



Presented by:  
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**Active**  
**R2792703**

Board: V  
Townhouse

**6 1226 W 26TH AVENUE**

Vancouver West  
Shaughnessy  
V6H 2A9

Residential Attached

**\$1,699,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: **No** Original Price: **\$1,699,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2023**  
Frontage(feet): **75.00** Bathrooms: **4** Age: **0**  
Frontage(metres): **22.86** Full Baths: **4** Zoning: **RS-5**  
Depth / Size (ft.): **125** Half Baths: **0** Gross Taxes: **\$0.00**  
Sq. Footage: **9,375.00** P.I.D.: **800-162-800** For Tax Year: **2023**  
Flood Plain: **No** View: **No** Tax Inc. Utilities?: **No**  
Complex / Subdiv: **DevonshireResidences.ca** Tour: **Virtual Tour URL**  
First Nation \_\_\_\_\_  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
# of Fireplaces: **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: **1** 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): <b>591</b>	Units in Development: <b>6</b>	Tot Units in Strata: <b>6</b>	Locker: <b>No</b>
Finished Floor (Above): <b>487</b>	Exposure: _____	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$302.09</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Snow removal</b>		
Finished Floor (Total): <b>1,078 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets: _____	Cats: _____ Dogs: _____
Grand Total: <b>1,078 sq. ft.</b>	Restricted Age: _____		
Suite: _____	# or % of Rentals Allowed: _____		
Basement: <b>Full</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: _____	Short Term Lse-Details: _____		
# of Kitchens: <b>1</b>			
# of Levels: <b>2</b>			
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'0 x 6'0	x			1	Main	4	No
Main	Dining Room	6'6 x 6'6	x			2	Above	4	Yes
Main	Living Room	17'5 x 10'0	x			3	Above	3	Yes
Main	Bedroom	8'2 x 8'0	x			4	Above	4	No
Above	Primary Bedroom	10'8 x 10'0	x			5			
Above	Bedroom	9'6 x 7'11	x			6			
			x			7			
			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. #6 (Coachhouse) at Devonshire features a main level with a chefs kitchen with Marble countertops and a living room,dining room perfect for entertaining along with a 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. Now booking preview appointments at our Presentation Office. Please call for details. Completion October 2023**