Water Supply:	**City/Municipal**			Possession:	**V23815**		
Heat/Fuel:	**Baseboard**			Title to Land:	**Freehold Strata**		
No. of Fireplaces:	**1**	R/I Fireplaces:		Seller's Interest:	**Registered Owner**		
Fireplace Fuel:	**Gas - Natural**			Mortgage Info:	**0 -**		
Outdoor Area:	**Patio(s)**						
				Property Disclosure:	**/ Yes**		
Mngmt Co/Phone:	**wynford / 604-261-0285**			Bylaw Restrictions:	**Pets Allowed w/Rest., Rentals Allowed w/Restrictions**		
Mo. Maint Charge:	**$538.02**						

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

Legal: **PL VAS820 LT 37 DL 526 LD 36 UNDIV 22040/1987320 SHARE IN COM PROP THEREIN.** PID: **005-388-988**
Amenities: **Club House, Elevator, Garden**
Features Incl: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator**
Site Influences: **Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**13' X 19'6**						
Main F.	**Kitchen**	**12' X 12'**						
Main F.	**Dining**	**10' X 17'6**						
Main F.	**Den**	**11'6 X 13'**						
Main F.	**Entrance Hall**	**8' X 15'**						
Main F.	**Laundry**	**20' X 23'6**						
Above	**Master Bedroom**	**12'15 X 15'**						
Above	**Patio**	**5' X 9'**						
Above	**Bedroom**	**11'6 X 15'**						
Below	**Storage**	**4' X 8'**						

Floor Area (SqFt):

Finished Floor Area Main:	**0**
Finished Floor Area Up:	**0**
Finished Floor Area Down:	**0**
Finished Floor Area Bsmt:	**0**
Total Finished Floor Area:	**0**
Unfinished Floor Area:	**0**
Grand Total Floor Area:	**1,932**

Total # Rooms:	**10**
Finished Levels:	**2**
Basement Area:	**Part**
Bsmt Height:	
Restricted Age:	
# Pets; Cats; Dogs:	
# or % Rentals:	

Bathrooms:

1	**2 Piece; Ensuite: N; Level: Main F.**
2	**4 Piece; Ensuite: Y; Level: Above**
3	**4 Piece; Ensuite: N; Level: Above**
4	
5	
6	
7	
8	

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

Shaughnessy Place - spacious two bdrm & den townhome with living room & dining room opening onto a large secluded patio & garden. Gourmet kitchen with granite countertops & top of the line stainless steel appliances. Large mstr bdrm with access to second level sundeck. Secured garage with access to the home. 24 hr security with Gate house. Gas plumbed to outside patio for barbeque. Slate floors at basement entry from garage. Call for your private showing.

The enclosed information while deemed to be correct, is not guaranteed.