



Presented by:
Sean P Stevens PREC*

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



Active
R2869864

Board: V
Townhouse

1226 W 26TH AVENUE

Vancouver West
Shaughnessy
V6H 2A9

Residential Attached

\$2,249,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$2,249,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 75.00	Bathrooms: 4	Age: 0
Frontage(metres): 22.86	Full Baths: 3	Zoning: R1-1
Depth / Size (ft.): 125	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 9,375.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 032-198-001	Tax Inc. Utilities?: No
View: Yes : North Shore Mountains		Tour: Virtual Tour URL
Complex / Subdiv: Shaughnessy		
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 w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Glass, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(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: **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 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA 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, Shopping Nearby**
Features:

Finished Floor (Main):	633
Finished Floor (Above):	536
Finished Floor (AbvMain2):	0
Finished Floor (Below):	633
Finished Floor (Basement):	0
Finished Floor (Total):	1,802 sq. ft.
Unfinished Floor:	0
Grand Total:	1,802 sq. ft.

Units in Development: 6	Tot Units in Strata: 6	Locker: Yes
Exposure:	Storeys in Building: 3	
Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Maint Fee: \$514.20	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'6 x 8'0			x	1	Main	2	No
Main	Dining Room	11'6 x 10'0			x	2	Above	4	Yes
Main	Living Room	21'0 x 12'			x	3	Above	4	Yes
Above	Primary Bedroom	10'5 x 8'7			x	4	Below	4	No
Above	Primary Bedroom	10'3 x 9'4			x	5			
Below	Bedroom	8'10 x 8'6			x	6			
Below	Recreation Room	16'1 x 12'9			x	7			
Below	Flex Room	6'0 x 8'0			x	8			

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

Beautiful townhouse at the Devonshire Residences by Mizan Developments, located in the heart of the prestigious Shaughnessy neighbourhood. This 3 level home with full basement 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 large living room and dining room. Upstairs boasts a primary bedroom w/ensuite and 2nd bedroom. The basement features a large house size family/recreation room with wet bar, bedroom and full bathroom. Enjoy the Summer in the large fenced front yard. School Catchments are Shaughnessy Elementary/Eric Hamber Secondary. Open House Sat/Sun April 13th/14th 2-4pm