

Presented by:
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Shaughnessy, Vancouver West Residential Attached
35 4900 CARTIER ST **MLS # V731511** **Active**



List Price: \$1,895,000

Previous Price: Subdiv/Complex: SHAUGHNESSY PLACE
 Original Price: \$1,895,000 View:

Frontage: Postal Code: V6M 4H2 Type: Townhouse
 Depth/Size: Approx Yr Blt: 1981
 Lot SqFt: 0 Age at List Date 27
 Exposure: SW Bedrooms: 4 Zoning: STRATA
 Stories in Bldg: 2 Bathrooms: 3 Taxes: \$3,960 / 2007
 Flood Plain: Full Baths: 2 Gst Incl: Apprvl Reqd: No
 Meas. Type: Half Baths: 1 Occupancy: Vacant
 Fixtures Lsd: No Tax Incl Utilities: N
 Fixt Removed: N

Style of Home: 2 Storey Total Parking: 3 Covered Parking: 3
 Construction: Concrete / Frame - Wood Parking Stall #: Parking Stall Owned:
 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: Units in Development: 82 Total Units in Strata:
 Flooring: Hardwood Locker: Yes Locker #:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Hot Water / Natural Gas Title to Land: Freehold Strata
 No. of Fireplaces: 2 R/I Fireplaces: 2 Seller's Interest: Registered Owner
 Fireplace Fuel: Gas - Propane Mortgage Info: 0 -
 Outdoor Area: Balcony(s) / Patio(s) Property Disclosure: / Yes
 Mngmt Co/Phone: THE WYNFORD GROUP / 604-261-0285 Bylaw Restrictions: Pets Allowed, Rentals Allowed w/Restrictions
 Mo. Maint Charge: \$687.42

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

Legal: PL VAS820 SL 35 DL 526 LD 36 ON FORM 1.. PID: 005-988-039
 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:	1,125	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	1,111	Basement Area:	Unfinished	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	130			3	5 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	2,366	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	2,366			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 Vancouver's best...RJ Reynolds Enterprises. Call for your private viewing.