



Presented by:
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North Vancouver, Blueridge NV Residential Detached
1096 CARNABY PL, V7H 2A1 MLS# V1102443 **Active**



List Price:	\$1,250,000	Previous Price:	
		Original Price:	\$1,250,000
Complex/Subdiv:			
Frontage:	66.00 ft	Bedrooms:	5
Depth/Size:	178	Bathrooms:	3
Lot Area SqFt:	11,748	Full Baths:	2
Rear Yard Exp:	SE	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS3
View:	N		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	008-885-010	Type:	House/Single Family
Approx Yr Blt:	1968	Age at List Date:	47
Taxes:	\$5,809 (2014)		

Style of Home:	2 Storey	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	1
Renovations:	Partly	Reno Year:		Possession:	
Flooring:	Hardwood, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas			Property Disclosure:	Y
No. of Fireplaces:	2	R/I Fireplaces:		Out Buildings:	/Garage Sz: 37X19
Fireplace Fuel:	Electric, Wood				
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP12485 LT R BLK 1 & 2 DL 580 LD 36 GROUP 1.
 Amenities:
 Site Influences: Cul-de-Sac, Private Yard
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'3 X 15'19	Below	Foyer	9'4 X 8'			X
Main F.	Dining	9'8 X 10'	Below	Laundry	15'11 X 8'11			X
Main F.	Kitchen	9'8 X 10'7	Below	Storage	14'3 X 10'6			X
Main F.	Eating Area	11'8 X 6'7			X			X
Main F.	Master Bedroom	13'3 X 15'2			X			X
Main F.	Bedroom	10'1 X 10'2			X			X
Main F.	Bedroom	9'7 X 8'3			X			X
Below	Recreation Room	16'10 X 12'3			X			X
Below	Bedroom	15'7 X 12'5			X			
Below	Bedroom	12'10 X 9'10			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,301	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	1,152	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,453	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,453		7
			8

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

RARE OPPORTUNITY ON A PRIME CUL-DE-SAC LOCATION! This well-loved 5 bedroom home is located on a bright, private, huge, & level lot (1/4 of an acre!). Many improvements include a new roof in 2012, double paned windows, 200 amp service, sundeck & railings, updated kitchen & bathroom overlooking a large deck & a fenced backyard. Features include original hardwood floors under the carpets, a huge master bedroom with a 2-pce ensuite, 2 f/p's & best of all, a new 819 SF detached garage for the car enthusiast in the family. Interested in building a Coach House? This is a perfect candidate under the recently passed District bylaw. Short walk to good schools, rec centre, Ice Sports Arena, transit & trails.