



Presented by:
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Active
R2869862

Board: V
Townhouse

1220 W 26TH AVENUE

Vancouver West
Shaughnessy
V6H 2A9

Residential Attached

\$1,499,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,499,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 75.00	Bathrooms: 3	Age: 0
Frontage(metres): 22.86	Full Baths: 2	Zoning: R1-1
Depth / Size (ft.): 125	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 9,375.00	P.I.D.: 032-198-051	For Tax Year: 2023
Flood Plain: No	View: No	Tax Inc. Utilities?:
Complex / Subdiv: Shaughnessy	First Nation	Tour: Virtual Tour URL
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **3** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 6 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9922 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 592	Units in Development: 6	Tot Units in Strata: 6	Locker: Yes
Finished Floor (Above): 487	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$302.09	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		
Finished Floor (Total): 1,079 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,079 sq. ft.	Bylaws Restrictions: No Restrictions		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4' x 6'			x	1	Main	2	No
Main	Kitchen	8' x 6'			x	2	Above	4	Yes
Main	Living Room	10' x 10'			x	3	Above	4	No
Main	Dining Room	6'6 x 6'6			x	4			
Main	Bedroom	8'2 x 8'0			x	5			
Above	Bedroom	9'6 x 8'0			x	6			
Above	Bedroom	10'8 x 10'10			x	7			
		x			x	8			

Listing Broker(s): **Macdonald Realty**

Beautiful Duplex style Coach Home at the Devonshire Residences by Mizan Developments, located in the heart of the prestigious Shaughnessy neighbourhood. This 2 level home integrates craftsman architecture with modern luxury to create an unparalleled level of comfort. Main level features a chefs dream kitchen with marble countertops and integrated appliances along with a living room, dining room and bedroom/office. Upstairs boasts a primary bedroom w/ensuite + patio and 2nd bedroom + large patio. Enjoy the benefits of an attached garage for storage and easy access to parking. School Catchments are Shaughnessy Elementary/Eric Hamber Secondary. Open House Sat/Sun April 13th/14th 2-4pm