



Presented by:
Sean Stevens PREC*

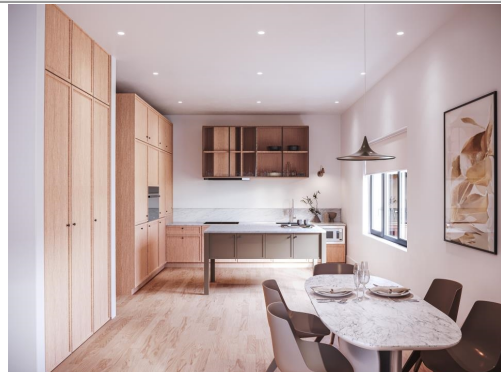
Macdonald Realty
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Active
R2792706
Board: V
Townhouse

4 1226 W 26TH AVENUE
Vancouver West
Shaughnessy
V6H 2A9

Residential Attached
\$1,099,900 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: **No** Original Price: **\$1,099,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2023**
Frontage(feet): **75.00** Bathrooms: **2** Age: **0**
Frontage(metres): **22.86** Full Baths: **2** Zoning: **RS-5**
Depth / Size (ft.): **125** Half Baths: **0** Gross Taxes: **\$0.00**
Sq. Footage: **9,375.00** P.I.D.: **800-162-799** For Tax Year: **2023**
Flood Plain: **No** View: **No** Tax Inc. Utilities?: **No** Tour: **Virtual Tour URL**
Complex / Subdiv: **DevonshireResidences.ca**
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit**
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: **0** Covered Parking: **0** Parking Access: _____
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: **ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

| | | | |
|--|---|-------------------------------|-------------------------|
| Finished Floor (Main): 898 | Units in Development: 6 | Tot Units in Strata: 6 | Locker: No |
| Finished Floor (Above): 0 | Exposure: _____ | Storeys in Building: 3 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: _____ | Mgmt. Co's #: _____ | |
| Finished Floor (Below): 0 | Maint Fee: \$295.67 | Council/Park Apprv?: _____ | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Snow removal | | |
| Finished Floor (Total): 898 sq. ft. | | | |
| Unfinished Floor: 0 | Bylaws Restrictions: No Restrictions | # of Pets: _____ | Cats: _____ Dogs: _____ |
| Grand Total: 898 sq. ft. | Restricted Age: _____ | | |
| Suite: _____ | # or % of Rentals Allowed: _____ | | |
| Basement: None | Short Term (<1yr)Rnt/Lse Alwd?: No | | |
| Crawl/Bsmt. Ht: _____ | Short Term Lse-Details: _____ | | |
| # of Kitchens: 1 | | | |
| # of Levels: 1 | | | |
| # of Rooms: 6 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main | Kitchen | 12'7 x 7' | | | x | 1 | Main | 4 | No |
| Main | Dining Room | 12'7 x 5' | | | x | 2 | Main | 3 | Yes |
| Main | Living Room | 12'7 x 10'0 | | | x | 3 | | | |
| Main | Bedroom | 8'5 x 8'1 | | | x | 4 | | | |
| Main | Primary Bedroom | 10'5 x 8'9 | | | x | 5 | | | |
| Above | Bedroom | 8'1 x 8'0 | | | x | 6 | | | |
| | | x | | | x | 7 | | | |
| | | x | | | 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. #4 (Garden Home) at Devonshire features rare single level living with a chefs kitchen with Marble countertops and a cozy living room and dining room. 3 bedrooms on one level with a primary bedroom with ensuite. This is your opportunity for single level living in the desired Shaughnessy neighbourhood. School Catchments are Shaughnessy Elementary/Eric Hamber Secondary. Now booking preview appointments at our Presentation Office. Please call for details. Completion October 2023