



Presented by:
Sean Stevens PREC*

Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R2792700

Board: V
Townhouse

2 1226 W 26TH AVENUE

Vancouver West
Shaughnessy
V6H 2A9

Residential Attached

\$2,599,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$2,599,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2023
Frontage(feet): 75.00	Bathrooms: 4	Age: 0
Frontage(metres): 22.86	Full Baths: 3	Zoning: RS-5
Depth / Size (ft.): 125	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 9,375.00	P.I.D.: 800-162-798	For Tax Year: 2023
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: DevonshireResidences.ca	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **2** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **LOT 8, BLOCK 693, PLAN VAP6011, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 248520L)**

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

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

Finished Floor (Main): 600	Units in Development: 6	Tot Units in Strata: 6	Locker: No
Finished Floor (Above): 535	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 618	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$498.13	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Snow removal		
Finished Floor (Total): 1,753 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,753 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: Full	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 8	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'0 x 11'7			x	1	Main	2	No
Main	Dining Room	11'7 x 9'9			x	2	Above	3	Yes
Main	Living Room	11'7 x 10'0			x	3	Abv Main 2	3	Yes
Above	Primary Bedroom	12'9 x 10'10			x	4	Bsmt	4	No
Above	Bedroom	10'1 x 10'10			x	5			
Bsmt	Family Room	17'6 x 12'2			x	6			
Bsmt	Bedroom	8'11 x 8'7			x	7			
Bsmt	Mud Room	3' x 4'			x	8			

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

Devonshire Residences by Mizan Developments, A collection of six boutique 3 bedroom homes located in the heart of the prestigious Shaughnessy neighbourhood. Each of the homes integrate craftsman architecture with modern luxury to create an unparalleled level of comfort. #2 at Devonshire features a spacious main level with large kitchen with Marble countertops and dining room perfect for entertaining. Upstairs boasts a large primary bedroom w/ensuite and 2nd bedroom w/ensuite + large patio. The Lower level features the family room that you have always dreamed of and a 3rd bedroom/guest bedroom with walkout basement. School Catchments are Shaughnessy Elementary/Eric Hamber Secondary. Now booking preview appointments at our Presentation Office. Please call for details. Completion October 2023